

Abbott	Allan	Submitter Number:	422
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara.

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Aberhart	Rachel	Submitter Number:	312
-----------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Protect the hilltops in Wellington, especially Quartz Hill.

Decision Requested:

1) Preserve and protect Quartz Hill. 2) Protect rural and natural urban ridge tops from man built development

Acton	Graeme	Submitter Number:	107
--------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

These changes could lead to alterations of these natural features for commercial gain. The suggestion that quartz hill, or any other prominent ridgelines or hilltops, be allowed to be altered by private companies is fundamentally anti - democratic

Decision Requested:

1) That Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 2) Quartz Hill be included in the planning maps and in the proactive overlay

Adrian	Natalie	Submitter Number:	441
---------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

I believe the area (Quartz Hill) to be special and should be protected as it has outstanding landscapes and high amenity value. Makara is one of the last untouched coastal properties and I believe it should be protected from built development and/or earthworks.

Decision Requested:

I want to see the proposed changes to the ridgelines and hilltops protection not be accepted. However, if the Council still proceeds then I seek the peneplain remnants, ridgelines and hilltops of the rural area must be included in the planning maps.

Agnews	W H	Submitter Number:	349
---------------	------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Quartz Hill/Makara Hills be protected from man made development. Put turbines in appropriate places.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect Quartz Hill from turbine development.

Amos	Matthew	Submitter Number:	270
-------------	----------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose:	oppose
	Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

The land is included in and adjoins the Makara Peak Mountain Bike Park. The land was purchased by the Wellington City Council in late 2003 to allow completion of the loop of tracks by the Makara Peak Supporters. Council obviously saw benefit to the city in this extension. The subdivision will impact negatively on the aesthetic nature of the part and decrease its amenity value.

The land is included in the Outer Green Belt Plan. Inclusion of this land in Rule 15.4.6 will effectively condone development within the OGB. Contrary to the OGB.

Subdivision of Appendix 7 will set extremely poor precedent and detrimental to Council's efforts to encourage landowners to comply with the OGB.

Makara Peak Mountain Bike Park has a growing reputation as a world class recreational facility and a striking example of ecological restoration by the community. Short-sighted of Council to permit subdivision in Appendix 7 land for the sake of limited subdivision revenue.

Decision Requested:

Remove reference to land described in Appendix 7 to Rule 15.4.6 from that rule and elsewhere in the District Plan.

Andrews	G	Submitter Number:	420
----------------	----------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara.

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Angus	Felicity	Submitter Number:	336
--------------	-----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The hills of Wellington are highly valued, they should be protected from man built development. Quartz Hill is a regionally significant landform as are the coastal hills north and south of Makara, and should be protected from built development. This area is special.

Decision Requested:

1) Quartz Hill be included in the Planning Maps. 2) All rural ridgetops/hilltops be included in Planning Maps. 3) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values - a higher level of protection. 4) All areas in planning maps be protected from built development.

Anslow	Malcolm	Submitter Number:	266
---------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes to ridgelines and hilltops protection.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Anslow	Tania	Submitter Number:	268
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes to ridgelines and hilltops protection.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Aonui Architecture Ltd	Submitter Number:	638
-------------------------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Chapter 3 General Provisions	Support/Oppose:	support
		Specific Provisions:	3.10 Definitions		

Submission:

We support the new definition of ridgelines and hilltops under Plan Change 33.

Decision Requested:

Not stated.

Submission Number:	2	Plan Section Name:	Plan Change 33	Support/Oppose:	support
		Specific Provisions:	General Submissions		

Submission:

We believe the policies and rules of PC 33 should also apply to residential areas and open space.

Decision Requested:

Not stated.

Armstrong Victor Submitter Number: 558

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The changes do not provide the same protection as in the District Plan. Quartz Hill in Makara is no longer identified as an important ridgeline/ hilltop. Quartz Hill is the Makara skyline, highly visible and an important part of the rural area. You can not manage the visual effects of developments such as wind turbines on prominent skylines such as quartz hill. Makara is special, a rural haven, don't ruin it by allowing wind turbines or other structures on such visible landscapes

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All major ridgelines as protected in the District Plan be assured of protection for future generations to appreciate.

Arnold Brian Submitter Number: 360

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Continue to protect the ridgeline and hilltops of Wellington.

Decision Requested:

- 1) Protect Quartz Hill.
- 2) Protect hilltops and ridgelines from man built structures.
- 3) Amend rules to do this.

Asare Montgomery & Kathryn Submitter Number: 228

Submission Number: 1 Plan Section Name: Chapter 15 Rural Area Rules Support/Oppose: support
Specific Provisions: Chapter 15 General

Submission:

Rural area management requires higher population density for better management and to enhance the areas of greenery.

The topography makes sparse occupation financially non-viable.

Two rural uses are made of our section presently - planting of 5000 trees and a small crop of Japanese shallots. Allowing other to live on the land would substantially lessen our labour by involving others in the management of the land.

The cross lease subdivision application was successful in 2001. But we were unable to attract others to assist with land management as they could not live on the land.

More people living in Ohiro Road would lead to more people being responsible for revegetation of native species - control of gorse.

Decision Requested:

Implementation of Option 2 (The "Tailored Approach") for managing subdivision in the Rural Area.

Askin Roger Submitter Number: 287

Submission Number: 1 Plan Section Name: Chapter 3 General Provisions Support/Oppose: amend
Specific Provisions: 3.10 Definitions

Submission:

References throughout the text are generally to "identified ridgelines and hilltops" rather than to 'ridgelines and hilltops' and it follows that the definition should therefore include 'identified'.

Decision Requested:

1. Amend the definition of 'ridgelines and hilltops' to 'identified ridgelines and hilltops'.

Submission Number: 2 Plan Section Name: Chapter 15 Rural Area Rules Support/Oppose: oppose
Specific Provisions: Rule 15.1.1 Permitted Activity

Submission:

The prescriptive application of this table to achieve permitted activity status in the Wellington rural environment is considered inappropriate when most rural roads have open road speed limits.

There are relatively few sections of road with straight of 340m or more that would be required for compliance with this table.

Traffic speed on Wellington's rural roads generally controlled by the nature of the road rather than the posted speed limit and the proposed clause fails to take this aspect into account.

Decision Requested:

Delete proposed clause 15.1.1.3.2

Submission Number: 3 Plan Section Name: Chapter 15 Rural Area Rules Support/Oppose: amend
Specific Provisions: Rule 15.1.3a Permitted Activity

Submission:

The heading for the new section 15.1.3 is consistent with the old heading (subject to intended changes) but the heading for the new section 15.1.3a has had the words 'the construction' omitted from the start of the heading.

This has the effect of requiring a resource consent for any new residence - as is obviously intended as shown in the wording for clause 15.3.3a.

Requiring a resource consent for the construction of a residence is an abuse of process and outside the principles of RMA and District Plan itself. The whole concept of permitted activity status is to allow as of right those activities that are reasonable.

Decision Requested:

Insert the words "The construction" at the start of the heading for section 15.1.3a, replace into 15.1.3a any sub-sections of the old section 15.1.3 that may have been lost along the way and make any consequential amendments to s15.3.3a.

Submission Number: 4 Plan Section Name: Chapter 15 Rural Area Rules Support/Oppose: oppose
Specific Provisions: Rule 15.1.3a Permitted Activity

Submission:

Reduction of the height limit from 8m to 5m is considered to be unreasonable and without sound justification. While 5m may be reasonable for buildings in the rural environment on perfectly flat land, many buildings are on sloping sites.

Decision Requested:

Amend 15.1.3a to reinstate the 8m height limit from existing clause 15.1.3.3.

Submission Number: 5 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.1.3a Permitted Activity

Submission:

It is considered the figure of 300 square metres is unduly restrictive. It is usual in the rural environment for buildings to spread outwards rather than upwards, in contrast to suburban development. Submission provides details on typical floor areas of rural buildings to justify that 500 square metres is a more appropriate figure.

Decision Requested:

Either amend the combined total area limit in clause 15.1.3a.4 from 300 sq. metre to 500 sq. metre, or change the area limit to refer to dwellings only.

Submission Number: 6 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Chapter 15 Appendices

Submission:

This Appendix is headed "residential (outer)". Given the heading is preface, the requirements of this appendix would appear not to apply to the rural area and may not be enforceable.

Decision Requested:

Amend Appendix 1 to refer to "the Rural Area"

Submission Number: 7 **Plan Section Name:** Planning Maps **Support/Oppose:** oppose
Specific Provisions: Planning Map 19

Submission:

The omission of one important hilltop within a continuous landform, while ridgelines of equal height and prominence either side are protected is a clear dereliction of duty.

The 2001 Boffa Miskell report identified the continuous ridgeline running from the coast south of outlook Hill...through Quartz Hill and terminating at the coastal headland just south of Makara Beach.

The report rated Quartz Hill at 10-15% intervisibility rating higher than numerous other sections of "identified ridgelines and hilltops"

It is almost INCONCEIVEABLE that Council seem fit to omit Quartz Hill. One can only assume some other agenda is at work that would appear to be directly in contravention of s6 of the RMA.

Decision Requested:

Inclusion of Quartz Hill in Planning Maps 19 and associated aerial photographs 55 and 56 so that the continuous landform is identified and protected from the south of Outlook Hill to the coastal headland just south of Makara Beach.

Submission Number: 8 **Plan Section Name:** Planning Maps **Support/Oppose:** oppose
Specific Provisions: Planning Map 20

Submission:

The omission of one important hilltop within a continuous landform, while ridgelines of equal height and prominence either side are protected is a clear dereliction of duty. The 2001 Boffa Miskell report identified the continuous ridgeline running from the coast south of outlook Hill...through Quartz Hill and terminating at the coastal headland just south of Makara Beach.

The report rated Quartz Hill at 10-15% intervisibility rating higher than numerous other sections of "identified ridgelines and hilltops"

It is almost INCONCEIVEABLE that Council seem fit to omit Quartz Hill. One can only assume some other agenda is at work that would appear to be directly in contravention of s6 of the RMA.

Decision Requested:

Inclusion of Quartz Hill in Planning Maps 20 and associated aerial photographs 55 and 56 so that the continuous landform is identified and protected from the south of Outlook Hill to the coastal headland just south of Makara Beach.

Askin	Elizabeth	Submitter Number:	619
--------------	------------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Don't put turbines on our hilltops/ridgelines/ridgetops. Makara/Quartz Hill is a special place.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for its important historic, geological, recreational and landscape values, 3) Protect Wellington's hilltops/ridgetops

Atkins	Dorn	Submitter Number:	437
---------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara.

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Bacskai	Orsolya	Submitter Number:	93
----------------	----------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	oppose
		Specific Provisions:	Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

Allington Road is already a busy road. Subdividing the land would increase traffic even more.

The existing bush also provides habitat for native birds - this would be lost if a subdivision goes ahead.

Decision Requested:

That the land in Appendix 7 be deleted from proposed Rural Area Rules - rule 15.4.6 and elsewhere in the District Plan.

Baguley	Christopher	Submitter Number:	157
----------------	--------------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Quartz Hill is not included in the definition of ridgelines and hilltops. Makara is not a place that can assimilate industrial emplacements such as windfarms and not be changed, irreparably, for future generations. The issue of the greater good for the community must be borne in mind. To not do so would be tantamount to selling out to commercial enterprise and expediency, something at odds with the stated aims of the Council.

Decision Requested:

1) Quartz Hill should be included in definitions 3.10 2) That all ridgelines and hilltops in the Makara/ Terawhiti area seen from public roads and the coastal hilltops to the north seen from Makara beaches and the Makara also be included in definitions 3.10 3) Amendments to ensure complete protection for ridgelines and hilltops in the Makara/Terawhiti/Ohariu area such that development is prevented 4) Quartz Hill be recognised for important historic, geological, recreational and landscape values (higher level of protection).

Bailey	Spencer	Submitter Number:	448
---------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Relaxing these provisions opens the way for unsightly construction in locations detrimental to the natural environment and the visual appeal of the hills.

Decision Requested:

Withdraw Plan Change 33.

Baird	Barbara	Submitter Number:	423
--------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara.

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Baker	Michael	Submitter Number:	81
--------------	----------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay and 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 3) all the ridgetops and hilltops in the Makara/ Terawhiti currently protected in the Wellington District Plan be given protection from man built development 3) Quartz Hill to be included in definitions 3.10

Baker	Suzanne	Submitter Number:	283
--------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes to ridgelines and hilltops protection. Quartz Hill should be included in protected ridgelines and hilltops. Can be seen. Should be given greater protection.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Baldock Andre Submitter Number: 192

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to ridgelines and hilltops protection. Seeks continued protection of hilltops and ridgelines in the rural area, particularly Quartz Hill which is a very important land form

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All the ridgetops and hilltops in Makara/ Terawhiti currently protected in the Wellington District Plan, be given protection from industrial development

Ball Nigel Submitter Number: 235

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: support
Specific Provisions: General Submissions

Submission:

I support proposed Plan Change 33.

Decision Requested:

No specific decision requested.

Balson Brenda Submitter Number: 612

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Protect Wellington's natural beauty, hilltops and ridgelines. Turbines are not appropriate in these areas.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for its important historic, geological, recreational and landscape values

Barber Murray Submitter Number: 487

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The hilltops/ridgelines of Wellington are important for the city. Protection of rural character is important.

Decision Requested:

1. Quartz Hill be included in the Planning Maps and in the protective overlay. 2. Quartz Hill be recognised for its important historic, geological, recreational and landscape values. 3. The hilltops and ridgetops of Wellington should be protected from development, especially wind turbines. 4. Do not proceed with proposed rules.

Barbro Harris Submitter Number: 126

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay and 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values

Bargdorff	Nick	Submitter Number:	557
------------------	-------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Barlow	Peter	Submitter Number:	250
---------------	--------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Opposes changes to ridgelines and hilltops protection. Sight of windfarms from properties and within 1km due to noise must be avoided. Look towards solar energy as viable alternative.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Barnes	David	Submitter Number:	160
---------------	--------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose:	amend
	Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

Allow subdivision of this land on the proviso that the remaining land in the rural block then becomes a conservation area, subject to management for revegetation as native bush in agreement with Council.

The desire is to provide some further low density affordable housing in accordance with the Northern Growth Plan (i.e. close to existing facilities - station, shops, schools etc) and at the same time allow for the development and preservation of native bush that will be clearly visible across most of Tawa.

The proposal supports the declared objectives of Wellington's District Plan.

Decision Requested:

1. Under Rule 15.4.6, add an extra appendix to cover rural blocks Lot 8 DP 82381 and Lot 1 DP 82381 fronting Rangatira Road and Collins Ave, Linden.

Barr	Hugh	Submitter Number:	243
-------------	-------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Opposed to changes to the ridgelines and hilltops as they apply to Quartz Hill. Seeks assurance that wind farm development be kept away from the Terawhiti Ridge, overlooking Cook Strait, and the coastal escarpment, between Makara Beach and Owhiro Bay, because of its outstanding rugged landscape values and because there is a proposal to have a Cook Strait Trail along this part of coast. The public notice and accompanying material were misleading impacting on the Plan Change. The section 32 analysis is inadequate. The extent of the ridgelines and hilltops overlay was adhoc and unprincipled and not in accord with the Act. Insufficient recognition has been given to section 6 of the RMA, Matters of National Importance.

Wants preservation of Quartz Hill/Makara Escarpment/Peneplain, and the Terawhiti Ridge because they are:

- part of the natural character of the coast
- outstanding natural features and landscapes
- part of historic heritage for its geologic scientific value
- important recreationally as its publicly accessible to coastal marine area, Makara walkway and proposed Cook Strait Trail.
- amenity value for its public land, public access and public thoroughfares
- subject to a ministerial decision to provide public access from Opau Road to Opau Bay.

The rule change will permit significant earthworks on Quartz Hill and anywhere else where large wind turbines are allowed to be established. In sufficient regard has been given to all matters in section 7 of the Rma, other than (ba) and (j).

Decision Requested:

1) The proposed changes to the ridgelines and hilltops protection should be declined. 2) Quartz Hill/Makara Farm and nearby lands must be preserved and protected for its nationally important values and amenity values and the quality of the environment and an efficient use and development of natural and physical resources.

Barraclough	Pamela	Submitter Number:	163
--------------------	---------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Opposes changes to the protection of ridgelines and hilltops. Quartz Hill is the Makara skyline, highly visible. You can not "manage" the visual effects of development such as wind turbines on such prominent skylines as Quartz Hill.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) All major ridgelines and hilltops as protected in the District Plan should be assured protection for future generations.

Barry	Lynnda	Submitter Number:	102
--------------	---------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Quartz Hill should be included in definition of Hilltops and Ridgelines. I would like Quartz Hill to be given greater protection. Makara is a regionally significant recreation area. The area should be given protection from wind farm development.

Decision Requested:

Quartz Hill be given higher protection from industrial development.

Barton	Clifford	Submitter Number:	305
---------------	-----------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Opposes the provisions relating to ridgelines and hilltops. It is incredible that the WCC has purposely changed earlier defined topographical ridgelines and hilltops (which included Quartz Hill). Quartz Hill, with its surrounds, is an outstanding undeveloped feature, so accessible to the Wellington population.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Beedell	Tracy	Submitter Number:	137
----------------	--------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 32	Support/Oppose:	oppose
	Specific Provisions: Plan Change 32 General Submissions		

Submission:

Extremely important to protect the rural areas especially Quartz Hill which is not invisible and is an important landform. Most of Wellington now populated and very little available greenbelt. Makara is an area that attracts tramping, cycling & other outdoor pursuits. Does not want hundreds of windmills overlooking people's homes and in the area of national beauty

Decision Requested:

Seeks the renewable energy rules (Chapter 26) be declined and withdrawn.

Bellevue Lands Limited	Submitter Number:	401
-------------------------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose:	support in part
	Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

We support in principle the inclusion of this Rule. Our submission seeks to include Part Section 14, Harbour District under this rule as it already adjoins an urban area and we consider it suitable for residential use of some form.

Decision Requested:

1) Amend rule 15.4.6 to read:
"Any subdivision of land on Appendix 4,5,6,7 and 9 to this rule,..."
2) Add Appendix 9 identifying Part Section14, Harbour District as attached- (map attached).

Submission Number: 2	Plan Section Name: Planning Maps	Support/Oppose:	oppose
	Specific Provisions: Planning Map 24		

Submission:

Parts of this lot (identified on attached map 24) is considered suitable for residential development as it immediately adjoins residentially zoned land and would form a logical extension to the existing urban fence. Area is within the Northern Growth corridor and should be supported by Council. A private plan change is currently being prepared and the visual impact of residential development on this area will be considered as part of the application.

This area has already been modified by earthworks in association with other stages of Bellevue.

Decision Requested:

Delete the ridgeline and hilltops overlay from Part Section 14 Harbour District (depicted on attached Map 24).

Bennett	David	Submitter Number:	366
----------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes to ridgelines and hilltops protection. Quartz Hill is a significant geological peneplain in the Southern hemisphere. Is stupidity to take a recreational asset away from future generations for a supposed advantage in "green" power which is based on false premises.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) The ridgetops and hilltops in Makara/ Terawhiti currently protected in Wellington District Plan to be given protection from man built development

Bennett	Eva	Submitter Number:	442
----------------	------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Makara is a rural retreat and would be spoilt by wind turbines. Quartz Hill is unique.

Decision Requested:

1. Quartz Hill be included in the Planning Maps and in the protective overlay. 2. Quartz Hill be recognised for its important historic, geological, recreational and landscape values. 3. Protect Makara/ Terawhiti hills currently protected by the District Plan from man built development on hilltops/ridgetops.

Bennett	Siau	Submitter Number:	661
----------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The tranquillity of the rural Makara area will be shattered by a vision of huge turbines. The peneplain is very visible from many parts of the area.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All ridgelines and hilltops in Makara/Terawhiti protected under current District Plan be given protection from man-built development.

Berry	Linda	Submitter Number:	530
--------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The changes do not provide same protection as in the District Plan. Makara/Quartz Hill is a special area, don't destroy it with inappropriately placed industrial turbines.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values,

Best	Martin	Submitter Number:	14
-------------	---------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Quartz Hill is no longer identified as an important ridgeline/ hilltop. Quartz Hill is the Makara skyline. You cannot "manage" the visual effects of developments such as wind turbines on such prominent skylines as Quartz Hill

Decision Requested:

1) That Quartz Hill be included in planning maps and in the protective overlay. 2) That Quartz Hill be given full recognition for its historic, geological, recreational and landscape values. 3) All major ridgelines and hilltops as protected in the District Plan should be assured of protection for future generations to appreciate and enjoy

Best	Loraine	Submitter Number:	15
-------------	----------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Quartz Hill is no longer identified as an important ridgeline/ hilltop. Quartz Hill is the Makara skyline. You cannot "manage" the visual effects of developments such as wind turbines on such prominent skylines as Quartz Hill

Decision Requested:

1) That Quartz Hill be included in planning maps and in the protective overlay. 2) That Quartz Hill be given full recognition for its historic, geological, recreational and landscape values. 3) All major ridgelines and hilltops as protected in the District Plan should be assured of protection for future generations to appreciate and enjoy

Best	Gregory	Submitter Number:	403
-------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	amend
		Specific Provisions:	Rule 15.1.10 Permitted Activity		

Submission:

Rule 15.1.10 recognises the need for rural landowners to undertake earthworks in particular for the construction of farm tracks, within ridgelines and hilltop areas. However, improvements to existing farm tracks in the ridgeline/hilltop areas will require a resource consent if they alter the ground by more than 1.5m. This is an onerous requirement. Alterations of ground level up to 2.5m should be permitted.

Decision Requested:

Amend Rule 15.1.10 to allow earthworks associated with existing farm tracks with an identified ridgelines or hilltops to alter the existing ground level by up to 2.5 metres.

Submission Number:	2	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	amend
		Specific Provisions:	Rule 15.2.2 Controlled Activity		

Submission:

Support Rule 15.2.2 which will allow boundary adjustments to be undertaken as a controlled activity. Support the inclusion of a non-notified statements for Rule 15.2.2.

Concerned that if one of the standards and terms is not met then a boundary adjustment would become a Discretionary Activity.

Decision Requested:

Insert a new rule making boundary adjustments, which do not comply with the standards and terms for a controlled activity, a Discretionary (Restricted) Activity, with the discretion restricted to the particular standards and term, which has not been met.

Submission Number: 3 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.3.3a Discretionary Activity (Restricted)

Submission:

Oppose the inclusion of Rule 15.3.3a which will require any new residential dwellings to obtain a resource consent, which could particularly be declined. New dwellings in Rural Zone should be a permitted activity, especially for dwellings to be constructed on allotments, which have been assessed against the Rural Design Guide as part of the subdivision process.

Commend that a non-notification statement has been included to allow dwellings to be approved without the need to obtain written approvals or for the application to be served on affected parties.

Decision Requested:

Allow dwellings, outside identified ridgelines and hilltops to be constructed as a permitted activity.

Submission Number: 4 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.4.2 Discretionary Activity (Unrestricted)

Submission:

Support the exclusion of fencing associated with permitted rural activities from Rule 15.4.2. However, concern is raised that fences are not permitted by Rule 15.1.4 and the exclusion for Rule 15.4.2 appears to result in such fences being classified as a Non-complying Activity under Rule 15.5.

Decision Requested:

Amend Rule 15.1.4 to include the construction of fences and other structures, associated with rural activities, which are Permitted Activities, within identified ridgelines and hilltops.

Submission Number: 5 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.1.4 Permitted Activity

Submission:

Support the exclusion of fencing associated with permitted rural activities from Rule 15.4.2. However, concern is raised that fences are not permitted by Rule 15.1.4 and the exclusion for Rule 15.4.2 appears to result in such fences being classified as a Non-complying Activity under Rule 15.5.

Decision Requested:

Amend Rule 15.1.4 to include the construction of fences and other structures, associated with rural activities, which are Permitted Activities, within identified ridgelines and hilltops.

Submission Number: 6 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support in part/opp
Specific Provisions: Rule 15.4.5 Discretionary Activity (Unrestricted)

Submission:

Support Rule 15.4.5 which allows landowners to subdivide on additional allotments from a 30 ha allotment every five years. Support that generally there is no minimum lot size for the allotments created under Rule 15.4.5.

Oppose the discretionary (unrestricted) status of subdivision provided for under Rule 15.4.5 as it allows for public notification and consideration of all of the effects of the proposed subdivision.

Propose that large balance allotments are likely to stay from this type of subdivision and the requirements for parent title to be at least five years old are adequate mechanisms that will limit the rate of subdivision within the rural zone.

Controlled activity status will still allow consideration of the Rural Design Guide and will allow the Council to set conditions to mitigate any potentially adverse effects that may be generated by such a subdivision.

Controlled Activity status will give greater certainty to rural landowners with regard to the possibility of future subdivision.

Decision Requested:

Amend the activity status of Rule 15.4.5 from a Discretionary (unrestricted) Activity to a Controlled Activity.

Best Farm Ltd **Submitter Number: 408**

Submission Number: 1 **Plan Section Name:** Planning Maps **Support/Oppose:** support in part
Specific Provisions: Planning Maps General

Submission:

Supports in principle protection of visually sensitive ridgelines and hilltops. Concerned about specific areas of overlay Best Farm Ltd (Submitter) is currently in negotiations with Council re a reserves agreement for the future subdivision of the lots listed. It is anticipated that the most visually sensitive ridgelines and hilltops within these sites will be set aside as reserve areas.

Decision Requested:

Amend ridgeline and hilltop overlay within -

- Lot 300 DP 314946
- Lot 3 DP 79439
- Lot 24 DP 70931
- Sec 117 and Part Sec 118 Ohariu District

to reflect the extensive reserve areas to be set aside as part of the reserves agreement between WCC and Best Farm Ltd.

*see map attached to submission.

Beukes-Arnold **Jane** **Submitter Number: 468**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Opposes changes. Ridgelines/ hilltops are important and significant historical and environmental areas.

Decision Requested:

- 1) Quartz Hill to be included in the proposed planning maps and protective overlay.
- 2) Quartz Hill to be recognised as an important area which is rich in history and geological recreational landscape values.
- 3) Ridgelines/ Hilltops in Makara and Terawhiti to be protected in the Wellington District Plan and saved development.

Bingham **Warren** **Submitter Number: 117**

Submission Number: 1 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

New residential development is inconsistent with Council's Outer Green Management Plan. Development will destroy resurgent bush and bird life. It will split the park into two parts.

St Albans Ave is a narrow cul de sac and development would increase traffic which is against commitments made by Council during the Park planning stage that traffic will not increase.

Development of this subdivision would require huge land reconstruction, new roading and services installation causing excessive noise, dust, water/silt run off and general disruption not suited to this area.

No restriction to section size means no limit on number of dwellings inconsistent with Council's Outer Green Management Plan.

Decision Requested:

Reference to land in Appendix 7 in Rule 15.4.6 be deleted from proposed Rural Area Rules (Rules 15.4.6) and elsewhere in the District Plan.

Blades Sarah Submitter Number: 222

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to the protection of ridgelines and hilltops. Quartz Hill is the Makara skyline, highly visible. You can not "manage" the visual effects of development such as wind turbines on such prominent skylines as Quartz Hill.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) All major ridgelines and hilltops as protected in the District Plan should be assured protection for future generations.

Bloomfield Mary-Therese Submitter Number: 316

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The hills of Wellington are highly valued, they should be protected from man built development. Quartz Hill is a regionally significant landform as are the coastal hills north and south of Makara, and should be protected from built development. This area is special.

Decision Requested:

1) Quartz Hill be included in the Planning Maps. 2) All rural ridgetops/hilltops be included in Planning Maps. 3) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values - a higher level of protection. 4) All areas in planning maps be protected from built development.

Bluck Andrew Submitter Number: 627

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Bosma Julie Submitter Number: 350

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Quartz Hill/Makara Hills be protected from man made development. Put turbines in appropriate places.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect Quartz Hill from turbine development.

Bowen **Bruce** **Submitter Number: 80**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

These areas are very visible and are very obvious to every person coming over Makara Hill. Every person who comes to the cemetery would see them immediately after they reach Makara Hill.

Decision Requested:

1) Quartz Hill be given recognition for its important historic, geological, landscape values and recreation. 2) Quartz Hill be included in the planning maps and in the protective overlay.

Bowen **John** **Submitter Number: 130**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Quartz Hill is a very important land farm and is very visible from many parts of our city. Wellington is surrounded by hills that makes up so much of its beauty. These hilltops and ridgelines are visible all around Wellington

Decision Requested:

1) That Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 2) Quartz Hill be included in the planning maps and in the proactive overlay

Bowen **Ivan** **Submitter Number: 131**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

I want protection to continue for the hilltops and ridgelines in rural areas, Particularly for Quartz Hill

Decision Requested:

1) That Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 2) Quartz Hill be included in the planning maps and in the proactive overlay

Bowen **Kim** **Submitter Number: 175**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The changes to the ridgeline and hilltops protection are opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Bowen **Graham** **Submitter Number: 293**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to ridgelines and hilltops protection. Seeks continued protection of hilltops and ridgelines, including Quartz Hill, which is absolutely not invisible.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Bray Andrew Submitter Number: 502

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Continue to protect hilltops and ridgelines of the rural area. Quartz Hill is an important skyline.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect rural ridgetops and hilltops from man-built development.

Brenan Jane Submitter Number: 72

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes. Seeks continued protection of hilltops and ridgelines in Wellington area, Particularly Quartz Hill. Area is special today and for future generations

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay and 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 3) all the ridgetops and hilltops in the Makara/ Terawhiti currently protected in the Wellington District Plan be given protection from man built development

Briggs Ricky Submitter Number: 341

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Quartz Hill/Makara Hills be protected from man made development. Put turbines in appropriate places.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect Quartz Hill from turbine development.

Briggs Judith Submitter Number: 355

Submission Number: 1 Plan Section Name: Chapter 3 General Provisions Support/Oppose: oppose
Specific Provisions: 3.10 Definitions

Submission:

The contours of these areas is amazing, the lighting and shadows that are cast on this landscape are mesmerising.

Decision Requested:

That all ridgelines in the Makara/Terawhiti area and Quartz Hill be included in definition 3.10.

Submission Number: 2 Plan Section Name: Plan Change 33 Support/Oppose: amend
Specific Provisions: General Submissions

Submission:

The hills and ridgelines are what gives Wellington its unique characteristics. One can have feelings of absolute remoteness yet ironically be so close to the capital.

Decision Requested:

Amend maps so ridgelines and hilltops within the Makara/Terawhiti/Ohariu area be included in the "overlay" to be protected from development.

Submission Number: 3 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The area should be left developed only in a way with low impact for recreational use. Wellington City Council become aware of what it will lose as a region if the ridgelines and hilltops are lost to industrialisation.

Decision Requested:

Protect all ridgelines and hilltops from any form of development.

Briggs Barry **Submitter Number:** 630

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Why ruin our ridgelines and hilltops? What about Maori pas and burial grounds?

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for its important historic, geological, recreational and landscape values, 3) Protect all the hilltops.

Broadcast Communications Ltd **Submitter Number:** 35

Submission Number: 1 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** amend
Specific Provisions: Policy 14.2.2.2

Submission:

The addition of smaller antennas on existing utility infrastructure would generate little if any adverse visual effect on the environment from that of an existing utility mast with antennas which carries rights pursuant to section 10 RMA.

Topography of Wellington with its many valleys makes the provision of broadcasting and telecommunications services difficult / more complex as these technologies require line of site for functionality. Therefore a need for a slightly greater number of utility sites to provide the broadcasting and telecommunications services to the community which the community expects and demands.

Recommendations would ensure that the ability to provide such services to the community are better catered for.

Decision Requested:

Co-location of utilities on existing infrastructure (including antennas) where needed on a ridgeline could be better encouraged by 'controlled' or 'restricted discretionary' within certain size range (e.g.. less than 1.2m diameter, less than 1.2m area).

Criteria should be included or colour, height above ground antennas, width from centre of mast.

Submission Number: 2 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.4.2 Discretionary Activity (Unrestricted)

Submission:

The addition of smaller antennas on existing utility infrastructure would generate little if any adverse visual effect on the environment from that of an existing utility mast with antennas which carries rights pursuant to section 10 RMA.

Topography of Wellington with its many valleys makes the provision of broadcasting and telecommunications services difficult / more complex as these technologies require line of site for functionality. Therefore a need for a slightly greater number of utility sites to provide the broadcasting and telecommunications services to the community which the community expects and demands.

Recommendations would ensure that the ability to provide such services to the community are better catered for.

Decision Requested:

Co-location of utilities on existing infrastructure (including antennas) where needed on a ridgeline could be better encouraged by 'controlled' or 'restricted discretionary' within certain size range (e.g.. less than 1.2m diameter, less than 1.2m area).

Criteria should be included or colour, height above ground antennas, width from centre of mast.

Submission Number: 3 **Plan Section Name:** Chapter 16 Open Space
Specific Provisions: Policy 16.5.2.2

Support/Oppose: amend

Submission:

The addition of smaller antennas on existing utility infrastructure would generate little if any adverse visual effect on the environment from that of an existing utility mast with antennas which carries rights pursuant to section 10 RMA.

Topography of Wellington with its many valleys makes the provision of broadcasting and telecommunications services difficult / more complex as these technologies require line of site for functionality.

Therefore a need for a slightly greater number of utility sites to provide the broadcasting and telecommunications services to the community which the community expects and demands.

Recommendations would ensure that the ability to provide such services to the community are better catered for.

Decision Requested:

Co-location of utilities on existing infrastructure (including antennas) where needed on a ridgeline could be better encouraged by 'controlled' or 'restricted discretionary' within certain size range (e.g.. less than 1.2m diameter, less than 1.2m area).

Criteria should be included or colour, height above ground antennas, width from centre of mast.

Submission Number: 4 **Plan Section Name:** Chapter 22 Utilities
Specific Provisions: Policy 22.2.1.1

Support/Oppose: amend

Submission:

The addition of smaller antennas on existing utility infrastructure would generate little if any adverse visual effect on the environment from that of an existing utility mast with antennas which carries rights pursuant to section 10 RMA.

Topography of Wellington with its many valleys makes the provision of broadcasting and telecommunications services difficult / more complex as these technologies require line of site for functionality.

Therefore a need for a slightly greater number of utility sites to provide the broadcasting and telecommunications services to the community which the community expects and demands.

Recommendations would ensure that the ability to provide such services to the community are better catered for.

Decision Requested:

Co-location of utilities on existing infrastructure (including antennas) where needed on a ridgeline could be better encouraged by 'controlled' or 'restricted discretionary' within certain size range (e.g.. less than 1.2m diameter, less than 1.2m area).

Criteria should be included or colour, height above ground antennas, width from centre of mast.

Submission Number: 5 **Plan Section Name:** Chapter 22 Utilities
Specific Provisions: Policy 22.2.1.2

Support/Oppose: amend

Submission:

The addition of smaller antennas on existing utility infrastructure would generate little if any adverse visual effect on the environment from that of an existing utility mast with antennas which carries rights pursuant to section 10 RMA.

Topography of Wellington with its many valleys makes the provision of broadcasting and telecommunications services difficult / more complex as these technologies require line of site for functionality.

Therefore a need for a slightly greater number of utility sites to provide the broadcasting and telecommunications services to the community which the community expects and demands.

Recommendations would ensure that the ability to provide such services to the community are better catered for.

Decision Requested:

Co-location of utilities on existing infrastructure (including antennas) where needed on a ridgeline could be better encouraged by 'controlled' or 'restricted discretionary' within certain size range (e.g.. less than 1.2m diameter, less than 1.2m area).

Criteria should be included or colour, height above ground antennas, width from centre of mast.

Submission Number: 6 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** amend
Specific Provisions: Rule 23.1.8 Permitted Activity

Submission:

The addition of smaller antennas on existing utility infrastructure would generate little if any adverse visual effect on the environment from that of an existing utility mast with antennas which carries rights pursuant to section 10 RMA.

Topography of Wellington with its many valleys makes the provision of broadcasting and telecommunications services difficult / more complex as these technologies require line of site for functionality.

Therefore a need for a slightly greater number of utility sites to provide the broadcasting and telecommunications services to the community which the community expects and demands.

Recommendations would ensure that the ability to provide such services to the community are better catered for.

Decision Requested:

Co-location of utilities on existing infrastructure (including antennas) where needed on a ridgeline could be better encouraged by 'controlled' or 'restricted discretionary' within certain size range (e.g.. less than 1.2m diameter, less than 1.2m area).

Criteria should be included or colour, height above ground antennas, width from centre of mast.

Submission Number: 7 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** amend
Specific Provisions: Rule 23.3.1 Discretionary Activity (Restricted)

Submission:

The addition of smaller antennas on existing utility infrastructure would generate little if any adverse visual effect on the environment from that of an existing utility mast with antennas which carries rights pursuant to section 10 RMA.

Topography of Wellington with its many valleys makes the provision of broadcasting and telecommunications services difficult / more complex as these technologies require line of site for functionality.

Therefore a need for a slightly greater number of utility sites to provide the broadcasting and telecommunications services to the community which the community expects and demands.

Recommendations would ensure that the ability to provide such services to the community are better catered for.

Decision Requested:

Co-location of utilities on existing infrastructure (including antennas) where needed on a ridgeline could be better encouraged by 'controlled' or 'restricted discretionary' within certain size range (e.g.. less than 1.2m diameter, less than 1.2m area).

Criteria should be included or colour, height above ground antennas, width from centre of mast.

Submission Number: 8 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** amend
Specific Provisions: Rule 23.4.1 Discretionary Activity (Unrestricted)

Submission:

The addition of smaller antennas on existing utility infrastructure would generate little if any adverse visual effect on the environment from that of an existing utility mast with antennas which carries rights pursuant to section 10 RMA.

Topography of Wellington with its many valleys makes the provision of broadcasting and telecommunications services difficult / more complex as these technologies require line of site for functionality.

Therefore a need for a slightly greater number of utility sites to provide the broadcasting and telecommunications services to the community which the community expects and demands.

Recommendations would ensure that the ability to provide such services to the community are better catered for.

Decision Requested:

Co-location of utilities on existing infrastructure (including antennas) where needed on a ridgeline could be better encouraged by 'controlled' or 'restricted discretionary' within certain size range (e.g.. less than 1.2m diameter, less than 1.2m area).

Criteria should be included or colour, height above ground antennas, width from centre of mast.

Brooklyn Residents Association

Submitter Number: 225

Submission Number: 1 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

The Land in Appendix 4 of 15.4.6 is extremely steep and has significant visual amenity. There has been no consultation to identify the qualities valued by the local community. Any subdivision or development requires excavation of large cuts which would result in the destruction of the regenerating bush and natural landforms. The one flat area is the result of a landfill which for much of its existence was uncontrolled, resulting in inappropriate material being dumped. Owhiro Stream along Ohiro Road is a significant fresh water habitat - area of Appendix A rises steeply from this stream and any access to development poses dangers to that habitat. Access from Ohiro Road or Brooklyn West is also problematic. Currently traffic levels present hazards to pedestrians and other road users

- vehicle movements will increase by 10% with Brooklyn Holdings development
- traffic to increase by another 15% with closure of Northern landfill

Decision Requested:

Retain current Rural Open Space zoning for the area in Appendix 4 of Rule 15.4.6.

Submission Number: 2 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

A minimum lot size needs to be specified for land in Appendix 4, particularly as this land appears to be subject to greater pressure for intense development and especially because the Design Guide fails to provide guidance or protection for qualities valued by the Brooklyn Community. The Brooklyn Community has already borne the intense multi-housing development which has recently occurred on Ohiro Road and has no wish to see that replicated. Such development would destroy the rural, bush-clad hills that residents of Brooklyn value.

Decision Requested:

Delete the first standard and term for 15.4.6. "There is no minimum lot size" and add the following standard; "The minimum lot size is 1 hectare".

Submission Number: 3 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

Owhiro Stream is a significant fresh water habitat within the Wellington region. Some of the area in Appendix A rises extremely steeply from this stream and access to any development in this part of the area poses a danger to that habitat.

Decision Requested:

Amend 15.4.6 Esplanade Areas to change the width of the stream for the esplanade area to apply to one metre and add Owhiro Stream and tributaries to the list.

Submission Number: 4 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

No minimum lot size and no limit to the number of lots strongly suggests that high density subdivision could occur. The rural nature of the area must be maintained. Only very low density developments should be permitted.

Decision Requested:

Delete first line and replace it with "the minimum lot size is one hectare".

Submission Number: 5 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

There should be an assessment criterion that any subdivision should maintain rural character.

Decision Requested:

Add 15.4.6.10. Whether the rural nature and amenity value of the area is maintained.

Submission Number: 6 **Plan Section Name:** Rural Area Design Guide **Support/Oppose:** amend
Specific Provisions: Rural Area Design Guide

Submission:

The design guide has not provided for developments on steep highly visible slopes. Such design guides should limit the amount of earthworks, and the building profiles facing outward from the slope. It appears the land in Appendix 4 is very different from that in the other areas and one must ask if it is in an appropriate grouping.

Decision Requested:

If the land in Appendix 4 of 15.4.6 is included then the Council should include design guides for steep hillsides that have high rural amenity value to existing residents.

Submission Number: 8 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

Recreational activities are important to the wellbeing of rural and urban fringe communities. Facilities should be provided appropriate to the scale of the subdivision.

Decision Requested:

Add to assessment criteria 15.4.6.7.

Whether appropriate recreational facilities (play areas, parts, etc) are included in the subdivision.

Submission Number: 9 **Plan Section Name:** Rural Area Design Guide **Support/Oppose:** amend
Specific Provisions: Rural Area Design Guide

Submission:

The City fringe areas in the north are very different than those in Appendix 4. The northern ones in general have more subdued landscapes whereas those west of Ohiro Road are very steep, rugged and highly visible from several parts of the southern and eastern city. As such the design guides and amenity values of the two types of urban fringe areas are quite different. Some of the qualities valued by the Brooklyn Community are:

- views of unfragmented hills and bush
- expanses of trees, regenerating bush, and
- section sizes that allow green space and trees.

Decision Requested:

The Council needs to establish the "qualities of the area valued by the Brooklyn Community" and these need to be taken into account in the design guide. The Rural Area Design Guide - Appendix A8 needs to reflect the different amenity values for the northern and southern City fringe areas as the topography and proximity to urban areas is different.

Submission Number: 10 **Plan Section Name:** Rural Area Design Guide **Support/Oppose:** amend
Specific Provisions: Rural Area Design Guide

Submission:

The landfill in Appendix 4 has in the past been largely uncontrolled and there are some records of 'inappropriate' material being dumped.

Decision Requested:

Include specific design guides for subdivision of and construction on the landfill.

Submission Number: 11 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.3.3a Discretionary Activity (Restricted)

Submission:

It is necessary to provide for notification for residential development as this land is adjacent to urban areas and the subdivision rules (in this plan change) allow for greater density. Therefore added rigour and care must be taken and the community must have input especially in light of the fact that the Design Guide fails to provide guidance or protection for the qualities valued by the Brooklyn Community or the size or number of lots.

Decision Requested:

Add the following words at the beginning of the non-notification clause:

"except for the land identified in Appendix 4"

Alternatively alter the clause to make construction of residences discretionary (unrestricted) for the land in Appendix 4 and with no non-notification form

Submission Number: 12 **Plan Section Name:** Rural Area Design Guide **Support/Oppose:** amend
Specific Provisions: Rural Area Design Guide

Submission:

In locating buildings and access roads not only adjoining lots need to be considered but other established lots (perhaps across a valley) for which the rural character of the land is a significant amenity.

Decision Requested:

Add to the end of Section 8.0 Guideline 63:

"adjoining lots and lots that look directly at them from across a gully".

Submission Number: 13 **Plan Section Name:** Rural Area Design Guide **Support/Oppose:** amend
Specific Provisions: Rural Area Design Guide

Submission:

In City Fringe Area lot sizes should be large enough to allow the retention of the New Zealand [the remainder of the sentence is missing]

Decision Requested:

Amend Rural Area Design Guide Appendix A8 paragraph 2 by adding:

"residential areas and by the desire to preserve the amenity, environmental and cultural values of the New Zealand lifestyle by having lots large enough for children to play".

Submission Number: 14 **Plan Section Name:** Rural Area Design Guide **Support/Oppose:** amend
Specific Provisions: Rural Area Design Guide

Submission:

In the rural and city fringe areas lots should be restricted to one single dwelling. Multi-unit housing should not be permitted.

Decision Requested:

Amend Rural Area Design Guide 9.0 Design of Buildings and Structures G1 to read

"G1 Maintain the characteristic modest single dwelling scale of rural buildings and ancillary structures".

Submission Number: 15 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

The land to the south of Ashton Fitchett Drive, between Panorama Drive and Karepa Street, is mainly regenerating native bush and is too steep for building without extensive earthworks destroying the very nature of the topography, that has enabled the area to be an overflow for those birds from the KWST. There are reports the saddle back have already made a home in this valley. It is suggested that this land should be Zone Rural, open space with strict restriction on any development which should only occur on its fringes.

Decision Requested:

Modify Appendix 4 to fully protect the regenerating bush and bird habitat in the area to the south of Ashton Fitchett Drive between Panorama Heights and Karepa Street.

Submission Number: 16 **Plan Section Name:** Rural Area Design Guide **Support/Oppose:** amend
Specific Provisions: Rural Area Design Guide

Submission:

Having many small lots in areas of steep terrain causes damage to the amenity value of the rural land.

Decision Requested:

Amend paragraph 3 of section 7.0 to read: "In areas on the urban fringe where the District Plan allows subdivision into smaller allotments; a combination of some large lots complementing other medium sized lots will help maintain the openness and coherence of the rural landscape." Add the following additional paragraph to the Analysis: "In areas on the urban fringe where the District Plan allows subdivision into smaller lots appropriate facilities such as children's playgrounds must be provided."

Brown **Susan** **Submitter Number:** 338

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The hills of Wellington are highly valued, they should be protected from man built development. Quartz Hill is a regionally significant landform as are the coastal hills north and south of Makara, and should be protected from built development. This area is special.

Decision Requested:

1) Quartz Hill be included in the Planning Maps. 2) All rural ridgetops/hilltops be included in Planning Maps. 3) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values - a higher level of protection. 4) All areas in planning maps be protected from built development.

Brown **Fred** **Submitter Number:** 481

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Opposes changes. 1) Doesn't want to see Wellington/ Makara hilltops covered in ugly man made structures. 2) Quartz Hill/ Makara should be kept as the special recreational area that it is

Decision Requested:

1) Quartz Hill be included in the planning maps in the protective overlay, 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values, 3) Turbines should not be on Wellington's hills or anywhere else

Bruce	Gavin	Submitter Number:	405
--------------	--------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose:	amend
	Specific Provisions: Rule 15.1.10 Permitted Activity		

Submission:

Rule 15.1.10 recognises the need for rural landowners to undertake earthworks in particular for the construction of farm tracks, within ridgelines and hilltop areas. However, improvements to existing farm tracks in the ridgeline/hilltop areas will require a resource consent if they alter the ground by more than 1.5m. This is an onerous requirement. Alterations of ground level up to 2.5m should be permitted.

Decision Requested:

Amend Rule 15.1.10 to allow earthworks associated with existing farm tracks with an identified ridgelines or hilltops to alter the existing ground level by up to 2.5 metres.

Submission Number: 2	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose:	amend
	Specific Provisions: Rule 15.2.2 Controlled Activity		

Submission:

Support Rule 15.2.2 which will allow boundary adjustments to be undertaken as a controlled activity. Support the inclusion of a non-notified statements for Rule 15.2.2.

Concerned that if one of the standards and terms is not met then a boundary adjustment would become a Discretionary Activity.

Decision Requested:

Insert a new rule making boundary adjustments, which do not comply with the standards and terms for a controlled activity, a Discretionary (Restricted) Activity, with the discretion restricted to the particular standards and term, which has not been met.

Submission Number: 3	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose:	oppose
	Specific Provisions: Rule 15.3.3a Discretionary Activity (Restricted)		

Submission:

Oppose the inclusion of Rule 15.3.3a which will require any new residential dwellings to obtain a resource consent, which could particularly be declined. New dwellings in Rural Zone should be a permitted activity, especially for dwellings to be constructed on allotments, which have been assessed against the Rural Design Guide as part of the subdivision process.

Commend that a non-notification statement has been included to allow dwellings to be approved without the need to obtain written approvals or for the application to be served on affected parties.

Decision Requested:

Allow dwellings, outside identified ridgelines and hilltops to be constructed as a permitted activity.

Submission Number: 4	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose:	amend
	Specific Provisions: Rule 15.4.2 Discretionary Activity (Unrestricted)		

Submission:

Support the exclusion of fencing associated with permitted rural activities from Rule 15.4.2. However, concern is raised that fences are not permitted by Rule 15.1.4 and the exclusion for Rule 15.4.2 appears to result in such fences being classified as a Non-complying Activity under Rule 15.5.

Decision Requested:

Amend Rule 15.1.4 to include the construction of fences and other structures, associated with rural activities, which are Permitted Activities, within identified ridgelines and hilltops.

Submission Number: 5 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.1.4 Permitted Activity

Submission:

Support the exclusion of fencing associated with permitted rural activities from Rule 15.4.2. However, concern is raised that fences are not permitted by Rule 15.1.4 and the exclusion for Rule 15.4.2 appears to result in such fences being classified as a Non-complying Activity under Rule 15.5.

Decision Requested:

Amend Rule 15.1.4 to include the construction of fences and other structures, associated with rural activities, which are Permitted Activities, within identified ridgelines and hilltops.

Submission Number: 6 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support in part/opp
Specific Provisions: Rule 15.4.5 Discretionary Activity (Unrestricted)

Submission:

Support Rule 15.4.5 which allows landowners to subdivide on additional allotments from a 30 ha allotment every five years. Support that generally there is no minimum lot size for the allotments created under Rule 15.4.5.

Oppose the discretioary (unrestricted) status of subdivision provided for under Rule 15.4.5 as it allows for public notification and consideration of all of the effects of the proposed subdivision.

Propose that large balance allotments are likely to stay from this type of subdivision and the requirements for parent title to be at least five years old are adequate mechanisms that will limit the rate of subdivision within the rural zone.

Controlled activity status will still allow consideration of the Rural Design Guide and will allow the Council to set conditions to mitigate any potentially adverse effects that may be generated by such a subdivision.

Controlled Activity status will give greater certainty to rural landowners with regard to the possibility of future subdivision.

Decision Requested:

Amend the activity status of Rule 15.4.5 from a Discretionary (unrestricted) Activity to a Controlled Activity.

Bruce **Susan** **Submitter Number:** 681
Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

We would like Quartz Hill kept as a recreation area for cyclists, walkers, and horse riders.

Decision Requested:

Keep Quartz Hill free from any proposed changes.

Bruce **Paul** **Submitter Number:** 682
Submission Number: 2 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

The Green Party has concerns over the change to Discretionary Activities (Unrestricted) under rule 15.4.6. Much of this area is now regenerating native bush, and this should be protected for its natural values of water protection, improving habitat for native flora and fauna, as well as its visual impact.

Decision Requested:

Protection for regenerating native bush as reserve - area west of Ohiro Road and South of Panorama Heights.

Bryant Rodney Submitter Number: 675

Submission Number: **1** **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:
Quartz Hill must be protected from man-made development. Put turbines in appropriate places and not near houses/people/recreational areas.
Decision Requested:
1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values., 3) Protect Quartz Hill from turbine development.

Bryce John Submitter Number: 60

Submission Number: **1** **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:
Plan Change has potential to subject landowners to additional cost or loss of capital value.
Decision Requested:
Council to compensate landowners to cost or loss due to proposed plan change.

Burke Rodney Submitter Number: 565

Submission Number: **1** **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:
Visibility of clear open hilltops especially Quartz Hill is a must for Wellington. Maintain and protect quality of life for local communities.
Decision Requested:
1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All ridgelines and hilltops in Makara/Terawhiti protected under current District Plan be given protection from man-built development.

Butler Alan Submitter Number: 173

Submission Number: **1** **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:
The changes to the ridgeline and hilltops protection are opposed.
Decision Requested:
1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Byrne	L	Submitter Number:	534
--------------	----------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development

Cairns	Redvers	Submitter Number:	496
---------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Protect ridges from building/structures.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect all Wellington's ridges and hilltops from built development, especially in the rural area.

Cairns	Milda	Submitter Number:	497
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Protect ridgelines and hilltops from manmade development, The natural rugged beauty of Makara should be protected. The thought of ugly concrete turbines on these hills is appalling.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect ridgetops and hilltops especially the Makara area from built development.

Caldwell	Colin	Submitter Number:	88
-----------------	--------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wellington City has a beautiful skyline not to be ruined by huge wind turbines including the Brooklyn one.

Decision Requested:

Quartz Hill be included in the protective overlay.

Callisen Christian Submitter Number: 492

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Quartz Hill should be protected from man-made development.

Decision Requested:

1. That Quartz Hill be included in the Planning Maps and in the protective overlay. 2. Quartz Hill be recognised for its important historic, geological, recreational and landscape values 3. Protect hilltops/recreation areas.

Cameron Braden Submitter Number: 193

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The changes to the ridgeline and hilltops protection are opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Cameron Keena Submitter Number: 194

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The changes to the ridgeline and hilltops protection are opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Campbell Pamela Submitter Number: 204

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to ridgelines and hilltops protection. Area special because of scenery and would be ruined by introducing windfarms to the area.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Carroll **Dean** **Submitter Number: 433**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The hills of Wellington are important. Protect the hilltops/ ridgelines from man made development and maintain Wellington's character. Quartz Hill is an important skyline which will be spoiled if covered in man made structures.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect the hilltops and ridgelines of Wellington

Carter **Graham** **Submitter Number: 1**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The proposed changes to protection of ridgelines and hilltops do not provide the same protection as in the district plan. You cannot manage the visual effects of developments such as wind turbines on prominent skylines.

Decision Requested:

1. Quartz Hill be given full recognition for its historic geological, recreational and landscape values.
2. All major ridgelines and hilltops as protected in the District Plan should be assured protection for future generations.

Carter **Heather** **Submitter Number: 2**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Quartz Hill is no longer identified as an important ridgeline/ hilltop. Quartz Hill is the Makara skyline. You cannot "manage" the visual effects of developments such as wind turbines on such prominent skylines as Quartz Hill

Decision Requested:

1) That Quartz Hill be included in planning maps and in the protective overlay. 2) That Quartz Hill be given full recognition for its historic, geological, recreational and landscape values, 3) All major ridgelines and hilltops as protected in the District Plan should be assured of protection for future generations to appreciate and enjoy

Carter **James** **Submitter Number: 604**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Keep our ridgelines/hilltops protected. The impact wind turbines have on our native fauna needs to be considered. The impact of turbines on the psyche of the people of the area needs to be considered also.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect all other ridgelines and hilltops.

Carter	Deane	Submitter Number:	605
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Protect our ridgelines and hilltops from man-made development. Solar power is not even mentioned. Makara is an amazing and special place. It is ignorant and ridiculous to put turbines in such inappropriate places.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect all other ridgelines and hilltops in all our region.

Carter	Lynne	Submitter Number:	606
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Protect Wellington's hills and ridgelines. Do not surround our hilltops and ridgelines with massive, ugly industrial sites. Don't put turbines in inappropriate places. Protect Quartz Hill from degradation.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values

Carter	Briar	Submitter Number:	637
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Protect our hilltops/ridgelines always. To see industrial sites being developed in such inappropriate places is incredible.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for its important historic, geological, recreational and landscape values, 3) Protect all Wellington's hilltops/ridgelines.

Caselberg	Margaret	Submitter Number:	253
------------------	-----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes to ridgelines and hilltops protection. The hilltops and ridgelines of rural areas of Wellington should be protected from development especially Quartz Hill and Makara Hills.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) Protect rural hilltops of Makara from development to maintain rural character. 4) All ridgelines, hilltops and peneplain remnants protected from built development, also coastal escarpments protected.

Casey	Rhys	Submitter Number:	315
--------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The proposed changes to the ridgelines and hilltops protection are opposed. Rural hilltops/ridgetops should be protected to retain rural character. Quartz Hill is an important skyline/peneplain remnant.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect rural hilltops/ridgetops from built development (wind turbines) and maintain rural character.

Cassidy-Rait	Rebecca	Submitter Number:	339
---------------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Rural hilltops should be protected from man built development. Quartz Hill is an important skyline. Protect rural character.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect rural hilltops/ridgetops from built development.

Chambers	James	Submitter Number:	325
-----------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The hills of Wellington are highly valued, they should be protected from man built development. Quartz Hill is a regionally significant landform as are the coastal hills north and south of Makara, and should be protected from built development. This area is special.

Decision Requested:

1) Quartz Hill be included in the Planning Maps. 2) All rural ridgetops/hilltops be included in Planning Maps. 3) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values - a higher level of protection. 4) All areas in planning maps be protected from built development.

Chapman	Steven	Submitter Number:	148
----------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes to the ridgelines and hilltops protection due to its ownership by Meridian Energy

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay and 2) Quartz Hill be given recognition for its important historic, geological, recreational, and landscape values

Chapman Edwin Submitter Number: 149

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to the ridgelines and hilltops protection due to its ownership by Meridian Energy

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay and 2) Quartz Hill be given recognition for its important historic, geological, recreational, and landscape values

Chapman Jerome Submitter Number: 150

Submission Number: 1 Plan Section Name: Chapter 3 General Provisions Support/Oppose: oppose
Specific Provisions: 3.10 Definitions

Submission:

Makara community have made its feelings clear to council regarding the development of ridgelines and hilltops.

Decision Requested:

All ridgelines/hilltops in Makara/Terawhiti visible from public roads, coastal hilltops to the north, Makara beaches and walkway be included in definition 3.10

Chapman Pani Submitter Number: 151

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to the ridgelines and hilltops protection due to its ownership by Meridian Energy

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay and 2) Quartz Hill be given recognition for its important historic, geological, recreational, and landscape values

Chapman Bernard Submitter Number: 152

Submission Number: 1 Plan Section Name: Plan Change 32 Support/Oppose: oppose
Specific Provisions: Plan Change 32 General Submissions

Submission:

Oppose renewable energy rules chapter 26 because I strongly oppose any hills and ridgelines be polluted with wind turbines

Decision Requested:

That the renewable Energy Rules chapter 26 be withdrawn

Checchi Glenys Submitter Number: 25

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Quartz Hill is no longer identified as an important ridgeline/ hilltop. Quartz Hill is the Makara skyline. You cannot "manage" the visual effects of developments such as wind turbines on such prominent skylines as Quartz Hill

Decision Requested:

1) That Quartz Hill be included in planning maps and in the protective overlay. 2) That Quartz Hill be given full recognition for its historic, geological, recreational and landscape values. 3) All major ridgelines and hilltops as protected in the District Plan should be assured of protection for future generations to appreciate and enjoy

Chester	Dave	Submitter Number:	36
----------------	-------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	amend
		Specific Provisions:	Rule 15.4.5 Discretionary Activity (Unrestricted)		

Submission:

Rural rule changes do not adequately provide for subdivision of rural land in small pockets within Outer Residential Area (under 30ha) in order to allow subdivision such as 11B Huntleigh Way.

Decision Requested:

Amend Rural Area rules to enable landowners who own rural land in areas that are predominantly zoned outer residential to subdivide their land where the original allotment is less than 30ha.

Chester	Sara	Submitter Number:	37
----------------	-------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	amend
		Specific Provisions:	Rule 15.4.5 Discretionary Activity (Unrestricted)		

Submission:

Rural Area Rules do not adequately address the needs (subdivision) of land owners of small pockets of land (under 30 ha) which is zoned rural but located within area of Outer Residential zone e.g. 11B Huntleigh Way.

Decision Requested:

Isolated pockets of land should be rezoned Outer Residential; OR consultation should occur with land owners, and additional rules based upon the Residential Rules to provide for these areas; OR this land should be covered by the provisions of Rules 15.4.6 (that is no minimum lot size, no restriction on the number of lots).

Submission Number:	2	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	amend
		Specific Provisions:	Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

Rural Area Rules do not adequately address the needs (subdivision) of land owners of small pockets of land (under 30 ha) which is zoned rural but located within area of Outer Residential zone e.g. 11B Huntleigh Way.

Decision Requested:

Isolated pockets of land should be rezoned Outer Residential; OR consultation should occur with land owners, and additional rules based upon the Residential Rules to provide for these areas; OR this land should be covered by the provisions of Rules 15.4.6 (that is no minimum lot size, no restriction on the number of lots).

Christensen	Neil	Submitter Number:	114
--------------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Chapter 3 General Provisions	Support/Oppose:	oppose
		Specific Provisions:	3.10 Definitions		

Submission:

Quartz Hill should be included in definitions of Hilltops and Ridgelines. I live in Makara for the rural aspect and open spaces. I don't want industrial development to ruin this asset.

Decision Requested:

That all ridgelines and hilltops in the Makara/Terawhiti area including all coastal hilltops be protected from development and included in definition 3.10.

Christensen	Carole	Submitter Number:	115
--------------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Chapter 3 General Provisions	Support/Oppose:	oppose
		Specific Provisions:	3.10 Definitions		

Submission:

This area is highly valued. I enjoy and feel privileged to live in a wonderful community that is so rural but also minutes from the capital. I would hate to see Makara turned into an industrial Wind Farm. I want the area to continue to be protected.

Decision Requested:

That all ridgelines and hilltops in the Makara/Terawhiti area seen from public roads and the coastal hilltops to the north see from Makara beaches and the Makara walkway be included in definition 3.10.

Christison	Grace	Submitter Number:	608
-------------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The rural hilltops/ridgelines/peneplain remnants of Wellington should be protected from man built development.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect rural hilltops/ridgetops/peneplain remnants from man built development.

Clarke	Cyril	Submitter Number:	564
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Include Quartz Hill in the definition of "ridgelines and hilltops", it is of regional significance and has major environmental and community significance. The Makara community has specifically requested that Quartz Hill not be considered for man-made structures.

Decision Requested:

1) Quartz Hill should be included in definitions 3.10 2) That all ridgelines and hilltops in the Makara/ Terawhiti area seen from public roads and the coastal hilltops to the north seen from Makara beaches and the Makara also be included in definitions 3.10 3) Afford protection not as in the proposed rules where managed development is allowed, 4) Do not allow industrial development in Makara.

Coe	Penelope	Submitter Number:	439
------------	-----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Protect the ridgelines and hilltops from awful man-made development. If we must have them they must be in the right places not in our recreational areas, near people or houses. Quartz Hill is special, don't destroy it.

Decision Requested:

1. Quartz Hill be included in the Planning Maps and in the protective overlay. 2. Quartz Hill be recognised for its important historic, geological, recreational and landscape values. 3. Protect Makara's Hills from, man built development on hilltops/ridgetops.

Cole Roger Submitter Number: 196

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to ridgelines and hilltops protection. Quartz Hill is a regionally significant landform and Makara is a regionally significant recreational area

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All the ridgetops and hilltops in Makara/ Terawhiti currently protected in the Wellington District Plan, be given protection from industrial development

Coleman Lauren Submitter Number: 190

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The changes to the ridgeline and hilltops protection are opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) The ridgetops and hilltops in Makara/ Terawhiti currently protected in Wellington District Plan to be given protection from man built development

Compton Daniel Submitter Number: 185

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The changes to the ridgeline and hilltops protection are opposed. Seeks continued protection of the hilltops and ridgelines in the rural area, particularly Quartz Hill and all ridgelines and hilltops in the Makara/Terawhiti area.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) Protect rural hilltops.

Compton Deborah Submitter Number: 186

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to ridgelines and hilltops protection. Quartz Hill is a regionally significant landform. Current protection current protection should not be altered to cater for an industry such as wind power

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All the ridgetops and hilltops in Makara/ Terawhiti currently protected in the Wellington District Plan, be given protection from industrial development

Cook Anne Submitter Number: 323

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The hills of Wellington are highly valued, they should be protected from man built development. Quartz Hill is a regionally significant landform as are the coastal hills north and south of Makara, and should be protected from built development. This area is special.

Decision Requested:

1) Quartz Hill be included in the Planning Maps. 2) All rural ridgetops/hilltops be included in Planning Maps. 3) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values - a higher level of protection. 4) All areas in planning maps be protected from built development.

Cook Joanne Submitter Number: 446

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The area is highly valued as a place of beauty and serenity. It should be preserved.

Decision Requested:

1. Quartz Hill be included in the Planning Maps and in the protective overlay. 2. Quartz Hill be recognised for its important historic, geological, recreational and landscape values. 3. Protect rural hilltops and ridgetops from development. 4. Amend proposed rules.

Cooper Darryn Submitter Number: 120

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

I want to see the continued protection of the ridgelines and hilltops in the rural area, particularly for quartz hill, which is a very important landform and which is absolutely not invisible

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values. 3) The ridgetops and hilltops in Makara/ Tera whiti currently protected in Wellington District Plan to be given protection from man built development

Cooper Wendy Submitter Number: 258

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to ridgelines and hilltops protection. The hills of Wellington are highly visible. Quartz Hill is an important landform, as are the coastal hills north and south of Makara.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) All rural ridgetops/hilltops be included in planning maps. 3) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 4) All areas in planning maps be protected from built development.

Cornelius	Shaun	Submitter Number:	197
------------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	support
		Specific Provisions:	Rule 15.4.2 Discretionary Activity (Unrestricted)		

Submission:

Supports the proposed form of 15.4.2 because it does not specifically exclude any particular activity but requires that any proposed activity is assessed against a set of criteria to determine if its effects are acceptable. This is the most appropriate way of dealing with a range of proposed activities that may be proposed in the future.

Decision Requested:

Approve the proposed change to 15.4.2

Cortes	Denyse	Submitter Number:	132
---------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wants to see continued protection of hilltops and ridgelines in rural area, particularly for Quartz Hill. Quartz Hill very important landform. Windmills or any manbuilt structures would spoil this impact of nature. Increased noise and traffic.

Decision Requested:

1) Include Quartz Hill in planning maps & protective overlays. 2) All Wellington hilltops and ridgelines be protected from manbuilt structures.

Cortes	John	Submitter Number:	134
---------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes. Seeks continued protection of hilltops and ridgelines particularly Quartz Hill. Frequent visitor to Makara. Please leave the protection of these areas

Decision Requested:

1) Quartz Hill be included in the planning maps, and protective overlay. 2) All Wellington's hilltops and ridgelines be protected from man built structures

Coutts	George	Submitter Number:	519
---------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

I do not want the influx of traffic in a normally quiet community

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values,

Craig	Alexander	Submitter Number:	648
--------------	------------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Do not put turbines on Quartz Hill. This is a peaceful, quiet rural area. There are other alternative places to put them. Leave Makara to the community, the sheep, and cattle

Decision Requested:

1) Decline the proposed changes, 2) Protect and preserve Quartz Hill and landscape forever.

Craig Alana Submitter Number: 649

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

I support renewable energy but it must be with the landscape. This application does not. I do not want to see turbines disrupting amazing views. There are alternative sites for this project.

Decision Requested:

1) Decline the proposed changes to ridgelines and hilltops protection unless Quartz Hill is preserved and protected in planning maps and overlay.

Crawford Mark Submitter Number: 506

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Continue to protect hilltops and ridgelines in the rural area.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All ridgelines/hilltops in Makara/Terawhiti currently protected in the Wellington District Plan be given protection from man-built development.

Crosbie Shelly Submitter Number: 634

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Rural hilltops/ridgelines should be protected from development. Quartz Hill is an important skyline.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for its important historic, geological, recreational and landscape values, 3) All rural hilltops/ridgelines should be protected from development, 4) Amend rules.

Crossling Anna Submitter Number: 548

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Keep our hills protected from man-made development. Don't put turbines on any ridgelines/hilltops or special places of recreation/beauty

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values,

Crozier Lisa Submitter Number: 368

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The proposed changes do not provide the same protection as in the District plan. Quartz Hill is no longer identified as an important ridgeline/hilltop. Quartz Hill is the Makara skyline, highly visible and an important part of the rural area, and important to the community. You cannot "manage" the visual effects of developments such as wind turbines. Makara is special a haven away from city industrial developments. Don't ruin it by allowing wind turbines or other structures.

Decision Requested:

1) Quartz Hill be included in the planning Maps and protective overlay. 2) Quartz Hill be given full recognition for its historic, geological, recreational and landscape values. 3)All major ridge lines and hilltops as protected in the District Plan should be assured of protection for future generations to appreciate and enjoy.

Cudby Vicki Submitter Number: 292

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to ridgelines and hilltops protection. Seeks continued protection of hilltops and ridgelines, including Quartz Hill, which is absolutely not invisible.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Cudby N J Submitter Number: 385

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Makara is a rural landscape, a peaceful, non industrial environment. Wind turbines will create noise and visual pollution. Site them somewhere else.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Makara is a rural landscape, a peaceful, non industrial environment. Wind turbines will create noise and visual pollution. Site them somewhere else.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Cudby	John	Submitter Number:	387
--------------	-------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Continue to protect the hilltops/ridgelines in the rural area especially Quartz Hill which is a very important landform. Do not pollute this area with noise or ugly sites.

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill and all ridgeline and hilltops be given recognition for its important historic geological, recreational and landscape values. 3) All hilltops in the Makara/Terawhiti area be protected in the District Plan be given protection from Man built development.

Cudby-Bowen	Sara	Submitter Number:	328
--------------------	-------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

The proposed changes to the ridgeline and hilltops protection is opposed. Keep the beaches and hills natural.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Curtain	Elinor	Submitter Number:	39
----------------	---------------	--------------------------	-----------

Submission Number: 1	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose:	oppose
	Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

1. St Alban Avenue is a traffic access, visibility and safety problems. Also safety issues for pedestrians. Further use of this road by more housing using St Albans Ave for access is totally unacceptable. Also due to ecological/recreational values, this area is unsuitable for subdivision.

Decision Requested:

Do not subdivide the land in the Makara Peak Mountain Bike Park bordering Allington Rd, St Albans Ave and Swadel Way (described in Appendix 7) for housing. Delete the reference to land in Appendix 7 from rule 5.4.6.

Curtis	Elana	Submitter Number:	307
---------------	--------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

The proposed changes to the ridgelines and hilltops protection are opposed. The hilltops need protection.

Decision Requested:

1) Quartz Hill be included in the Planning Maps and protective overlay. 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values. 3) All rural ridgelines and hilltops should be protected rather than managed by the Council.

Daly	Treena	Submitter Number:	198
-------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes to ridgelines and hilltops protection. They must remain protected especially the unique Quartz Hill and other areas of Makara

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All the ridgetops and hilltops in Makara/ Terawhiti currently protected in the Wellington District Plan, be given protection from industrial development

Daniels	Kenneth	Submitter Number:	124
----------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	oppose
		Specific Provisions:	Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

Opposition to any increase in traffic volumes in St Albans Avenue which would result from subdivision of the land for housing. St Albans Ave already has large numbers of vehicles.

To allow subdivision of the land would again adversely affect developments of the park for the public use.

Decision Requested:

Reference to land in Appendix 7 in Rule 15.4.6 be deleted from proposed Rural Area Rules (Rules 15.4.6) and elsewhere in the District Plan.

Dawson	Maree	Submitter Number:	581
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The changes do not provide the same protection as in the District Plan. Quartz Hill in Makara is no longer identified as an important ridgeline/ hilltop. Quartz Hill is the Makara skyline, highly visible and an important part of the rural area. You can not manage the visual effects of developments such as wind turbines on prominent skylines such as quartz hill. Makara is special, a rural haven, don't ruin it by allowing wind turbines or other structures on such visible landscapes

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All major ridgelines as protected in the District Plan be assured of protection for future generations to appreciate.

Dawson	Lance	Submitter Number:	582
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The changes to ridgelines and hilltops protection are opposed

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values

De Ruiter **Jacob** **Submitter Number: 54**

Submission Number: 1 **Plan Section Name:** Plan Change 32 **Support/Oppose:** oppose
Specific Provisions: Plan Change 32 General Submissions

Submission:
The rule only relates to wind energy. Does not want rural hills covered in Wind Turbines. Industrialises recognisable features of Wellington.

Decision Requested:
Not Stated

Submission Number: 2 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:
Landforms are important geographical features. Historically had protection. Should continue to be protected.

Decision Requested:
Continue to protect from man built development.

Delaney **Jeffrey** **Submitter Number: 541**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:
Keep Quartz Hill for its beauty, history and as a recreational area.

Decision Requested:
1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values,

Delaney **Sacha** **Submitter Number: 542**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:
The changes to the ridgeline and hilltops protection is opposed.

Decision Requested:
1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All ridgelines and hilltops protected under current District Plan be given protection from man-built development.

Delaney **Deborah** **Submitter Number: 633**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:
I do not want to see any of Wellington's hilltops/ridgelines with wind turbines, especially Quartz Hill/Makara. Our city is beautiful.

Decision Requested:
1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for its important historic, geological, recreational and landscape values

Delany Helen Submitter Number: 110

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

I oppose the proposed changes to the ridgelines and hilltops protection

Decision Requested:

1) That Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 2) Quartz Hill be included in the planning maps and in the proactive overlay

Della & Nathan Frew Mason Submitter Number: 576

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

I oppose changes that do not give full protection to Quartz Hill. Do not destroy it with wind turbines.

Decision Requested:

Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Denee Rachel Submitter Number: 229

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Quartz Hill and skylines along road to Makara Beach should be protected.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay

Denny Carol Submitter Number: 562

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The fact that Quartz Hill is not included in the definition of "ridgelines and hilltops" is opposed. Protect Quartz Hill, it is regionally significant and it is an important natural landscape free from industry/commercial development.

Decision Requested:

1) Quartz Hill should be included in definitions 3.10 2) That all ridgelines and hilltops in the Makara/ Terawhiti area seen from public roads and the coastal hilltops to the north seen from Makara beaches and the Makara also be included in definitions 3.10 3) Quartz Hill be recognised for important historic, geological, recreational and landscape values (higher level of protection).

Denny **T** **Submitter Number: 563**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The fact that Quartz Hill is not included in the definition of "ridgelines and hilltops" is opposed. Protect Quartz Hill, it is regionally significant and it is an important natural landscape free from industry/commercial development.

Decision Requested:

1) Quartz Hill should be included in definitions 3.10 2) That all ridgelines and hilltops in the Makara/ Terawhiti area seen from public roads and the coastal hilltops to the north seen from Makara beaches and the Makara also be included in definitions 3.10 3) Quartz Hill be recognised for important historic, geological, recreational and landscape values (higher level of protection).

Department of Conservation **Submitter Number: 161**

Submission Number: 1 **Plan Section Name:** Rural Area Design Guide **Support/Oppose:** support
Specific Provisions: Rural Area Design Guide

Submission:

Design Guide provides a sound context to recognise the value that the rural area provides, plus recognises the purpose and principles of Part II of the RMA. The Design Guide provides some certainty when dealing with proposals, particularly subdivisions. The Department in particular endorses Sect. 3.0, of Design Guide. S4.0 of guide will allow Council to address vegetation removal impacts, but Dept considers the broader issue of vegetation. Clearance be considered during the Rural Review. S7 and 8 of the guide addresses issues of scale, visual impact and reduction of earthworks.

Decision Requested:

Support the inclusion of the Rural Area Design Guide.

Devine **Joe** **Submitter Number: 518**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Continue to protect hilltops and ridgelines in the rural area, especially Makara to maintain existing skyline and character.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values,

Diederich **Bernard** **Submitter Number: 601**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

New Zealand holds a unique position in the world in its concern for protecting the environment. The Makara Hills are a special example of the pristine beauty with which Mother Nature has endowed this coastal North Island stretch of my native country. In recent years, the Makara Hills have been discovered by more and more hikers as well as tourists from not only elsewhere in New Zealand but abroad. Now these majestic hills risk being grotesquely deformed by the installation of giant industrial wind turbines. When my family first settled in Makara we learned several Maori tabus. And one of them was 'leave the wind alone'.

Decision Requested:

I appeal to you to reject this proposed defacing of one of the most environmentally precious places on the planet.

Direen Marie Submitter Number: 516

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Donaghy Vanessa Submitter Number: 201

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to the protection of ridgelines and hilltops. Quartz Hill is the Makara skyline, highly visible. You can not "manage" the visual effects of development such as wind turbines on such prominent skylines as Quartz Hill.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) All major ridgelines and hilltops as protected in the District Plan should be assured protection for future generations.

Doo-Smart Jose Submitter Number: 348

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Wellington's/Makara's hills should be protected from development. Quartz Hill is regionally significant and should be specifically protected. The hills of Wellington have high amenity value.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All rural ridgetops and hilltops be included in Planning Maps. 4) All areas in planning maps be protected from man-built development. Amend rules

Doyland Cathie Submitter Number: 491

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The rural landscape should be maintained so that people enjoy it and appreciate its natural beauty.

Decision Requested:

1. Decline the changes to the ridgelines and hilltops protection unless, 2. Quartz Hill is preserved and protected in the Planning Maps and in a protective overlay that recognises the national importance of this area and the rural ridgetops and hilltops also protected from man built development.

Doyle	Barry	Submitter Number:	559
--------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The landscape of the south western coast of the Wellington District especially Quartz Hill should not be exploited or destroyed by the construction of industrial turbines.

Decision Requested:

The proposed changes to ridgeline and hilltop protection should be declined.

Dragovich	Gordon	Submitter Number:	667
------------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Chapter 3 General Provisions	Support/Oppose:	oppose
		Specific Provisions:	3.10 Definitions		

Submission:

I do not believe that the system used for determining which ridgelines and hilltops are to be considered important enough to warrant "management" under the proposed plan has been conducted in a transparent fashion. The criteria for evaluation have not been published for acceptance by the greater community and no evidence has been produced to indicate that the existing system was lacking in any way.

Decision Requested:

No changes to existing rules.

Submission Number:	2	Plan Section Name:	Planning Maps	Support/Oppose:	oppose
		Specific Provisions:	Planning Maps General		

Submission:

I do not believe that the system used for determining which ridgelines and hilltops are to be considered important enough to warrant "management" under the proposed plan has been conducted in a transparent fashion. The criteria for evaluation have not been published for acceptance by the greater community and no evidence has been produced to indicate that the existing system was lacking in any way.

Decision Requested:

No changes to existing rules.

Submission Number:	3	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

I do not support these changes and feel that they have been made only in order to facilitate plans Meridian Energy has for construction of a wind power station in our area. They contravene the wishes of our community expressed during the 'consultation' phase of the Rural Plan review in 2002 which were to preserve the rural landscapes. I am incredibly disturbed to discover that buried within the proposed changes is an attempt to control the size and dimension of private dwellings on private land in a rural area. There has been no indication that problems exist in this area or that the existing rules are failing to provide the necessary protection. We have been given no explanation as to why this has been proposed and seems extraordinarily contradictory given Meridian's proposed wind turbines' size and the impact construction of them would have on our rural setting. This change only appears to be a money grab for people who will be required to file extra consents with associated fees. Open Space means Open not mostly open or partially open. How relatively undeveloped meets these requirements appears to be a bit stretched. I was also distressed to see the misleading brochures that were distributed at our cost showing the 'small' Brooklyn turbine rather than the monstrosities that have been used in existing Meridian installations such as Te Apati. Other Wellingtonians that I have discussed this with have also been surprised.

Decision Requested:

No changes to existing rules.

Dreyer **Jared** **Submitter Number: 578**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:
The changes to ridgelines and hilltops protection are opposed

Decision Requested:
1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values

Dreyer **Julie** **Submitter Number: 583**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:
Changes that reduce protection, especially for Quartz Hill are opposed. This is an outstanding natural/historical feature that should be preserved. The lack of protection leaves the area open to wind turbines.

Decision Requested:
1) Protection be given to Quartz Hill, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Duke **Kate** **Submitter Number: 618**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:
Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara.

Decision Requested:
1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development

Duncan Paul Submitter Number: 98

Submission Number: 1 Plan Section Name: Plan Change 32 Support/Oppose: oppose
Specific Provisions: Plan Change 32 General Submissions

Submission:

The turbines will remove the rural elements of Makara destroy natural surroundings which make me proud to live. Visual and sound pollution will occur. The roads and construction of Turbines will damage the quaint nature of the township.

Other sites could be considered.

Makara is a tight-knit community.

This will give more damage to aesthetics of Makara than reward.

Quartz Hill has historical values as settlers searched for Quartz there.

Old gun placements protected our city.

Historical value is enough to reject project.

Will disgrace the Makara-Karori Coastline

Impossible to assume no environmental damage which Wellington cannot afford.

Decision Requested:

That Renewable energy rules - Chapter 26 will be declined and withdrawn.

Dunlop Robin and Elizabeth Submitter Number: 470

Submission Number: 1 Plan Section Name: Chapter 15 Rural Area Rules Support/Oppose: amend
Specific Provisions: Rule 15.4.2a Discretionary Activity (Unrestricted)

Submission:

Because subdivisions will go through extensive review, the actual construction of buildings or structures should be a controlled activity.

Decision Requested:

There should be separate provisions under the Plan Change for the construction of dwellings or earthworks on allotments under section 15.4.6 provided that the assessment criteria in section 15.4.2a has been met. This can be achieved by providing for this development as a Controlled Activity.

Submission Number: 2 Plan Section Name: Chapter 15 Rural Area Rules Support/Oppose: amend
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

If the alteration requested below is not made then a subdivision consent may be granted but prospective purchasers would still be required to seek land use consent to construct a house on the site as an Unrestricted Discretionary Activity even though the house may be essentially the same as already shown in the subdivision application.

We support the standards and terms and the assessment criteria under Rules 15.4.6 and 15.4.6.1 - 15.4.6.9 respectively.

Decision Requested:

Retain Rule 15.4.6. Include an additional rule to provide that where a subdivision consent is granted under Rule 15.4.6, the construction of a house or earthworks which falls within the design outline provided is deemed a Controlled Activity.

Submission Number: 3 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support
Specific Provisions: Chapter 15 Appendices

Submission:

We support the identification in Appendix 5 of the rural land where subdivision is provided as a Discretionary (Unrestricted) under Rule 15.4.6.

Decision Requested:

Approve Appendix 5

Submission Number: 4 **Plan Section Name:** Planning Maps **Support/Oppose:** amend
Specific Provisions: Planning Map 22

Submission:

The boundary of the ridgeline and hilltop identified as Upper Ngauranga on Map 58 extends across the entire property to include not only the top of the hill but also the pasture and the upper levels of the steep flanks that are covered in gorse and scrub.

The Landscape Assessment of the Ridgelines and Hilltops prepared by Clive Anstey on 10 February 2004 does not place the Upper Ngauranga area in the 'outstanding' category, but states that it is visible from nearby areas, mostly from areas that are already developed themselves. The report further states that residential development of the Upper Ngauranga site would not be out of character.

To the southwest is open space land highly visible from both Ngauranga Gorge and around to the harbour. This has not been identified within the ridgelines and hilltops areas which appears to be inconsistent with the identification of the Upper Ngauranga site. Instead, under proposed Plan Change 25, Council is seeking to rezone part of the open space land to the south-west as Suburban Centre to allow quarrying of that land.

Only the upper slopes and top of the hill on Upper Ngauranga should be protected by a ridgeline and hilltop boundary, but the area of green pasture below should not be.

Decision Requested:

That the extent of the identified ridgeline/hilltop on Upper Ngauranga be reduced to that area of high visibility within the district, that is the top of the hill rather than the entire property.

Submission Number: 5 **Plan Section Name:** Planning Maps **Support/Oppose:** amend
Specific Provisions: Planning Map 23

Submission:

The boundary of the ridgeline and hilltop identified as Upper Ngauranga on Map 58 extends across the entire property to include not only the top of the hill but also the pasture and the upper levels of the steep flanks that are covered in gorse and scrub.

The Landscape Assessment of the Ridgelines and Hilltops prepared by Clive Anstey on 10 February 2004 does not place the Upper Ngauranga area in the 'outstanding' category, but states that it is visible from nearby areas, mostly from areas that are already developed themselves. The report further states that residential development of the Upper Ngauranga site would not be out of character.

To the southwest is open space land highly visible from both Ngauranga Gorge and around to the harbour. This has not been identified within the ridgelines and hilltops areas which appears to be inconsistent with the identification of the Upper Ngauranga site. Instead, under proposed Plan Change 25, Council is seeking to rezone part of the open space land to the south-west as Suburban Centre to allow quarrying of that land.

Only the upper slopes and top of the hill on Upper Ngauranga should be protected by a ridgeline and hilltop boundary, but the area of green pasture below should not be.

Decision Requested:

That the extent of the identified ridgeline/hilltop on Upper Ngauranga be reduced to that area of high visibility within the district, that is the top of the hill rather than the entire property.

Submission Number: 6 **Plan Section Name:** Planning Maps
Specific Provisions: Planning Map 58

Support/Oppose: amend

Submission:

The boundary of the ridgeline and hilltop identified as Upper Ngauranga on Map 58 extends across the entire property to include not only the top of the hill but also the pasture and the upper levels of the steep flanks that are covered in gorse and scrub.

The Landscape Assessment of the Ridgelines and Hilltops prepared by Clive Anstey on 10 February 2004 does not place the Upper Ngauranga area in the 'outstanding' category, but states that it is visible from nearby areas, mostly from areas that are already developed themselves. The report further states that residential development of the Upper Ngauranga site would not be out of character.

To the southwest is open space land highly visible from both Ngauranga Gorge and around to the harbour. This has not been identified within the ridgelines and hilltops areas which appears to be inconsistent with the identification of the Upper Ngauranga site. Instead, under proposed Plan Change 25, Council is seeking to rezone part of the open space land to the south-west as Suburban Centre to allow quarrying of that land.

Only the upper slopes and top of the hill on Upper Ngauranga should be protected by a ridgeline and hilltop boundary, but the area of green pasture below should not be.

Decision Requested:

That the extent of the identified ridgeline/hilltop on Upper Ngauranga be reduced to that area of high visibility within the district, that is the top of the hill rather than the entire property.

Dyer	Rosina	Submitter Number:	467
-------------	---------------	--------------------------	------------

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Opposes changes. 1) Wellington hills are highly valued. 2) Wants protection from man built development for both city hills and rural areas, 3) Quartz Hill and coastal hills north and south of Makara are special, important landforms.

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be given recognition for its important historic, geological, recreational, and landscape values; A higher level of protection, 4) All areas in planning maps be protected from built development.

Eastall	Joshua	Submitter Number:	635
----------------	---------------	--------------------------	------------

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Rural character is valued. Quartz Hill is an important skyline.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for its important historic, geological, recreational and landscape values, 3) Protect rural character, 4) Amend rules.

Edmond	Grace	Submitter Number:	294
---------------	--------------	--------------------------	------------

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The proposed changes to the ridgelines and hilltops protection are opposed. Rural hilltops/ridgetops should be protected to retain rural character. Quartz Hill is an important skyline/penplain remnant.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect rural hilltops/ridgetops from built development (wind turbines) and maintain rural character.

Edwards	Mrs Glen	Submitter Number:	33
----------------	-----------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

We locals welcome the many visitors who come here to enjoy the hills, beaches, rural outlook and recreation the district offers so close to the city. It would be a shame if their enjoyment was ruined by an industrial development. Please leave Quartz Hill undisturbed , and protected , not managed.

Decision Requested:

To protect Quartz Hill for all time from any industrial development.
To retain Quartz Hill 's special character for the future enjoyment and recreation of the citizens of Makara, Wellington and visitors.

Engbert	Patricia	Submitter Number:	244
----------------	-----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Hilltops/Ridgelines - i.e. skylines of Wellington - should be protected from built development
-especially in the rural area where maintenance of rural character is of great importance.
- Quartz Hill is an important skyline.

Decision Requested:

- 1) Quartz Hill should be included in the Planning Maps.
2. Rural Hilltops/Ridgelines should be included in the Planning Maps

Submission Number:	2	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Hilltops/Ridgelines - i.e. skylines of Wellington - should be protected from built development especially in the rural area where maintenance of rural character is of great importance.
Quartz Hill is an important skyline.

Decision Requested:

Quartz Hill should be given recognition for its important historic, geological, recreational and landscape values.

Submission Number:	3	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Hilltops and ridgelines are the skylines of Wellington and should be protected from built development.

Decision Requested:

All areas in planning maps should be protected from development/structures

Evans Richard Submitter Number: 333

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Rural hilltops should be protected from man built development. Quartz Hill is an important skyline. Protect rural character.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect rural hilltops/ridgetops from built development.

Evans Lloyd Submitter Number: 580

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The changes to ridgelines and hilltops protection are opposed

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values

Everingham Hayley Submitter Number: 572

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Protect not manage our ridgetops and hilltops. Do not put ugly turbines on Wellington's recreational areas.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values,

Submission Number: 2 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The changes to the ridgeline and hilltops protection are opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All rural ridgelines and hilltops be protected rather than managed.

Fair Craig Submitter Number: 20

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Quartz Hill is the highly visible gateway to Makara, the beach, public cemetery, school, playcentre and 144 households in this rural area. Visual effects cannot be "managed" if turbines are allowed to be built on such a prominent skyline as Quartz Hill. The peace and tranquillity of Makara cannot be measured in monetary terms - a true clean and green haven away from the city - and yet so near to it. No one can afford to ruin this environment by siting an industrial zone on such a visible landscape. Concerned about loss of visual amenity.

Decision Requested:

1) Include Quartz Hill in the protective overlay. 2) All major ridgelines and hilltops should be protected.

Faircloth Lisa Submitter Number: 438

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Protect our ridgelines and hilltops. Quartz Hill is close to the city for weekend enjoyment. Remove the "don't trespass" signs. Open it to the public for a park. Makara is special.

Decision Requested:

1. Quartz Hill be included in the Planning Maps and in the protective overlay. 2. Quartz Hill be recognised for its important historic, geological, recreational and landscape values. 3. Protect Makara's Hills from, man built development on hilltops/ridgetops. 4. Amend proposed rules.

Faircloth Dorothy Submitter Number: 622

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

I want hilltops protected. They are an eyesore.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for its important historic, geological, recreational and landscape values, 3) Protect hilltops/ridgetops from wind turbines.

Fearn Mike Submitter Number: 664

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The changes to the ridgeline and hilltops protection are opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect ridgelines and hilltops.

Fejos	Elizabeth	Submitter Number:	646
--------------	------------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

We do not use energy correctly.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect all Wellington's hilltops/ridgelines, 4) Do not proceed with these and the renewable energy rules.

Fellows	Geoffrey	Submitter Number:	628
----------------	-----------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Continue to protect hilltops and ridgelines in the rural area, especially Quartz Hill.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for its important historic, geological, recreational and landscape values, 3) All ridgelines and hilltops in Makara/Terawhiti protected under current District Plan be given protection from man-built development.

Fellows	Ben	Submitter Number:	629
----------------	------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Continue to protect hilltops and ridgelines in the rural area, especially Quartz Hill.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for its important historic, geological, recreational and landscape values, 3) All ridgelines and hilltops in Makara/Terawhiti protected under current District Plan be given protection from man-built development.

Fenaughty	Jill	Submitter Number:	388
------------------	-------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Makara is a rural landscape, a peaceful, non industrial environment. Wind turbines will create noise and visual pollution. Site them somewhere else.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Makara is a rural landscape, a peaceful, non industrial environment. Wind turbines will create noise and visual pollution. Site them somewhere else.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Fincham Gregory Submitter Number: 63

Submission Number: 1 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

Oppose sale of any part of Makara Park Bike Park. Uses this area on a daily basis. Subdivision will destroy regenerating bush. Sale is contrary to "Development of the Makara Park Mountain Bike Park and Enhancement of vegetation.

Decision Requested:

Reference to land in Appendix 7 be deleted from proposed Rural Area Rules rule 15.4.6 and elsewhere in the District Plan.

Fincham Barbara Submitter Number: 100

Submission Number: 1 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

The Council bought this land to stop it from being developed and spoiling a world class Mountain bike facility, to enable tracks to be completed and to support many volunteer hours spend creating this facility.

The access to this area if developed is very suspect. Accidents would be inevitable.

This area of regenerating forest is wonderful.

Building would require clearing of land and erosion which would ruin this area.

Decision Requested:

Reference to land in Appendix 7 be deleted from proposed Rural Area Rules, rule 15.4.6 and elsewhere in the District Plan.

Fisher David Submitter Number: 291

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The current protection of the ridgelines and hilltops is important and should remained should include Quartz Hill.

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill be given recognition for its important historic geological, recreational ad landscape values. 3) If any change to the protection to the hilltops and ridgelines in the Terawhiti area is planned the better/cleaner information should be supplied to all ratepayers to allow informed consultation and debate and any subsequent development be publicly notified.

Fisher Ilan Submitter Number: 309

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The proposed changes to the ridgelines and hilltops protection are opposed. Rural hilltops/ridgetops should be protected to retain rural character. Quartz Hill is an important skyline/peneplain remnant.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect rural hilltops/ridgetops from built development (wind turbines) and maintain rural character.

Foley	Lawrence	Submitter Number:	277
--------------	-----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

It is unacceptable to have the Makara area destroyed by opening it up to industrial development as it is a rural area, close to the city, where people come to enjoy peace and quiet

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay and 2) That the importance of Quartz Hill as a dominant feature in the Makara area be recognised

Forbes	Lisa	Submitter Number:	449
---------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Protects Quartz Hill from turbines, it is a beautiful area. Put turbines away from people and houses and recreational areas

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) protect ridgetops/ hilltops in Makara's rural hills/ coastal hills.

Foster	Michael	Submitter Number:	653
---------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Chapter 5 Residential Area Rules	Support/Oppose:	amend
		Specific Provisions:	Rule 5.2.5 Controlled Activity		

Submission:

Wording is that "condition imposed by Council to ensure that a quality subdivision design is attained". This actually means nothing. Quality does not necessarily mean good quality, even if the writer thought so. Quality can extend over the whole quality range from awful to excellent. Elsewhere, (14.2.1.1) we have "high standard of design". If that is (presumably) the intention 5.2.5.13, then why not say so>

Decision Requested:

Amend the explanation of 5.2.5.13 by changing; 'quality design' to 'high standard of design'.

Submission Number:	2	Plan Section Name:	Chapter 5 Residential Area Rules	Support/Oppose:	amend
		Specific Provisions:	Rule 5.3.9 Discretionary Activity (Restricted)		

Submission:

After the text has consistently used 'earthworks' as a plural, this paragraph suddenly turns it into a singular. I doubt the writers intended to distinguish between earthworks in a plural sense and earthworks in a singular sense, but different interpretation is made possible by the differing usage.

Decision Requested:

This paragraph should be reviewed and, if necessary, amended.

Submission Number:	3	Plan Section Name:	Chapter 14 Rural Area	Support/Oppose:	amend
		Specific Provisions:	14.1 Introduction		

Submission:

In the 5th paragraph we have "potential environmental impacts... has been the subject of.."

Decision Requested:

Alter "has been" to "have been" in paragraph 5 of the Introduction.

Submission Number: 4 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

I generally object to ridgeline development. The situation is rather like plants that are placed in front of a fence. While the plants are still below the level of the top of the fence, it is the fence itself that dominates the view. As soon as the plants overtop the fence, even if only part of the fenceline, suddenly the plants come to dominate the view. Exactly the same effect arises when housing approaches and reaches the ridgeline. I would add the point that most people's view of a ridgeline is from a point below the level of the ridge. Therefore housing that is well below the ridgeline can impact on the views of the ridge. It is therefore important that significant ridgelines should be protected.

Decision Requested:

Prohibit development in a certain area below the summit of the ridge.

Frances Robinson Architects	Submitter Number: 641	
------------------------------------	------------------------------	--

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: amend
Specific Provisions: General Submissions

Submission:

14.2.2.2 (Control new structures) states that "Council wishes to maintain the relatively undeveloped character of the important ridgelines and hilltops," and the Section 32 Report says "The policy does not preclude the possibility of development is adverse effects can be avoided, remedied or mitigated, rather the policy reflects the idea that design may offer sustainable solutions giving the appearance of an undeveloped character".. Likewise, the report on the Open Space zone says the policies are aimed at "minimising skyline effects by ensuring that buildings and structures will be seen against a landform backdrop". There are numerous similar references throughout PC 33, emphasising how the visual effects of structures on the skyline can be mitigated. However, Council simply cannot have its cake and eat it too. If it is to promote the use of sustainable energy technologies - and windfarming is the one focussed on in the 32 and 33 changes - then it has to accept that the windfarms are only viable along exposed ridges, and there will be significant visual changes. The numerous requirements for mitigation throughout the document are completely unrealistic and cannot possible be complied with if Council is genuine in its desire to meet its obligations to the RMA amendments. It is a case of giving with one hand - by the Policy statements of Change 32, which repeatedly state that "Council recognises its responsibility in terms of role model and advocate to encourage the use of renewable energy and energy efficiency", and taking away with the other - by the rules imposed in Change 33. These make a mockery of the policies by rendering them impossible to implement in any viable fashion. Council comes perilously close to thumbing its nose at the RMA amendments by proposing such an obvious conflict within its own Plan.

Decision Requested:

Plan Change 33 requires significant revision throughout all chapters, to make the policies of PC 32 achievable, and thus allow the Council to meet its obligations under the RMA.

Submission Number: 2 Plan Section Name: Chapter 14 Rural Area Support/Oppose: amend
Specific Provisions: 14.2 Objectives and Policies

Submission:

14.2.2.2 (Control new structures) states that "Council wishes to maintain the relatively undeveloped character of the important ridgelines and hilltops," and the Section 32 Report says "The policy does not preclude the possibility of development is adverse effects can be avoided, remedied or mitigated, rather the policy reflects the idea that design may offer sustainable solutions giving the appearance of an undeveloped character". There are numerous references throughout PC 33, emphasising how the visual effects of structures on the skyline can be mitigated. However, Council simply cannot have its cake and eat it too. If it is to promote the use of sustainable energy technologies - and windfarming is the one focussed on in the 32 and 33 changes - then it has to accept that the windfarms are only viable along exposed ridges, and there will be significant visual changes. The numerous requirements for mitigation throughout the document are completely unrealistic and cannot possible be complied with if Council is genuine in its desire to meet its obligations to the RMA amendments. It is a case of giving with one hand - by the Policy statements of Change 32, which repeatedly state that "Council recognises its responsibility in terms of role model and advocate to encourage the use of renewable energy and energy efficiency", and taking away with the other - by the rules imposed in Change 33. These make a mockery of the policies by rendering them impossible to implement in any viable fashion. Council comes perilously close to thumbing its nose at the RMA amendments by proposing such an obvious conflict within its own Plan.

Decision Requested:

Revise the Open Space policies to make the policies of Plan Change 32 achievable.
14.1, add extra text "Council seeks to encourage farming activities including wind farming within the rural area.

Submission Number: 3 **Plan Section Name:** Chapter 16 Open Space
Specific Provisions: Chapter 16 General

Support/Oppose: oppose

Submission:

The report on the Open Space zone says the policies are aimed at "minimising skyline effects by ensuring that buildings and structures will be seen against a landform backdrop". There are numerous similar references throughout PC 33, emphasising how the visual effects of structures on the skyline can be mitigated. However, Council simply cannot have its cake and eat it too. If it is to promote the use of sustainable energy technologies - and windfarming is the one focussed on in the 32 and 33 changes - then it has to accept that the windfarms are only viable along exposed ridges, and there will be significant visual changes. The numerous requirements for mitigation throughout the document are completely unrealistic and cannot possible be complied with if Council is genuine in its desire to meet its obligations to the RMA amendments. It is a case of giving with one hand - by the Policy statements of Change 32, which repeatedly state that "Council recognises its responsibility in terms of role model and advocate to encourage the use of renewable energy and energy efficiency", and taking away with the other - by the rules imposed in Change 33. These make a mockery of the policies by rendering them impossible to implement in any viable fashion. Council comes perilously close to thumbing its nose at the RMA amendments by proposing such an obvious conflict within its own Plan.

Decision Requested:

Revise the Open Space policies to make the policies of Plan Change 32 achievable.

Submission Number: 4 **Plan Section Name:** Chapter 14 Rural Area
Specific Provisions: 14.1 Introduction

Support/Oppose: amend

Submission:

There are numerous references throughout PC 33, emphasising how the visual effects of structures on the skyline can be mitigated. However, Council simply cannot have its cake and eat it too. If it is to promote the use of sustainable energy technologies - and windfarming is the one focussed on in the 32 and 33 changes - then it has to accept that the windfarms are only viable along exposed ridges, and there will be significant visual changes. The numerous requirements for mitigation throughout the document are completely unrealistic and cannot possible be complied with if Council is genuine in its desire to meet its obligations to the RMA amendments. It is a case of giving with one hand - by the Policy statements of Change 32, which repeatedly state that "Council recognises its responsibility in terms of role model and advocate to encourage the use of renewable energy and energy efficiency", and taking away with the other - by the rules imposed in Change 33. These make a mockery of the policies by rendering them impossible to implement in any viable fashion. Council comes perilously close to thumbing its nose at the RMA amendments by proposing such an obvious conflict within its own Plan.

Decision Requested:

Amend 14.1 to state: "Council seeks to encourage farming activities including wind farming within the rural area".

Franklyn **Patricia** **Submitter Number:** 450

Submission Number: 1 **Plan Section Name:** Plan Change 33
Specific Provisions: General Submissions

Support/Oppose: oppose

Submission:

Continue to protect the hilltops/ridgelines in the rural area, especially Quartz Hill.

Decision Requested:

1. Quartz Hill be included in the Planning Maps and in the protective overlay. 2. Quartz Hill be recognised for its important historic, geological, recreational and landscape values. 3. Protect rural hilltops and ridgetops from development.

Fratelakis **Anna** **Submitter Number:** 301

Submission Number: 1 **Plan Section Name:** Plan Change 33
Specific Provisions: General Submissions

Support/Oppose: oppose

Submission:

Protect Wellington's hills. The area is important for recreation and landscape values. Protect Quartz Hill from wind turbines. The peace and quiet of Makara is valued.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect rural hills from development.

Freear Chris Submitter Number: 218

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: support
Specific Provisions: General Submissions

Submission:

Proposed provisions and maps make it clearer as to which ridgelines and hilltops are afforded greater protection. It would, however, be useful and identify any areas, if any, which are not to be developed at all.

Given proposed Plan Change 32, it would be useful to recognise ridgelines and hilltops that are preferred for wind farm development and discourage other development in those areas which would jeopardise potential wind farms.

Decision Requested:

A clear set of criteria that denotes ridgelines and hilltops that are not likely to get approval for wind farms (because of 'no development' reasons) and those which are preferable for windfarm development.

Frohling Gunter Submitter Number: 419

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara.

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Frost Cecilia Submitter Number: 260

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to ridgelines and hilltops protection. Rural plan of 2002 made clear rural character is of paramount importance. Quartz Hill and all other ridgelines and hilltops, coastal escarpments etc should be included in the planning maps and protected from built development and earthworks.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Frost Bernadette Submitter Number: 265

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to ridgelines and hilltops protection.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Galloway Euan Submitter Number: 585

Submission Number: 1 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

I accept that the Council needs to recoup some of the expense of purchasing the Miet's land by selling some residential sections from it. However, I don't trust the Council to limit the number of residential sections and to position them and their services access etc such that they are in sympathy with the environment vegetation and ridgelines of the Makara Peak Mountain Bike Park. I also don't think reserves staff will be able to control the property development staff to ensure only 2 or 3 properties are approved and environmentally sited.

I particularly wish to ensure access is maintained to the grassy knoll picnic area on the ridgeline through which a family link track is proposed between the ends of Allington and St Albans. The land in Appendix 7 is an important part of the outer green belt and must be protected.

Decision Requested:

That reference to land in Appendix 7 be deleted from Rural Area Rules - rule 15.4.6 and elsewhere in the District Plan.

Gardiner Judith Submitter Number: 247

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The changes to the ridgeline and hilltops protection are opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) The ridgetops and hilltops in Makara/ Terawhiti currently protected in Wellington District Plan to be given protection from man built development 3) Protect the hilltops and ridgetops of Wellington from built development

Gargiulo Timothy Submitter Number: 479

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Opposes changes. 1) Wellington hills are highly valued. 2) Wants protection from man built development for both city hills and rural areas, 3) Quartz Hill and coastal hills north and south of Makara are special, important landforms

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be given recognition for its important historic, geological, recreational, and landscape values; A higher level of protection, 4) All areas in planning maps be protected from built development

Gaskin Gorja Submitter Number: 311

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The removal of protection for Quartz/Makara Hills is opposed. This area of Wellington is very important and should be protected for everyone.

Decision Requested:

1) Keep the hills of Makara especially Quartz Hill protected from manbuilt development especially industrial/windpower development.
2)Ensure the above for the benefit of all Wellingtonians.

Gaskin	Warren	Submitter Number:	324
---------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes to ridgelines and hilltops protection. Hill was owned and farmed by the Gaskin family so has personal feelings for the land. Also has other important historical and geological significance.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) The ridgetops and hilltops in Makara/ Terawhiti currently protected in Wellington District Plan to be given protection from man built development

Gears	Malcolm	Submitter Number:	79
--------------	----------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The proposed changes withdraw protection of Quartz Hill from the erected of wind power turbines. This proposed development is far too close to Makara Valley residents who are opposed to the site being so used.

Decision Requested:

That Quartz Hill be included in any bylaws to protect it from commercial exploitation as a wind turbine site.

Genesis Power Limited	Submitter Number:	640
------------------------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	support
		Specific Provisions:	General Submissions		

Submission:

The general format of the rules aiming to avoid, mitigate, and remedy adverse effects of activities within identified ridgelines and hilltops, is that they are incorporated into the zone provisions, rather than introducing a separate sections for activities within these areas. In line with PC 32 "wind energy facilities" and anemometers are specifically provided for in certain zones. The rules relating to identified ridgelines and hilltops in PC 33 will not apply to these activities. We support this approach.

Decision Requested:

1) That wind energy facilities and anemometers continue to be provided for as facilities separate to the zone rules. 2) That rules relating to identified hilltops and ridgelines stay within zone rules and do not apply to wind energy facilities and anemometers.

Gibbs	Stephen	Submitter Number:	103
--------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	oppose
		Specific Provisions:	Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

Makara Peak Mountain Bike Park is a world class facility. Would be degraded and restrict planned changes if subdivision goes ahead. The tourist potential of the park is significant. Wellington City Council should be increasing green spaces in the park. Revegetation is reaching a stage where larger trees are developing. A subdivision will increase traffic on Karori Road and tax the existing infrastructure.

Decision Requested:

Reference to land in Appendix 7 in Rule 15.4.6 be deleted from proposed Rural Area Rules (Rules 15.4.6) and elsewhere in the District Plan.

Gibson Karl Submitter Number: 526

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Protect the rural hills of Wellington to ensure rural character is maintained

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect rural hilltops from main-built development - to maintain rural character.

Gill William Submitter Number: 363

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Council has ignored the advice of the Community Board. Allowing the construction of windmills will cause the destruction of a natural feature.

Decision Requested:

- 1) Included Quartz Hill in the Planning Maps and the protective overlay.
- 2) Return the protected status to Quartz Hill.
- 3) Recognise the value to the Quartz Hill penneplain once and for all.

Gill Maryanne Submitter Number: 364

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Council has disregarded the wishes and concerns of the majority of Makara residents.

Quartz Hill visually prominent - don't put wind turbines there or anywhere they can be seen or heard.

Visitors/residents to Makara do not want lifestyle to change.

Makara is unique and very special community. Wind turbines will ruin the quaint, quiet, friendly peaceful rural community.

Quartz Hill must be recognised for its recreational value e.g. walking tracks, landscape values.

Decision Requested:

- 1. Makara Beach/Quartz Hill/Terawhiti must be put back in the District Plan as protected ridgelines and hilltops.
- 2. Quartz Hill must be included in the planning maps and protective overlay.

Gill	Nicola	Submitter Number:	393
-------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Quartz Hill is regionally significant and needs to be given greater protection

Decision Requested:

Recognise Quartz Hill for its important values

Gill	Kirstin	Submitter Number:	662
-------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wind turbines will affect people's ability to enjoy the peace and quiet of Makara. The hilltops of Quartz Hill are visible.

Decision Requested:

1) Include all ridgelines and hilltops in Makara, including Terawhiti and Quartz Hill in definitions 3.10, 2) Protect Quartz Hill from all industrial development.

Gilmour	Simon	Submitter Number:	457
----------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes. 1) Wellington hills are highly valued. 2) Wants protection from man built development for both city hills and rural areas, 3) Quartz Hill and coastal hills north and south of Makara are special, important landforms.

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be given recognition for its important historic, geological, recreational, and landscape values; A higher level of protection, 4) All areas in planning maps be protected from built development.

Ginty	Daniel	Submitter Number:	146
--------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes. Seeks preservation and protection of Quartz Hill and all other Makara ridgelines because of their natural and unspoilt beauty. A wind farm with its constant background mumble would destroy this amenity completely

Decision Requested:

1) Decline proposed changes to the ridgelines and hilltops protection, or 2) Preserve and protect Quartz Hill and the other Makara ridgelines in the planning maps and protective overlay and recognise national importance of area, 3) Protect rural ridgetops and hilltops from man built development

Glassey Ruth Submitter Number: 31

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

I oppose the proposed changes to the ridgelines and hilltops protection

Decision Requested:

1) That Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 2) Quartz Hill be included in the planning maps and in the proactive overlay

Glenside Progressive Association Inc Submitter Number: 52

Submission Number: 1 Plan Section Name: Rural Area Design Guide Support/Oppose: amend
Specific Provisions: Rural Area Design Guide

Submission:

Glenside should be included in the special character analysis recognising the special character of the area. Residents feel threatened by the Churton Park development. Glenside was not an area in which development was proposed as an outcome of the Northern Growth Management Framework.

Decision Requested:

Amend Section 2 Site Analysis Requirements to include the Historic Places Trust as a useful source of information and advice when preparing a site analysis plan. Amend Section 3, Natural Features, Ecosystems and Habitats, to include springs as a specific objective to protect.

Submission Number: 2 Plan Section Name: Chapter 14 Rural Area Support/Oppose: amend
Specific Provisions: Chapter 14 General

Submission:

Include Glenside in the Rural Area. Identify and protect freshwater springs in the rules.

Decision Requested:

Include protecting ecology as a pursuit to support landowners to strive for. Identify and protect freshwater springs in the rules.

Submission Number: 3 Plan Section Name: Chapter 14 Rural Area Support/Oppose: amend
Specific Provisions: 14.2 Objectives and Policies

Submission:

Achieve heritage protection by requiring to consult with DOC and Historic Places Trust

Decision Requested:

Include heritage protection by developing new rule.

Submission Number: 4 Plan Section Name: Chapter 14 Rural Area Support/Oppose: amend
Specific Provisions: Policy 14.2.4.4

Submission:

Stronger protection need to be established in Rural policies and Rural rules before streams are lost forever.

Decision Requested:

Amend 14.2.4.4 Esplanade Area to widen scope of protection for water ways, from spring sources to sea, with buffer zones and esplanade strips

Submission Number: 5 **Plan Section Name:** Planning Maps **Support/Oppose:** amend
Specific Provisions: Planning Map 26

Submission:

Protect the southern parts of Marshall Ridge due to high visibility.

Decision Requested:

Protect southern end of Marshall Ridge. A plan showing the area is provided with the submission.

Goddard **Eleanor** **Submitter Number:** 489

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Hilltops and ridgelines should be protected. Quartz Hill and Makara are special and should be kept quiet and natural.

Decision Requested:

1. That Quartz Hill be included in the Planning Maps and in the protective overlay. 2. The areas of Quartz Hill and Makara Hills should be given protection from man built development.

Golding **N** **Submitter Number:** 503

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Quartz Hill is a significant landform, protect it from turbines. Put them away from houses/people/bird life.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect Quartz Hill from man-built development.

Goodwin **Brian and Janet** **Submitter Number:** 57

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Quartz Hill is a visible icon on the Makara coast. In the future it will be a feature to the growing Makara community and the people of Wellington city

Decision Requested:

1) Decline the ridgelines and hilltops proposed changes or 2) protect Quartz Hill in the planning maps and in the protective overlay for its nationally important values

Gordon **Grange** **Submitter Number:** 616

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Protect our hilltops and ridgelines at all costs. Protect not manage Makara/Quartz Hill. Don't desecrate area with inappropriately placed turbines.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for its important historic, geological, recreational and landscape values, 3) Protect Wellington's hilltops/ridgetops.

Gordon Helen Submitter Number: 636

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Protect all Wellington's ridgeline's, especially Quartz Hill which is unique. Makara is not appropriate for wind turbines.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for its important historic, geological, recreational and landscape values, 3) Protect all Wellington's hilltops/ridgelines.

Grace Christine Submitter Number: 650

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

While I support renewable energy it must be in harmony with the qualities of the landscape. Character matters and allowing wind turbines on Quartz Hill will destroy the unspoiled views of the sea and coastline. Alternative suitable locations exist for such a development. Traffic levels and associated building works are not worth the damage to the local and wider environment. The ridgelines and hilltops of the Makara area are of special significance to our cultural/historic heritage.

Decision Requested:

1) Decline the proposed changes to ridgelines and hilltops protection, 2) Protect and preserve Quartz Hill by including it in the planning maps and protective overlay

Greater Wellington Regional Council Submitter Number: 471

Submission Number: 1 Plan Section Name: Chapter 15 Rural Area Rules Support/Oppose: oppose
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

Opposes rule 15.4.6 which relates to any subdivision of land in appendices 4,5,6, and 7 and associated appendices 4,5,6 and 7 because Greater Wellington is concerned that these sites have not been appropriately assessed to determine the effects of this subdivision change on the environment and resulting costs and benefits in accordance with S32.

Greater Wellington's RPS provides policy guidance on regionally significant effects and Greater Wellington is particularly concerned about the effects of a less stringent regulatory framework on water quality, significant indigenous vegetation and ecosystems.

Decision Requested:

That Rule 15.4.6 and associated appendices 4,5,6 and 7 not be included. However if Wellington City Council does include these provisions a more comprehensive assessment be undertaken to identify the effects on water quality in rivers, streams and the harbour, significant indigenous vegetation and ecosystem is sought. Where such effects are likely to be significant additional conditions and assessment criteria are requested to be included for these appendix areas at the time of subdivision.

Submission Number: 2 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support in part
Specific Provisions: Rule 15.1.3 Permitted Activity

Submission:

1. Support the proposed permitted activity conditions for Hazard (Flooding) Areas, Hazard (Faultline) Areas and septic tanks, specifically rules 15.1.3.3, 15.1.3.4, 15.1.3.5, 15.1.3a.5, 15.1.3a.6 and 15.1.3a.7.
2. Support the assessment criteria for Hazard (Flooding) Areas, Hazard (Faultline) Areas and Septic tanks, specifically rules 15.3.3.13 to 15, 15.3.3.16 to 18, 15.3.3.19, 15.3.3a.9, 15.3.3a.11 to 13 and 15.3.3a.15 to 17.

However the permitted activity condition and assessment criteria for septic tanks as proposed is more conservative than on-site sewage disposal guidelines of Greater Wellington.

Decision Requested:

That rule 15.1.3 as proposed be included, subject to rules 15.1.3.5 being amended to include "Except for the outer edge of the associated drainage field which shall be no closer than 5 metres, when above ground".

Submission Number: 3 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support in part
Specific Provisions: Chapter 15 General

Submission:

Support the rural design guide as a method to assist with achieving the objectives and policies for the Rural Area. However Greater Wellington considers that the design guide has not appropriately addressed natural features, ecosystems and habitats, planing and stormwater management. Better guidance as to what is significant vegetation and habitat, strengthening of natural features, ecosystems and habitat, and more specific inclusion of vegetation types and areas is requested. Planting should also be given further guidance and an additional chapter for stormwater management.

Decision Requested:

That Wellington City Council adopts the Rural Design Guide subject to:

- 1) The inclusion of a new chapter on "Stormwater Management";
- 2) The addition of further guidance in Section 4.0 "Planting" on indigenous species unique to the local ecological communities; and
- 3) Amend Section 3.0 to state:
 - "3.0 Natural Features, Ecosystems and Habitats
 - G1 Maintain streams (including small intermittently flowing watercourses), wetlands, and associated vegetation (particularly stream side riparian vegetation).
 - G4 Protect significant indigenous vegetation and habitat. This may require buffer planting, connecting vegetation fragments, fences and ongoing weed and pest control. Significant indigenous vegetation and habitats are:
 - Areas of regenerating or mature stands of indigenous bush;
 - Coastal forest, shrub and herfields - regardless of successional stage;
 - Lowland wetlands eg. Makara Estuary; and
 - Lowland riverine systems and adjacent forests eg. Makara stream."

Submission Number: 4 **Plan Section Name:** Chapter 4 Residential Areas **Support/Oppose:** oppose
Specific Provisions: Policy 4.2.5.2

Submission:

Greater Wellington opposes the change of R/H policy for the Residential Area as this directs consideration of impacts from landscape values to visual amenity only. Where identified ridgelines and hilltops are also outstanding landscapes, the management of landscape values should accordingly be provided for in District Plan policy in accordance with Part II of the Act and the Regional Policy Statement.

Decision Requested:

That the proposed Policy 4.2.5.2 be amended so that where the identified ridgelines and hilltops are outstanding landscapes;

- 1) the policies direct management of the "landscapes" in accordance with s6(b) of the RMA; and
- 2) the policies direct management of the "landscape" so the management is not inconsistent with Chapter 10 "Landscape and Heritage" of the RPS.

Submission Number: 5 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** oppose
Specific Provisions: Policy 14.2.2.2

Submission:

Greater Wellington opposes the change of the Ridgeline/Hilltops policy for the Rural Area as this directs consideration of impacts from landscape values to visual amenity only.

Where identified ridgelines and hilltops are also outstanding landscapes, the management of landscape values should accordingly be provided for in the District Plan policy in accordance with Part II of the Act and the Regional Policy Statement.

Decision Requested:

That the proposed Policy 4.2.5.2 be amended so that where the identified ridgelines and hilltops are outstanding landscapes;

- 1) the policies direct management of the "landscapes" in accordance with s6(b) of the RMA; and
- 2) the policies direct management of the "landscape" so the management is not inconsistent with Chapter 10 "Landscape and Heritage" of the RPS.

Submission Number: 6 **Plan Section Name:** Chapter 16 Open Space **Support/Oppose:** oppose
Specific Provisions: Policy 16.5.2.2

Submission:

Greater Wellington opposes the change of Ridgelines and Hilltops policy for the open space zone as this directs consideration of impacts from landscape values to visual amenity only.

Where identified ridgelines and hilltops are also outstanding landscapes, the management of landscape values should accordingly be provided for in District Plan policy in accordance with Part II of the Act and the Regional Policy Statement.

Decision Requested:

That the proposed Policy 4.2.5.2 be amended so that where the identified ridgelines and hilltops are outstanding landscapes;

- 1) the policies direct management of the "landscapes" in accordance with s6(b) of the RMA; and
- 2) the policies direct management of the "landscape" so the management is not inconsistent with Chapter 10 "Landscape and Heritage" of the RPS.

Submission Number: 7 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support in part
Specific Provisions: Rule 15.1.3a Permitted Activity

Submission:

1. Support the proposed permitted activity conditions for Hazard (Flooding) Areas, Hazard (Faultline) Areas and septic tanks, specifically rules 15.1.3.3, 15.1.3.4, 15.1.3.5, 15.1.3a.5, 15.1.3a.6 and 15.1.3a.7.

2. Support the assessment criteria for Hazard (Flooding) Areas, Hazard (Faultline) Areas and Septic tanks, specifically rules 15.3.3.13 to 15, 15.3.3.16 to 18, 15.3.3.19, 15.3.3a.9, 15.3.3a.11 to 13 and 15.3.3a.15 to 17.

However the permitted activity condition and assessment criteria for septic tanks as proposed is more conservative than on-site sewage disposal guidelines of Greater Wellington.

Decision Requested:

That rule 15.1.3a as proposed be included, subject to 15.1.3a.7 being amended to include "Except for the outer edge of the associated drainage field which shall be no closer than 5 metres, when above ground".

Submission Number: 8 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support in part
Specific Provisions: Rule 15.3.3 Discretionary Activity (Restricted)

Submission:

1. Support the proposed permitted activity conditions for Hazard (Flooding) Areas, Hazard (Faultline) Areas and septic tanks, specifically rules 15.1.3.3, 15.1.3.4, 15.1.3.5, 15.1.3a.5, 15.1.3a.6 and 15.1.3a.7.
2. Support the assessment criteria for Hazard (Flooding) Areas, Hazard (Faultline) Areas and Septic tanks, specifically rules 15.3.3.13 to 15, 15.3.3.16 to 18, 15.3.3.19, 15.3.3a.9, 15.3.3a.11 to 13 and 15.3.3a.15 to 17.

However the permitted activity condition and assessment criteria for septic tanks as proposed is more conservative than on-site sewage disposal guidelines of Greater Wellington.

Decision Requested:

That rule 15.3.3 as proposed be included.

Submission Number: 9 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support in part
Specific Provisions: Rule 15.3.3a Discretionary Activity (Restricted)

Submission:

1. Support the proposed permitted activity conditions for Hazard (Flooding) Areas, Hazard (Faultline) Areas and septic tanks, specifically rules 15.1.3.3, 15.1.3.4, 15.1.3.5, 15.1.3a.5, 15.1.3a.6 and 15.1.3a.7.
2. Support the assessment criteria for Hazard (Flooding) Areas, Hazard (Faultline) Areas and Septic tanks, specifically rules 15.3.3.13 to 15, 15.3.3.16 to 18, 15.3.3.19, 15.3.3a.9, 15.3.3a.11 to 13 and 15.3.3a.15 to 17.

However the permitted activity condition and assessment criteria for septic tanks as proposed is more conservative than on-site sewage disposal guidelines of Greater Wellington.

Decision Requested:

That rule 15.3.3a as proposed be included.

Submission Number: 10 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** oppose
Specific Provisions: Policy 14.2.5.2

Submission:

Greater Wellington opposes the change of the Ridgeline/Hilltops policy for the Rural Area as this directs consideration of impacts from landscape values to visual amenity only.

Where identified ridgelines and hilltops are also outstanding landscapes, the management of landscape values should accordingly be provided for in the District Plan policy in accordance with Part II of the Act and the Regional Policy Statement.

Decision Requested:

That the proposed Policy 4.2.5.2 be amended so that where the identified ridgelines and hilltops are outstanding landscapes;

- 1) the policies direct management of the "landscapes" in accordance with s6(b) of the RMA; and
- 2) the policies direct management of the "landscape" so the management is not inconsistent with Chapter 10 "Landscape and Heritage" of the RPS.

Griffin **Hannah** **Submitter Number:** 297

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

I want to see the hills of Makara protected

Decision Requested:

1. Rules that protect the hills in Makara

Griffin Julie Submitter Number: 371

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The hills of Wellington are highly valued, they should be protected from man built development. Quartz Hill is a regionally significant landform as are the coastal hills north and south of Makara, and should be protected from built development. This area is special.

Decision Requested:

1) Quartz Hill be included in the Planning Maps. 2) All rural ridgetops/hilltops be included in Planning Maps. 3) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values - a higher level of protection. 4) All areas in planning maps be protected from built development.

Griffin Debbie Submitter Number: 460

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to the ridgelines and hilltops protection.

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values. 3) The ridgetops and hilltops in Makara/ Tera whiti currently protected in Wellington District Plan to be given protection from man built development

Griffin Joyce Submitter Number: 560

Submission Number: 1 Plan Section Name: Chapter 15 Rural Area Rules Support/Oppose: oppose
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

Dangerous to allow major expansion into rural areas thus destroying the productive capacity. The hectare blocks are destructive and the land is not employed to the best productive advantage.

Decision Requested:

Cancel the proposed plan changes.

Submission Number: 2 Plan Section Name: Plan Change 32 Support/Oppose: oppose
Specific Provisions: Plan Change 32 General Submissions

Submission:

Strenuously opposed to a wind farm being established at Makara. Quartz Hill has not been included in the ridgelines and hilltops overlay.

Decision Requested:

Cancel the proposed District Plan changes.

Submission Number: 3 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposed to any liberalisation of the existing policy of protection of ridgelines and hilltops. Are countless cases where developers and others have grossly breached the provisions of the District Plan and either been given a Resource Consent retrospectively or the plans approval without public consultation.

Decision Requested:

Cancel the proposed District Plan changes.

Gurr Marilyn Submitter Number: 494

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Continue to protect the hilltops and ridgelines.

Decision Requested:

1. That Quartz Hill be included in the Planning Maps and in the protective overlay. 2. Quartz Hill be recognised for its important historic, geological, recreational and landscape values. 3. Protect ridgetops and hilltops from man built development. 4. Amend proposed rules.

Gurr Alan Submitter Number: 495

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Continue to protect the hilltops and ridgelines.

Decision Requested:

1. That Quartz Hill be included in the Planning Maps and in the protective overlay. 2. Quartz Hill be recognised for its important historic, geological, recreational and landscape values. 3. Protect Makara's Hills from man built development on hilltops/ridgetops.

Hampshire Jasmine Submitter Number: 335

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Rural hilltops should be protected from man built development. Quartz Hill is an important skyline. Protect rural character.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect rural hilltops/ridgetops from built development.

Hansen Paul Submitter Number: 207

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Ridgelines and hilltops must remain protected especially Quartz Hill and other areas of Makara.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All the ridgetops and hilltops in Makara/ Terawhiti currently protected in the Wellington District Plan, be given protection from industrial development

Hansen	Marie	Submitter Number:	208
---------------	--------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Opposes changes to ridgelines and hilltops protection. "I do not want the Makara Hills covered in roads, scaring the landscape and the skyline destroyed by windmills and power pylons"

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Harding-Shaw	Dave	Submitter Number:	87
---------------------	-------------	--------------------------	-----------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

While I have no problems with the use of wind farms I do not believe they should be located in such places as Quartz Hill where they will have an impact on the view of a frequently visited location

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay and 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values

Hargreaves	Adrian	Submitter Number:	40
-------------------	---------------	--------------------------	-----------

Submission Number: 1	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose:	amend
	Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

Concerns regarding traffic increase on St Albans Ave. Would increase probability of car collision.

Decision Requested:

Delete Reference to the land in Appendix 7 from Rule 15.4.6 and elsewhere in the District Plan.

Harray	Jayne	Submitter Number:	361
---------------	--------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

The hills of Wellington are highly valued, they should be protected from man built development. Quartz Hill is a regionally significant landform as are the coastal hills north and south of Makara, and should be protected from built development. This area is special.

Decision Requested:

1) Quartz Hill be included in the Planning Maps. 2) All rural ridgetops/hilltops be included in Planning Maps. 3) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values - a higher level of protection. 4) All areas in planning maps be protected from built development.

Harrison	Joyce	Submitter Number:	670
-----------------	--------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

The recreational area which would be removed for the windfarm should be preserved and be in public ownership. Windfarms should be located in less accessible and recreationally important areas.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Hart	Serena	Submitter Number:	91
-------------	---------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Quartz Hill has spiritual wealth to me and has inspired years of painting - having wind turbines 30 minutes from such a vibrant city is totally selfish towards future generations.

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values. 3) The ridgetops and hilltops in Makara/ Tera whiti currently protected in Wellington District Plan to be given protection from man built development

Hart	Lisa	Submitter Number:	509
-------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The changes to ridgelines and hilltops protection are opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values

Hawke	Ramon	Submitter Number:	591
--------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Quartz Hill is a hilltop/ridgeline. Makara is a regionally significant recreational area with historic value and rural character. This area needs protection from wind turbine development.

Decision Requested:

1) Quartz Hill should be included in definitions 3.10 2) That all ridgelines and hilltops in the Makara/ Terawhiti area seen from public roads and the coastal hilltops to the north seen from Makara beaches and the Makara also be included in definitions 3.10 3) Amend to include hilltops/ridgelines in the Makara/Terawhiti area in the overlay and to protect them from development, 4) Quartz Hill be given more protection from industrial development.

Hawkins	Geraldine	Submitter Number:	42
----------------	------------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

I want protection to continue for the hilltops and ridgelines in rural areas, Particularly for Quartz Hill.

Decision Requested:

1) That Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 2) Quartz Hill be included in the planning maps and in the proactive overlay

Hawkins	Kate	Submitter Number:	50
----------------	-------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

It is extremely important that these areas that are historically significant like Quartz Hill are left unindustrialised for future generations to enjoy

Decision Requested:

1) Quartz Hill to be included in the proposed planning maps and protective overlay. 2) Quartz Hill to be recognised as an important area which is rich in history and geological recreational landscape values. 3) Ridgelines/ Hilltops in Makara and Terawhiti to be protected in the Wellington District Plan and saved development

Hawkins	Anthony	Submitter Number:	362
----------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Rural hilltops should be protected from man built development. Quartz Hill is an important skyline. Protect rural character.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect rural hilltops/ridgetops from built development.

Hawkins	Susan	Submitter Number:	528
----------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

It contradicts all of the "clean, green Wellington" image that many residents want.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect all of Wellington's hilltops.

Hawkins	Philip	Submitter Number:	529
----------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

All my life we have accepted and obeyed the rules. Especially limited subdivisions and no buildings on skylines. I thought council wanted to keep Makara green. If the wind turbines go ahead I feel I have wasted my time and effort. Put turbines in appropriate places.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Wellington's hills must be protected all ridgelines and hilltops are important.

Heary Rosemary Submitter Number: 382

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The hills of Wellington are highly valued, they should be protected from man built development. Quartz Hill is a regionally significant landform as are the coastal hills north and south of Makara, and should be protected from built development. This area is special.

Decision Requested:

1) Quartz Hill be included in the Planning Maps. 2) All rural ridgetops/hilltops be included in Planning Maps. 3) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values - a higher level of protection. 4) All areas in planning maps be protected from built development.

Heather Paul Submitter Number: 615

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Rural hilltops/ridgelines require continued protection. They are important landforms. This area is an important recreational area.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for its important historic, geological, recreational and landscape values, 3) All ridgelines and hilltops in Makara/Terawhiti protected under current District Plan be given protection from man-built development.

Hick Thomas Submitter Number: 607

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara.

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Hill Vera Submitter Number: 379

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The hills of Wellington are highly valued, they should be protected from man built development. Quartz Hill is a regionally significant landform as are the coastal hills north and south of Makara, and should be protected from built development. This area is special.

Decision Requested:

1) Quartz Hill be included in the Planning Maps. 2) All rural ridgetops/hilltops be included in Planning Maps. 3) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values - a higher level of protection. 4) All areas in planning maps be protected from built development.

Hill	Victoria	Submitter Number:	577
-------------	-----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The changes to ridgelines and hilltops protection are opposed

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values

Hindle	Rawiri	Submitter Number:	112
---------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

I oppose the proposed changes to the ridgelines and hilltops protection

Decision Requested:

1) That Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 2) Quartz Hill be included in the planning maps and in the proactive overlay

Hoer	Marianne	Submitter Number:	27
-------------	-----------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

All our ridgeline and hilltops are valuable and should not be industrialised under any circumstances.

Decision Requested:

Quartz Hill be included in the planning maps and in the protective overlay.

Submission Number:	2	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
--------------------	---	---------------------------	----------------	------------------------	--------

		Specific Provisions:	General Submissions		
--	--	-----------------------------	---------------------	--	--

Submission:

All our ridgelines and hilltops are valuable and should not be industrialised under any circumstances.

Decision Requested:

Quartz Hill be given recognition for its important historic, geological, recreational and landscape values.

Horne	Chris	Submitter Number:	678
--------------	--------------	--------------------------	------------

Submission Number:	12	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Protect Quartz Hill peneplain remnant in its entirety because it is the largest peneplain remnant in the Wellington Region. It is prominent from Makara Road, it is part of the Makara Covenant R2 7106, it is a well run traditional farm, it is a site of historic telecommunications facilities, it is susceptible to irreversible damage.

Decision Requested:

1) Withdraw proposed changes to the ridgelines and hilltops protection unless the entire Quartz Hill peneplain remnant is protected in the planning maps and the protective overlay.

Horokiwi Community Association	Submitter Number: 232
---------------------------------------	------------------------------

Submission Number: 1	Plan Section Name: Chapter 14 Rural Area	Support/Oppose: support
	Specific Provisions: Policy 14.2.4.2	

Submission:

The Horokiwi Community Association supports Wellington City Council's view that Horokiwi requires a stricter approach to subdivision, given the topography, existing development, community cohesiveness and rural identity.

Use the Rural Design Guide to ensure all change, use and future planning takes into account Horokiwi's unique and irreplaceable rural character.

Decision Requested:

Support the Rule 14.2.4.2 'Manage the rate of subdivision to minimise fragmentation of land in the Rural Area and to maintain a compact city.

Submission Number: 2	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose: support in part
	Specific Provisions: Chapter 15 Appendices	

Submission:

Horokiwi is consulted adequately and thoroughly about buffer zones and reserves, particularly with expansion of urban fringe.

Decision Requested:

Appendix 3 - Horokiwi must be an equal partner in the provision, placement and design of buffer zones

Submission Number: 3	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose: support
	Specific Provisions: Rule 15.4.5 Discretionary Activity (Unrestricted)	

Submission:

We endorse the retention of the minimum 50 hectare subdivision rule and note that the Rural Design Guide should provide enough checks and balances should any proposal for subdivision be filed.

Decision Requested:

Retain the minimum 50 ha subdivision rule.

Horsley Michael	Submitter Number: 233
------------------------	------------------------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose: oppose
	Specific Provisions: General Submissions	

Submission:

Opposes changes to ridgelines and hilltops protection. Seeks current protection of Makara rural area be retained.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) The ridgetops and hilltops in Makara/ Terawhiti currently protected in Wellington District Plan to be given protection from man built development

Horsley Jennifer Submitter Number: 566

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Continue protection of hilltops and ridgelines in Makara rural area especially Quartz Hill. I am concerned about any change to rural character and impact on property values.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All ridgelines and hilltops in Makara/Terawhiti protected under current District Plan be given protection from man-built development.

Houston Annie Submitter Number: 614

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara.

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Howard Michael Submitter Number: 327

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Protect hilltops and ridgetops in the rural area and townbelt. The pristine beach area at Makara is special for its peace quiet and solitude. Maintain the rural the rural character of the valley.

Decision Requested:

1) Do not proceed with the proposed rules. 2) Amend rules to ensure protection of above.

Howard Joanna Submitter Number: 334

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Protect hilltops and ridgetops in the rural area and townbelt. The pristine beach area at Makara is special for its peace quiet and solitude. Maintain the rural the rural character of the valley.

Decision Requested:

1) Do not proceed with the proposed rules. 2) Amend rules to ensure protection of above.

Hughes	Paul	Submitter Number:	168
---------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The public notice and accompanying material were misleading as to the impact of the Plan Change on ridgetops and hilltops. Section 32 is inadequate. Determination of the extent of the ridgetops and hilltops overlay was ad hoc and unprincipled and not in accord with the Act. Insufficient recognition and provision given to matters of national importance in section 6. Rule change will permit significant earthworks on ridgetops and hilltops. Insufficient regard has been given to all the matters in section 7.

Decision Requested:

That the proposed changes to the ridgelines and hilltops be declined.

Hughes	Paul	Submitter Number:	169
---------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	oppose
		Specific Provisions:	Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

The provisions for additional esplanade to be created on subdivisions are inadequate. Most of coast has public access and ownership. The length of coast remaining without some form of public access are minimal. The likelihood of subdivision with lots less than 4ha is low - so the Plan Change 33 rules will have little impact. The nature of our coast can be quite rugged and often it requires a width greater than 20m to gain practical public access along the margins of the coast to get to the coast.

Decision Requested:

Provisions for additional esplanade to be created on subdivisions along the coastal area should be :

- esplanade Reserves rather than strips
- for any lot size
- created up to 100m wide at Council discretion
- in addition to any existing public land as reserve or strip where the width is inadequate

Submission Number:	2	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	oppose
		Specific Provisions:	Rule 15.4.5 Discretionary Activity (Unrestricted)		

Submission:

The provisions for additional esplanade to be created on subdivisions are inadequate. Most of coast has public access and ownership. The length of coast remaining without some form of public access are minimal. The likelihood of subdivision with lots less than 4ha is low - so the Plan Change 33 rules will have little impact. The nature of our coast can be quite rugged and often it requires a width greater than 20m to gain practical public access along the margins of the coast to get to the coast.

Decision Requested:

Provisions for additional esplanade to be created on subdivisions along the coastal area should be :

- esplanade Reserves rather than strips
- for any lot size
- created up to 100m wide at Council discretion
- in addition to any existing public land as reserve or strip where the width is inadequate

Hume	Russell	Submitter Number:	406
------	---------	-------------------	-----

Submission Number: 1	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose:	amend
	Specific Provisions: Rule 15.1.10 Permitted Activity		

Submission:

Rule 15.1.10 recognises the need for rural landowners to undertake earthworks in particular for the construction of farm tracks, within ridgelines and hilltop areas. However, improvements to existing farm tracks in the ridgeline/hilltop areas will require a resource consent if they alter the ground by more than 1.5m. This is an onerous requirement. Alterations of ground level up to 2.5m should be permitted.

Decision Requested:

Amend Rule 15.1.10 to allow earthworks associated with existing farm tracks with an identified ridgelines or hilltops to alter the existing ground level by up to 2.5 metres.

Submission Number: 2	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose:	amend
	Specific Provisions: Rule 15.2.2 Controlled Activity		

Submission:

Support Rule 15.2.2 which will allow boundary adjustments to be undertaken as a controlled activity. Support the inclusion of a non-notified statements for Rule 15.2.2. Concerned that if one of the standards and terms is not met then a boundary adjustment would become a Discretionary Activity.

Decision Requested:

Insert a new rule making boundary adjustments, which do not comply with the standards and terms for a controlled activity, a Discretionary (Restricted) Activity, with the discretion restricted to the particular standards and term, which has not been met.

Submission Number: 3	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose:	oppose
	Specific Provisions: Rule 15.3.3a Discretionary Activity (Restricted)		

Submission:

Oppose the inclusion of Rule 15.3.3a which will require any new residential dwellings to obtain a resource consent, which could particularly be declined. New dwellings in Rural Zone should be a permitted activity, especially for dwellings to be constructed on allotments, which have been assessed against the Rural Design Guide as part of the subdivision process.

Commend that a non-notification statement has been included to allow dwellings to be approved without the need to obtain written approvals or for the application to be served on affected parties.

Decision Requested:

Allow dwellings, outside identified ridgelines and hilltops to be constructed as a permitted activity.

Submission Number: 4	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose:	amend
	Specific Provisions: Rule 15.4.2 Discretionary Activity (Unrestricted)		

Submission:

Support the exclusion of fencing associated with permitted rural activities from Rule 15.4.2. However, concern is raised that fences are not permitted by Rule 15.1.4 and the exclusion for Rule 15.4.2 appears to result in such fences being classified as a Non-complying Activity under Rule 15.5.

Decision Requested:

Amend Rule 15.1.4 to include the construction of fences and other structures, associated with rural activities, which are Permitted Activities, within identified ridgelines and hilltops.

Submission Number: 5 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.1.4 Permitted Activity

Submission:

Support the exclusion of fencing associated with permitted rural activities from Rule 15.4.2. However, concern is raised that fences are not permitted by Rule 15.1.4 and the exclusion for Rule 15.4.2 appears to result in such fences being classified as a Non-complying Activity under Rule 15.5.

Decision Requested:

Amend Rule 15.1.4 to include the construction of fences and other structures, associated with rural activities, which are Permitted Activities, within identified ridgelines and hilltops.

Submission Number: 6 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support in part/opp
Specific Provisions: Rule 15.4.5 Discretionary Activity (Unrestricted)

Submission:

Support Rule 15.4.5 which allows landowners to subdivide on additional allotments from a 30 ha allotment every five years. Support that generally there is no minimum lot size for the allotments created under Rule 15.4.5.

Oppose the discretinoary (unrestricted) status of subdivision provided for under Rule 15.4.5 as it allows for public notification and consideration of all of the effects of the proposed subdivision.

Propose that large balance allotments are likely to stay from this type of subdivision and the requirements for parent title to be at least five years old are adequate mechanisms that will limit the rate of subdivision within the rural zone.

Controlled activity status will still allow consideration of the Rural Design Guide and will allow the Council to set conditions to mitigate any potentially adverse effects that may be generated by such a subdivision.

Controlled Activity status will give greater certainty to rural landowners with regard to the possibility of future subdivision.

Decision Requested:

Amend the activity status of Rule 15.4.5 from a Discretionary (unrestricted) Activity to a Controlled Activity.

Hunt	David	Submitter Number:	83
Submission Number: 1	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose:	oppose
	Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

Does not want land in Makara Peak Mountain Bike Park subdivided and used for housing because:

- the area is already regenerating native bush and will add to the attractive visage of South Karori when you drive over the hill south towards the mall.
- any new subdivisions should be prohibited in Karori - they only add to the already chronic transport congestion.
- once subdivided it can never be reclaimed as parkland.

Decision Requested:

The reference to land in Appendix 7 be deleted from proposed Rural Area Rules under rule 15.4.6 and elsewhere in the District Plan.

Hyam	Coral	Submitter Number:	62
-------------	--------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 32	Support/Oppose:	oppose
		Specific Provisions:	Plan Change 32 General Submissions		

Submission:

Not renewable energy - only apply to Wind energy. Will allow hills of Wellington to be covered in wind turbines. Would override other rules in the district plan at the expense of local community - not acceptable.

Decision Requested:

Renewable Energy rules should be withdrawn.

Submission Number:	2	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Want continued protection of ridges and hills in rural area. If wind farms were built the character of area would be ruined.

Decision Requested:

Quartz Hill should be given recognition for its historic, geographic, recreational value.

Ineson	Imelda	Submitter Number:	389
---------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Preserve and protect Quartz Hill and other hilltops within Wellington because they are part of the natural character of the city and coast, are nationally imported , an outstanding natural feature/ landscape, part of our heritage and for its geological and scientific values. Protect the rural hilltops/ ridgetops and peneplain remnants from man built development

Decision Requested:

1) Decline the changes to ridgelines and hilltops protection, 2) Preserve and protect Quartz Hill in planning maps and protective overlay, to recognise the national importance of the area, 3) Protect the rural ridgetops/ hilltops from man built development

Ineson	Geoffrey	Submitter Number:	390
---------------	-----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Preserve and protect Quartz Hill and other hilltops within Wellington because they are part of the natural character of the city and coast, are nationally imported , an outstanding natural feature/ landscape, part of our heritage and for its geological and scientific values. Protect the rural hilltops/ ridgetops and peneplain remnants from man built development

Decision Requested:

1) Decline the changes to ridgelines and hilltops protection, 2) Preserve and protect Quartz Hill in planning maps and protective overlay, to recognise the national importance of the area, 3) Protect the rural ridgetops/ hilltops from man built development

Isaako Oli Submitter Number: 262

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to ridgelines and hilltops protection.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Isaako Malekia Submitter Number: 263

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to ridgelines and hilltops protection.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Island Bay Natural Heritage Charitable Trust Submitter Number: 677

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: amend
Specific Provisions: General Submissions

Submission:

All areas proposed for protection in Island Bay area should be included. But these areas should be extended to include areas overlooked (e.g. coastal escarpments) . Also, protection should be much stronger than proposed and should not contemplate "managed development". Rules as proposed need strengthening.

Decision Requested:

Amend as above.

Island Bay Residents Association Submitter Number: 676

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: amend
Specific Provisions: General Submissions

Submission:

The proposed rules should improve protection, not reduce it.

Decision Requested:

The provision should be rewritten to provide for protection from built development and earthworks, rather than managed development.

Submission Number: 2 Plan Section Name: Planning Maps Support/Oppose: amend
Specific Provisions: Planning Maps General

Submission:

The areas included in the planning maps should be extended.

Decision Requested:

On the maps, include Quartz Hill, ridges/hilltops through the South coast and rural area and coastal escarpments. The areas currently depicted in Island Bay should be included in the final planning maps.

Jackson	Trish	Submitter Number:	445
----------------	--------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

The development of wind farms should be controlled and should not be allowed on ridgelines. The rural Makara area should continue to be protected by the District Plan.

Decision Requested:

1. Quartz Hill be included in the Planning Maps and in the protective overlay. 2. Quartz Hill be recognised for its important historic, geological, recreational and landscape values. 3. Protect Makara/ Terawhiti hills currently protected by the District Plan from man built development on hilltops/ridgetops.

James	Katherine	Submitter Number:	331
--------------	------------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Protect hilltops and ridgetops in the rural area and townbelt. The pristine beach area at Makara is special for its peace quiet and solitude. Maintain the rural the rural character of the valley.

Decision Requested:

1) Do not proceed with the proposed rules. 2) Amend rules to ensure protection of above.

Jarvis	Felicity	Submitter Number:	535
---------------	-----------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

The changes to the ridgelines and hilltops' protection is opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All ridgelines and hilltops be maintained under current District Plan.

Jennings	Leslie	Submitter Number:	212
-----------------	---------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Opposes changes to ridgelines and hilltops protection.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) The ridgetops and hilltops in Makara/ Terawhiti currently protected in Wellington District Plan to be given protection from man built development

Jennings	M T	Submitter Number:	213
-----------------	------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes to ridgelines and hilltops protection. Quartz Hill and Makara hills have outstanding beauty which will be lost forever if this plan goes ahead. Is an important landform and skyline. Character of ridgelines and hilltops in the City and rural area should be protected

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) The ridgetops and hilltops in Makara/ Terawhiti currently protected in Wellington District Plan to be given protection from man built development

Jennings	David	Submitter Number:	259
-----------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The current District Plan which was made in consultation with the people of Makara should stay. Quartz Hill is a prominent landform , Meridian should give the land up to be used for recreation. Makara is a special place and the current rules are sufficient to maintain rural character.

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill be given recognition for its important historic geological, recreational ad landscape values. 3) All hilltops in the Makara/Terawhiti area be protected from man built developments. 4) Any new or renovation residential projects should not be subject to council officials arbitrary non-qualified opinion.

Jervis	Brian	Submitter Number:	375
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The proposed changes to the ridgeline and hilltops protection is opposed. Keep the beaches and hills natural.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Jervis	Simon	Submitter Number:	376
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Protect Wellington's hills especially Quartz Hill. Wind power in appropriate on Wellington Hills.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect Makara's rural hilltops

Jervis Paul Submitter Number: 377

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Rural hilltops should be protected from man built development. Quartz Hill is an important skyline. Protect rural character.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect rural hilltops/ridgetops from built development.

Jervis Kaye Submitter Number: 665

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The rural character, peacefulness and rugged coastline will be destroyed by windmills. Keep hilltops/ridgelines as nature intends.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Jessep Dennis Submitter Number: 383

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The hills of Wellington are highly valued, they should be protected from man built development. Quartz Hill is a regionally significant landform as are the coastal hills north and south of Makara, and should be protected from built development. This area is special.

Decision Requested:

1)Quartz Hill be included in the Planning Maps. 2) All rural ridgetops/hilltops be included in Planning Maps. 3)Quartz Hill be given recognition for its important historic, geological, recreational and landscape values - a higher level of protection. 4) All areas in planning maps be protected from built development.

John and Lindsay Jenkin Baker Submitter Number: 127

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Concerned about criteria for assessing resource consents to manage visual effects of activities on identified ridges and hilltops.

Decision Requested:

Not Stated

Submission Number: 2 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

All ridgelines and hilltops should be protected. Council consultation 3 years ago identified that all hilltops and ridgelines be protected. The council is now blatantly ignoring the outcome of that consultation. Current selection of ridgelines and hilltops to be protected seems arbitrary.

Decision Requested:

Amend the District Plan to protect all ridgelines and hilltops.

Johnson	Robin	Submitter Number:	82
----------------	--------------	--------------------------	-----------

Submission Number: 1 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

My property is at 59 Allington Road, opposite the north corner of the Miet Land. I object to houses being built overlooking my property and also to the increased traffic on Allington Road. The accessway shown for 63/65 Allington Road is impractical because of the steep slope of hill. If building on the Miet land is approved major earthworks would be required off St Albans Ave.

Decision Requested:

Delete reference to land in Appendix 7 from Rule 15.4.6 and elsewhere in the District Plan.

Johnston	William	Submitter Number:	276
-----------------	----------------	--------------------------	------------

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Retain level of protection currently afforded Quartz Hill. Quartz Hill dominates whole Makara Valley. Industrial development will degrade the whole area and Wellington will lose a valuable rural area.

Decision Requested:

1. Quartz Hill continue to enjoy protection from development.
 2. Quartz Hill be included in the planning maps and protective overlay.
 3. Quartz Hill be recognised as an important landscape feature.
-

Johnstone	Val	Submitter Number:	78
------------------	------------	--------------------------	-----------

Submission Number: 1	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose:	oppose
	Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

- Oppose land in Makara Peak Mountain Bike Park bordering Allington Road, St Albans Ave and Swadel Way described in Appendix 7 being subdivided and used for housing.
- Town Belt is a valuable asset to the city and should not be encroached upon.
- The nature trees regenerating would be disturbed and destroyed and there would be an impact on the areas that have been improved by volunteers.
- Volunteers (and others) have spent considerable time and money enhancing the area for all to use.
- Increased traffic is not desirable and would be inconsistent with the new Outer Green Belt Management Plan.
- Visual effect of further development on Green Belt are not considered and will set a bad example to private landowners who seek to subdivide.
- Land should be incorporated in natural state into Makara Peak Mountain Bike Park - to encourage recreational use and support ecological values over development.

Decision Requested:

That the reference to land in Appendix 7 be deleted from proposed Rural Area Rules under rule 15.4.6 and elsewhere in the District Plan.

Jorgensen	Dylan	Submitter Number:	51
------------------	--------------	--------------------------	-----------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Opposes changes, cannot believe Quartz Hill is not part of the 'protective overlay'. It is one of the most significant historical sites in area

Decision Requested:

- 1) Quartz Hill to be included in the proposed planning maps and protective overlay. 2) Quartz Hill to be recognised as an important area which is rich in history and geological recreational landscape values

Jorgensen	Jennifer	Submitter Number:	413
------------------	-----------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Chapter 3 General Provisions	Support/Oppose:	support in part
	Specific Provisions: 3.10 Definitions		

Submission:

Concerned whether identified Ridgeline and Hilltops have been done correctly - methodology. That Ridgeline and Hilltop identified in Rural Area have same weight as those identified in urban area. Proposal to manage development is inadequate to ensure rural character and amenity is maintained. Believes important Ridgelines and Hilltops have been left out of Plan Change (refer to submission for list). Considers no/insufficient regard to section 6 and 7 of RMA.

Decision Requested:

That the identification of the important ridgelines and hilltops be reviewed to take account of the wishes of the rural residents as detailed in the community plan, and therefore extended to include as a minimum:

- 1) The prominent horizontal ridge extending generally southeastwards from British peak between the Makara Village and Churxh and the upper Makara Stream.
- 2) The prominent coastal hilltops between Makara Beach and Pipinui Point, including the point.
- 3) The very prominent and distinctive penepplain remnant of Quartz Hill between the southern boundary of the Meridian owned land to the point half way through Telecom Bush where the overlay recommences.
- 4) The coastal hilltops from Makara Beach southwards to Terawhiti Hill.
- 5) The hilltops and ridgetops of Terawhiti Station which are the vista seen from the Makara Walkway.

Submission Number: 2 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** support
Specific Provisions: Objective 14.2.5

Submission:

Support existing Objective 14.2.5.

Decision Requested:

Retention of existing Objective 14.2.5.

Submission Number: 3 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** oppose
Specific Provisions: Policy 14.2.2.2

Submission:

Support existing Policy 14.2.2.2. Proposed Policy 14.2.2.2 is significantly weaker than existing Policy 14.2.2.2. The proposed policy only controls the construction and siting of new buildings, structures and earthworks on identified ridgelines and hilltops and therefore any ridgelines not within the overlay are offered no protection or control for structures.

Decision Requested:

Retain existing Policy 14.2.2.2, unchanged.

Submission Number: 4 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** support
Specific Provisions: Policy 14.2.5.2

Submission:

Support existing Policy 14.2.5.2 and explanatory note. As it restricts the construction of structures on undeveloped skylines and ridges that make an important contribution to the landscape of Wellington.

Do not support what Makara Community clearly wish.

Policy 14.2.2.2 does not cover industrial use or major earthworks for such a use.

Proposed rules are completely silent on structures.

Proposed rules have been written to accommodate Meridian Energy and local community ignored.

Decision Requested:

Retain existing Policy 14.2.5.2, unchanged.

Submission Number: 5 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** amend
Specific Provisions: 14.2 Objectives and Policies

Submission:

The proposed policies are completely silent on structures.

Decision Requested:

Add a new Policy to state: "Restrict the construction of structures on undeveloped skylines, either within or outside the identified ridgelines and hilltops that make an important contribution to the rural landscape and rural character of Wellington's Rural and Open Spae B zoned land."

Submission Number: 6 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.3.5 Discretionary Activity (Restricted)

Submission:

Opposes proposed changes to Rule 15.3.5. It is clear that both the community and Wellingtonians value, highly, the ridgelines and hilltops of the rural area, this was the reason for the existing Assessment Criteria. It is clearly another instance of the Council writing rules for Meridian Energy at the expense of the local Community. If this rule were to stay then other matters must be addresses in the Assessment Criteria such as geological importance of the land, hisotrical importance and landscape/landform.

If 15.3.5 is to stay then other matters need to be addressed ie. Geological importance etc.

Opposes proposed words added to Rules 15.4.15 and 15.4.1.6 Rural roads are narrow and have no footpaths.

Rule 15.4.2 and 15.4.2a refers to explanatory notes proposed to delete important and sensitive feature of landscape.

Decision Requested:

Retain existng Rule 15.3.5, unchanged.

Submission Number: 7 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.1.3a Permitted Activity

Submission:

It is unreasonable that where large rural properties are involved the proposed rules squeeze permitted houses to a size that is well below what is allowed elsewhere. The proposed rules will only allow a single storey house, will not provide for a steeper pitched roof, does not consider garages or farm equipment. No consideration has been given to the size of the property. On smaller siter eg under 1200sqm a house of 420sqm can be built to a height of 8m and if a house is two storeys the gross floor are can be 800sqm this does not seem fair.

Decision Requested:

- 1) Amend 15.1.3a.3 to state: "Maximum Building Height. Increase to accord with existng limits."
 - 2) Delete 15.1.3a.4.
-

Submission Number: 8 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support
Specific Provisions: Rule 15.1.1 Permitted Activity

Submission:

Supports Conditions 15.1.1.1, 15.1.1.1.2 and 15.1.1.1.3.

Decision Requested:

Retain Conditions 15.1.1.1, 15.1.1.1.2, 15.1.1.1.3

Submission Number: 9 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.1.10 Permitted Activity

Submission:

The removal of 15.1.10.2 is opposed. It is clear that both the community and Wellingtonians value, highly, the ridgelines and hilltops of the rural area, this was the reason for the existing Assessment Criteria. It is clearly another instance of the Council writing rules for Meridian Energy at the expense of the local Community.

Decision Requested:

Retain Condition 15.1.10.2, unchanged.

Submission Number: 10 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.2.5 Controlled Activity

Submission:

Opposes 15.2.2.5 as the consideration of landscaping in the rural area is inappropriate when dealing with large tracts of land.

Decision Requested:

Do not proceed with 15.2.2.5.

Submission Number: 11 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.3.3a Discretionary Activity (Restricted)

Submission:

Opposes 15.3.3a.3 as the consideration of landscaping in the rural area is inappropriate when dealing with large tracts of land.

Decision Requested:

Do not proceed with 15.3.3a.3.

Submission Number: 12 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.4.1 Discretionary Activity (Unrestricted)

Submission:

I oppose the addition of the words to 15.4.1.5 and 15.4.1.6. Rural roads are narrow and have no footpaths. Vehicles associated with any non-residential use should be located within the site of the non rural activity.

Decision Requested:

- 1) Retain existing Assessment Criteria 15.4.1.5; and
 - 2) Do not proceed with Assessment Criteria 15.4.1.6.
-

Submission Number: 13 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.4.2 Discretionary Activity (Unrestricted)

Submission:

It is a fact that "The skyline of Wellington's ridgelines and hills is an important and sensitive feature of the landscape."

Decision Requested:

- 1) Retain existing Rule 15.4.2, unchanged.
 - 2) Do not proceed with proposed Rule 15.4.2
-

Submission Number: 14 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.4.2a Discretionary Activity (Unrestricted)

Submission:

It is a fact that "The skyline of Wellington's ridgelines and hills is an important and sensitive feature of the landscape."

Decision Requested:

Do not proceed with Rule 15.4.2a.

Submission Number: 15 **Plan Section Name:** Chapter 16 Open Space **Support/Oppose:** oppose
Specific Provisions: Policy 16.5.2.2

Submission:

Open space supposed to be protected. Opposes changes to 16.5.2.2. Explanatory notes of Policy 16.5.2.2 do not reflect studies undertaken. The proposed changes change the focus from skylines and undeveloped landscape to development. The methodology used to identify ridgelines and hilltops is extremely narrow.

Decision Requested:

Retain existing Policy 16.5.2.2, unchanged.

Submission Number: 16 **Plan Section Name:** Chapter 17 Open Space Rules **Support/Oppose:** oppose
Specific Provisions: Chapter 17 General

Submission:

Oppose all changes to this Chapter.

Decision Requested:

Retain existing rules.

Submission Number: 17 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** oppose
Specific Provisions: Rule 23.1.8 Permitted Activity

Submission:

Oppose changes to Condition 23.1.8.2. Opposes all changes that accommodate and encourage wind power development. Changes will reduce rural amenities/values.

Decision Requested:

Condition 23.1.8.2 must be expanded to include the Makara/Terawhiti area or use the extended definition of ridgelines and hilltops to be protected, as proposed in the submission.

Submission Number: 18 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** oppose
Specific Provisions: Rule 23.3.1 Discretionary Activity (Restricted)

Submission:

Oppose changes to Assessment Criteria 23.3.1.4 and 23.3.1.11. The changes will reduce rural amenity values and are clearly specifically designed to assist Meridian Energy at the expense of the local community and the landscape.

Decision Requested:

Retain existing Assessment Criteria 23.3.1.4 and 23.3.1.11, unchanged.

Submission Number: 19 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** oppose
Specific Provisions: Rule 23.4.1 Discretionary Activity (Unrestricted)

Submission:

Oppose changes to Assessment Criteria 23.4.1.2. Council is assisting in the degradation of the landscape.

Decision Requested:

Retain Assessment Criteria 23.4.1.2, unchanged.

Submission Number: 20 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** oppose
Specific Provisions: Rule 23.4.2 Discretionary Activity (Unrestricted)

Submission:

Oppose changes to 23.4.2.5. The changes will reduce rural amenity values and are clearly specifically designed to assist Meridian Energy at the expense of the local community and the landscape.

Decision Requested:

Retain Assessment Criteria 23.4.2.5, unchanged.

Submission Number: 21 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** oppose
Specific Provisions: Rule 23.3.4 Discretionary Activity (Restricted)

Submission:

Oppose changes to 23.3.4. Standards and Terms paragraph 3. The Makara/Terawhiti area should continue to be protected from overhead lines on ridgetops and hilltops whether Council considers them important or not, the Makara Community considers them important.

Decision Requested:

Do not proceed with Rule 23.3.4 Standards and Terms.
The Makara/Terawhiti area should continue to be protected from overhead lines on ridgetops and hilltops.

Submission Number: 22 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Conflict of interest between Boffa Miskell, Meridian Energy, Chairman of MOCB and board members.

Decision Requested:

Not stated.

Submission Number: 23 **Plan Section Name:** Section 32 **Support/Oppose:** oppose
Specific Provisions: Section 32 Report

Submission:

The Section 32 analysis does not support the changes Council has stated.

Decision Requested:

Not stated.

Submission Number: 24 **Plan Section Name:** Chapter 22 Utilities **Support/Oppose:** oppose
Specific Provisions: Chapter 22 General

Submission:

Makara Guardians entered into an agreement with the Council that was sealed by the Environment Court. The Makara/Terawhiti area was to be protected against utilities while the Council promised to write new rules to give the same protection but using a different method. After 4 years the proposed rule provide no protection and encourage wind power on Makara's hilltops and ridgetops. This is totally unsatisfactory.

Decision Requested:

Retain Appendix 1 Chapter 23.

Submission Number: 25 **Plan Section Name:** Chapter 23 Utility Rules
Specific Provisions: Chapter 23 General

Support/Oppose: oppose

Submission:

Makara Guardians entered into an agreement with the Council that was sealed by the Environment Court. The Makara/Terawhiti area was to be protected against utilities while the Council promised to write new rules to give the same protection but using a different method. After 4 years the proposed rule provide no protection and encourage wind power on Makara's hilltops and ridgetops. This is totally unsatisfactory.

Decision Requested:

Retain Appendix 1 Chapter 23.

Jorgensen	Christian	Submitter Number:	587
------------------	------------------	--------------------------	------------

Submission Number: 1 **Plan Section Name:** Plan Change 33
Specific Provisions: General Submissions

Support/Oppose: amend

Submission:

Hills that are important to the rural community should be given equal or greater weight to those that are important to the urban community as the nature of rural open space non-developed ridges/hills has a greater visual amenity.

Decision Requested:

That the identification of the important ridgelines and hiltops be reviewed to take account of the wishes of local residents.

Submission Number: 2 **Plan Section Name:** Plan Change 33
Specific Provisions: General Submissions

Support/Oppose: amend

Submission:

The existing District Plan gives an emphasis on 'protection' to ensure natural outcomes while the proposed changes alter this to place emphasis on 'development' to produce 'relatively undeveloped' outcomes.

Decision Requested:

That all ridgetops and hilltops in the Wellington region which are currently protected in the District Plan from built development to maintain and enhance the rural and/or natural character of the urban/rural undeveloped hilltops and ridgetops, continue to have such protection.

Submission Number: 3 **Plan Section Name:** Plan Change 33
Specific Provisions: General Submissions

Support/Oppose: amend

Submission:

Quartz Hill is a very prominent and distinctive peneplain remnant.

Decision Requested:

Quartz Hill in Makara be given recognition for its important historic, geological, recreational and landscape values.

Submission Number: 4 **Plan Section Name:** Chapter 14 Rural Area
Specific Provisions: Policy 14.2.2.2

Support/Oppose: oppose

Submission:

Proposed Policy 14.2.2.2 is significantly weaker than the existing policy as the existing policy controls the location and siting of new building structures and earthworks on all ridgelines and hilltops.

Decision Requested:

Retain Policy 14.2.2.2, unchanged.

Submission Number: 5 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** oppose
Specific Provisions: Policy 14.2.5.2

Submission:

The existing policy 14.2.5.2 restricts construction of structures on undeveloped skylines and ridges that make an important contribution to the landscape of Wellington. I seek the retention of this policy and its explanatory notes.

Decision Requested:

Retain Policy 14.2.5.2, unchanged.

Submission Number: 6 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.1.10 Permitted Activity

Submission:

Oppose lack of rules to control the construction of structures on ridgelines and hilltops not within the identified ridgelines and hilltops overlay.

Decision Requested:

Retain Assessment Criteria 15.1.10.2, unchanged.

Submission Number: 7 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.4.2 Discretionary Activity (Unrestricted)

Submission:

I oppose any changes to Rule 15.4.2 and Proposed Rule 15.4.2a unequivocally support the retention of the existing rules and their assessment criteria. The skyline is an important and sensitive feature of the landscape.

Decision Requested:

Retain Policy 15.4.2 unchanged. Do not proceed with Proposed Rule 15.4.2.

Submission Number: 8 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.4.2a Discretionary Activity (Unrestricted)

Submission:

I oppose any changes to Rule 15.4.2 and Proposed Rule 15.4.2a. I unequivocally support the retention of the existing rules and their assessment criteria. The skyline is an important and sensitive feature of the landscape.

Decision Requested:

Do not proceed with Proposed Rule 15.4.2a.

Submission Number: 9 **Plan Section Name:** Planning Maps **Support/Oppose:** oppose
Specific Provisions: Planning Maps General

Submission:

There are a number of important ridgelines and hilltops left out of the overlay. The Council cannot have had sufficient regard to matters of national importance as required under s6 of the RMA. Additionally, the Council has given insufficient and inadequate regard to all matters set out in s7 RMA.

Decision Requested:

Seek that all Ridgelines and Hilltops in the Makara/Terawhiti area (detailed below) be included in the planning maps and in the protective overlay, being:

- a. The prominent horizontal ridge extending generally south west and is from British Peak between the Makara village and church and the upper Makara Stream;
 - b. The very prominent and spectacular coastal hilltops between Makara Beach and Boom Rock Road Lodge;
 - c. The very prominent and distinctive peneplan remnant of Quartz Hill in Makara;
 - d. The coastal escarpments to the South of Makara Beach;
 - e. The hilltops and ridgetops of Terawhiti Station which are easily viewed from the public Makara walkway.
-

Submission Number: 10 **Plan Section Name:** Chapter 16 Open Space **Support/Oppose:** oppose
Specific Provisions: Policy 16.5.2.2

Submission:

The proposed changes and its accompanying explanatory notes change the focus from skylines and undeveloped landscape, to developments.

Decision Requested:

Retain existing Policy 16.5.2.2, unchanged.

Submission Number: 11 **Plan Section Name:** Chapter 17 Open Space Rules **Support/Oppose:** oppose
Specific Provisions: Chapter 17 General

Submission:

I oppose the proposed changes - Open Space on Ridgelines and Hilltops is supposed to be protected, not relatively undeveloped.

Decision Requested:

Retain existing Rule in Chapter 17.

Jorgensen **Ralph** **Submitter Number:** 600

Submission Number: 1 **Plan Section Name:** Chapter 3 General Provisions **Support/Oppose:** support in part
Specific Provisions: 3.10 Definitions

Submission:

The definition is acceptable providing the identified ridgelines and hilltops are correctly determined and that the hills that are important to the rural community are given equal weight to those that are important to the urban community. - the definition of ridgelines and hilltops as proposed is such that, if any ridgeline or hilltop is not correctly identified for inclusion or deliberately left out of the planning maps, it has little if any protection from inappropriate development. How on earth does a methodology that talks of intervisibility and slope continuity fail to identify a significant portion of the dominant continuous and highly visible skyline that rural residents of Makara see every day on their way to work and coming home in the evening? Why is this prominent section of the visible horizon suddenly so unimportant that the methodology fails to identify it, notwithstanding that existing and past District Plans have identified all prominent skylines of major significance to people?

Decision Requested:

That the methodology used to identify important ridgelines and hilltops be reviewed to take account of visibility to people from the summit of Makara Hill Road, the actual clearly visible skyline of Quartz Hill and the wishes of rural residents as detailed in the community plan.

Submission Number: 2 **Plan Section Name:** Plan Change 33 **Support/Oppose:** amend
Specific Provisions: General Submissions

Submission:

The methodology used to identify the extent of the ridgelines and hilltops included with the overlay planning maps for the rural and open space B is in adequate. Important ridgelines and hilltops have been left out, including: 1, The prominent horizontal ridge extending generally south-westwards from British Peak between Makara Village and Church and the upper Makara stream, and that forms the dominant horizon above the Makara village and church area. 2, The very prominent and spectacular coastal hilltops between Makara beach and Boom Rock Lodge (apart from a small area adjacent to the lodge that has been included) and that feature on DoC's brochure of the best New Zealand walkways. 3, The very prominent and distinctive peneplaine remnant of Quartz Hill between the southern boundary of the Meridian owned land to a point half way though Telecom Bush.

Decision Requested:

Extend map overlays to include the three areas listed above.

Submission Number: 3 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** oppose
Specific Provisions: Policy 14.2.2.2

Submission:

The proposed objective is significantly weaker than the existing method in that whereas the existing method provided to control the location and siting of new buildings, structures, and earthworks on all ridgelines and hilltops, the proposed method only seeks to control the construction and siting of new buildings, structures, and earthworks on identified ridgelines and hilltops. Thus any ridgelines not within the overlay are offered no protection or control at all from inappropriate structures.

Decision Requested:

Not stated.

Submission Number: 4 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** support
Specific Provisions: Objective 14.2.5

Submission:

Proposed Objective 14.2.5 provides to maintain and enhance features (including landscapes and ecosystems) that contribute to Wellington's natural environment. I support this objective.

Decision Requested:

Not stated

Submission Number: 5 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** support
Specific Provisions: Policy 14.2.5.2

Submission:

The existing objective 14.2.5.2 seeks to restrict construction of structures on undeveloped skylines and ridges that make an important contribution to the landscape of Wellington. Undeveloped skylines are described as an important feature of the landscape. The visual intrusion caused by structures is described as dramatic. To prevent adverse effects, development is restricted on ridges and skylines to keep them in their natural state. I support the retention of this objective method.

Decision Requested:

I seek the retention of the intent of the existing 14.2.5.2 by the insertion of a new rule as follows: Restrict the construction of structures on undeveloped skylines, either within or outside the identified ridgelines and hilltops that make an important contribution to the rural landscape and the rural character of Wellington's rural and Open Space B zoned land.

Submission Number: 6 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.1.3a Permitted Activity

Submission:

I find it unbelievable that where large rural properties are involved, the proposed rules squeeze permitted houses to a size that is well below what is allowed as of right in both the Outer Residential areas and the smaller rural areas. -this allows as of right, only a single storey house - no drive under garage is reasonable possible - no allowance is made for a steeper pitched roof - no consideration at all is given for the size of the property and the expectation that a large house is a basic right for owners of large properties - no allowance is made for the fact that on large properties, house sites can be positioned well away from public roads and other houses - the use of gross floor area is unprecedented for residential dwellings. This forces a separate garage to be built that again eats into the gross floor area allowance. - no allowance is made for the fact that rural dwellers require additional cars for their families as no public transport exists - no allowance made for buildings needed for mowers and other equipment that rural dwellers require for their residential activities. - 300 square metres is tiny for the country. - for a property located in the under 1200 square metre areas, a house of 420 square metres can be built and to a height of 8m. If such a house has two storeys, its gross floor area could be around 800 square metres. But the poor old large property owner gets forced to obtain resource consent to build only an average house. This is unacceptable. I most strongly oppose the restrictive limits on height and gross floor area that this rule imposes and for which there can be no reasonable justification. There is no valid reason what a restricted floor area should be included for any house on large, rural properties, although I can see some justification for a height limit. The existing rule provides for a height limit of 8m but no restriction on area and the rural character has not in any way been compromised.

Decision Requested:

That rule 15.1.3a be modified as follows: 15.1.3a.3 Increase maximum building height to 8m, 15.1.3a.4 delete this rule.

Submission Number: 7 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.3.3a Discretionary Activity (Restricted)

Submission:

I oppose the inclusion of site landscaping into the assessment criteria. Why should Council officers have control over what a rural dweller chooses to plant around their house following its construction? No such control is imposed for a permitted activity house or a house in the village, the beach and other areas under 1200 square metres. So why should such control be placed for houses on the large properties? Landscaping on large rural properties is exceedingly expensive simply because of the size of the properties. Landscaping takes many years to achieve desired result and much time and effort. It is entirely personal and is a right that must be protected.

Decision Requested:

That rule 15.3.3a.3 be deleted.

Submission Number: 8 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Council has not given due regard to the requirements and provisions of section 6 of the RMA, Matters of National Importance, and section 7f of the RMA, Other matters. Specifically, the Council is to have particular regard to the maintenance and enhancement of the quality of the environment" including: "- ecosystems and their constituent parts, including people and communities, - all natural and physical resources, - amenity values, and - the social, economic, aesthetic, and cultural conditions, which affect the above matters or are affected by those matters.

Decision Requested:

Not stated.

Joseph	Pamela	Submitter Number:	8
---------------	---------------	--------------------------	----------

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

We need hilltop and ridgeline protection because these landforms are of high significance within the region, particularly Quartz Hill which is not invisible

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values, 3) The ridgetops and hilltops in Makara/ Terawhiti currently protected in Wellington District Plan to be given protection from man built development

Joseph	Stanley	Submitter Number:	119
---------------	----------------	--------------------------	------------

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

I want to see the continued protection of the ridgelines and hilltops in the rural area, particularly for quartz hill, which is a very important landform and which is absolutely not invisible

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values. 3) The ridgetops and hilltops in Makara/ Tera whiti currently protected in Wellington District Plan to be given protection from man built development

Joseph	Angela	Submitter Number:	121
---------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Quartz Hill is visible to the Makara community - effects on community huge. Makara is at the back door of every Wellingtonian. People come and visit because it offers beautiful hills, peace, beautiful coast and beach

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay and 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values. 3) Ridgelines and Hilltops in Makara currently being protected, stay protected

Kahaki	Mateheke	Submitter Number:	436
---------------	-----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara.

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Karaitiana	Judith	Submitter Number:	546
-------------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The hills should be protected from industrial use. The rural character is highly valued and the city hills are important

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) The ridgelines and hilltops Wellington, urban and rural, should be protected from development.

Karakassidis	S	Submitter Number:	177
---------------------	----------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The changes to the ridgeline and hilltops protection are opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Karakassidis	Alexander	Submitter Number:	178
---------------------	------------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The changes to the ridgeline and hilltops protection are opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Karori Golf Club Inc		Submitter Number:	138
-----------------------------	--	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes change . Seeks continued protection of the hilltops and ridgelines in the Quartz Hill and Makara hills area. Golf course is free from noises of a city - particularly traffic industry. Wind turbine will also increase traffic flows on roads which are unsuitable for increased traffic

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay, and 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 3) all the ridgetops and hilltops in Makara/ Terawhiti currently protected in the Wellington District Plan given protection from man built development

Karthik	J	Submitter Number:	523
----------------	----------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Protect Wellington's hilltops from development, especially wind turbines. Wind turbines are a good source of renewable energy but not next to houses or in a natural park.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values,

Kavanagh	Jessica	Submitter Number:	475
-----------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes. 1) Wellington hills are highly valued. 2) Wants protection from man built development for both city hills and rural areas, 3) Quartz Hill and coastal hills north and south of Makara are special, important landforms

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be given recognition for its important historic, geological, recreational, and landscape values; A higher level of protection, 4) All areas in planning maps be protected from built development

Keith	Allen & Suzanne Higgins	Submitter Number:	172
--------------	------------------------------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Chapter 14 Rural Area	Support/Oppose:	oppose
		Specific Provisions:	Policy 14.2.5.2		

Submission:

When walking along the ridge from Mt Albert looking west you see the wind turbine and a radar station, completely out of place. It would be a shame to have this area developed.

Decision Requested:

Retain existing policy 14.2.5.2 restricting structures on undeveloped skylines

Keller	Laura	Submitter Number:	94
---------------	--------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	oppose
		Specific Provisions:	Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

Concerns about increased traffic on Allington Road which is already very busy, from subdivision provided for in Rule 15.4.6.

Decision Requested:

- Do not want the land bordering Allington Road, St Albans Ave and Swadel Way in the Mountain Bike Park subdivided.
- Delete land identified in Appendix 7 from proposed Rural Area Rules 15.4.6 and elsewhere in the District Plan.
- Council owns land bordering Swadel Way, Allington Road and St Albans Ave and undertake both regeneration and not sold as subdivision.

Keller	Peter	Submitter Number:	95
---------------	--------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	oppose
		Specific Provisions:	Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

Land part of mountain bike park bordering Allington Road, Swadel Way and St Albans Ave could be subdivided if this change takes place.

This will increase traffic along Allington Road

Traffic is already heavy

Jim Williamson was not allowed to subdivide this land because he could not find an alternative access route.

Traffic there is not less so Council should not get themselves right to subdivide.

Decision Requested:

1. Reference to land in Appendix 7 be deleted from the proposed Rural Area Rules - Rule 15.4.6 and elsewhere in District Plan.
2. Council owned land (noted above) be retained as bush and not sold or subdivided.

Kelly Catherine Submitter Number: 326

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Want to see the preservation and protection of Quartz Hill because it is park of natural character of Makara. The drive to Makarais beautiful.

Decision Requested:

Decline proposed changes unless Quartz Hill is protected/preserved in the Planning Maps and protective overlay. 2) Recognise national importance of the Makara/Quartz Hill area

Kennedy Brian Submitter Number: 369

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Rural hilltops should be protected from man built development. Quartz Hill is an important skyline. Protect rural character.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect rural hilltops/ridgetops from built development.

Kent Mark & Rachel Submitter Number: 236

Submission Number: 1 Plan Section Name: Chapter 15 Rural Area Rules Support/Oppose: oppose
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

Oppose inclusion of Appendix 7 in Rule 15.4.6. Submitters had been assured that the land behind their property would be purchased by the Council for recreational use and added to Makara Peak Mountain Bike Park.

Land has much greater value as a recreational facility and to local residents than what a subdivision could provide.

Argues that land in question has a substantial ridgeline running through the middle.

Appendix 7 allows for no restriction on section size and on the number of houses. Concerned about increased run-off, traffic, congestion because of limited road access out of Karori. We feel our privacy would also be invaded.

Land has great ecological values and the Makara Peak Mountain Bike Park. Supporters have put a proposal to Council to keep the land for recreational use.

Decision Requested:

1. Reference to Appendix 7 be deleted from proposed Rule 15.4.6 and elsewhere in the District Plan and zoned as part of outer green belt (open space).

Kettle	John	Submitter Number:	490
---------------	-------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Khare-Zodgekar	Swati	Submitter Number:	493
-----------------------	--------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Protect the hilltops of Wellington.

Decision Requested:

1. That Quartz Hill be included in the Planning Maps and in the protective overlay. 2. Quartz Hill be recognised for its important historic, geological, recreational and landscape values. 3. Protect and sustain Wellington's hilltops/ridgetops.

Kilmarston Properties Ltd & Kilmarston Development	Submitter Number:	53
---	--------------------------	-----------

Submission Number: 1	Plan Section Name: Planning Maps	Support/Oppose:	amend
	Specific Provisions: Planning Map 21		

Submission:

The hilltop boundary on Map 21 passes through the properties of Kilmarston Properties Ltd and Kilmarston Developments Ltd

The boundary is not in an appropriate place - is arbitrary. Should be changed to 265m above mean sea level.

Decision Requested:

The location of the boundary through properties on Map 21 that defines that hilltop is amended to follow contour line that coincides with the reduced level 265m above mean sea level.

King	Stephen	Submitter Number:	285
-------------	----------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Chapter 23 Utility Rules	Support/Oppose:	oppose
	Specific Provisions: Chapter 23 Appendices		

Submission:

Proposed Plan change appears to contravene the agreement gained through the Environment Court that resulted in the creation of Appendix 13. The proposed ridgeline cuts through the area already covered by the provisions of Appendix 13 - this will create legal confusion and severely impact the families ability to develop this block. Given the history of negotiation over this block it is disappointing that the family was not consulted prior to proposed changes being made public.

Decision Requested:

1. Remove the proposed 'ridgelines and hilltops' line from properties covered under Appendix 13.

King	Major	Submitter Number:	620
-------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Kirk	Roy	Submitter Number:	22
-------------	------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Don't ruin this wild and truly natural environment by allowing wind turbines or other industrial structures on such a visible and loved landscape

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values.

Kirkcaldie	Graeme	Submitter Number:	391
-------------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Quartz Hill should be preserved and protected as it is part of the character of the hinterland and coastal setting.

Quartz Hill is regionally and nationally important - it is an outstanding natural feature in very wide visibility.

Rural character is vitally important therefore rural ridgelines and hilltops must be protected from built development to maintain rural character.

City's Hills and Town Belt must be protected from visual intrusion - large, unnatural mechanical devices are an intrusion and unacceptable.

Decision Requested:

1. Decline proposed changes to the ridgelines and hilltops unless these are amended to preserve and protect Quartz Hill, the rural ridgelines and hilltops and the town belt from man-built development.

Submission Number:	2	Plan Section Name:	Chapter 23 Utility Rules	Support/Oppose:	oppose
		Specific Provisions:	Chapter 23 General		

Submission:

The City's Hills and Town Belt must be protected from visual intrusion - large, unnatural mechanical devices are an intrusion and unacceptable.

Decision Requested:

1. Proposed utility rules should be declined.

2. Existing utility rules should be reinforced with protection for ridgelines and hilltops.

Konservative Investments Ltd	Submitter Number: 453
-------------------------------------	------------------------------

Submission Number: 1	Plan Section Name: Chapter 14 Rural Area	Support/Oppose:	support in part
	Specific Provisions: Policy 14.2.2.1		

Submission:

Commentary implies that Council is to discourage large dwellings in rural area - inappropriate.

Large areas of rural area can easily accommodate large dwellings.

Decision Requested:

1. Delete wording of the commentary at the end of page 15.

Submission Number: 2	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose:	support
	Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

Land owned by submitters currently used for cleanfill/quarry operation. After consent period site can be used for residential development/recreational activities.

Decision Requested:

Council approval of Rule 15.4.6.

Submission Number: 3	Plan Section Name: Rural Area Design Guide	Support/Oppose:	support in part
	Specific Provisions: Rural Area Design Guide		

Submission:

Sumitters land is more characteristic of a residential zone than a rural area.

Decision Requested:

Clarification within the Guide as to how provision would be applied when land is developed on the residential city fringe.

Submission Number: 4	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose:	oppose
	Specific Provisions: Rule 15.1.3a Permitted Activity		

Submission:

5m limit would set an unreasonably low community expectation of building height . 300sqm gross floor area limit would set unreasonably low expectations on the size of rural housing. Misleading wording: other methods than septic tank wastewater disposal should be encouraged.

Decision Requested:

1)Opposes limitation of extensions to buildings (5m building height/300sqm gross floor area).
2) Amend wording of Rule 15.1.3a.7 to ensure that other methods for wasterwater disposal other than through Septic Tanks are not discounted.

Submission Number: 5	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose:	support in part
	Specific Provisions: Rule 15.3.3a Discretionary Activity (Restricted)		

Submission:

Important that assessment is made by impartial parties and not subject to neighbour approvals. Reword/clarify septic tank provisions.

Decision Requested:

1)Approve non-notification provision. .
2)Reword 15.3.3a.7 and 15.3.3a.9 to allow other methods than septic tank wastewater disposal.

Submission Number: 6 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

Opportunities to develop residential allotments on completion of quarry/cleanfill activities. Allows for use of part of the site for residential activity. 15.4.6.4 makes reference to the Code of Practice for Land Development. There are no parts of the Code which are applicable to rural land development. This will inevitably result in urban development which would be contrary to the outcomes sought in the rural area design guide.

Decision Requested:

Approve 15.4.6.

Koouu	Karen	Submitter Number:	469
--------------	--------------	--------------------------	------------

Submission Number: 1 **Plan Section Name:** Chapter 3 General Provisions **Support/Oppose:** oppose
Specific Provisions: 3.10 Definitions

Submission:

The identified ridgelines and hilltops protection in the proposed rules is not sufficient to give adequate protection to Wellington's ridgelines and hilltops.

Decision Requested:

Quartz Hill should be given recognition for its important historic, geological, recreational and landscape values.

Submission Number: 2 **Plan Section Name:** Plan Change 33 **Support/Oppose:** amend
Specific Provisions: General Submissions

Submission:

I live in Makara because I want a balanced lifestyle of urban and rural living. Where the mountains meet the sea on the West Coast of the North Island - Te-ika-a-Maui looks across at Te Waipounamu. Rare birds visit the shores along with the usual resident birds.

Decision Requested:

Quartz Hill be included in the planning maps and in the protective overlay.

Submission Number: 3 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

When visiting places like the Makara Valley and Beach, the feelings of total isolation from any man-made structure or industrial development soon disappears as one's soul soaks in the environment before one's eyes. It forces the mind to focus and relax and breathe. My well-being is secure again and Wellington City should appreciate what we take for granted as the jewels, which for me make APW unique in the world. Lets not destroy our cities and environment beyond repair. We owe it to future generations to leave them natural habitats of geological and cultural significance to enjoy.

Decision Requested:

That all rural ridgelines and hilltops should be protected rather than managed by the Council.

Koouu	Pauline	Submitter Number:	592
--------------	----------------	--------------------------	------------

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Oppose the proposed changes to the ridgelines and hilltops protection.

Decision Requested:

1) Quartz Hill should be included in definitions 3.10 2) That all ridgelines and hilltops in the Makara/ Terawhiti area seen from public roads and the coastal hilltops to the north seen from Makara beaches and the Makara also be included in definitions 3.10, 3) All rural ridgetops/hilltops be protected rather than "mannaged" by Council.

Krebs	Roy	Submitter Number:	394
--------------	------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The provisions should be left as they are. It is better as a natural landscape.

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) Quartz Hill recognised for its historic, geological, recreational and landscape values, 3) All ridgetops and hilltops in Makara/ Terawhiti currently protected in the District Plan be protected from man built development, 4) All ridgetops/ hilltops in Wellington be protected from development

Kvalsvig	Amanda	Submitter Number:	143
-----------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Oppose changes to ridgetops and hilltops (visual amenity) and the fact that Quartz Hill is not included in the definition. The unspoilt landscape of Makara is valuable resource for Wellington. The natural beauty of Makara essential component of quality of life of resident and a significant factor in decision to move to New Zealand from abroad. Quartz Hill is a highly visible and prominent component of the skyline and should be protected. Given the importance of maintaining natural beauty, managed development inappropriate as it is too vulnerable to commercial pressure. Council needs to protect the area from exploitation-e.g. for future generations

Decision Requested:

1) That Quartz Hill be included in definitions 3.10. 2) That all ridgetops and hill tops in the Makara/Terawhiti area seen from public roads and coastal hilltops to the north, seen from Makara beaches and the Makara walkway, also be included in the definitions 3.10. 3) Amendments to ensure complete protection for ridgelines and hilltops in the Makara/Terawhiti/Ohariu area 4) Special protections for Quartz Hill such that developments is prevented.

Lacey	Thomas	Submitter Number:	284
--------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes to ridgelines and hilltops protection. Area is highly valued. Erection of wind power generating turbines will destroy view of ridgeline, create noise and be an eyesore for miles around. The land is also tagged to Waitangi tribunal claims because of its cultural importance.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Lake	Katrina	Submitter Number:	463
-------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes. Quartz Hill should be protected because 1) Gorgeous landscape for people to view, 2) Important for its scientific value, is used for educational trips to the area, 3) adds to the beautiful coastline

Decision Requested:

1) Changes to ridgelines and hilltops be declined unless Quartz Hill is preserved and protected in the planning maps and in a protective overlay, 2) Recognise the national importance of the area, 3) Rural ridgetops and hilltops be protected from man built development.

Langman	David	Submitter Number:	520
----------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Please explore options such as Terawhiti station as a wind farm.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values,

Lavender	Joyce	Submitter Number:	514
-----------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Lavery	Brian	Submitter Number:	202
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The changes to the ridgeline and hilltops protection are opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Lawton	Richard	Submitter Number:	306
---------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The proposed changes to the ridgelines and hilltops protection are opposed. The hilltops need protection.

Decision Requested:

1) Quartz Hill be included in the Planning Maps and protective overlay. 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values. 3) All rural ridgelines and hilltops should be protected rather than managed by the Council.

Leahy	Trevor & Vicki	Submitter Number:	142
--------------	---------------------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose:	oppose
	Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

Land is currently zoned residential and is protected from extensive subdivision by rule 15.4.5. Oppose changes to subdivision rules for following reasons: destruction of native ecosystems; loss of mountain bike and walking tracks; increased traffic; increased noise; family picnic area would be lost; privacy would be lost to quiet, private cul de sac - Swadel Way; beautiful native outlook of the ridge behind Swadel Way would be ruined.

Decision Requested:

Oppose inclusion of Appendix 7 in rule 15.4.6 of Plan Change 33.

Submission Number: 2	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose:	amend
	Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

Land is currently zoned residential and is protected from extensive subdivision by rule 15.4.5. Oppose changes to subdivision rules for following reasons: destruction of native ecosystems; loss of mountain bike and walking tracks; increased traffic; increased noise; family picnic area would be lost; privacy would be lost to quiet, private cul de sac - Swadel Way; beautiful native outlook of the ridge behind Swadel Way would be ruined.

Decision Requested:

Request that reference to land in Appendix 7 be deleted from proposed Rural Area Rules - rule 15.4.6 and elsewhere in the Plan.

Lean	Jenni	Submitter Number:	365
-------------	--------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Opposes changes to ridgelines and hilltops protection. The landform was not put there for the convenience of a wind generation. Future generations will condemn us for our stupidity.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) The ridgetops and hilltops in Makara/ Terawhiti currently protected in Wellington District Plan to be given protection from man built development

Leaney	Janette	Submitter Number:	537
---------------	----------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Continue protection for ridgelines and hilltops. The only reason for removal is because Meridian owns Quartz Hill and it has an accessible road to it. To build turbines elsewhere would cost more so Council will ignore Makara/Wellington residents/ratepayers.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect rural hills.

Leaney John & Brodie Submitter Number: 538

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Continue protection for hilltops and ridgelines. How can Quartz Hill not be included in the definition of ridgelines and hilltops?

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect rural hills.

Leaney David Submitter Number: 540

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Continue protection for ridgelines and hilltops. The only reason for removal is because Meridian owns Quartz Hill and it has an accessible road to it. To build turbines elsewhere would cost more so Council will ignore Makara/Wellington residents/ratepayers.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect rural hills.

Lee Frances Submitter Number: 221

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes the provisions relating to ridgelines and hilltops. Is incredible the WCC has purposely changed earlier defined topographical ridgelines and hilltops (which included Quartz Hill). Quartz Hill, with its surrounds, is an outstanding undeveloped feature, so accessible to the Wellington population.

Decision Requested:

1) Include Quartz Hill as WCC ridgeline and hilltop 2) Protect all ridgelines and hilltops

Lefao Paul Submitter Number: 381

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The proposed changes do not provide the same protection as in the District Plan. Quartz Hill is no longer identified as an important ridgeline/hilltop. Quartz Hill is the Makara skyline, highly visible and an important part of the rural area, and important to the community. You cannot "manage" the visual effects of developments such as wind turbines. Makara is special a haven away from city industrial developments. Don't ruin it by allowing wind turbines or other structures.

Decision Requested:

1) Quartz Hill be included in the planning Maps and protective overlay. 2) Quartz Hill be given full recognition for its historic, geological, recreational and landscape values. 3)All major ridge lines and hilltops as protected in the District Plan should be assured of protection for future generations to appreciate and enjoy.

Li	Rui	Submitter Number:	181
-----------	------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

I want the hilltops of the rural area to be kept natural. Quartz Hill is an important skyline

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay and 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values 3) Rural hilltops protected and kept natural

Lincolnshire Farm Ltd	Submitter Number:	407
------------------------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Planning Maps	Support/Oppose:	amend
		Specific Provisions:	Planning Map 27		

Submission:

Supports protection of visually sensitive ridgelines and hilltops. Concerned about the area owned by Lincolnshire Farm Ltd that has been identified as an area for future urban growth in the NGMF. Assessment criteria that will be applied to developments within this overlay will create uncertainty as to the potential for future development of these sites.

Decision Requested:

Delete ridgelines and hilltops overlay as it affects - Part Lot 2 DP 54434
- Part Sec 4 Horokiwi Road District
- Part Secs 6 & 8 Horokiwi Rd District

Until such time as the extent and form of urban development has been determined.

Lipski	Victor	Submitter Number:	343
---------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	oppose
		Specific Provisions:	Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

I oppose the proposed subdivision of land in Appendix 7, Rule 15.4.6., although I am open to supporting a drastically modified proposal. The existing proposal seems to double the number of dwellings between Numbers 70 and 112 Allington Rd. The piecemeal information, the reforestation of sections that may now be developed, the surprise of private ownership of some parts of the hillside: these do not suggest a well planned co-ordinated recreational and "native forest" purpose for the land in question.

Decision Requested:

1) A series of meetings and a programme of publicity to clearly set out the long-term uses of the land. This should then be followed by consultation allowing submissions from people living on Makara Peak and across the valley from it, so that those whose views and transport options would most likely be affected by the change would have an adequate opportunity to advise the Council of their preferences.

Locke	John	Submitter Number:	21
--------------	-------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Quartz Hill is Makara and its skyline by all who visit the area. No wind turbines can be 'managed' visually or from noise pollution or such a prominent skyline

Decision Requested:

1) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values. 2) All major ridgelines and hilltops protected for future generations and most importantly for Makara residents and visitors alike

Lockhart Sue Submitter Number: 458

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes. 1) Wellington hills are highly valued. 2) Wants protection from man built development for both city hills and rural areas, 3) Quartz Hill and coastal hills north and south of Makara are special, important landforms.

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be given recognition for its important historic, geological, recreational, and landscape values; A higher level of protection, 4) All areas in planning maps be protected from built development.

Long Gulley Station Trust Submitter Number: 429

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Current proposal is over inclusive such restrictive approach will not promote sustainable management protection under S6 applies narrower scope than proposed.

Arbitrary stipulation of overlay ridgelines

Proposed restrictions not as effective as the recognition and provision for matters of natural importance under s6.

Proposal out of step with Regional Policy Statement and not consistent with its direction to target control of activities.

Proposal does beyond imparative of S 10.2 Regional Policy Statement because it fails to identify/afford protection of regaional outstanding landscapes.

Identification of ridgelines/hilltops and controls impact upon those areas in proposal would not withstand an analysis in terms of s32 RMA.

Decision Requested:

1. Identify those ridgelines and hilltops that are "outstanding" and warrant protection.
2. Identify the above in planning maps.
3. Delete of all other ridgelines/hilltops.
4. Removal of Ridgeline Overlay stipulation.

Submission Number: 2 Plan Section Name: Chapter 15 Rural Area Rules Support/Oppose: oppose
Specific Provisions: Rule 15.4.5 Discretionary Activity (Unrestricted)

Submission:

Insufficient attentino was paid to the subject property being separated.

Change from non-limited to limited lot size was not made with proper consultation.

Arbitrary setting of lot sizes in subdivisons does not encourage sustainable management.

Decision Requested:

1. No minimum lot sizes and no restrictions on number of lots.
2. Enable each application to be dealt with on a case by case basis.

Lourie	Aaron	Submitter Number:	552
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Ridgelines and hilltops are part of Wellington's charm and beauty. Hilltops must be protected at all costs. Overseas turbine information should be studied or the city will be destroyed/degraded

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Keep Quartz Hill/ Wellington's Hills safe from man-made development

Lowie	Mary	Submitter Number:	395
--------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

This proposal is seen from the beach and many places in Makara. Quartz Hill is a unique site. Power generated is not very impressive. What about putting it on Terawhiti? The historical significance of the site must also be addressed

Decision Requested:

1) Include Quartz Hill in planning maps and protective overlay, 2) Quartz Hill be given full recognition for historic, geological, recreational and landscape values

Lundberg	Margaret	Submitter Number:	289
-----------------	-----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The areas in close proximity to Wellington should not be opened up to development that included buildings and structures like wind farms

Decision Requested:

1) Quartz Hill and other hills in close proximity to Wellington be included in the planning Maps and in the Protective overlay. 2) Quartz Hill and the coastal and significant historical features be recognised and protected from development that is unsightly and environmentally destructive.

Lundberg	Paul	Submitter Number:	290
-----------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes to ridgelines and hilltops protection. Non- commercialisation of these features maintained.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Mackintosh **Donald** **Submitter Number: 18**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Quartz Hill is Makara and its skyline by all who visit the area. No wind turbines can be 'managed' visually or from noise pollution or such a prominent skyline

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay.

MacLeod **Donald** **Submitter Number: 69**

Submission Number: 1 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

Opposes subdivision because
- regenerating bush should be retained.
- use of MTB park
- Karori's transport/traffic issues
- St Albans Ave not satisfactory for additional traffic
- huge asset, should be supported by Council.

Decision Requested:

Delete reference to land in Appendix 7 in 15.4.6 and elsewhere.

Mahony **Patrick** **Submitter Number: 639**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

As part of the coastal hilltops ridgeline profile, Quartz Hill should remain protected from the development of wind turbines.

Decision Requested:

That the proposed changes to the hilltops and ridgelines affecting Quartz Hill be declined.

Makara / Ohariu Community Board **Submitter Number: 210**

Submission Number: 1 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.4.5 Discretionary Activity (Unrestricted)

Submission:

For many years the Makara/Ohariu Community Board had been concerned about Council Officers and Hearings Committees not enforcing the Rural rules, such as for subdivision.

- The Board has concern over rules being considered trigger points with which closer examination of environment impacts takes place.
- The Board has examples of proposals considered appropriate and inappropriate in terms of subdivisions in the rural area.

Decision Requested:

Community board wishes for the Council to more strictly enforce the new rules

Submission Number: 2 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support in part
Specific Provisions: Rule 15.2.2 Controlled Activity

Submission:

Support changes that make boundary adjustments a Controlled Activity.

Decision Requested:

Support boundary adjustments as a Controlled Activity.

Submission Number: 3 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.1.3a Permitted Activity

Submission:

Height and size of residential buildings and associated residential accessory buildings are matters covered by the design guide, and therefore rule restrictions are not necessary in this regard. 300sqm is too small especially when double garages and extra bays for farm vehicles are required (75sqm).

Decision Requested:

1) Delete restrictions on house sizes and heights from Rule 15.1.3a. 2) Rely on Rural Area Design Guide to provide guidance to Council residents on appropriate size of rural houses.

Submission Number: 4 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Makara/Ohariu Community. The Board has concern over the processing of resource consent applications on a non-notified basis, in particular possible non-complying activities.

Decision Requested:

Not specifically stated, only that the City Council consider the notification of resource consents and that there be greater Councillor oversight of Resource Consent applications and that objectives and policies are implemented.

Submission Number: 5 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support in part
Specific Provisions: Rule 15.4.5 Discretionary Activity (Unrestricted)

Submission:

Lots which are altered by the boundary adjustments can be immediately subdivided. Boundary adjustments are not subject to the 5 year period as is subdivision. Rule 15.4.5 may be open to abuse by land developers as opposed to being a proposal to assist genuine farmers.

Decision Requested:

No specific relief sought but concern that Rule 15.4.5 is now open to abuse.

Makara Country Garage & Store Limited

Submitter Number: 598

Submission Number: 1 **Plan Section Name:** Planning Maps **Support/Oppose:** amend
Specific Provisions: Planning Maps General

Submission:

There are ridgelines and hilltops in the Makara Valley that are of huge significance to the rural community. Leaving them out of the overlay maps is clearly done to facilitate wind power development on those hilltops. Ridgelines and hilltops, even those identified in the overlay maps, are not protected as development is allowed provided it is managed.

Decision Requested:

All of Quartz Hill and the Coastal Hills between Makara Beach and Boom Rock Lodge are highly visible and should be included in the overlay maps.

Submission Number: 2 **Plan Section Name:** Plan Change 33 **Support/Oppose:** amend
Specific Provisions: General Submissions

Submission:

Council has not given due regard to the requirements and provisions in section 6 of the RMA. The proposal to "manage" development within the protected ridgelines and hilltops is inadequate to ensure rural character and amenity is maintained.

Decision Requested:

New objectives and rules should be added to the Rural rules to specifically protect important ridgelines and hilltops.

Makara Forest Partnership

Submitter Number: 404

Submission Number: 1 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.1.10 Permitted Activity

Submission:

Rule 15.1.10 recognises the need for rural landowners to undertake earthworks in particular for the construction of farm tracks, within ridgelines and hilltop areas. However, improvements to existing farm tracks in the ridgeline/hilltop areas will require a resource consent if they alter the ground by more than 1.5m. This is an onerous requirement. Alterations of ground level up to 2.5m should be permitted.

Decision Requested:

Amend Rule 15.1.10 to allow earthworks associated with existing farm tracks with an identified ridgelines or hilltops to alter the existing ground level by up to 2.5 metres.

Submission Number: 2 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.2.2 Controlled Activity

Submission:

Support Rule 15.2.2 which will allow boundary adjustments to be undertaken as a controlled activity. Support the inclusion of a non-notified statements for Rule 15.2.2. Concerned that if one of the standards and terms is not met then a boundary adjustment would become a Discretionary Activity.

Decision Requested:

Insert a new rule making boundary adjustments, which do not comply with the standards and terms for a controlled activity, a Discretionary (Restricted) Activity, with the discretion restricted to the particular standards and term, which has not been met.

Submission Number: 3 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.3.3a Discretionary Activity (Restricted)

Submission:

Oppose the inclusion of Rule 15.3.3a which will require any new residential dwellings to obtain a resource consent, which could particularly be declined. New dwellings in Rural Zone should be a permitted activity, especially for dwellings to be constructed on allotments, which have been assessed against the Rural Design Guide as part of the subdivision process.

Commend that a non-notification statement has been included to allow dwellings to be approved without the need to obtain written approvals or for the application to be served on affected parties.

Decision Requested:

Allow dwellings, outside identified ridgelines and hilltops to be constructed as a permitted activity.

Submission Number: 4 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.4.2 Discretionary Activity (Unrestricted)

Submission:

Support the exclusion of fencing associated with permitted rural activities from Rule 15.4.2. However, concern is raised that fences are not permitted by Rule 15.1.4 and the exclusion for Rule 15.4.2 appears to result in such fences being classified as a Non-complying Activity under Rule 15.5.

Decision Requested:

Amend Rule 15.1.4 to include the construction of fences and other structures, associated with rural activities, which are Permitted Activities, within identified ridgelines and hilltops.

Submission Number: 5 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.1.4 Permitted Activity

Submission:

Support the exclusion of fencing associated with permitted rural activities from Rule 15.4.2. However, concern is raised that fences are not permitted by Rule 15.1.4 and the exclusion for Rule 15.4.2 appears to result in such fences being classified as a Non-complying Activity under Rule 15.5.

Decision Requested:

Amend Rule 15.1.4 to include the construction of fences and other structures, associated with rural activities, which are Permitted Activities, within identified ridgelines and hilltops.

Submission Number: 6 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support in part/opp
Specific Provisions: Rule 15.4.5 Discretionary Activity (Unrestricted)

Submission:

Support Rule 15.4.5 which allows landowners to subdivide on additional allotments from a 30 ha allotment every five years. Support that generally there is no minimum lot size for the allotments created under Rule 15.4.5.

Oppose the discretionary (unrestricted) status of subdivision provided for under Rule 15.4.5 as it allows for public notification and consideration of all of the effects of the proposed subdivision.

Propose that large balance allotments are likely to stay from this type of subdivision and the requirements for parent title to be at least five years old are adequate mechanisms that will limit the rate of subdivision within the rural zone.

Controlled activity status will still allow consideration of the Rural Design Guide and will allow the Council to set conditions to mitigate any potentially adverse effects that may be generated by such a subdivision.

Controlled Activity status will give greater certainty to rural landowners with regard to the possibility of future subdivision.

Decision Requested:

Amend the activity status of Rule 15.4.5 from a Discretionary (unrestricted) Activity to a Controlled Activity.

**Makara Guardians
Incorporated Society**

Submitter Number: 652

Submission Number: 1 **Plan Section Name:** Chapter 3 General Provisions **Support/Oppose:** amend
Specific Provisions: 3.10 Definitions

Submission:

The methodology used to identify the extent of the Ridgelines and Hilltops included within the overlay maps for the Rural and Open Space B areas is questionable given the clear views of the Makara community recorded in the Council's Makara Rural Community Plan 2002. The existing District Plan and the agreement reached between Makara Guardians Incorporated Society and the Council and sealed by the Environment Court in respect of the utility rules. Important ridgelines and hilltops have been left out.

Decision Requested:

That the identification of the important ridgelines and hilltops be reviewed to include as a minimum: - The prominent horizontal ridge extending generally south-westwards from British Peak between the Makara Village and upper Makara stream. - Skylines, ridgetops and hilltops seen from public roads in Makara and public places including Makara's beaches, especially Fisherman's Bay. - The coastal hilltops/skyline between Makara Beach and Pipinui Point. - Quartz Hill between the southern boundary of the meridian owned land to the point half way through Telecom Bush where the 'overlay' recommences. - The coastal hilltops, from Makara Beach to the coast at Terawhiti Hill. - The hilltops and ridgetops of Terawhiti Station which are seen from the Makara walkway.

Submission Number: 2 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** oppose
Specific Provisions: Policy 14.2.2.2

Submission:

Proposed policy 14.2.2.2 is significantly weaker than the existing policy. Ridgelines not within the overlay are offered no protection or control at all from structures, Many of the hilltops and ridgelines in the rural area are not identified as important.

Decision Requested:

Retain existing policy 14.2.2.2.

Submission Number: 3 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** oppose
Specific Provisions: Policy 14.2.5.2

Submission:

We support the retention of the existing policy 14.2.5.2. The proposed policies are completely silent on structures but do cover earthworks. These policies contemplate wind turbine development on unidentified ridgelines and hilltops, hence the silence on structures on these still important skylines.

Decision Requested:

1) Retain 14.2.5.2 unless following changes are accommodated: 2) Retain the intent of 14.2.5.2 by inserting a new additional policy: "Restrict the construction of structures on undeveloped skylines either within or outside the identified ridgelines and hilltops that make an important contribution to the rural landscape and rural character of Wellington's Rural and Open Space B zoned land" 3) Include wording to ensure areas within the planning maps are to be protected from built development to maintain and enhance rural character and maintain the natural character of the City's urban undeveloped hilltops and ridgetops.

Submission Number: 4 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support
Specific Provisions: Rule 15.1.1 Permitted Activity

Submission:

We support existing rules 15.1.1.1, 15.1.1.1.2, and 15.1.1.1.3

Decision Requested:

Not stated.

Submission Number: 5 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.1.3a Permitted Activity

Submission:

These proposed rules give unacceptable control to the council to further adversely affect our lives. The existing 8m height limit is acceptable. There is no reason why a restricted floor area should be included for any house on large rural properties.

Decision Requested:

1) Increase maximum building height to 8m 2) Delete proposed rule 15.1.3a.4.

Submission Number: 6 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.1.10 Permitted Activity

Submission:

Both the Makara community and Wellingtonians value highly the ridgelines and hilltops of the rural area. This was the reason for the existing rule. We strongly oppose the removal of Rule 15.1.10.2

Decision Requested:

Retain existing rule 15.1.10.2 with the expansion to cover rural ridgelines and hilltops specified in submission.

Submission Number: 7 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.2.2 Controlled Activity

Submission:

We oppose Rule 15.2.2.5 as it is inappropriate. The Urban Strategy Unit has no expertise in rural matters to impose conditions as to landscaping in the rural area. We have more experience and knowledge of what is best for the rural area.

Decision Requested:

Don't proceed with 15.2.2.5.

Submission Number: 8 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.3.3a Discretionary Activity (Restricted)

Submission:

We oppose Rule 15.3.3a as it is inappropriate. The Urban Strategy Unit has no expertise in rural matters to impose conditions as to landscaping in the rural area. We have more experience and knowledge of what is best for the rural area.

Decision Requested:

Don't proceed with 15.3.3a.

Submission Number: 9 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.3.5 Discretionary Activity (Restricted)

Submission:

We oppose the proposed change to Rule 15.3.5. If this rule were to stay then others matters must be addressed in the assessment criteria such as geological importance of the land, historical importance, and landscape/landform.

Decision Requested:

Retain existing rule 15.3.5 unchanged.

Submission Number: 10 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.4.1 Discretionary Activity (Unrestricted)

Submission:

We oppose the proposed words added to Rule 15.4.1.5 and Rule 15.4.1.6. Rural road are narrow and have no footpaths. Vehicles associated with any non-residential use should be located within the site of the non-rural activity.

Decision Requested:

1) Retain existing rule 15.4.1.5, unchanged 2) Retain existing rule 15.4.1.6, unchanged.

Submission Number: 11 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support
Specific Provisions: Rule 15.4.2 Discretionary Activity (Unrestricted)

Submission:

We support the retention of the existing rules and their assessment criteria. It is a fact that the skyline of Wellington's ridgelines and hilltops is an important and sensitive feature of the landscape.

Decision Requested:

Retain existing rule 15.4.2 unchanged.,

Submission Number: 12 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support
Specific Provisions: Rule 15.4.2a Discretionary Activity (Unrestricted)

Submission:

We support the retention of the existing rules and their assessment criteria. It is a fact that the skyline of Wellington's ridgelines and hilltops is an important and sensitive feature of the landscape.

Decision Requested:

Retain existing Rule 15.4.2a, unchanged.

Submission Number: 13 **Plan Section Name:** Chapter 16 Open Space **Support/Oppose:** oppose
Specific Provisions: Policy 16.5.2.2

Submission:

We oppose the proposed changes to Policy 16.5.2.2 for the same reasons previously outlined in this submission. The explanatory note does not reflect the studies that were undertaken by the Council and ignores studies that took into account more extensive and relevant considerations. The Council has identified certain hilltops and ridgetops using inappropriate methodology.

Decision Requested:

Retain existing Policy 16.5.2.2, unchanged.

Submission Number: 14 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** oppose
Specific Provisions: Rule 23.1.8 Permitted Activity

Submission:

Proposed changes to utility rules are contrary to the Record of Determination and Consent Order agreed with the Council on 23 June 2000. The proposed rules are "No protection at all, and encouragement of wind power on Makara's hilltops and ridgetops".

Decision Requested:

the existing rule 23.1.8.2 be expanded to include the Makara/Terawhiti area. Use the extend definition provided.

Submission Number: 15 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** oppose
Specific Provisions: Rule 23.3.1 Discretionary Activity (Restricted)

Submission:

The changes will all reduce rural amenity values, when this is clearly avoidable and the changes proposed are clearly specifically designed to assist Meridian Energy at the expense of the local community and its values. These proposed rules, if adopted, would result in degradation of the landscape.

Decision Requested:

1) Retain existing Rule 23.3.1.4, unchanged 2) Retain existing rule 23.3.1.11, unchanged.

Submission Number: 16 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** oppose
Specific Provisions: Rule 23.3.4 Discretionary Activity (Restricted)

Submission:

We oppose the standards and terms on page 106. The Makara/Terawhiti area should continue to be protected from overhead lines on ridgetops and hilltops. Whether the Council considers these ridgetops and hilltops important or not the Makara community considers them to be important.

Decision Requested:

Not stated.

Submission Number: 17 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** oppose
Specific Provisions: Rule 23.4.1 Discretionary Activity (Unrestricted)

Submission:

We oppose assessment criteria 23.4.1.2. The Council is assisting in the degradation of the rural character.

Decision Requested:

Retain exiting Rule 23.4.1.2, unchanged.

Submission Number: 18 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** oppose
Specific Provisions: Rule 23.4.2 Discretionary Activity (Unrestricted)

Submission:

The changes, if adopted, would result in degradation of the landscape

Decision Requested:

Delete proposed assessment criteria 23.4.2.5.

Submission Number: 19 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** oppose
Specific Provisions: Chapter 23 Appendices

Submission:

Under the agreed Consent Order of 23 June 2000 the Makara/Terawhiti area was to be particularly protected against utilities on ridgelines and hilltops until December 2004. While the Council promised to issue new rules that would give the same protection as the existing rules but using a different method, the result is totally unsatisfactory.

Decision Requested:

Retain Appendix 1 Makara/Terawhiti area.

Submission Number: 20 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

We strongly oppose all changes to the ridgelines and hilltops provisions and earthworks changes and utility rules changes that have been proposed by the Council to accommodate, assist, and encourage wind power development and other forms of development to proceed on the hills of Wellington.

Decision Requested:

Specific relief sought in individual submission points.

Submission Number: 21 **Plan Section Name:** Planning Maps **Support/Oppose:** amend
Specific Provisions: Planning Maps General

Submission:

Include specified areas within the identified ridgeline and overlay map.

Decision Requested:

That the identification of the important ridgelines and hilltops be reviewed to as a minimum: - The prominent horizontal ridge extending generally south-westwards from British Peak between the Makara Village and upper Makara stream. - Skylines, ridgetops and hilltops seen from public roads in Makara and public places including Makara's beaches, especially Fisherman's Bay. - The coastal hilltops/skyline between Makara Beach and Pipinui Point. - Quartz Hill between the southern boundary of the meridian owned land to the point half way through Telecom Bush where the 'overlay' recommences. - The coastal hilltops, from Makara Beach to the coast at Terawhiti Hill. - The hilltops and ridgelines of Terawhiti Station which are seen from the Makara walkway.

Makara Model School **Submitter Number:** 397

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Ridgelines and hilltops should be protected, particularly Quartz and the surrounding Makara Hills.

Decision Requested:

Abandon proposed changes - continue existing protection.

Makara Ohariu Community Board **Submitter Number:** 226

Submission Number: 1 **Plan Section Name:** Chapter 3 General Provisions **Support/Oppose:** oppose
Specific Provisions: 3.10 Definitions

Submission:

The Boffa Miskell mapping, methodology which has resulted in the "identified" ridgeline and hilltop overlay is proven to be unreliable by the results it has produced. The resulting overlay map is indefensible.

Decision Requested:

1. That Council return to the methodology for mapping identified in the Boffa Miskell 2001 report (the same three factors for visual amenity methodology i.e.. Insensibility slope context and landform continuity with the addition of natural features, heritage and recreation values).

Submission Number: 3 **Plan Section Name:** Plan Change 33 **Support/Oppose:** amend
Specific Provisions: General Submissions

Submission:

This plan change pursues 'management' of development on the most important (i.e.. Mapped ridgelines) and no management of industrial activity (i.e.. Not subdivision or residential activity which is covered by the Design Guide) on those not mapped. In the rural area a large amount of dominant ridgelines and hilltops will not be afforded any specific industrial management controls and this may be an area that needs future assessment.

Decision Requested:

That Council clarify the management criteria for industrial activity on un-mapped but visually prominent ridgelines in the rural area.

Submission Number: 4 **Plan Section Name:** Planning Maps **Support/Oppose:** amend
Specific Provisions: Planning Maps General

Submission:

The Board has consistently resolved to see the reinstatement of Quartz Hill in the identified ridgeline and hilltop 'overlay' maps. Any support the Board has in the past given to the principle of mapping important ridgelines has been on the understanding that Quartz Hill was to be included.

Decision Requested:

That Council return to the methodology for mapping identified in the Boffa Miskell 2001 report (the same three factors for visual amenity methodology i.e. Intervisibility slope context and landform continuity with the addition of natural features, heritage and recreation values).

Makara Peak Supporters **Submitter Number:** 206

Submission Number: 1 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

The inclusion of land shown in Appendix 7 in Rule 15.4.6 is: Not the result of a principal policy decision; contrary to the Outer Green Belt Plan obligation to "protect all forest remnants and other important vegetation on WCC land; inconsistent with the vision, objectives and hilltops and ridgelines protection of the OutGreen Belt Plan; detrimental to the Council's ability to encourage private landowners to comply with the Outer Green Belt Plan; and based on an inadequate assessment of the ecological and recreational value of the land.

Decision Requested:

Removal of Appendix 7 from the rural rules and all references to that appendix.

Makara Playcentre **Submitter Number:** 282

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to ridgelines and hilltops protection. Promotion of windfarms in our community will challenge viability of our centre.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Makara Pony Club President **Submitter Number: 392**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The protected status of Quartz Hill be reinstated as an area of significance ecologically

Decision Requested:

1) Reinstate the protected status of Quartz Hill in the ridgetops/ hilltops, 2) Quartz Hill be included in the planning maps in the protective overlay

Malcolm Jenny **Submitter Number: 122**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Quartz Hill dominates the south western side of the Makara valley and is the major feature when descending the Makara hill. The area should be preserved as a rural landscape

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay and 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values. 3) That Quartz Hill and surrounding features be given protection from industrial development

Manning Juliette **Submitter Number: 510**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Oppose changes. Continue to protect the hilltops and ridgelines in the rural area - Particularly Quartz Hill and Terawhiti

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) Quartz Hill be given greater protection together with all the ridgelines surrounding Makara and Terawhiti against man built developments.

Manning Dianne **Submitter Number: 532**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Continue to protect hilltops and ridgelines in the Makara area, especially Quartz Hill which is a very important and visible landform.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values,

Manning Dianne **Submitter Number: 532**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Keep those hills safe. Do not put man-made development on our hilltops/ridgelines.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect ridgelines and hilltops.

Manning	Dianne	Submitter Number:	556
----------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Do not cover the Wellington region or Quartz Hill in turbines. Protect our ridgelines/hilltops. Put turbines away from houses, recreational areas, bird life or people

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Recognise all Wellington Region for important historic, geological, recreational and landscape values.

Marett	Sally	Submitter Number:	378
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wellington's/Makara's hills should be protected from development. Quartz Hill is regionally significant and should be specifically protected. The hills of Wellington have high amenity value.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All rural ridgetops and hilltops be included in Planning Maps. 4) All areas in planning maps be protected from man-built development. Amend rules

Marriage	Guy	Submitter Number:	216
-----------------	------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Chapter 14 Rural Area	Support/Oppose:	support
		Specific Provisions:	Policy 14.2.4.2		

Submission:

Support the policy to stop fragmentation of the Rural area.

Decision Requested:

Adopt proposed Policy 14.2.4.2

Submission Number:	2	Plan Section Name:	Chapter 14 Rural Area	Support/Oppose:	support
--------------------	---	---------------------------	-----------------------	------------------------	---------

		Specific Provisions:	Policy 14.2.4.4		
--	--	-----------------------------	-----------------	--	--

Submission:

Supports 14.2.4.4 to create public access along all streams and the coast.

Decision Requested:

Adopt proposed policy 14.2.4.4

Submission Number:	3	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	support
--------------------	---	---------------------------	-----------------------------	------------------------	---------

		Specific Provisions:	Rule 15.4.5 Discretionary Activity (Unrestricted)		
--	--	-----------------------------	---	--	--

Submission:

Support the tailored approach to new subdivisions.

Decision Requested:

Adopt the new subdivision rules.

Submission Number: 4 **Plan Section Name:** Rural Area Design Guide **Support/Oppose:** support
Specific Provisions: Rural Area Design Guide

Submission:
Supports the "clustering" of new dwellings in preference to the blanket/scattergun approach.

Decision Requested:
Adopt clustering approach for new dwellings.

Submission Number: 5 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support
Specific Provisions: Rule 15.4.8 Discretionary Activity (Unrestricted)

Submission:
Support continuous esplanade areas along all coasts and significant streams.

Decision Requested:
Adopt provisions that provide for continuous esplanade areas along all coasts and significant streams.

Submission Number: 6 **Plan Section Name:** Plan Change 32 **Support/Oppose:** support
Specific Provisions: Plan Change 32 General Submissions

Submission:
Support provisions for implementing wind turbine farms whilst carefully managing any adverse effects.

Decision Requested:
Adopt provisions that provide for wind turbine farms

Marshall **Glen** **Submitter Number:** 267

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:
Opposes changes to ridgelines and hilltops protection.

Decision Requested:
1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Martin **D J** **Submitter Number:** 3

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:
Quartz Hill should be protected from man-built developments. Quartz Hill should have continued protection because it is important historically and geographically.

Decision Requested:
1) Quartz Hill be included in planning Maps and Overlay. 2) Quartz Hill be given recognition for historic, geological, recreational and landscape values.

Martin Richard Submitter Number: 4

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
 Specific Provisions: General Submissions

Submission:

Quartz Hill should have continued protection because it is important geographically and historically.

Decision Requested:

1) Quartz Hill be included in planning maps & protective overlay. 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values.

Mason Stella Submitter Number: 466

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
 Specific Provisions: General Submissions

Submission:

Opposes changes. 1) Quartz Hill is part of the natural character of the coast, is nationally important and an outstanding natural feature and landscape. 2) It is part of an historic heritage for its geological scientific values.

Decision Requested:

1) Changes to the ridgelines and hilltops protection declines. 2) Quartz Hill be preserved and protected in the planning maps and in a protective overlay that will recognise the national importance of the area. 3) All rural/ natural urban ridgetops/ hilltops and peneplain remnants be protected from man built development 4) Coastal escarpments also be protected from built development

Mason Gordon Submitter Number: 584

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
 Specific Provisions: General Submissions

Submission:

I am dismayed that after years of consultation with the Makara community the agreed protection for Quartz Hill has been reversed. Do not compromise this protection by short term gains and those vested interests in wind turbines.

Decision Requested:

1) Include Quartz Hill in the Plan as a site of historic geological, landscape, and recreational importance, 2) Include Quartz Hill in the protective overlay, 3) Protect all significant ridgelines and hilltops.

Matsopoulous Nick Submitter Number: 396

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
 Specific Provisions: General Submissions

Submission:

Rural character should be retained. Quartz Hill is an important skyline

Decision Requested:

1) Quartz Hill be included in the planning maps and protective overlay, 2) Quartz Hill be recognised for its important historic, geological, recreational and landscape values, 3) Protect ridgetops/ hilltops of the rural area from buildings and major earthworks

Matthews	Keith and Helen Shaw	Submitter Number:	29
-----------------	-----------------------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	support in part
		Specific Provisions:	General Submissions		

Submission:

Oppose erection of large structures on visible hilltops from within the urban area but make except for wind energyfacilities and existing structures.

Decision Requested:

The (usually prominent) hills should be added to town belt and develop should be confined to the lower slopes. If housing is to be permitted on higher levels it should be strictly limited to, say five metres above ground level.

Prefer no housing on prominent hills. Allow for wind turbines in appropriate spots. Replace calbeunian pinus radiata trees on Tinakori and Mt Vic with natives.

Submission Number:	2	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	support in part
		Specific Provisions:	Chapter 15 General		

Submission:

Concern about avoiding sprawling urban form like Akld.

Protect Wellington's special natural environments.

Decision Requested:

Controls should be placed on subdivision and land use so that lifestyle blocks, other residential sections, and commercial buildings should be discouraged.

Infilling should be promoted and attention should be given to maintaining aesthetics and protection against fire and earthquakes.

Public walking and cycling access in urban and rural areas should be promoted.

Wind turbines should be a discretionary use.

Matthews	Makere	Submitter Number:	303
-----------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes to ridgelines and hilltops protection.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Matts	Michael	Submitter Number:	332
--------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Continue to protect hilltops and ridgetops in the rural area particularly Quartz Hill. Also protect the outer town belt.

Decision Requested:

1) Include Quartz Hill in the Planning Maps and protect from man built development. 2) Protect all ridgetops and hilltops in the rural area from man built development. 3)Protect the outer town belt. 4) Amend proposed rules to all above protection.

Maude	Kimberly	Submitter Number:	43
--------------	-----------------	--------------------------	-----------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

I want Makara and Ohariu to say as rural farm land instead of becoming another tourist attraction

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values. 3) The ridgetops and hilltops in Makara/ Tera whiti currently protected in Wellington District Plan to be given protection from man built development

Maude	Robyn	Submitter Number:	44
--------------	--------------	--------------------------	-----------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

I want to see the continued protection of the hilltops and ridgelines in the rural area, especially Quartz Hill, which is very important land farm and which is absolutely not invisible

Decision Requested:

1) That Quartz Hill be included in definitions 3.10, 2) That all the ridgelines and hilltops in the makara/ Terawhiti area seen from public roads and the coastal hilltops to the north seen from Makara beaches and the Makara walkway be included in definitions 3.10, 3) Amendments made so that the ridgelines and hilltops within Makara/ Terawhiti area included in the overlay are to be protected from development

McAllister	Ann	Submitter Number:	621
-------------------	------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

McCarthy	Daniel	Submitter Number:	455
-----------------	---------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Years ago Council pulled down beach houses at Makara Beach in order to build a walkway and playground - the recreational facilities were never constructed.

Decision Requested:

Council should stay out of what happens at Makara Beach.

McCarthy	Linda	Submitter Number:	654
-----------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

I don't want to look at windmills, just Makara as it is now.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect Wellington's hills.

McCarthy	Margaret	Submitter Number:	663
-----------------	-----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Quartz Hill ridgeline is not invisible. Quartz Hill has its own special relevance to residents/visitors to the area and Makara beach. It needs substantially more protection under the District Plan. The sight of ugly, noisy, continually revolving blades is abhorrent.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All ridgelines and hilltops in Makara/Terawhiti protected under current District Plan be given protection from man-built development.

McComish	Johanne	Submitter Number:	549
-----------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Retain and extend current overlay as it gives greater protection

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect Wellington's ridgelines and hilltops, 4) Amend proposed rules accordingly

McCrae	Martin	Submitter Number:	90
---------------	---------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The reason Council has proposed the changes is because Meridian owns the land at Quartz Hill and therefore it is convenient to build an industrial plant there. Do not sacrifice the health and safety of Makara residents and ruin a unique environment on the spurious basis of promoting 'renewable energy', in the form of wind power.

Councillors are elected to manage the assets of Wellington and its environs but appears they are more interested in promoting private enterprise. Wellington City Council should categorically oppose commercial development of its green spaces.

Decision Requested:

1) That Quartz Hill be included in the Planning Maps and in the protective "overlay". 2) That Quartz Hill be given recognition for its importance to Makara/Wellington Region in terms of its history, geography, recreational and geological values.

2. That all ridgelines and hilltops in Makara currently protected in the District Plan be protected from man built development.

McDonald	Kasia	Submitter Number:	302
-----------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Protect Wellington's hills especially Quartz Hill. Wind power in appropriate on Wellington Hills.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect Makara's rural hilltops

McDonald	Bryan	Submitter Number:	517
-----------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

McDonald	Caitlin	Submitter Number:	527
-----------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wellington's ridgelines and hilltops need to be protected. Let's keep the recreational areas safe from industrial development. These are eyesores and have repercussions.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Keep all of Wellington's hilltops and ridgelines free of development.

McGrail	Julie	Submitter Number:	626
----------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

I want to see the preservation and protection of the wonderful wild and natural coast of Makara. Quartz Hill is part of this landscape. It is an outstanding feature and regionally significant. I oppose the proposed changes to the ridgelines and hilltops protection.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for its important historic, geological, recreational and landscape values, 3) Unless the proposed rules are amended to include the above then I seek the proposed provision be withdrawn.

McPherson Tim Submitter Number: 655

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Protect Wellington's hills at all costs. Learn from overseas mistakes. Put turbines in places not near people/homes/ coastal areas.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect Quartz Hill and all hills.

Mendoza Aaron Submitter Number: 533

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Keep Wellington's hilltops/ridgelines safe from man-made industrial development. Quartz Hill/ Makara is special.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill and all Wellington's hilltops and ridgelines be recognised for important historic, geological, recreational and landscape values,

Meo Pamela Submitter Number: 370

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The proposed changes do not provide the same protection as in the District Plan. Quartz Hill is no longer identified as an important ridgeline/hilltop. Quartz Hill is the Makara skyline, highly visible and an important part of the rural area, and important to the community. You cannot "manage" the visual effects of developments such as wind turbines. Makara is special a haven away from city industrial developments. Don't ruin it by allowing wind turbines or other structures.

Decision Requested:

1) Quartz Hill be included in the planning Maps and protective overlay. 2) Quartz Hill be given full recognition for its historic, geological, recreational and landscape values. 3)All major ridge lines and hilltops as protected in the District Plan should be assured of protection for future generations to appreciate and enjoy.

Meo Kim Submitter Number: 476

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes. 1) Doesn't want to see our City's surrounding hills covered in turbines, 2) Turbines must be put in appropriate sites, not near houses, cities, people

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay and 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values

Meo	Tristan	Submitter Number:	477
------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes. Our City's recreational areas and hilltops shouldn't be covered in 'ugly towers of concrete'

Decision Requested:

1) Changes to ridgelines and hilltops be declined unless Quartz Hill is preserved and protected in the planning maps and in a protective overlay, 2) Recognise the national importance of the area, 3) Rural ridgetops and hilltops be protected from man built development, 4) Amend proposed rules

Mercer	Alex	Submitter Number:	373
---------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Rural hilltops should be protected from man built development. Quartz Hill is an important skyline. Protect rural character.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect rural hilltops/ridgetops from built development.

Meridian Energy Ltd	Submitter Number:	647
----------------------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Chapter 14 Rural Area	Support/Oppose:	amend
		Specific Provisions:	14.1 Introduction		

Submission:

Specific recognition is sought that the rural area contains a significant wind resource and is in an area where renewable energy development is likely to occur within the life of the plan. The Introduction is heavily based on a range of local consultative exercise carried out with local communities and does not reflect the wider community of interest in renewable energy within the City. The lack of cross referencing from the Rural Chapter to the Renewable Energy Chapter sets up tension within the Plan.

Decision Requested:

Addition of the following wording at the end of the paragraph which commences "During 2001/2002...", "However, the Council recognises the wider community also has interests and values in the City's rural areas, and it will not always be efficient, practicable or sustainable to apply only the values held by the local community in making decisions in the City's rural area." the addition of the following words at the end of the paragraph which commences "Council specifically seeks to encourage...", "The rural areas has significant wind resources suitable for wind energy developments. Specific policy and rules apply to such developments in the rural area through chapters 25 and 26.

Submission Number:	2	Plan Section Name:	Chapter 14 Rural Area	Support/Oppose:	amend
		Specific Provisions:	Objective 14.2.2		

Submission:

There is a lack of clarity as to how certain policies may be applied in relation to wind energy development. Policy 14.2.2 is intended (by examining the rules) to be relatively limited in what it does control. In addition, the reason for the identification of hilltops and ridgelines requires clarification and context.

Decision Requested:

Amend Objective 14.2.2 to read "To maintain and enhance the character of the rural area by managing the scale, location, rate and design of specified types of new building development".
3) Modify policy 14.2.2.2 (and for consistency 14.2.2.3) to commence with the word "Manage" rather than the word "Control". Add wording to the explanation of the policy 14.2.2.2 following the second paragraph as follows "Wellington's significant wind resource is most suitable for wind energy development on the elevated parts of the City's rural area. Provisions in Chapters 25 and 26 address the development of renewable energy. The Council acknowledges that some development within these areas, including wind energy development, may reflect sustainable management of the wider City and regional context. Development within the identified ridgelines and hilltops overlay is to be managed because the contribution these areas make to amenity values and the quality of the environment are matters that particular regard has to be given to under section 7 of the Act. The Council also noted that the benefits associated with the efficient development and use of renewable energy is a matter that particular regard has to be given to under section 7 of the Act.

Submission Number: 3 **Plan Section Name:** Chapter 14 Rural Area
Specific Provisions: Policy 14.2.2.1

Support/Oppose:

Submission:

There is a lack of clarity as to how certain policies may be applied in relation to wind energy development. Policy 14.2.2 is intended (by examining the rules) to be relatively limited in what it does control. In addition, the reason for the identification of hilltops and ridgelines requires clarification and context.

Decision Requested:

- 1) Amend Policy 14.2.2.1 to state: " Control the number, location and design of specified types of building development..."; and
- 2) Add specific wording to the explanation under 14.2.2.1, following the second to last paragraph as follows: "Renewable energy development, including windfarms, involve structures for wind resource evaluation and wind energy generation which have been specifically developed to ensure effective use of the resource. This objective and policy does not control the design of these elements of any future wind energy developments".

Submission Number: 3 **Plan Section Name:** Chapter 14 Rural Area
Specific Provisions: Policy 14.2.2.2

Support/Oppose: amend

Submission:

There is a lack of clarity as to how certain policies may be applied in relation to wind energy development. Policy 14.2.2 is intended (by examining the rules) to be relatively limited in what it does control. In addition, the reason for the identification of hilltops and ridgelines requires clarification and context.

Decision Requested:

- 1) Amend Policy 14.2.2.2 to commence with the word "Manage" rather than the word "Control".
- 2) Add wording to the explanation of the policy 14.2.2.2 following the second paragraph as follows "Wellington's significant wind resource is most suitable for wind energy development on the elevated parts of the City's rural area. Provisions in Chapters 25 and 26 address the development of renewable energy. The Council acknowledges that some development within these areas, including wind energy development, may reflect sustainable management of the wider City and regional context. Development within the identified ridgelines and hilltops overlay is to be managed because the contribution these areas make to amenity values and the quality of the environment are matters that particular regard has to be given to under section 7 of the Act. The Council also notes that the benefits associated with the efficient development and use of renewable energy is a matter that particular regard has to be given to under section 7 of the Act."

Submission Number: 3 **Plan Section Name:** Chapter 14 Rural Area
Specific Provisions: Policy 14.2.2.3

Support/Oppose: amend

Submission:

There is a lack of clarity as to how certain policies may be applied in relation to wind energy development. Policy 14.2.2 is intended (by examining the rules) to be relatively limited in what it does control. In addition, the reason for the identification of hilltops and ridgelines requires clarification and context.

Decision Requested:

Amend Policy 14.2.2.3 to commence with the word "Manage" rather than the word "Control".

Submission Number: 3 **Plan Section Name:** Planning Maps
Specific Provisions: Planning Maps General

Support/Oppose: oppose

Submission:

The ridgelines and hilltops identified are not significant or outstanding features or landscapes. The normal provisions of the rural area and Open Space B area provide adequate recognition and protection of amenity values. The distinctions between areas of visibility with district and community along with the "apex of ridge/spur" notation do not have any relevance in terms of plan provision.

Decision Requested:

- 1) The removal of the areas shown as ridgelines and hilltops on Plan Change Maps 53, 55, and 56, or District Plan Maps 1, 8, 9 (western edge only), 19, 20 (western edge only), and 25 - i.e. all land which is not part of the outer town belt immediately surrounding the urban area, Outlook Hill or Terawhiti Hill in accordance with the maps attached to this submission.
- 2) The removal of all areas and features distinguished within the areas outlined as identified ridgelines or hilltops (all but the outline yellow symbol) from the map series that includes 53, 56 and 57.

Submission Number: 4 **Plan Section Name:** Rural Area Design Guide **Support/Oppose:** amend
Specific Provisions: Rural Area Design Guide

Submission:

The submission seeks clarification over what development is subject to the Design Guide. The stated intention of the Design Guide is inconsistent with its application as a criterion under Plan Change 32, with respect to access tracks, roads, and building that may be part of wind energy facilities.

Decision Requested:

Add wording under "Intention of the Design Guide" to read either "The Design Guide also applies to roading, earthworks, and ancillary buildings and structures relating to wind energy facilities, but not wind energy generators or turbines or anemometer masts." or (depending on the relief granted in terms of the relevant part of the submitter's submission 6 on Plan Change 32) "The Design Guide does not apply to rural building and development, including wind energy development."

Submission Number: 5 **Plan Section Name:** Section 32 **Support/Oppose:** amend
Specific Provisions: Section 32 Report

Submission:

There is an over-emphasis on retaining existing amenity and character rather than a more balanced approach and outcome that might be expected had section 5 and a wider range of section 7 matters properly been taken into account.

Decision Requested:

Review section 32 analysis so that a more balanced approach to development in the rural area (specifically renewable energy development) is encapsulated in Chapter 14 of the Plan.

Mexted **Royden** **Submitter Number:** 402

Submission Number: 1 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.1.10 Permitted Activity

Submission:

Rule 15.1.10 recognises the need for rural landowners to undertake earthworks in particular for the construction of farm tracks, within ridgelines and hilltop areas. However, improvements to existing farm tracks in the ridgeline/hilltop areas will require a resource consent if they alter the ground by more than 1.5m. This is an onerous requirement. Alterations of ground level up to 2.5m should be permitted.

Decision Requested:

Amend Rule 15.1.10 to allow earthworks associated with existing farm tracks with an identified ridgelines or hilltops to alter the existing ground level by up to 2.5 metres.

Submission Number: 2 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.2.2 Controlled Activity

Submission:

Support Rule 15.2.2 which will allow boundary adjustments to be undertaken as a controlled activity. Support the inclusion of a non-notified statements for Rule 15.2.2. Concerned that if one of the standards and terms is not met then a boundary adjustment would become a Discretionary Activity.

Decision Requested:

Insert a new rule making boundary adjustments, which do not comply with the standards and terms for a controlled activity, a Discretionary (Restricted) Activity, with the discretion restricted to the particular standards and term, that have not been met.

Submission Number: 3 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.3.3a Discretionary Activity (Restricted)

Submission:

Oppose the inclusion of Rule 15.3.3a which will require any new residential dwellings to obtain a resource consent, which could particularly be declined. New dwellings in Rural Zone should be a permitted activity, especially for dwellings to be constructed on allotments, which have been assessed against the Rural Design Guide as part of the subdivision process.

Commend that a non-notification statement has been included to allow dwellings to be approved without the need to obtain written approvals or for the application to be served on affected parties.

Decision Requested:

Allow dwellings, outside identified ridgelines and hilltops to be constructed as a permitted activity.

Submission Number: 4 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.4.2 Discretionary Activity (Unrestricted)

Submission:

Support the exclusion of fencing associated with permitted rural activities from Rule 15.4.2

However, concern is raised that fences are not permitted by Rule 15.1.4 and the exclusion for Rule 15.4.2 appears to result in such fences being classified as a Non-complying Activity under Rule 15.5.

Decision Requested:

Amend Rule 15.1.4 to include the construction of fences and other structures, associated with rural activities, which are Permitted Activities, within identified ridgelines and hilltops.

Submission Number: 5 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.1.4 Permitted Activity

Submission:

Support the exclusion of fencing associated with permitted rural activities from Rule 15.4.2

However, concern is raised that fences are not permitted by Rule 15.1.4 and the exclusion for Rule 15.4.2 appears to result in such fences being classified as a Non-complying Activity under Rule 15.5.

Decision Requested:

Amend Rule 15.1.4 to include the construction of fences and other structures, associated with rural activities, which are Permitted Activities, within identified ridgelines and hilltops.

Submission Number: 6 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.4.5 Discretionary Activity (Unrestricted)

Submission:

Support Rule 15.4.5 which allows landowners to subdivide on additional allotments from a 30 ha allotment every five years. Support that generally there is no minimum lot size for the allotments created under Rule 15.4.5.

Oppose the discretionary (unrestricted) status of subdivision provided for under Rule 15.4.5 as it allows for public notification and consideration of all of the effects of the proposed subdivision.

Propose that large balance allotments are likely to stay from this type of subdivision and the requirements for parent title to be at least five years old are adequate mechanisms that will limit the rate of subdivision within the rural zone.

Controlled activity status will still allow consideration of the Rural Design Guide and will allow the Council to set conditions to mitigate any potentially adverse effects that may be generated by such a subdivision.

Controlled Activity status will give greater certainty to rural landowners with regard to the possibility of future subdivision.

Decision Requested:

Amend the activity status of Rule 15.4.5 from a Discretionary (unrestricted) Activity to a Controlled Activity.

Mickell	Garth	Submitter Number:	524
----------------	--------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Mighty River Power	Submitter Number:	217
---------------------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Planning Maps	Support/Oppose:	oppose
	Specific Provisions: Planning Maps General		

Submission:

The Plan Change is over-inclusive in terms of the areas that it identifies for "ridgelines and hilltops". Such a restrictive approach will not promote sustainable management of natural and physical resources as it will preclude people and communities from providing for social, economic, and cultural wellbeing. The proposal identifies that the undeveloped character of the identified ridgelines and hilltops is "an important component" of the urban landscape of Wellington. The delineation of these areas does not appear to have been undertaken on the basis of any assessment of their outstanding values. The recognition and provision for the matters of national importance (s6) remains subordinate to achieving the overall purpose of the Act. The restrictions proposed will not achieve that purpose. The proposal is out of step with section 10.1 of the Regional Policy statement in that it targets control of activities rather than management of processes and seeks to preserve the appearance of a wide range of areas at a particular point in time. The proposed change fails to identify and then afford protection to those landscapes that are regionally outstanding. The identification of the ridgeline and hilltops and the controls imposed would not withstand an analysis in terms of s32 of the RMA.

Decision Requested:

1. The identification of the ridgelines and hilltops that are "outstanding" and warrant protection from inappropriate subdivision, use, and development. 2. The identification of the identified outstanding ridgelines and hilltops in the planning maps and application of the rules contained in the proposal to those areas only. 3. Deletion of all other ridgelines and hilltops from the planning maps.

Submission Number: 2	Plan Section Name: Chapter 14 Rural Area	Support/Oppose:	support
	Specific Provisions: Policy 14.2.5.2		

Submission:

The policy is unduly restrictive and conflicts with the provisions of Proposed Plan Change 32. Its deletion is appropriate.

Decision Requested:

Retain the deletion of 14.2.5.2

Submission Number: 3	Plan Section Name: Chapter 16 Open Space	Support/Oppose:	amend
	Specific Provisions: 16.1 Introduction		

Submission:

In Plan Change 32 Renewable Energy the Council has identified Open Space B as appropriate for development of wind energy facilities. It is therefore incorrect that the council has a strategy to maintain a relatively undeveloped character in those areas.

Decision Requested:

Delete from paragraph 7 in section 16.1 "and Council's strategy is to maintain a relatively undeveloped character in these areas".

Submission Number: 4 **Plan Section Name:** Chapter 17 Open Space Rules **Support/Oppose:** amend
Specific Provisions: Rule 17.3.1 Discretionary Activity (Unrestricted)

Submission:

Proposed Plan Change 32 provides a code for the assessment of wind energy facilities. These structures have different effects on amenity values than do structures associated with urban development. The rules in section 17 will not apply to their assessment and this should be made clear in the Explanations and Rule.

Decision Requested:

1. Amend 17.3.1.6 to state: "the extent that buildings and structures (other than wind energy facilities) are sited and designed in ways that are sensitive to land form and other natural features where located within identified ridgelines and hilltops." 2. Add two final sentences to the Explanation to Rule 17.3.1 to read: " where wind energy facilities are proposed, that assessment will occur under the special rules applying to those facilities. For other buildings and structures, that assessment will occur under these rules".

Submission Number: 5 **Plan Section Name:** Chapter 17 Open Space Rules **Support/Oppose:** amend
Specific Provisions: Rule 17.3.2 Discretionary Activity (Unrestricted)

Submission:

Proposed Plan Change 32 provides a code for the assessment of wind energy facilities. These structures have different effects on amenity values than do structures associated with urban development. The rules in section 17 will not apply to their assessment and this should be made clear in the Explanations to the Rules.

Decision Requested:

1. Amend 17.3.2.1 to state: "whether the site is located in an area where the construction of any buildings or structures (other than wind energy facilities) would detract from the relatively unmodified character of the landscape" 2. Amend 17.3.2.2 to state: " The extent that buildings and structures (other than wind energy facilities) within identified ridgelines and hilltops are sited and designed in" 3. Amend the Explanation to Rule 17.3.2 to include the following concluding sentence: " Applications for wind energy facilities will be assessed in terms of the specific rules applying to those activities".

Submission Number: 6 **Plan Section Name:** Chapter 17 Open Space Rules **Support/Oppose:** amend
Specific Provisions: Rule 17.3.3 Discretionary Activity (Unrestricted)

Submission:

Proposed Plan Change 32 provides a code for the assessment of wind energy facilities. These structures have different effects on amenity values than do structures associated with urban development. The rules in Chapter 17 will not apply to their assessment and this should be made clear in the Explanations to the Rules.

Decision Requested:

Include the following as a final sentence in the Explanation to 17.3.3 "Applications for wind energy facilities will be assess in terms of specific rules applying to those activities".

Submission Number: 7 **Plan Section Name:** Planning Maps **Support/Oppose:** amend
Specific Provisions: Planning Map 2

Submission:

The areas identified are not outstanding and do not warrant have additional controls imposed on the erection of structures, earthworks, and the like.

Decision Requested:

Remove all ridgeline and hilltop notations from the land on Map 2 held in certificates of title WN 49C/86, WN 49C/85, and WN 7A/707.

Submission Number: 8 **Plan Section Name:** Planning Maps **Support/Oppose:** amend
Specific Provisions: Planning Map 25

Submission:

The area is not an outstanding ridgeline or hilltop and it is not appropriate to constrain the use and development of this area in the way proposed by the Proposal. There is a very limited visual catchment around this area and the controls proposed are excessive compared to the benefits that would result.

Decision Requested:

Delete the ridgeline and hilltop notation from the land held in certificates of Title WN 10B/22, WN 48A/172, WN51D/666, WN 15180, WN 15181, and WN 132807 in Map 25.

Submission Number: 9 **Plan Section Name:** Planning Maps **Support/Oppose:** amend
Specific Provisions: Planning Map 28

Submission:

The areas identified are not outstanding and do not warrant have additional controls imposed on the erection of structures, earthworks, and the like.

Decision Requested:

Remove all ridgeline and hilltop notations from the land on Map 28 held in certificates of title WN 10B/22, WN 48A/172, WN 51D/666, WN 312/188, WN 7D/328, and WN 27A/807.

Miller	Haylon	Submitter Number:	76
---------------	---------------	--------------------------	-----------

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Oppose proposed ridgelines/hilltops changes.
Oppose the omission of Quartz Hill from the maps.

Decision Requested:

1) Quartz Hill be include in the definition 3.10 (map overlay). 2) That Ridgelines and Hilltops from the lookout on Makara Road between Makara and Karori be included in the definition 3.10 and protected from significant skyline changes from artificial means.

Miller	Suzanne	Submitter Number:	77
---------------	----------------	--------------------------	-----------

Submission Number: 1 **Plan Section Name:** Chapter 3 General Provisions **Support/Oppose:** oppose
Specific Provisions: 3.10 Definitions

Submission:

Quartz Hill is a significant ridgeline and a significant part of the Makara landscape. It requires protection due to its significant visual and recreational use for residents of Makara.

Decision Requested:

Quartz Hill needs to be included in definition 3.10 and it n needs to be protected from industrial development.

Submission Number: 2	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
----------------------	--	------------------------	--------

Specific Provisions: General Submissions

Submission:

Quartz Hill is a significant ridgeline seen from public roads, the beach and walkway. It cannot just disappear from an overlay that has existed for hundreds of years.

Decision Requested:

Quartz Hill must be include in the protection overlay.

Mills	John	Submitter Number:	275
--------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes in particular the removal from protection of Quartz Hill. Quartz Hill should remain protected

- feature of Quartz Hill dominates south western side of Makara Valley all the way to the sea
- Makara area special as remote/rural but accessible to Wellington residents/visitors
- outdoor recreation important in the area
- removal of protection of Quartz Hill opens it up for industrial development (especially wind turbines)
- such development would destroy the rural landscape and special nature of Makara

Decision Requested:

1. Quartz Hill be included on the planning maps and protective overlays. 2. Quartz Hill be recognised for its dominant landscape features and its impact on the Makara area.

Mills	Jenifer	Submitter Number:	279
--------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

I oppose the removal of Quartz Hill from the ridgelines and hilltop protection. Quartz Hill is highly visible from both land and sea. The unspoilt nature of the area is a drawcard for Wellingtonians. The Council should do all in its power to preserve this not compromise that are by removing current protection.

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill be given recognition for its important historic geological, recreational and landscape values

Milne	Wulfe	Submitter Number:	264
--------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes to ridgelines and hilltops protection. Values hilltops and ridgelines and wants continued protection, particularly Quartz Hill.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) The ridgetops and hilltops in Makara/ Terawhiti currently protected in Wellington District Plan to be given protection from man built development

Milner	Helen	Submitter Number:	521
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Turbines are known to be a problem for bird strikes which will decrease bird populations as well as noise and visual pollution.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect Wellington's hills from turbines, especially Quartz Hill.

Miramar/Maupuia Progressive Association	Submitter Number:	642
--	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 32	Support/Oppose:	oppose
		Specific Provisions:	Plan Change 32 General Submissions		

Submission:

We oppose those aspects of the proposed Plan Change that support the development of Wind Farms within Wellington City.

Decision Requested:

Cease moves to introduce Wind Farms within Wellington City.

Monk	Jan	Submitter Number:	418
-------------	------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara.

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Monk	Paris	Submitter Number:	673
-------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The rural character and keeping ridgeline and hilltops free from man built development is of great importance to the Makara community. Makara community specifically want Quartz Hill protected from wind turbine development because it is such a visible part of the environment.

Decision Requested:

1) Amend the proposed changes so that ridgelines and hilltops within Makara/Terawhiti/Ohariu area are included in the overlay and protected from development.

Montgomery	Laura	Submitter Number:	320
-------------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The proposed changes to the ridgelines and hilltops protection are opposed. Rural hilltops/ridgetops should be protected to retain rural character. Quartz Hill is an important skyline/peneplain remnant. Development of wind farm will have a negative impact on this area. Cost to rate payers including visual effects. Lack of consultation with Tangata whenua and issues relating to krupa kainga and iwi development long term in the area.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect rural hilltops/ridgetops from built development (wind turbines) and maintain rural character.

Morgan-Banda **Helen** **Submitter Number: 322**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The hills of Wellington are important and need protection

Decision Requested:

1. Quartz Hill be included in the planning maps.
2. Rural ridgelines and hilltops be included in the Planning Maps.
3. All areas in the Planning Maps be protected from built development.

Submission Number: 2 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Quartz Hill is an important skyline that will be spoilt if man built structures are allowed to be placed on it.

Decision Requested:

Quartz Hill be given recognition for its important historic, geological, recreational and landscape values.

Morison **Patricia** **Submitter Number: 500**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara.

Decision Requested:

- 1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Morris **Brent** **Submitter Number: 74**

Submission Number: 1 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

The land currently included in the Makara Peak bike park should not be subdivided for housing. It is part of the outer green belt. Subdividing this land would be against Council's objective "to protect all forest remnants and important vegetation".

Decision Requested:

Do not include the area in Appendix 7 under Rule 15.4.6.

Morris	Scott	Submitter Number:	248
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes to ridgelines and hilltops protection. The hills of Wellington are highly visible. Quartz Hill is an important landform, as are the coastal hills north and south of Makara.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) All rural ridgetops/hilltops be included in planning maps. 3) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 4) All areas in planning maps be protected from built development.

Morrison	Campbell	Submitter Number:	89
-----------------	-----------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Changes to ridgelines and hilltops go against Makara rural community plan objective 6 'to protect important ridgelines, landscapes and views'. Proposed change 33 is a short sighted modified action to allow a specific development rather than a strategically designed plan with addresses the wider implications of visual pollution and community impact etc

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values.

Murdoch	Pip	Submitter Number:	613
----------------	------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara.

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Naik	L	Submitter Number:	269
-------------	----------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 32	Support/Oppose:	oppose
		Specific Provisions:	Plan Change 32 General Submissions		

Submission:

Opposes wind farms in the Makara region or any part of the Wellington coastline in particular. The coastal region will be physically and environmentally scarred if wind power is developed in these regions. It is a short sighted move! Other alternate measures including solar power must surely be an option. If not, there must surely be other isolated inland areas available that do not detract from the natural beauty of the Coast and City environs

Decision Requested:

The proposed renewable energy rules should be withdrawn

Naish	Dirk	Submitter Number:	125
--------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose: oppose
		Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)	

Submission:

Oppose land in Makara Peak Mountain Bike Park bordering Allington Road, St Albans Ave and Swadel Way described in Appendix 7 being subdivided and used for housing. Town Belt is a valuable asset to the city and should not be encroached upon. The nature trees regenerating would be disturbed and destroyed and there would be an impact on the areas that have been improved by volunteers. Volunteers (and others) have spent considerable time and money enhancing the area for all to use. Increased traffic is not desirable and would be inconsistent with the new Outer Green Belt Management Plan. Visual effect of further development on Green Belt are not considered and will set a bad example to private landowners who seek to subdivide. Land should be incorporated in natural state into Makara Peak Mountain Bike Park - to encourage recreational use and support ecological values over development.

Decision Requested:

That the reference to land in Appendix 7 be deleted from proposed Rural Area Rules under rule 15.4.6 and elsewhere in the District Plan.

Napier	Angus	Submitter Number:	159
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name: Chapter 23 Utility Rules	Support/Oppose: support
		Specific Provisions: Rule 23.4.1 Discretionary Activity (Unrestricted)	

Submission:

Wants a plan that supports renewable energy generation and use.

Decision Requested:

Bullet point 5 of 23.4.1.2 be respectfully deleted. This clause virtually excludes wind farms from Wellington City.

Submission Number:	2	Plan Section Name: Chapter 23 Utility Rules	Support/Oppose: support
		Specific Provisions: Rule 23.4.2 Discretionary Activity (Unrestricted)	

Submission:

Wants a plan that supports renewable energy generation and use.

Decision Requested:

Bullet point 4 of 23.4.2.5 be respectfully deleted. This clause virtually excludes wind farms from Wellington City.

Natoli	Darlene	Submitter Number:	342
---------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name: Plan Change 33	Support/Oppose: oppose
		Specific Provisions: General Submissions	

Submission:

The proposed changes to the ridgelines and hilltops protection are opposed. Rural hilltops/ridgetops should be protected to retain rural character. Quartz Hill is an important skyline/peneplain remnant.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect rural hilltops/ridgetops from built development (wind turbines) and maintain rural character.

Natoli Joe Submitter Number: 513

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

I oppose the proposed changes to the ridgelines and hilltops protection. The rural character is important. Quartz Hill is visible the skyline is important.

Decision Requested:

1. Quartz Hill be included in Planning Maps and in the 'Protective Overlay' ; and
2. Quartz Hill be given recognition for its important historic, geological, recreational and landscape values;
3. The peneplain skyline be protected from structures
4. Hilltops in the rural area protected from structures

Neal Warwick Submitter Number: 26

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Doesn't want changes to current ridgeline and hilltop protection.

Decision Requested:

Include Quartz Hill in the protective overlay.

Neil Celia Submitter Number: 531

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Maintain the protection for all Wellington's ridgelines/hilltops.

Decision Requested:

- 1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All ridgelines and hilltops be protected as they are today.

Neill Brenda Submitter Number: 224

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes the provisions as it affects Quartz Hill and all this ridgelines. This place should be valued and specifically and permanently protected from development. I totally support wind power generation in the right place but believe this is not the right place.

Decision Requested:

- 1) Decline the ridgelines and hilltops proposed changes or 2) protect Quartz Hill and the ridgelines behind the Makara walkway from all development.

Submission Number: 1 **Plan Section Name:** Chapter 3 General Provisions **Support/Oppose:** support
Specific Provisions: 3.10 Definitions

Submission:

We support in the particular the proposed change to the definition of ridgelines and hilltops and the associated changes to the planning maps that identify the specific ridgelines and hilltops to which the definition and proposed rules apply. We consider these changes to actually identify the ridgelines and hilltops are fundamentally necessary and long overdue. We believe that these changes were necessary to ensure certainty for the general public and the Resource Management practitioners. These changes will also lead to the efficient administration of the District Plan and the efficient processing and preparation of the resource consent applications.

Decision Requested:

Not stated.

Submission Number: 2 **Plan Section Name:** Planning Maps **Support/Oppose:** support
Specific Provisions: Planning Maps General

Submission:

We support in the particular the proposed change to the definition of ridgelines and hilltops and the associated changes to the planning maps that identify the specific ridgelines and hilltops to which the definition and proposed rules apply. We consider these changes to actually identify the ridgelines and hilltops are fundamentally necessary and long overdue. We believe that these changes were necessary to ensure certainty for the general public and the Resource Management practitioners. These changes will also lead to the efficient administration of the District Plan and the efficient processing and preparation of the resource consent applications.

Decision Requested:

Not stated.

Submission Number: 3 **Plan Section Name:** Chapter 4 Residential Areas **Support/Oppose:** amend
Specific Provisions: Policy 4.2.5.2

Submission:

This proposed policy purports to achieve a relatively undeveloped character of the identified ridgelines and hilltops. This is explained to be through controlling development at the subdivision stage in terms of potential visual effects. Rule 5.2.5 is for controlled activity subdivision in the outer residential area. Subdivision of land that is within an identified ridgeline or hilltop is excluded from this rule. Therefore, all subdivision of land within an identified ridgeline or hilltop that creates a vacant lot becomes a discretionary activity (under rule 5.4.5). While this is an acceptable rule (and the Institute is not concerned with the principle of the rule itself), we note that it is permitted to build a residential building on a ridgeline or hilltop under 5.1.3. We consider that the effects that proposed policy 4.2.5.2 should be seeking to address are those of structures on the ridgelines or hilltops. Not the subdivision of land per se. Once a dwelling (say a second complying dwelling) is constructed on a ridgeline or hilltop site, it would then be possible to obtain a permitted activity subdivision under rule 5.1.11. Even if the subdivision around the two existing dwellings does not fully comply (say there is an internal sunlight access plane infringement) and it is classified as a discretionary activity under rule 5.4.5, the real effects would have been established so there is little left to assess in terms of the subdivision and no point in Council attempting to decline or control such a subdivision. Consequently, there should be some uniformity of approach to development (both for subdivision and building) on ridgelines and hilltops. We believe that Council must also address buildings on ridgelines and hilltops within the residential areas in much the same way as is proposed for the rural area. Otherwise, the proposed policy and rule can be easily side-stepped and the environmental result would be exactly that which Council is seeking to avoid.

Decision Requested:

Amend Policy 4.2.5.2 to delete the exclusion of land within an identified ridgeline or hilltop, or make a consequential amendment to rule 5.1.3 so that it is not permitted to construct a residential building on an identified ridgeline or hilltop.

Submission Number: 4 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.1.1 Permitted Activity

Submission:

Condition 15.1.1.3.3 relates to certain lots in the Makara Village and Makara Beach settlements. In other proposed rules, reference is made to Appendix 8 to identify the lots in question. We concede that condition 15.1.1.3.3 should similarly refer to the lots identified in Appendix 8.

Decision Requested:

Amend condition 15.1.1.3.3 as follows: "For all allotments under 1200 square metres in the Makara Village and Makara Beach settlements as identified in Appendix 8, rules 5.1.1.2 and 5.1.1.3 and Appendices 2 and 3 for site access and parking in the Outer Residential Area shall apply."

Submission Number: 5 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.1.3a Permitted Activity

Submission:

The proposed changes to rule 15.1.3a result in there being no permitted right for someone to construct a new residential building. That is, all new residential buildings in the rural area will require a resource consent under rule 15.3.3a as a discretionary activity (restricted) with assessment under the Rural Area Design Code. While this is a significant change in itself that removes the previous as of right situation whereby some land owners could construct a new dwelling as a permitted activity on a vacant lot that was created before July 1994, this is more a matter of policy that the Institute is not concerned with. However, on comparison with an accessory building (associated with rural activities) under rule 15.1.4 and what this allows as of right, we consider that it will be tempting for some applicants to construct a "rural accessory building" as a permitted activity and then seek to convert it to a residential dwelling as some later stage. That is, a rural accessory building can be built up to 8m high and with a floor area up to 400 square metres with no regard shown to the proposed Rural Area Design Guide. This compares with alterations and additions to residential building which are limited to 5m high. Finally, rule 15.1.4 excludes rural fences within an identified ridgeline or hilltop. Under the definitions resulting from Plan Change 6, a fence is considered to be an accessory building and a structure. Our submission below addresses this in more detail under rules 15.4.2 and 15.4.2a.

Decision Requested:

Reconsider the interplay between residential buildings and rural accessory buildings as to whether either or both of these should or should not be subject to any controls. The Council's position on rural fences as permitted activities should be specified or clarified. This needs to include fences on ridgelines or hilltops as well.

Submission Number: 6 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support in part
Specific Provisions: Rule 15.2.2 Controlled Activity

Submission:

We generally support the introduction of a controlled activity rule for "boundary adjustments". In particular, we support the proposed standards and terms. However, in respect of esplanade provisions, both the policy and the rule refer only to the need to take (or consider) esplanade requirements on lots that are less than 4 hectares in size. We consider that both the policy and the rule need to refer to and indicate Council's intentions in respect of new lots that are over 4 hectares. The taking of esplanades on these larger allotments obviously opens up the compensation considerations as set out under section 237F of the Act.

Decision Requested:

Council should include a policy statement about the need (or not) to obtain esplanades on lots that are over 4 hectares. Consequently, the standards and terms need to reflect the policy.

Submission Number: 7 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.3.1 Discretionary Activity (Restricted)

Submission:

Both 15.3.1 and 15.3.3a seek to retain Council's discretion over site access. We consider this is a 'doubling up' and therefore one or the other is unnecessary. Our suggestion is that 15.3.3a.2 and the assessment criterion number 15.3.3a.10 can be deleted. These matters are adequately covered under rule 15.3.1.2 and assessment criterion number 15.3.1.5

Decision Requested:

That Rule 15.3.3a is amended to delete item 15.3.3a.2 and also assessment criterion 15.3.3a.10

Submission Number: 8 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.4.2 Discretionary Activity (Unrestricted)

Submission:

The wording of rule 15.4.2 is not well drafted. Firstly, the use of "...or and..." in the second to last line appears to be a typographical error and should be "and". The exception for fences (in brackets) implies that all rural fences are permitted activities. However, 15.1.4 excludes accessory buildings (i.e. fences are including as accessory buildings) on ridgelines and hilltops. Council either needs to include fences on ridgelines and hilltops under 15.4.2 or exclude rural fences in rule 15.1.4 or introduce a specific rule for rural fences. The same comments above about fences are also relevant to rule 15.4.2a

Decision Requested:

Amend Rule 15.4.2 as follows: The construction or alternation of, of addition to buildings or siting of any structures or the undertaking of any earthworks (except the construction of fences associated with rural activities which are Permitted Activities) within identified ridgelines or hilltops are Discretionary Activities (unrestricted).

Submission Number: 9 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.4.5 Discretionary Activity (Unrestricted)

Submission:

The second bullet point, which refers to the various appendices should not state "... to this rule..". The appendices are appended to the chapter of the district plan not the rule itself. This provides consistency with the rest of the District Plan rules where they refer to appendices. That table of maximum number and minimum area requirements in the standards and terms, states that, for Horokiwi the "total number of new allotments (including balance allotment) that can be created", there is "No Limit". However, the rule itself only applies to subdivisions creating no more than two new lots. This table should be consistent with the rule and specify the maximum number of lots as two for Horokiwi. This raises a related issue as to where is "Horokiwi"? There is no map or other means in the District Plan rules to identify the boundaries of the Horokiwi area that the standards and term relate to. In respect of esplanade areas, our comments about esplanades for lots over 4 hectares above (for rule 15.2.2) are also relevant to rule 15.4.5. Lastly, we are unsure as to whether a boundary adjustment subdivision that would normally be assessed under rule 15.2.2 fails to meet the standards and terms of rule 15.2.2 (the site access provisions are not met), would then be assessed under rule 15.4.5.

Decision Requested:

- 1) Amend Rule 15.4.5 as follows: "Any subdivision of land in the Rural Area that creates no more than two allotments (including the balance allotment) except - any subdivision provided for as a controlled activity - on land identified in Appendix 2,3,4,5,6, and 7, is a Discretionary Activity (Unrestricted)."
- 2) In the table for the standards and terms the words "No Limit" should be replaced with "2".
- 3) An appendix should be added to chapter 15 that shows a map with the boundaries of the "Horokiwi area" depicted.
- 4) Council should include a policy statement about the need (or not) to obtain esplanades on lots that are over 4 hectares. Consequently, the standards and terms need to reflect the policy.

Submission Number: 10 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

Similar to our comments on rule 15.4.5, above, the wording of the rule where it refers to various appendices should not state "... to this rule,..". In respect of esplanade areas, our comments about esplanade areas for lots over 4 hectares at section 4.5 above (for rule 15.2.2) are also relevant to rule 15.4.6.

Decision Requested:

- 1) Amend Rule 15.4.5 as follows: "Any subdivision of land in Appendices 4, 5, 6, and 7, except...".
- 2) Council should include a policy statement about the need (or not) to obtain esplanades on lots that are over 4 hectares. Consequently, the standards and terms need to reflect the policy.

Submission Number: 11 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support in part
Specific Provisions: Rule 15.4.7 Discretionary Activity (Unrestricted)

Submission:

In respect of esplanade provisions, both the policy and the rule refer only to the need to take (or consider) esplanade requirements on lots that are less than 4 hectares in size. We consider that both the policy and the rule need to refer to and indicate Council's intentions in respect of new lots that are over 4 hectares. The taking of esplanades on these larger allotments obviously opens up the compensation considerations as set out under section 237F of the Act.

Decision Requested:

Council should include a policy statement about the need (or not) to obtain esplanades on lots that are over 4 hectares. Consequently, the standards and terms need to reflect the policy.

Submission Number: 12 **Plan Section Name:** Chapter 4 Residential Areas
Specific Provisions: Rule 5.2.5 Controlled Activity

Support/Oppose: amend

Submission:

Policy 4.2.5.2 purports to achieve a relatively undeveloped character of the identified ridgelines and hilltops. This is explained to be through controlling development at the subdivision stage in terms of potential visual effects. Rule 5.2.5 is for controlled activity subdivision in the outer residential area. Subdivision of land that is within an identified ridgeline or hilltop is excluded from this rule. Therefore, all subdivision of land within an identified ridgeline or hilltop that creates a vacant lot becomes a discretionary activity (under rule 5.4.5). While this is an acceptable rule (and the Institute is not concerned with the principle of the rule itself), we note that it is permitted to build a residential building on a ridgeline or hilltop under 5.1.3. We consider that the effects that proposed policy 4.2.5.2 should be seeking to address are those of structures on the ridgelines or hilltops. Not the subdivision of land per se. Once a dwelling (say a second complying dwelling) is constructed on a ridgeline or hilltop site, it would then be possible to obtain a permitted activity subdivision under rule 5.1.11. Even if the subdivision around the two existing dwellings does not fully comply (say there is an internal sunlight access plane infringement) and it is classified as a discretionary activity under rule 5.4.5, the real effects would have been established so there is little left to assess in terms of the subdivision and no point in Council attempting to decline or control such a subdivision. Consequently, there should be some uniformity of approach to development (both for subdivision and building) on ridgelines and hilltops. We believe that Council must also address buildings on ridgelines and hilltops within the residential areas in much the same way as is proposed for the rural area. Otherwise, the proposed policy and rule can be easily side-stepped and the environmental result would be exactly that which Council is seeking to avoid.

Decision Requested:

For 4.2.5.2 and 5.2.5 either: amend the rule/policy to delete the exclusion of land within an identified ridgeline or hilltop, or make a consequential amendment to rule 5.1.3 so that it is not permitted to construct a residential building on an identified ridgeline or hilltop.

Submission Number: 13 **Plan Section Name:** Chapter 4 Residential Areas
Specific Provisions: Rule 5.1.3 Permitted Activity

Support/Oppose: amend

Submission:

Policy 4.2.5.2 purports to achieve a relatively undeveloped character of the identified ridgelines and hilltops. This is explained to be through controlling development at the subdivision stage in terms of potential visual effects. Rule 5.2.5 is for controlled activity subdivision in the outer residential area. Subdivision of land that is within an identified ridgeline or hilltop is excluded from this rule. Therefore, all subdivision of land within an identified ridgeline or hilltop that creates a vacant lot becomes a discretionary activity (under rule 5.4.5). While this is an acceptable rule (and the Institute is not concerned with the principle of the rule itself), we note that it is permitted to build a residential building on a ridgeline or hilltop under 5.1.3. We consider that the effects that proposed policy 4.2.5.2 should be seeking to address are those of structures on the ridgelines or hilltops. Not the subdivision of land per se. Once a dwelling (say a second complying dwelling) is constructed on a ridgeline or hilltop site, it would then be possible to obtain a permitted activity subdivision under rule 5.1.11. Even if the subdivision around the two existing dwellings does not fully comply (say there is an internal sunlight access plane infringement) and it is classified as a discretionary activity under rule 5.4.5, the real effects would have been established so there is little left to assess in terms of the subdivision and no point in Council attempting to decline or control such a subdivision. Consequently, there should be some uniformity of approach to development (both for subdivision and building) on ridgelines and hilltops. We believe that Council must also address buildings on ridgelines and hilltops within the residential areas in much the same way as is proposed for the rural area. Otherwise, the proposed policy and rule can be easily side-stepped and the environmental result would be exactly that which Council is seeking to avoid.

Decision Requested:

For 4.2.5.2 and 5.2.5 either: amend the rule/policy to delete the exclusion of land within an identified ridgeline or hilltop, or make a consequential amendment to rule 5.1.3 so that it is not permitted to construct a residential building on an identified ridgeline or hilltop.

Submission Number: 14 **Plan Section Name:** Chapter 15 Rural Area Rules
Specific Provisions: Rule 15.1.4 Permitted Activity

Support/Oppose: amend

Submission:

The proposed changes to rule 15.1.3a result in there being no permitted right for someone to construct a new residential building. That is, all new residential buildings in the rural area will require a resource consent under rule 15.3.3a as a discretionary activity (restricted) with assessment under the Rural Area Design Code. While this is a significant change in itself that removes the previous as of right situation whereby some land owners could construct a new dwelling as a permitted activity on a vacant lot that was created before July 1994, this is more a matter of policy that the Institute is not concerned with. However, on comparison with an accessory building (associated with rural activities) under rule 15.1.4 and what this allows as of right, we consider that it will be tempting for some applicants to construct a "rural accessory building" as a permitted activity and then seek to convert it to a residential dwelling as some later stage. That is, a rural accessory building can be built up to 8m high and with a floor area up to 400 square metres with no regard shown to the proposed rural design guide. This compares with alterations and additions to residential building which are limited to 5m high. Finally, rule 15.1.4 excludes rural fences within an identified ridgeline or hilltop. Under the definitions resulting from Plan Change 6, a fence is considered to be an accessory building and a structure. Our submission below addresses this in more detail under rules 15.4.2 and 15.4.2a.

Decision Requested:

We suggest that Council should reconsider the interplay between residential buildings and rural accessory buildings as to whether either or both of these should or should not be subject to any controls. The Council's position on rural fences as permitted activities should be specified or clarified. This needs to include fences on ridgelines or hilltops as well.

Submission Number: 15 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** support in part
Specific Provisions: Policy 14.2.4.4

Submission:

We generally support the introduction of a controlled activity rule for "boundary adjustments". In particular, we support the proposed standards and terms. However, in respect of esplanade provisions, both the policy and the rule refer only to the need to take (or consider) esplanade requirements on lots that are less than 4 hectares in size. We consider that both the policy and the rule need to refer to and indicate Council's intentions in respect of new lots that are over 4 hectares. The taking of esplanades on these larger allotments obviously opens up the compensation considerations as set out under section 237F of the Act.

Decision Requested:

Council should include a policy statement about the need (or not) to obtain esplanades on lots that are over 4 hectares. Consequently, the standards and terms need to reflect the policy.

Submission Number: 16 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.3.3a Discretionary Activity (Restricted)

Submission:

Both 15.3.1 and 15.3.3a seek to retain Council's discretion over site access. We consider this is a 'doubling up' and therefore one or the other is unnecessary. Our suggestion is that 15.3.3a.2 and the assessment criterion number 15.3.3a.10 can be deleted. These matters are adequately covered under rule 15.3.1.2 and assessment criterion number 15.3.1.5

Decision Requested:

That rule 15.3.3a is amended to delete item 15.3.3a.2 and also assessment criterion 15.3.3a.10.

Submission Number: 17 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.4.2a Discretionary Activity (Unrestricted)

Submission:

The wording of rule 15.4.2 is not well drafted. Firstly, the use of "...or and..." in the second to last line appears to be a typographical error and should be "and". The exception for fences (in brackets) implies that all rural fences are permitted activities. However, 15.1.4 excludes accessory buildings (i.e. fences are including as accessory buildings) on ridgelines and hilltops. Council either needs to include fences on ridgelines and hilltops under 15.4.2 or exclude rural fences in rule 15.1.4 or introduce a specific rule for rural fences. The same comments above about fences are also relevant to rule 15.4.2a

Decision Requested:

Amend rule 15.4.2 as follows: "The construction or alteration of, or addition to buildings or siting of any structures or the undertaking of any earthworks (except the construction of fences associated with rural activities which are Permitted Activities) within identified ridgelines and hilltops are Discretionary Activities (Unrestricted).

Submission Number: 18 **Plan Section Name:** Chapter 4 Residential Areas **Support/Oppose:** amend
Specific Provisions: Rule 5.2.5 Controlled Activity

Submission:

This proposed rule purports to achieve a relatively undeveloped character of the identified ridgelines and hilltops. This is explained to be through controlling development at the subdivision stage in terms of potential visual effects. Rule 5.2.5 is for controlled activity subdivision in the outer residential area. Subdivision of land that is within an identified ridgeline or hilltop is excluded from this rule. Therefore, all subdivision of land within an identified ridgeline or hilltop that creates a vacant lot becomes a discretionary activity (under rule 5.4.5). While this is an acceptable rule (and the Institute is not concerned with the principle of the rule itself), we note that it is permitted to build a residential building on a ridgeline or hilltop under 5.1.3. We consider that the effects that proposed policy 4.2.5.2 should be seeking to address are those of structures on the ridgelines or hilltops. Not the subdivision of land per se. Once a dwelling (say a second complying dwelling) is constructed on a ridgeline or hilltop site, it would then be possible to obtain a permitted activity subdivision under rule 5.1.11. Even if the subdivision around the two existing dwellings does not fully comply (say there is an internal sunlight access plane infringement) and it is classified as a discretionary activity under rule 5.4.5, the real effects would have been established so there is little left to assess in terms of the subdivision and no point in Council attempting to decline or control such a subdivision. Consequently, there should be some uniformity of approach to development (both for subdivision and building) on ridgelines and hilltops. We believe that Council must also address buildings on ridgelines and hilltops within the residential areas in much the same way as is proposed for the rural area. Otherwise, the proposed policy and rule can be easily side-stepped and the environmental result would be exactly that which Council is seeking to avoid.

Decision Requested:

Amend Rule 5.2.5 to delete the exclusion of land within an identified ridgeline or hilltop, or make a consequential amendment to rule 5.1.3 so that it is not permitted to construct a residential building on an identified ridgeline or hilltop.

New Zealand Wind Energy Association **Submitter Number: 230**

Submission Number: 1 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** amend
Specific Provisions: 14.1 Introduction

Submission:

Specific recognition in introduction to significant wind resource contained in rural area.

In this area renewable energy development is extremely attractive.

The introduction does not currently reflect the wider community interest in renewable energy.

Decision Requested:

Insertion wording in the introduction to recognise:

- the significant wind resource in Wellington's Rural Area.
- the unique opportunity to generate substantial amounts of sustainable power from it.
- that there is wider interest in renewable energy development with Rural Areas of City.

As a result of these factors values held by the local community must be balanced against needs and desires of wider population of the City and Region.

Submission Number: 2 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** amend
Specific Provisions: Policy 14.2.2.2

Submission:

14.2.2.2 places too much weight on visual amenity afforded by identified areas. Visual Amenity is one of a number of matters under the Act. The policy makes it unduly difficult to establish wind energy facilities on identified hilltops and ridgelines. These areas are among the best wind energy areas in Wellington.

Decision Requested:

Modifications of Policy 14.2.2.2 and the supporting explanation so that it better reflects that renewable energy generation is a matter as important as the retention of visual amenity so that the policy does not hinder wind energy facilities.

Ngaio Forest Suburb Limited **Submitter Number: 426**

Submission Number: 1 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support in part
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

Our submission seeks to include Lot 15 and 16 DP 2205 (plan attached) under this rule as it already adjoins an urban area has frontage to a legal road and is suitable for residential use of some form.

Decision Requested:

1. Amend Rule 15.4.6 to read "Any subdivision of land on Appendices 4, 5, 6 and 7 and 10 to this rule.
2. Add an Appendix 10 identifying Lot 15 and 16 DP 2205 as attached to this submission (map attached).

Submission Number: 2 **Plan Section Name:** Planning Maps **Support/Oppose:** oppose
Specific Provisions: Planning Map 24

Submission:

Parts of these lots are considered to be suitable for residential development as they immediately adjoin residentially zoned land and will form a logical extension to the existing urban fence. This area is within the Northern Growth corridor. A Plan Change is currently being prepared and the visual impacts of residential development on this area will be considered as part of the application. It should also be noted that this area has already been modified by earthworks in association with other stages of Bellevue.

Decision Requested:

Delete the ridgeline and hilltops overlay from Lot 15/16 DP 2205 (as depicted on Planning Map 24 attached to the submission).

Nicholls	Rex	Submitter Number:	13
-----------------	------------	--------------------------	-----------

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** support in part
Specific Provisions: General Submissions

Submission:

Observation location must be defined.
Ridgelines to be preserved must be as viewed from the CBD / lookout areas (Mt Vic and Cablecar).
Ridgelines should not be looked into green open space because it can be used economically (farming / forestry).

Decision Requested:

Not stated.

Nicholls	Diane	Submitter Number:	432
-----------------	--------------	--------------------------	------------

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Protect the hills at Makara.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect the hilltops/ ridgetops of Wellington.

Nicholson	David	Submitter Number:	164
------------------	--------------	--------------------------	------------

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** support
Specific Provisions: General Submissions

Submission:

That this plan change restrict the 'creeping urban sprawl disease'.

Decision Requested:

Adopt the plan changes

Nicolle **Philippa** **Submitter Number: 337**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The hills of Wellington are highly valued, they should be protected from man built development. Quartz Hill is a regionally significant landform as are the coastal hills north and south of Makara, and should be protected from built development. This area is special.

Decision Requested:

1) Quartz Hill be included in the Planning Maps. 2) All rural ridgetops/hilltops be included in Planning Maps. 3) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values - a higher level of protection. 4) All areas in planning maps be protected from built development.

Nielsen **Kristine** **Submitter Number: 551**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Protect our beautiful hilltops from man made development. Protect recreational areas.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values,

Niven **Rodney** **Submitter Number: 574**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Makara Beach is a regionally significant recreation area.

Decision Requested:

The proposed changes to the ridgelines and hilltops protection should be declined. Change wording to "protect" important hilltops and ridgelines from man built development.

Submission Number: 2 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** oppose
Specific Provisions: Policy 14.2.5.2

Submission:

I oppose the proposed changes to the ridgelines and hilltops protection because the land has considerable amenity value.

Decision Requested:

Retain existing Policy 14.2.5.2 restricting structures on undeveloped skylines.

Niven	Margaret	Submitter Number:	575
--------------	-----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Makara Beach is a regionally significant recreation area.

Decision Requested:

The proposed changes to the ridgelines and hilltops protection should be declined.
Change wording to "protect" important hilltops and ridgelines from man built development.

Submission Number:	2	Plan Section Name:	Chapter 14 Rural Area	Support/Oppose:	oppose
		Specific Provisions:	Policy 14.2.5.2		

Submission:

I oppose the proposed changes to the ridgelines and hilltops protection because the land has considerable amenity value.

Decision Requested:

Retain existing Policy 14.2.5.2 restricting structures on undeveloped skylines.

Norton	Anne	Submitter Number:	313
---------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The hills of Wellington are highly valued, they should be protected from man built development. Quartz Hill is a regionally significant landform as are the coastal hills north and south of Makara, and should be protected from built development. This area is special.

Decision Requested:

1) Quartz Hill be included in the Planning Maps. 2) All rural ridgetops/hilltops be included in Planning Maps. 3) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values - a higher level of protection. 4) All areas in planning maps be protected from built development.

O'Briscoll	Peter	Submitter Number:	386
-------------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The hills of Wellington are highly valued, they should be protected from man built development. Quartz Hill is a regionally significant landform as are the coastal hills north and south of Makara, and should be protected from built development. This area is special.

Decision Requested:

1) Quartz Hill be included in the Planning Maps. 2) All rural ridgetops/hilltops be included in Planning Maps. 3) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values - a higher level of protection. 4) All areas in planning maps be protected from built development.

O'Dell Jane Submitter Number: 136

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes seeks continued protection of the ridgelines in the rural area

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay, and 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values

O'Flaherty Wendi Submitter Number: 597

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The changes to the ridgeline and hilltops protection are opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect hilltops

O'Grady I J Submitter Number: 257

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Protect ridgelines and hilltops that can clearly be seen from manmade development especially Quartz Hill

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3)Protect hilltops in rural/recreation/coastal areas

O'Grady Timothy Submitter Number: 415

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The changes to the ridgelines/ hilltops protection are opposed

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect the hill tops and ridge tops of the rural areas.

O'Leary Brenda Submitter Number: 271

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Quartz Hill obviously removed from this plan to enable its current owner to erect a wind farm. Quartz Hill is highly visible. Makara residents have made it very clear to the Council that Quartz Hill is very important to them

Decision Requested:

1. That Council recognise and re-instate the protected status of Quartz Hill in the ridgelines and hilltops guidelines.
2. That Quartz Hill be included in the Planning Maps in the protective overlay.

Offergeld Britta Submitter Number: 240

Submission Number: 1 Plan Section Name: Chapter 14 Rural Area Support/Oppose: amend
Specific Provisions: Policy 14.2.2.2

Submission:

Policy 14.2.2.2 focuses too much on visual impacts of new buildings in a way that will hinder the development of beneficial renewable energy generation using wind turbines

Should be a balance as to where wind farms are placed and where natural hilltops/ridgelines remain unchanged to retain visual amenity.

On exposed sites wind turbines may even provide shelter for flora and fauna and enhance local biodiversity.

Wind farms have benefits for wider community - e.g. jobs, secure and clean power supply.

Decision Requested:

Modify 14.2.2.2 to allow for wind turbine locations at designated hilltops or ridgeline and acknowledge the existing excellent wind energy resource and its benefits to the wider community.

Ohio Properties Limited Submitter Number: 430

Submission Number: 1 Plan Section Name: Planning Maps Support/Oppose: support in part
Specific Provisions: Planning Maps General

Submission:

Supportive of more relaxed rural subdivision provisions. However, submitter has applied for plan change to rezone land west of Ohirio Road Outer Residential, and wants this zoning relected in Plan Change.

Section 32 analysis inadequate because landowner was not consulted.

Design Guide not appropriate to this land because of urban development in proximity.

Decision Requested:

Land described above be rezoned outer residential rather than rural

Council undertakes further section 32 analysis.

Rural Area Design Guide does not apply to this land.

Oliver Gary Submitter Number: 255

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Rural hills of Wellington should be protected from man-built development such as wind turbines. Quartz Hill is an important skyline

Decision Requested:

- 1) Quartz Hill be included in the planning maps and protective overlay.
- 2) Protect rural character by prohibiting wind turbines on the rural hills of Wellington.
2. Quartz Hill be given recognition for its important historic, geological, recreational and landscape values.

Orchard Steve Submitter Number: 504

Submission Number: 1 Plan Section Name: Plan Change 32 Support/Oppose: oppose
Specific Provisions: Plan Change 32 General Submissions

Submission:

I oppose the renewable energy rules, Chapter 26. These are not "renewable energy rules", these are rules to allow wind turbines to be positioned in a lawless manner. I do not see why wind turbines need to be positioned close to metropolitan cities and the places that people of those cities use as recreational areas.

Decision Requested:

Renewable energy rules in chapter 26 to be declined and withdrawn.

Paerata Gina Submitter Number: 357

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The proposed changes to the ridgelines and hilltops protection are opposed. The hilltops need protection.

Decision Requested:

- 1) Quartz Hill be included in the Planning Maps and protective overlay.
- 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values.
- 3) All rural ridgelines and hilltops should be protected rather than managed by the Council.

Page Amanda Submitter Number: 486

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes. 1) Wellington hills are highly valued. 2) Wants protection from man built development for both city hills and rural areas, 3) Quartz Hill and coastal hills north and south of Makara are special, important landforms

Decision Requested:

- 1) Quartz Hill be included in the planning maps,
- 2) All rural ridgetops/ hilltops be included in planning maps,
- 3) Quartz Hill be given recognition for its important historic, geological, recreational, and landscape values;
- 4) All areas in planning maps be protected from built development

Paki Paki	Natalie	Submitter Number:	358
------------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The proposed changes to the ridgelines and hilltops protection are opposed. The hilltops need protection.

Decision Requested:

1) Quartz Hill be included in the Planning Maps and protective overlay. 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values. 3) All rural ridgelines and hilltops should be protected rather than managed by the Council.

Parker	Lance	Submitter Number:	447
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Do not cover Wellington's recreational areas in wind turbines. Wind turbines should be in appropriate places, not near houses, people or our city.

Decision Requested:

1. Quartz Hill be included in the Planning Maps and in the protective overlay. 2. Quartz Hill be recognised for its important historic, geological, recreational and landscape values. 3. Protect Makara's Hills from man built development on hilltops/ridgetops.

Parker	Vynn	Submitter Number:	472
---------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes. 1) Wellington hills/ ridgelines should be protected, 2) Quartz Hill has significant value which seems to be ignored

Decision Requested:

1) Changes to ridgelines and hilltops be declined unless Quartz Hill is preserved and protected in the planning maps and in a protective overlay, 2) Recognise the national importance of the area, 3) Rural ridgetops and hilltops be protected from man built development.

Parkyn	Haley	Submitter Number:	345
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Protect Wellington's hills. The area is important for recreation and landscape values. Protect Quartz Hill from wind turbines. The peace and quiet of Makara is valued.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect Wellington's ridgelines and hilltops, 4) Amend proposed rules accordingly

Paterson **Sonia** **Submitter Number: 511**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The changes to the ridgeline and hilltops protection is opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values,

Patten **Jess** **Submitter Number: 595**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Placing windmills on Quartz Hill will destroy a rugged landscape and spectacular area. I am in favour of renewable energy but other options such as solar power should be considered before windmills are placed in areas precious to all.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for its important historic, geological, recreational and landscape values,.

Patterson **James** **Submitter Number: 64**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Oppose changes. Seeks continued protection of hilltops and ridgelines in rural area particularly the distinctive Quartz Hill. The negatives of wind turbine development have to be considered wisely

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay and 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 3) all the ridgetops and hilltops in the Makara/ Terawhiti currently protected in the Wellington District Plan be given protection from man built development

Patterson **Jaydan** **Submitter Number: 65**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Opposes changes. Seeks continued protection of hilltops and ridgelines in rural area, particularly Quartz Hill which is a very important land farm

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay and 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 3) all the ridgetops and hilltops in the Makara/ Terawhiti currently protected in the Wellington District Plan be given protection from man built development

Patterson	Treena	Submitter Number:	66
------------------	---------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes. Seeks continued protection of hilltops and ridgelines in rural area, particularly Quartz Hill which is a very important landform. Makara should be preserved as a rural area, not a commercial area

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay and 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 3) all the ridgetops and hilltops in the Makara/ Terawhiti currently protected in the Wellington District Plan be given protection from man built development

Patterson	Heather	Submitter Number:	67
------------------	----------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes. Seeks continued protection of hilltops and ridgelines in rural area, particularly Quartz Hill which is a very important land farm

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay and 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 3) all the ridgetops and hilltops in the Makara/ Terawhiti currently protected in the Wellington District Plan be given protection from man built development

Patterson	Caleb	Submitter Number:	68
------------------	--------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes. Seeks continued protection of hilltops and ridgelines in rural area, particularly Quartz Hill which is a very important land farm

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay and 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 3) all the ridgetops and hilltops in the Makara/ Terawhiti currently protected in the Wellington District Plan be given protection from man built development

Peeters	Serge & Sophie Nichot	Submitter Number:	116
----------------	--------------------------------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	oppose
		Specific Provisions:	Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

The busline is too far away from proposed allotments so traffic will increase. St Albans Ave and Allington Road are too narrow to accommodate more traffic. No adequate access to public roads. Destruction of regenerative native vegetation. Provisions concerning lot sizes and number of lots not consistent with rural zoning. Proposal inconsistent with Council's Town Belt Management Plan

Decision Requested:

Do not allow subdivision of land shown in Appendix 7.

Unlimited lots and unrestricted lot sizes are not acceptable.

Penfold Rachel Submitter Number: 144

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Meridians energy ownership does not remove Quartz Hills regional significance or the value visitors and residents place on beauty of the skyline. The overlay is notable wanting - major ridgelines and hilltops are not included. Makara rural community plan is evidence that the Makara community want ridgelines and hilltops to be kept free from man made developments. The proposed rules remove protection to be defined as managing development. This is totally unacceptable

Decision Requested:

1) Quartz Hill be included in the planning maps, and protective overlay. 2) Quartz Hill be given recognition for its important recreational, landscape, historical and geological values. 3) All ridgetops and hilltops in the Makara area currently protected in the Wellington District Plan be given protection from man built development

Penfold Antony Submitter Number: 145

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Quartz Hill ridgeline is one of the first and most prominent ridgelines seen on entering Makara. Would be a shame to spoil this environment. Not opposed to wind power but there are other appropriate sites that would not affect communities and unique rural areas of Wellington. Visual and noise pollution will have a detrimental effect on property value

Decision Requested:

1) Quartz Hill be included in the planning maps, and protective overlay. 2) Quartz Hill be given recognition for its important recreational, landscape, historical and geological values. 3) All ridgetops and hilltops in the Makara area currently protected in the Wellington District Plan be given protection from man built development

Petersen Janine Submitter Number: 602

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Ridgelines and hilltops should be protected due to wildlife. What is wrong with solar power?

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for its important historic, geological, recreational and landscape values, 3) Protect all Wellington's hilltop's and ridgelines, especially Quartz Hill.

Pfeffer Estelle Submitter Number: 344

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The hills of Wellington are highly valued, they should be protected from man built development. Quartz Hill is a regionally significant landform as are the coastal hills north and south of Makara, and should be protected from built development. This area is special.

Decision Requested:

1) Quartz Hill be included in the Planning Maps. 2) All rural ridgetops/hilltops be included in Planning Maps. 3) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values - a higher level of protection. 4) All areas in planning maps be protected from built development.

Picking Aaron Submitter Number: 603

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The changes to the ridgelines and hilltops protection are opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for its important historic, geological, recreational and landscape values.,) Protect hilltops and ridgetops from development - structures. 4) Change rules proposed to reflect above.

Pike Catherine Submitter Number: 484

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The changes to the ridgeline and hilltops protection are opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect Wellington's ridgelines and hilltops, 4) Amend proposed rules accordingly

Poehls Jan Submitter Number: 158

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to ridgelines and hilltops protection. Seeks continued protection of hilltops and ridgelines in the rural area, particularly for Quartz Hill which is a very important landform and which is absolutely not invisible

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All the ridgetops and hilltops in Makara/ Terawhiti currently protected in the Wellington District Plan, be given protection from industrial development

Poehls Martin Submitter Number: 444

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The hills of the rural area are important.

Decision Requested:

1. Quartz Hill be included in the Planning Maps and in the protective overlay. 2. Quartz Hill be recognised for its important historic, geological, recreational and landscape values. 3. Protect rural hilltops and ridgetops from development.

Pohatu	Bill	Submitter Number:	660
---------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wellington's hills are highly valued. The rural area and city hills need to be protected from man built development. Quartz Hill and coastal hills north and south of Makara are important landforms. This area is special

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Protect and preserve Quartz Hill by including it in the planning maps and protective overlay, 3) All areas in planning maps be protected from built development.

Pohatu	O	Submitter Number:	666
---------------	----------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Quartz Hill is a historical and significant landform and should be protected. Makara is a significant recreational area. This area is highly valued for its beautiful scenery. Quartz Hill should be included in the definition of 'ridgelines and hilltops' because it is very visible.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Poole	Kim	Submitter Number:	356
--------------	------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Protect all hilltops/ridgelines in Makara/Terawhiti/Ohariu/up to Titahi Bay, from wind turbine/industrial development. Include in the protective overlay.

Decision Requested:

1) Include all hilltops/ridgeline from Makara, Terawhiti, Ohariu and Titahi Bay in the overlay.
2) Protect these areas from development especially wind turbines.
3) Put Quartz Hill back in the overlay plan

Potter **Allan** **Submitter Number: 599**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Makara/Quartz Hill and Wellington are unique and special. We must protect the hilltops.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for its important historic, geological, recreational and landscape values,

Proffitt **Wendy** **Submitter Number: 545**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara.

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development

Prosser **Mary** **Submitter Number: 174**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The changes to the ridgeline and hilltops protection are opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Prosser **George** **Submitter Number: 176**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The changes to the ridgeline and hilltops protection are opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Purcell	Lara	Submitter Number:	508
----------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Protect rural hilltops and ridgelines, they have significant aesthetic appeal. Consultation has been unsatisfactory.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All ridgelines/hilltops in Makara/Terawhiti currently protected in the Wellington District Plan be given protection from man-built development.

Purdie	Gordon	Submitter Number:	288
---------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Planning Maps	Support/Oppose:	amend
		Specific Provisions:	Planning Maps General		

Submission:

Maps should include Quartz Hill as an area identified as a ridgeline and hilltop. Quartz Hill is a significant part of the proposed regional park.

Decision Requested:

1. Planning maps should identify Quartz Hill as a ridgeline and hilltop.

Submission Number:	2	Plan Section Name:	Chapter 14 Rural Area	Support/Oppose:	amend
		Specific Provisions:	14.2 Objectives and Policies		

Submission:

Esplanade areas are valuable for conservation and public access.

Decision Requested:

Include a new policy relating to esplanade areas required on allotments of less than 4 ha or greater.

Submission Number:	3	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	amend
		Specific Provisions:	Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

Subdivision of land on appendices 4, 5, 6 and 7 needs greater control than is provided for the proposed plan change.

Decision Requested:

Rule 15.4.6 should have a minimum lot size and should have a restriction on the number of lots.

Submission Number:	4	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	amend
		Specific Provisions:	Chapter 15 General		

Submission:

Esplanade areas are valuable for conservation and public access.

Decision Requested:

Include rules relating to esplanade areas required on allotments of less than 4 ha or greater.

Purdie **Bruce** **Submitter Number: 594**

Submission Number: **1** **Plan Section Name:** Plan Change 33 **Support/Oppose:** amend
Specific Provisions: General Submissions

Submission:

Absolutely opposed to the erection of windpower turbines on those ridgelines and hilltops, including Quartz Hill. Cannot understand why the prominent Quartz Hill area has been excluded from the ridgeline and hilltops overlays. This highly visible hilltop is a dominant feature in the Makara Valley and is a prominent feature in the landscape from the upper reaches of Karori.

Decision Requested:

To include the area of Quartz Hill lying between the Makara Beach Headland and White Rock Hill within the identified ridgelines and hilltops overlay.

Submission Number: **2** **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.1.1 Permitted Activity

Submission:

15.4.1.2 includes the statement that particular consideration be given to maintaining a quiet night-time rural environment. This is not reflected in rule 15.1.1.1.1 which allows greater peak noises during night hours.

Decision Requested:

Amend 15.1.1.1.1 to reduce peak noise levels particularly during the night.

Submission Number: **3** **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** amend
Specific Provisions: Rule 23.3.1 Discretionary Activity (Restricted)

Submission:

Identified certain roads where sea views should be protected as Wadestown has not been afforded protection.

Decision Requested:

Amend 23.3.1.9 to include: Wadestown Rd, Grosrena Terrace, Barnard St, Lennel Rd, Sar St, and Anne St.

Submission Number: **4** **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Prohibit the erection of structures.

Decision Requested:

Prohibit the erection of any structures on the Te Wharangi Ridge (south-east side) from Mt Kaukau to Johnston Hill including the Crows Nest and Castle Rocks (above Wilton Bush).

Quartz Hill Reserve Charitable Trust Inc **Submitter Number: 242**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Public notice misleading and Section 32 Report is inadequate. Determination of the extent of the ridgetops and hilltops overlay was ad hoc and unprincipled and not in accord with the Act. Insufficient recognition and provision given to Matters of National importance. Want to see the preservation and protection of Quartz Hill because it is;

- ~ Part of the natural character of the coast
- ~ An outstanding natural feature and landscape
- ~ Part of our historic heritage for its geological scientific value
- ~ Public access to and along the coastal marine area
- ~ Of amenity value for its public land/access/thoroughfares

Have a Ministerial Decision re access to Opau Road and Opau Bay. Insufficient regard has been given to all matters in section 7 apart from (ba) and (j). Rule change will allow significant earthworks on Quartz Hill.

Decision Requested:

1) Proposed changes to ridgelines and hilltops are declined. 2) Quartz Hill/Makara Farm and nearby lands must be preserved and protected for its nationally important values and amenity values and the quality of the environment and an efficient use and development of natural and physical resources.

Rahr Alex **Submitter Number: 71**

Submission Number: 1 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

Opposes subdivision of land in Appendix 7 due to :

- regenerating bush
- increased traffic (St Albans Ave)
- potential to improve area with walking tracks.

Decision Requested:

Remove reference to land in Appendix 7 Rule 15.4.6.

Randall Renee **Submitter Number: 32**

Submission Number: 1 **Plan Section Name:** Plan Change 32 **Support/Oppose:** oppose
Specific Provisions: Plan Change 32 General Submissions

Submission:

Oppose the development of windfarms in Wellington based on negative impact.

Loss to ratepayers.

Lack of consultation with tangata whenua and issues relating to urupa kaianga and iwi development.

Small percentage gain in power generation in terms of overall NZ generation.

Decision Requested:

1) Not to establish windfarms in the Wellington area. 2) Consult and disseminate information to people including Maori.

Randall	Mike	Submitter Number:	435
----------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Protect Quartz Hill from turbines, it is a beautiful area. Put turbines away from people and houses and recreational areas.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect ridgetops/ hilltops in Makara's rural hills/ coastal hills.

Ransfield	Huia	Submitter Number:	7
------------------	-------------	--------------------------	----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Do not want to see wind turbines on Quartz Hill on way home. Do not want wind turbines on Quartz Hill on way home.

Makara is unique rural and recreational place only 20 minutes from central Wellington.

Roads are busy enough now without extra traffic from wind turbine.

Extra traffic will cause accidents.

Put turbines further way.

Why ruin perfectly good landscape for fishing, camping and walking.

Don't change the rules to suit yourself (WCC).

Makara is unique rural and recreational place only 20 minutes from Central Wellington.

Roads are busy enough now without extra traffic from Wind turbines.

Extra traffic will cause accidents.

Put turbines further away.

Why ruin a perfectly good landscape for fishing, camping and walking.

Don't change the rules to suit yourself (WCC).

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay. 2) Quartz Hill be given recognition for its important historic, geographical, recreational and landscape values.

Redmond	Patrick	Submitter Number:	251
----------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes to ridgelines and hilltops protection. The hills of Wellington are important. Building on skyline/hilltops should not be allowed. Quartz Hill is an important skyline. Quartz Hill is an important landform.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) All ridgelines, hilltops and protected from built development 4) All areas identified added to planning maps and all protected from man-built structures, where shown on planning maps.

Redmond	Donna	Submitter Number:	299
----------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wellington's/Makara's hills should be protected from development. Quartz Hill is regionally significant and should be specifically protected. The hills of Wellington have high amenity value.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All rural ridgetops and hilltops be included in Planning Maps. 4) All areas in planning maps be protected from man-built development. Amend rules

Reid	Fiona	Submitter Number:	147
-------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Preserve and protect Quartz Hill and all other Makara ridgelines because of their natural and unspoilt beauty. A wind farm with its constant background noise would destroy this amenity.

Decision Requested:

1) Decline proposed changes to the ridgelines and hilltops protection, or 2) Preserve and protect Quartz Hill and the other Makara ridgelines in the planning maps and protective overlay and recognise national importance of area, 3) Protect rural ridgetops and hilltops from man built development

Reid	Stephen	Submitter Number:	220
-------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Chapter 16 Open Space	Support/Oppose:	support in part
		Specific Provisions:	Policy 16.5.2.2		

Submission:

Wind farms in some areas are acceptable and in others such developments are inappropriate.

Decision Requested:

Support Rule 16.5.2.2. However guidelines are needed to spell out where wind farms are appropriate.

Hills to Wellington area to be considered acceptable for windfarms are Horokiwi-Belmont and Quartz Hill.

Hills to be protected area are craggy ridge above Ngaio and the smooth profile of the Crow's Nest.

Renner	Christopher	Submitter Number:	179
---------------	--------------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The changes to the ridgeline and hilltops protection are opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) Protect rural hilltops.

Renner	Ingrid	Submitter Number:	180
---------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The changes to the ridgeline and hilltops protection are opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) Protect rural hilltops from wind turbine development so rural character is maintained.

Renner	Daniel	Submitter Number:	590
---------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The changes to ridgelines and hilltops protection are opposed

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values

Renner	Hans	Submitter Number:	593
---------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The Makara Valley is the closest unadulterated piece of land to Wellington. The South Coast and Makara are icons of Wellington's clean image.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for its important historic, geological, recreational and landscape values,

Revill	Helen	Submitter Number:	108
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

I oppose the proposed changes to the ridgelines and hilltops protection

Decision Requested:

1) That Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 2) Quartz Hill be included in the planning maps and in the proactive overlay

Revill	Lucy	Submitter Number:	109
---------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

I oppose the proposed changes to the ridgelines and hilltops protection

Decision Requested:

1) That Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 2) Quartz Hill be included in the planning maps and in the proactive overlay

Revill	Tom	Submitter Number:	113
---------------	------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

I oppose the proposed changes to the ridgelines and hilltops protection

Decision Requested:

1) That Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 2) Quartz Hill be included in the planning maps and in the proactive overlay

Richards	J D L	Submitter Number:	414
-----------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Quartz Hill must be protected from man made development. Put turbines in appropriate places. There is an existing road to Terawhiti serving Oteranga Bay and Mt Misery.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect Quartz Hill from turbine development.

Riden	Bruce	Submitter Number:	308
--------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wellington's/Makara's hills should be protected from development. Quartz Hill is regionally significant and should be specifically protected. The hills of Wellington have high amenity value.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All rural ridgetops and hilltops be included in Planning Maps. 4) All areas in planning maps be protected from man-built development. Amend rules

Ridvan Garden Developments Ltd	Submitter Number:	409
---------------------------------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Planning Maps	Support/Oppose:	oppose
		Specific Provisions:	Planning Map 20		

Submission:

Lot 2 DP 29604 and Lot 1 DP 319195 as shown in Planning Maps 20 and 21 were recently subject to a plan change request (PC 24) which was approved by Council in May 2004. Plan Change 24 gave specific consideration to the potential visual effects associated in residential development. As a result specific controls were placed on the development of the site in order to mitigate the effects. The specific controls in Plan Change 24 will adequately address the potential adverse effects related to development within this ridgeline/hilltop particularly given no appeals were lodged.

Decision Requested:

Delete the ridgeline and hilltops overlay from Lot 2 DP 29604 and Lot 1 DP 319195.

Submission Number: 2 **Plan Section Name:** Planning Maps
Specific Provisions: Planning Map 21

Support/Oppose: oppose

Submission:

Lot 2 DP 29604 and Lot 1 DP 319195 as shown in Planning Maps 20 and 21 were recently subject to a plan change request (PC 24) which was approved by Council in May 2004. Plan Change 24 gave specific consideration to the potential visual effects associated in residential development. As a result specific controls were placed on the development of the site in order to mitigate the effects. The specific controls in Plan Change 24 will adequately address the potential adverse effects related to development within this ridgeline/hilltop particularly given no appeals were lodged.

Decision Requested:

Delete the ridgeline and hilltops overlay from Lot 2 DP 29604 and Lot 1 DP 319195.

Robbers **Justin** **Submitter Number:** 23

Submission Number: 1 **Plan Section Name:** Plan Change 33
Specific Provisions: General Submissions

Support/Oppose: oppose

Submission:

I oppose the proposed changes to the ridgelines and hilltops protection

Decision Requested:

1) That Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 2) Quartz Hill be included in the planning maps and in the proactive overlay

Robbers **Nick** **Submitter Number:** 24

Submission Number: 1 **Plan Section Name:** Plan Change 33
Specific Provisions: General Submissions

Support/Oppose: oppose

Submission:

I oppose the proposed changes to the ridgelines and hilltops protection

Decision Requested:

1) That Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 2) Quartz Hill be included in the planning maps and in the proactive overlay

Roberts **Graeme** **Submitter Number:** 547

Submission Number: 1 **Plan Section Name:** Plan Change 33
Specific Provisions: General Submissions

Support/Oppose: oppose

Submission:

Provide proper protection for the ridgetops and hilltops of Wellington city and rural area. Quartz Hill is an important skyline/landform.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect the ridgelines and hilltops from development, 4) Do not proceed with the proposal, 5) Ensure rules include protection for the above

Robertson	Vikki	Submitter Number:	281
------------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Existing regulations are sufficient to control use and subdivision in these areas. Changes would reduce the authority of local residents to control development. Any moves to change zoning from rural to low density subdivision will have a detrimental effect on local residents and the environment.

Decision Requested:

Retain existing Council policies and guidelines.

Request more detailed submissions from local residents to more accurately gauge public opinion. Ensure any future submissions deal only with one major aspect of Council policy. Ensure future submissions do not include 'discretionary' activities.

Robinson	Janet	Submitter Number:	347
-----------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Quartz Hill/Makara Hills be protected from man made development. Put turbines in appropriate places.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect Quartz Hill from turbine development.

Robinson	R	Submitter Number:	424
-----------------	----------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara.

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Rogge	Ralph	Submitter Number:	239
--------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Chapter 14 Rural Area	Support/Oppose:	amend
		Specific Provisions:	Policy 14.2.2.2		

Submission:

Policy 14.2.2.2 focuses too much on visual impacts of new buildings in a way that will hinder the development of beneficial renewable energy generation using wind turbines

Should be a balance as to where wind farms are placed and where natural hilltops/ridgelines remain unchanged to retain visual amenity.

On exposed sites wind turbines may even provide shelter for flora and fauna and enhance local biodiversity.

Wind farms have benefits for wider community - e.g. jobs, secure and clean power supply.

Decision Requested:

Modify 14.2.2.2 to allow for wind turbine locations at designated hilltops or ridgeline and acknowledge the existing excellent wind energy resource and its benefits to the wider community.

Roper	A J	Submitter Number:	443
--------------	------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Rowntree	G H	Submitter Number:	483
-----------------	------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes. 1) Wellington hills are highly valued. 2) Wants protection from man built development for both city hills and rural areas, 3) Quartz Hill and coastal hills north and south of Makara are special, important landforms

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be given recognition for its important historic, geological, recreational, and landscape values; A higher level of protection, 4) All areas in planning maps be protected from built development

Russell	Daryl	Submitter Number:	59
----------------	--------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Quartz Hill is special to me and I would hate it to be spoilt by a wind power station

Decision Requested:

1) Quartz Hill to be included in the proposed planning maps and protective overlay. 2) Recognise Quartz Hill for its recreational and landscape values

Russell	Kirsty	Submitter Number: 512
----------------	---------------	------------------------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose: oppose
	Specific Provisions: General Submissions	

Submission:

I oppose the proposed changes to the ridgelines and hilltops protection. The hills of rural Wellington should be protected from development, especially Quartz Hill

Decision Requested:

1. Quartz Hill be included in Planning Maps and in the 'Protective Overlay' ; and
2. Quartz Hill be given recognition for its important historic, geological, recreational and landscape values
3. The peneplain skyline be protected from structures ;
4. Hilltops in the rural area protected from structures.

Russell	K	Submitter Number: 568
----------------	----------	------------------------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose: oppose
	Specific Provisions: General Submissions	

Submission:

The changes do not provide the same protection as in the District Plan. Quartz Hill in Makara is no longer identified as an important ridgeline/ hilltop. Quartz Hill is the Makara skyline, highly visible and an important part of the rural area. You can not manage the visual effects of developments such as wind turbines on prominent skylines such as quartz hill. Makara is special, a rural haven, don't ruin it by allowing wind turbines or other structures on such visible landscapes.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All major ridgelines as protected in the District Plan be assured of protection for future generations to appreciate.

Russell	Grant	Submitter Number: 569
----------------	--------------	------------------------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose: oppose
	Specific Provisions: General Submissions	

Submission:

The changes do not provide the same protection as in the District Plan. Quartz Hill in Makara is no longer identified as an important ridgeline/ hilltop. Quartz Hill is the Makara skyline, highly visible and an important part of the rural area. You can not manage the visual effects of developments such as wind turbines on prominent skylines such as quartz hill. Makara is special, a rural haven, don't ruin it by allowing wind turbines or other structures on such visible landscapes.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All major ridgelines as protected in the District Plan be assured of protection for future generations to appreciate.

Russell	Steffan	Submitter Number: 570
----------------	----------------	------------------------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose: oppose
	Specific Provisions: General Submissions	

Submission:

The changes do not provide the same protection as in the District Plan. Quartz Hill in Makara is no longer identified as an important ridgeline/ hilltop. Quartz Hill is the Makara skyline, highly visible and an important part of the rural area. You can not manage the visual effects of developments such as wind turbines on prominent skylines such as quartz hill. Makara is special, a rural haven, don't ruin it by allowing wind turbines or other structures on such visible landscapes.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All major ridgelines as protected in the District Plan be assured of protection for future generations to appreciate.

Russell	Aliesoia	Submitter Number:	571
----------------	-----------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

The changes do not provide the same protection as in the District Plan. Quartz Hill in Makara is no longer identified as an important ridgeline/ hilltop. Quartz Hill is the Makara skyline, highly visible and an important part of the rural area. You can not manage the visual effects of developments such as wind turbines on prominent skylines such as quartz hill. Makara is special, a rural haven, don't ruin it by allowing wind turbines or other structures on such visible landscapes.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All major ridgelines as protected in the District Plan be assured of protection for future generations to appreciate.

Russell	Karin	Submitter Number:	632
----------------	--------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

The rural hilltops/ridgelines, especially Quartz Hill, should be protected from development. This is a very visible skyline. Protect the rural character.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for its important historic, geological, recreational and landscape values, 3) Protect hilltops of Makara from development/structures.

Ruth & Christopher Moore	Paul	Submitter Number:	227
-------------------------------------	-------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	amend
	Specific Provisions: General Submissions		

Submission:

Concerned about the triggering of Discretionary (Restricted) status for residential buildings, which exceed size provisions.

Decision Requested:

That size restrictions on construction and alterations of residential buildings as a permitted activity be reassessed.

Submission Number: 2	Plan Section Name: Chapter 3 General Provisions	Support/Oppose:	oppose
	Specific Provisions: 3.10 Definitions		

Submission:

Quartz Hill and undeveloped skylines are important to the people of Makara referred to in the Makara Rural Community Plan. Overwhelming opinion in Makara Rural community that non-rural, industrial developments are not wanted in Makara. Concerns are raised that the proposed Plan Change might weaken the importance. The landscape features are valued by community. Quartz Hill loses the protection from development it previously had under 50m rule. Other highly visible skylines will also lose their protection. Concerned that the proposed Plan Changes are inconsistent with Chapter 1 of the District Plan "vision of a sustainability city". The methodology used by Boffa Miskell for mapping significant Ridgelines and Hilltops is unreliable and does not hold up to scrutiny. Weaknesses are as follows:

1. Two large ridgelines on Terawhiti Station are not visible but are included. However Quartz Hill, which is visible is excluded.
2. Weaknesses are identified with intervisibility method of mapping as this exclude factors from where a particular hilltop can be seen. It is identified that other factors should have been included in consideration such as viewpoints, landform and cultural significance.
3. Communities of interest has nothing to do with communities. Visibility has been carefull phrased not to mean what the eye can see - an approach that does not sit well with the common sense.
4. Quartz Hill has been selectively discussed.
5. A methodology that entails an arbitrary call as to where the mapping line should be drawn can not provide reliable or defensible results.

Decision Requested:

Quartz Hill reinstated as an identified Ridgeline and Hilltop.

Submission Number: 3 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Concerns raised that methodology used to identify significant Hilltops and Ridgelines is faulty. As a consequence Quartz Hill has been spuriously excluded.

Decision Requested:

That Council clarifies the management criteria for industrial activity on un-mapped but visually prominent ridgelines in the rural area of Wellington City.

Ryan **Julie** **Submitter Number:** 9

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to the ridgelines and hilltops protection

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values, 3) The ridgetops and hilltops in Makara/ Tera whiti currently protected in Wellington District Plan to be given protection from man built development

Ryan **Luke** **Submitter Number:** 10

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

I want to see the continued protection of the ridgelines and hilltops in the rural area, particularly for quartz hill, which is a very important landform and which is absolutely not invisible

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values, 3) The ridgetops and hilltops in Makara/ Terawhiti currently protected in Wellington District Plan to be given protection from man built development

Ryan **Judy** **Submitter Number:** 234

Submission Number: 1 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** amend
Specific Provisions: 14.1 Introduction

Submission:

The rural area contains the significant wind resource and is a suitable area for the development of renewable energy. The introduction does not reflect wider community support for renewable energy development in the city.

Decision Requested:

1. Insert reference to the world class wind resource found in parts of Wellington's rural area.
2. Insert additional wording to recognise the need for, and community support of, renewable energy development within the rural area.

Samuelson-Sadvid Peter Submitter Number: 96

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The hilltops and ridgelines of Makara attract a great many visitors to the region and are not invisible. Wind turbines would spoil this rural area. A wind farm in this area would also effect my business(dog boarding kennel)

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values. 3) The ridgetops and hilltops in Makara/ Tera whiti currently protected in Wellington District Plan to be given protection from man built development

Samuelson-Sandvid Alison Submitter Number: 300

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to ridgelines and hilltops protection. Seeks current protection of Makara rural area be retained.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) The ridgetops and hilltops in Makara/ Terawhiti currently protected in Wellington District Plan to be given protection from man built development

Sanders Graeme Submitter Number: 672

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The changes to the ridgeline and hilltops protection are opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect Wellington's ridgelines and hilltops, 4) Amend proposed rules accordingly.

Sathyopala Hjath Submitter Number: 329

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The hills of Wellington are highly valued, they should be protected from man built development. Quartz Hill is a regionally significant landform as are the coastal hills north and south of Makara, and should be protected from built development. This area is special.

Decision Requested:

1)Quartz Hill be included in the Planning Maps. 2) All rural ridgetops/hilltops be included in Planning Maps. 3)Quartz Hill be given recognition for its important historic, geological, recreational and landscape values - a higher level of protection. 4) All areas in planning maps be protected from built development.

Satterwhite	Judith	Submitter Number:	245
--------------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Not many hills left - once they are gone they are gone. Hills for everyone's benefit. City friends love to come to rural area to get away from built up areas.

Decision Requested:

Amend rules to provide protection for rural hills of Wellington

Saunders	Kate	Submitter Number:	223
-----------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes to ridgelines and hilltops protection. Quartz Hill is a significant regional landform and Makara a regionally important recreation area. Area should be recognised and given full protection from development by wind power developers.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Saunders	H	Submitter Number:	465
-----------------	----------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes. 1) Wellington hills are highly valued. 2) Wants protection from man built development for both city hills and rural areas, 3) Quartz Hill and coastal hills north and south of Makara are special, important landforms.

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be given recognition for its important historic, geological, recreational, and landscape values; A higher level of protection, 4) All areas in planning maps be protected from built development

Sayer	Raewyn	Submitter Number:	46
--------------	---------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 32	Support/Oppose:	oppose
		Specific Provisions:	Plan Change 32 General Submissions		

Submission:

Don't want rural hills covered in wind turbines. Wind turbines on Quartz Hill/Makara Hills are inappropriate, other places available. Chapter 26 would override other rules - not acceptable.

Decision Requested:

Decline and withdraw Chapter 26

Sayer Colin Submitter Number: 47

Submission Number: 1 Plan Section Name: Plan Change 32 Support/Oppose: oppose
Specific Provisions: Plan Change 32 General Submissions

Submission:

Don't want rural hills covered in wind turbines. Wind turbines on Quartz Hill/Makara Hills are inappropriate, other places available. Chapter 26 would override other rules - not acceptable.

Decision Requested:

Decline and withdraw Chapter 26

Schofield Helen Submitter Number: 273

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Any development on Quartz Hill especially wind turbines will have an adverse effect on the landscape and lives of residents in the area. Quartz Hill should have ongoing protection from development.

Decision Requested:

- 1) Quartz Hill be included in the planning maps and in the protective overlay.
- 2) Quartz Hill be recognised and protected for its important landscape value.

Scholten Peter Submitter Number: 610

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Do not cover Wellington/Makara/Quartz Hill in wind turbines. Turbines need to be away from view/houses/people/bird life.

Decision Requested:

- 1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Scott Michelle Submitter Number: 252

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Wants Wellington hills protected, in particular should protect Quartz Hill and other town belt/rural hills. Need to nurture Wellington's uniqueness.

Decision Requested:

- 1) Decline proposed changes. 2) Rules should ensure protection of ridgelines/hilltops.

Sculley Sandy Submitter Number: 111

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

I oppose the proposed changes to the ridgelines and hilltops protection

Decision Requested:

- 1) That Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 2) Quartz Hill be included in the planning maps and in the proactive overlay

Searle P Submitter Number: 353

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The proposed changes to the ridgelines and hilltops protection are opposed. The hilltops need protection.

Decision Requested:

1)Quartz Hill be included in the Planning Maps and protective overlay. 2)Quartz Hill be given recognition for its important historic, geological, recreational and landscape values. 3)All rural ridgelines and hilltops should be protected rather than managed by the Council.

Shaker Roy Submitter Number: 625

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Shaw David Submitter Number: 272

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The proposed Changes to ridgeline/hilltops protection especially as it relates to Quartz Hill at Makara is opposed. Quartz Hill is a dominant feature in Makara.

Decision Requested:

1) Include Quartz Hill as a protected area.

Shearer Peter Submitter Number: 58

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Wellington's greatest asset. Scenic beauty and recreation. Will make it easier for industry. Is stupid to do for short term gains. Leave the way they are will have more benefit for Wellingtonians and tourists.

Decision Requested:

Quartz Hill be included in the planning maps and the protective overlay.

Shearer	Judith	Submitter Number:	73
----------------	---------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Quartz Hill is visible from Ohariu Valley and Karori. Council should stick to its policy of protecting skylines and ridgetops.

Decision Requested:

1) That Quartz Hill be included in definitions 3.10, 2) That all the ridgelines and hilltops in the makara/ Terawhiti area seen from public roads and public walkways be included in definitions 3.10, 3) That Quartz Hill be protected from development both industrial and housing development

Shearer	Selina	Submitter Number:	128
----------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

I oppose the proposed changes to the ridgelines and hilltops protection

Decision Requested:

1) That Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 2) Quartz Hill be included in the planning maps and in the proactive overlay

Shearer	Charles	Submitter Number:	129
----------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

I oppose the proposed changes to the ridgelines and hilltops protection

Decision Requested:

1) That Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 2) Quartz Hill be included in the planning maps and in the proactive overlay

Shenval Holdings Limited	Submitter Number:	428
---------------------------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Whilst s6 sets out that protection of outstanding natural features and landscapes from inappropriate subdivision use and development is a matter of national importance that imperative is far narrower than the scope of this proposal... the delineation of these areas does not appear to have been undertaken on the basis of any assessment of their outstanding values.

Decision Requested:

1. Identify the ridgelines and hilltops that are "outstanding" and warrant protection from inappropriate subdivision and development.

Submission Number: 2 **Plan Section Name:** Planning Maps **Support/Oppose:** oppose
Specific Provisions: Planning Maps General

Submission:

The proposal is over-inclusive in terms of the areas it identifies for control as amounting to "ridgelines and hilltops". Such a restrictive approach will not promote sustainable management. The delineation of these areas does not appear to have been undertaken on the basis of any assessment of their outstanding values. The proposal is also out of step with the Regional Policy Statement.

Decision Requested:

1. Identify "outstanding" ridgelines and hilltops in the planning maps.
 2. Delete all other identified ridgelines and hilltops from the planning maps.
-

Submission Number: 3 **Plan Section Name:** Planning Maps **Support/Oppose:** oppose
Specific Provisions: Planning Map 2

Submission:

The proposal is over-inclusive in terms of the areas it identifies for control as amounting to "ridgelines and hilltops".

The arbitrary stipulation of overlay ridgelines particularly in areas not visible from the city potentially renders some properties incapable of subdivision taking into account the requirement for explained reserves as well.

Decision Requested:

1. In respect of the submitter's property (Lot 2 DP 82769, O Karepa Street, Wellington) the removal of the ridgeline overlay stipulation.
-

Submission Number: 4 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.4.5 Discretionary Activity (Unrestricted)

Submission:

The arbitrary setting of lot sizes in subdivisions does not encourage "sustainable management" as defined by the RMA. Insufficient attention was paid to the subject property being separated and in a different category than other properties that participated in the Community Board Consultation process.

Decision Requested:

1. That there be no minimum lot size and no restrictions on the number of lots in general and in respect of the subject property.
 2. That the general criteria of rule 15.4.6 apply enabling each application to be dealt with on a case by case basis.
-

Submission Number: 5 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

The arbitrary setting of lot sizes in subdivisions does not encourage "sustainable management" as defined by the RMA. Insufficient attention was paid to the subject property being separated and in a different category than other properties that participated in the Community Board Consultation process.

Decision Requested:

1. That there be no minimum lot size and no restrictions on the number of lots in general and in respect of the subject property.
 2. That the general criteria of rule 15.4.6 apply enabling each application to be dealt with on a case by case basis.
-

Simeon	David	Submitter Number:	656
---------------	--------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Protect the natural hilltops of Wellington from built development

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect all Wellington's hilltops/ridgelines in the rural area from built development.

Simmonds	Ainsley	Submitter Number:	372
-----------------	----------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Protect ridgelines and hilltops that can clearly be seen from manmade development especially Quartz Hill

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) Protect hilltops in rural/recreation/coastal areas

Simmons	Linda	Submitter Number:	167
----------------	--------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Opposes changes to the protection of ridgelines and hilltops. Quartz Hill is the Makara skyline, highly visible. You can not "manage" the visual effects of development such as wind turbines on such prominent skylines as Quartz Hill.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) All major ridgelines and hilltops as protected in the District Plan should be assured protection for future generations.

Simmons	Max	Submitter Number:	203
----------------	------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

I am opposed to the Councils methodology for identifying important ridgelines and hilltops. The areas identified with the overlay for instance, completely exclude some of Wellington's most important and highly visible landmarks. Quartz Hill in Makara, initially with overlay, has now been excluded - yet for most people it is the gateway to the Makara area. The proposed rules do not adequately protect areas currently afforded a measure of protection by the District Plan. There is a major shift from "protection" to "managing development". You cannot "manage" the visual effects of huge wind turbines on exposed and prominent skylines. Skyline stretching along the horizon down to the sea. The fact that Quartz Hill is owned by a power company (and likely wind farm developer) is not a valid reason for the WCC to have the site removed from the overlay as not being either highly visible or highly valued by the community.

Decision Requested:

1) Ridgelines visible from public roads and at Makara Beach should be included in definition 3.10. 2) Amend overlay to include Quartz Hill. 3) Amend proposed changes so that significant ridgelines and hilltops are afforded real protection from development.

Simons	Petrus	Submitter Number:	105
---------------	---------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose:	oppose
	Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

The proposed subdivision of land in Makara Peak Mountain Bike Park bordering Allington Road, St Albans Ave and Swadel Way would compromise the development of the Makara Park as part of Wellington's Outer Green Belt.

It would destroy the areas unique character and identity.

Over 10 years, volunteers have created an outstanding recreational facility.

The land proposed to be subdivided is an integral part of this facility.

Decision Requested:

The land in appendix 7 be deleted from proposed Rural Area Rules, rule 15.4.6 and elsewhere in the District Plan.

Skachill	Ian	Submitter Number:	330
-----------------	------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Continue to protect the hilltops and ridgetops in the rural area, especially Quartz Hill. This area of Wellington is special.

Decision Requested:

- 1) Protect Quartz Hill
- 2) All the ridgetops and hilltops in Makara/Terawhiti be given protection from man built development. Amend rules.

Skelley	Elizabeth	Submitter Number:	464
----------------	------------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Opposes changes. 1) Wellington hills are highly valued. 2) Wants protection from man built development for both city hills and rural areas, 3) Quartz Hill and coastal hills north and south of Makara are special, important landforms.

Decision Requested:

- 1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be given recognition for its important historic, geological, recreational, and landscape values; A higher level of protection, 4) All areas in planning maps be protected from built development.

Skipper	Kirsty	Submitter Number:	304
----------------	---------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

The proposed changes to the ridgelines and hilltops protection are opposed. The hilltops need protection.

Decision Requested:

- 1) Quartz Hill be included in the Planning Maps and protective overlay. 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values. 3) All rural ridgelines and hilltops should be protected rather than managed by the Council.

Smeath	Jake	Submitter Number:	550
---------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development

Smith	Alastair	Submitter Number:	166
--------------	-----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	oppose
		Specific Provisions:	Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

This proposal is contrary to the Outer Green Belt Plan, contrary to the aim to preserve green areas and ridgelines. Wellington's unique character is due to the extent of vegetation covered hills that have been preserved over 150 years. This proposal would result in a gradual reduction of this character and set a bad example to private landowners and developers.

Decision Requested:

Reference to land in Appendix 7 be removed from proposed Rural Area Rules 15.4.6

Smithard	Theresa	Submitter Number:	317
-----------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Protect Wellington's hills. The area is important for recreation and landscape values. Protect Quartz Hill from wind turbines. The peace and quiet of Makara is valued.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect Wellington's ridgelines and hilltops, 4) Amend proposed rules accordingly

Smyth	Patricia	Submitter Number:	416
--------------	-----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Keep hilltops free of wind turbines and protected from development

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect all ridgelines/ hilltops of Wellington.

Sneyd	Dr Elizabeth	Submitter Number:	17
--------------	---------------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Quartz Hill is highly visible and can be seen from land, sea and air. Quartz Hill be fully protected from any form of industrialisation for so little gain. Quartz Hill is highly visible and can be seen from land, sea and air. Quartz Hill and Makara is unique and must be left so for everyone and future generations. Quartz Hill and Makara is unique and must be left so for everyone and further generations. Quartz Hill to be fully protected from any form of industrialisation for so little gain.

Decision Requested:

1) Quartz Hill to be included in planning maps and protected overlay. 2) Quartz Hill to be given full recognition for all time of its values.

Sondej	Adam	Submitter Number:	668
---------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

I am strongly opposed to any ridgeline excavation in the area surrounding Horokiwi Quarry. The recent expansion of excavations by the Horokiwi quarry is funnelling noise further up the hill towards residences. The ridgelines bordering the current quarry play a huge part as a natural noise barrier. Loosening laws on ridgeline protection in this area would result in major noise/dust nuisance to homes in the area.

Decision Requested:

That the council plan be amended to protect all the ridgelines (primary and secondary) currently bordering the Horokiwi quarry.

Submission Number:	2	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	support
		Specific Provisions:	15.4 Discretionary Activities (Unrestricted)		

Submission:

I support all council initiatives to loosen restrictions on rural subdivision. As illustrated by the Council's recent general rate rise for the Horokiwi area, the primary land use is now residential.

Decision Requested:

The Horokiwi suburb should be provided with standard residential services and granted the benefits of subdivision regulations of the surrounding suburban regions.

Southern Environmental Association (Wgtn) Inc	Submitter Number:	683
--	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	amend
		Specific Provisions:	General Submissions		

Submission:

The proposed rules should improve protection, not reduce it.

Decision Requested:

The provision should be rewritten to provide for protection from built development and earthworks, rather than managed development.

Submission Number: 2 **Plan Section Name:** Planning Maps **Support/Oppose:** amend
Specific Provisions: Planning Maps General

Submission:

The areas included in the planning maps should be extended.

Decision Requested:

On the maps, include Quartz Hill, ridges/hilltops through the South coast and rural area and coastal escarpments. The areas currently depicted in Island Bay should be included in the final planning maps.

Spencer **Celia** **Submitter Number:** 596

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Use areas like Terawhiti station instead of Quartz Hill.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for its important historic, geological, recreational and landscape values,

Spruce **Stephen** **Submitter Number:** 623

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara.

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

St Clare **Desmond** **Submitter Number:** 16

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

I want see the continual protection of hill tops and ridgelines in the rural area, particularly for Quartz Hill and Terawhiti.

Decision Requested:

1) Quartz Hill be included in the planning maps. 2) All the ridgetops and hilltops in Makara and Terawhiti be given greater protection from man built development. 3) That Quartz Hill be given greater protection.

St. Clare **Shane** **Submitter Number:** 56

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

I wish to see the continued protection of hilltops and ridgelines in the rural area.

Decision Requested:

1) Include Quartz Hill in the Planning Maps and given greater protection. 2) Give greater protection to all ridgelines surrounding Makara and Terawhiti from man built development.

Stacey	Graeme	Submitter Number:	351
---------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Put turbines in appropriate places not near houses and people or in recreational areas.

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill be given recognition for its important historic geological, recreational and landscape values. 3) Protect Quartz Hill from turbine development. 4) Protect rural/hills and coast from development - these are recreational areas.

Stanley	Dr Thorsten	Submitter Number:	70
----------------	--------------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Limitation of windmills on ridges is essential. They would create a visual nuisance. On a recent trip to Europe, many wind farms were viewed and they were extremely ugly spoiling the view.

Decision Requested:

Not stated.

Stead	Murray	Submitter Number:	478
--------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Makara/ Quartz Hill are special. Do not put turbines in the wrong places.

Decision Requested:

1. Quartz Hill be included in the Planning Maps and in the protective overlay. 2. Quartz Hill be recognised for its important historic, geological, recreational and landscape values.

Steele	Margaret	Submitter Number:	189
---------------	-----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The changes to the ridgeline and hilltops protection are opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) The ridgetops and hilltops in Makara/ Terawhiti currently protected in Wellington District Plan to be given protection from man built development

Steele	Warrick	Submitter Number:	191
---------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The changes to the ridgeline and hilltops protection are opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay

Steele	David	Submitter Number:	237
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

I am appalled to find Wellington City Council changing the District Plan without good reason. It suggests the changes are deliberate to accommodate an impending application from a commercial organisation to proceed with wind turbine development.

Ridgelines and hilltops are sacrosanct and should be kept clear of industrial structures.

Quartz Hill is very visible from many parts of Makara and should be reinstated as being protected.

Protect the hilltops and ridgelines from future generations.

Decision Requested:

1. That Quartz Hill be included in the planning maps and to be included in the protective overlay.

Submission Number:	2	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Ridgelines and Hilltops are sacrosanct and should be kept clear of industrial structures.

Protect the hilltops and ridgelines from future generations.

Decision Requested:

1. Seek that all ridgelines and hilltops in Makara and surrounds be protected under the Wellington District Plan and be given protection from any industrial development.

2. Thousands of Wellingtonians enjoy the Makara Rural Amenities every weekend...it is therefore important that the Council understands our concern to protect the hilltops and ridgelines not only in Makara but around Wellington as well.

Stebens	Jean	Submitter Number:	11
----------------	-------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

I have no confidence that changes will be as stated and consider that if any agreement is conceded changes will not be satisfactorily monitored

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values, 3) That council delve future to obtain information that more reliably reflects the advantages arising from their proposal

Stebens	William	Submitter Number:	12
----------------	----------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

I do not think the power companies can be trusted and believe the programme will not be cost effective. It will be superseded by solar energy technology

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values. 3) The council should re - examine their proposal before relegating this area to such noisy, expensive and unacceptable usage

Stenning Paul Submitter Number: 553

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Don't spoil our awesome hills/ridgelines with man-made industrial sites. Don't contemplate such a ludicrous idea.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Keep Quartz Hill and all Wellington's hilltops and ridgelines for recreational pleasures.

Stephens Fraser Submitter Number: 482

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes. Ridgetops/ hilltops should be protected and preserved long term

Decision Requested:

WCC should abandon and abolish any proposed District Plan changes in relation to ridge top and hilltop changes

Stephens Linda Submitter Number: 525

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The proposed rules do not protect the hilltops and ridgelines. Managed development is not protection. Why is Quartz Hill not included? This skyline is important and should be protected from man-built development.

Decision Requested:

1) Rewrite the rules so our skyline seen from public roads/places is protected from man-built development, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values,

Steponovicuite Renata Submitter Number: 515

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Don't put turbines near houses.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect Wellington's hills/ communities from turbines.

Stoddart Warren Submitter Number: 298

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Protect Wellington's hills especially Quartz Hill. Wind power is not appropriate on Wellington Hills.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect Makara's rural hilltops

Stoney Beach Bistro Submitter Number: 536

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

I oppose the proposed changes to the ridgelines and hilltops protections. I have just taken over a business in Makara and I don't believe it would be good for business in the future to have the wind farm.

Decision Requested:

1. The proposed changes to the ridgelines and hilltops should not be accepted.

Stott Ruth Submitter Number: 440

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Quartz Hill is an amazing place and must be protected. These changes will destroy beautiful recreational areas forever.

Decision Requested:

1. Quartz Hill be included in the Planning Maps and in the protective overlay. 2. Quartz Hill be recognised for its important historic, geological, recreational and landscape values. 3. Protect Makara's Hills from, man built development on hilltops/ridgetops.

Straatsburg John Submitter Number: 319

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Protect the hills and skyline of Wellington from non-natural development

Decision Requested:

1) Include Quartz Hill/Makara Hills in the Protection.
2) Protect Wellington's hilltops/ridgetops from development.

Strange	Paula	Submitter Number:	135
----------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes. Seeks continued protection of the hilltops and ridgelines in the rural area particularly Quartz Hill which is very important landform and which is absolutely not invisible

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay, and 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 3) all the ridgetops and hilltops in Makara/ Terawhiti currently protected in the Wellington District Plan given protection from man built development

Stuart	Allan	Submitter Number:	246
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes to ridgelines and hilltops protection. View from top of Makara Hill is a tourist attraction - development of this area should be for tourist purposes not industrial/commercial purposes. Noise levels in Karori in northerly wind will reduce value of living in the area.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Stubbe	Maria	Submitter Number:	522
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Stubbersfield	Darren	Submitter Number:	459
----------------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes. 1) Wellington hills are highly valued. 2) Wants protection from man built development for both city hills and rural areas, 3) Quartz Hill and coastal hills north and south of Makara are special, important landforms.

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be given recognition for its important historic, geological, recreational, and landscape values; A higher level of protection, 4) All areas in planning maps be protected from built development.

Sturman	Ann	Submitter Number:	123
----------------	------------	--------------------------	------------

Submission Number:	Plan Section Name: Plan Change 33	Support/Oppose:	support
	Specific Provisions: General Submissions		

Submission:

Windfarm in all ridgelines look pleasing. A Quartz Hill windfarm is an excellent idea, provided the noise is not excessive above the wind noise.

Decision Requested:

Not stated.

Sukhalal	Harivadan	Submitter Number:	554
-----------------	------------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Do not degrade our ridgelines/hilltops

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Keep Quartz Hill and all hilltops/ridgelines safe from man-made development.

Sukhdev & Anja Martel	Badesra	Submitter Number:	645
----------------------------------	----------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Chapter 14 Rural Area	Support/Oppose:	amend
	Specific Provisions: Policy 14.2.4.2		

Submission:

We have lived on a 10 acre lifestyle block in Horokiwi for the past 3 years. We feel that this size of land is not big enough to undertake any commercially viable activity, however, it is too large for us to manage it properly as a lifestyle property. We believe we could manage a smaller block, say 2 to 2.5 acres, better.

Decision Requested:

Relax subdivision rules for Horokiwi and allow subdivision to 2 to 2.5 acres.

Sullivan	Yvette	Submitter Number:	28
-----------------	---------------	--------------------------	-----------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Love the views of Makara and drive to the beach.

Makara is a sanctuary.

Should not be commercialised with ugly wind turbines.

Decision Requested:

1) Quartz Hill be protected in the planning maps and overlay. 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values.

Sunita Singh and	Gavin Dench	Submitter Number:	118
-------------------------	--------------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Changes would result in loss/ destruction of scenic character, alteration to the potential for future ecological restoration, visual pollution, loss of community of easily accessible recreation amenities and facilities. Options for future generation pre - emptied

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay, and 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 3) all the ridgetops and hilltops in Makara/ Terawhiti currently protected in the Wellington District Plan given protection from man built development

Sutherland	Lesley	Submitter Number:	153
-------------------	---------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Opposes changes. Seeks continued protection of hilltops and ridgelines in rural area particularly Quartz Hill which is a very important landform and which is absolutely not invisible. Proposed rules are sufficient to give adequate protection to Wellington's ridgelines and hilltops. Overlay needs to be extended to cover other hills in Makara and coastal escarpment. Major shift from protection to managing development, I do not agree

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay and 2) Quartz Hill be given recognition for its important historic, geological, recreational, and landscape values and 3) All the ridgetops and hilltops in Makara/ Terawhiti currently protected in the Wellington District Plan, i.e. given protection from man built development

Sutherland	Samuel	Submitter Number:	154
-------------------	---------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Opposes changes. Seeks continued protection of hilltops and ridgelines in rural area, particularly Quartz Hill which is very significant and very visible. Removing some areas from protection will enable wind farmers to get their turbines started. The Makara and Terawhiti areas would be turned into an industrial wasteland

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay and 2) Quartz Hill be given recognition for its important historic, geological, recreational, and landscape values and 3) All the ridgetops and hilltops in Makara/ Terawhiti currently protected in the Wellington District Plan, i.e. given protection from man built development

Sutherland	Amanda	Submitter Number:	507
-------------------	---------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 32	Support/Oppose:	oppose
	Specific Provisions: Plan Change 32 General Submissions		

Submission:

I oppose the renewable energy rules. Chapter 26, these are not "renewable energy rules", these are rules to allow wind turbines to be positioned in a lawless manner. I do not see why wind turbines need to be positioned close to metropolitan cities and the places that people of those cities use as recreational areas.

Decision Requested:

1. Renewable energy rules in Chapter 26 to be declined and withdrawn.

Swann	Pauline & Athol	Submitter Number:	567
--------------	----------------------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Continue protection of ridgelines and hilltops in rural area. It is a very visible and important landform.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All ridgelines and hilltops in Makara/Terawhiti protected under current District Plan be given protection from man-built development.

Tait	Carolyn	Submitter Number:	280
-------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The protection of the ridges and hilltops in and around the city is important. I am appalled that the protection for Quartz Hill is to be removed opening it up to industrial development.

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill be given recognition for its important historic geological, recreational and landscape values

Tamaki	Lorraine	Submitter Number:	561
---------------	-----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Quartz Hill should be included in the definition of ridgelines and hilltops and given the protection it deserves. Quartz Hill is regionally a significant landform and Makara a regionally significant recreation area. The views of residents/ratepayers are being ignored.

Decision Requested:

1) Quartz Hill should be included in definitions 3.10 2) That all ridgelines and hilltops in the Makara/ Terawhiti area seen from public roads and the coastal hilltops to the north seen from Makara beaches and the Makara also be included in definitions 3.10 3) Quartz Hill be recognised for important historic, geological, recreational and landscape values (higher level of protection), 4) All areas in planning maps be protected from built up development and industry interference.

Tararua Tramping Club Inc	Submitter Number:	454
----------------------------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The proposal is so large and complex that in many cases it is hard to determine in which cases the protection is being reduced or potentially strengthened.

Decision Requested:

Not Stated.

Submission Number: 2 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

We note that reference to (protection of) skylines appears to have been removed in several places (eg 16.5.2.2) where there are skylines which do not meet the definition of ridgelines and hilltops, that seems to discount their value entirely.

Decision Requested:

Not stated.

Submission Number: 3 **Plan Section Name:** Chapter 3 General Provisions **Support/Oppose:** amend
Specific Provisions: 3.10 Definitions

Submission:

Throughout the plan the word "identified" should be removed. Maps may best be treated as illustrative not definitive.

Decision Requested:

1. "The word 'identified' should be removed from all occurrences of 'identified' ridgelines and hilltops"

Submission Number: 4 **Plan Section Name:** Chapter 3 General Provisions **Support/Oppose:** support in part
Specific Provisions: 3.10 Definitions

Submission:

We support the provision of maps that identify hilltop and ridgelines on maps that is clearly useful to all involved for the sake of certainty and clarity. However, the provision of those maps has been used as an excuse to declassify various hilltops and ridgelines in terms of the Plan. We oppose those removals.

Decision Requested:

Not stated.

Submission Number: 5 **Plan Section Name:** Chapter 4 Residential Areas **Support/Oppose:** amend
Specific Provisions: Policy 4.2.5.2

Submission:

1. We support the rewording of the policy provided 'identified' is deleted.
2. We do not support the changes to the text following methods.

Decision Requested:

1. Delete the word 'identified' in Policy 4.2.5.2

2. Not stated.

Submission Number: 6 **Plan Section Name:** Chapter 5 Residential Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 5.3.9 Discretionary Activity (Restricted)

Submission:

We support the addition of "and hilltops" but oppose the other changes.

Decision Requested:

Not stated.

Submission Number: 7 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** amend
Specific Provisions: 14.1 Introduction

Submission:

We oppose use of "Today" in the fourth paragraph. It is ambiguous - does it refer to the day of writing or of the change coming into effect, or of reading?

Decision Requested:

1. Specify explicitly the date in paragraph 4 so the use of "Today" is not ambiguous.

Submission Number: 8 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** oppose
Specific Provisions: Policy 14.2.1.1

Submission:

Paragraph 2 explanation: surely the qualification "if it can be demonstrated that this will promote sustainable management is a requirement of the RMA. That it is necessary to state that here is very worrying - from that one might infer that in the absence of such a qualification elsewhere unsustainable management would be acceptable.

Decision Requested:

Not stated.

Submission Number: 9 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** amend
Specific Provisions: Policy 14.2.2.2

Submission:

Provided 'identified' is deleted we support the change in the title sentence here - it is important that construction be included.

Decision Requested:

1. Delete the word 'identified' in 14.2.2.2.

Submission Number: 10 **Plan Section Name:** Plan Change 33 **Support/Oppose:** amend
Specific Provisions: General Submissions

Submission:

The expression "to avoid, remedy or mitigate their adverse effects" inevitably appears throughout the whole plan. It needs to be stated that avoid is preferred to remedy and remedy to mitigate.

Decision Requested:

Amend wording so that it is clear "avoid" is preferred to "remedy and remedy to mitigate".

Submission Number: 11 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** oppose
Specific Provisions: Policy 14.2.5.2

Submission:

We strongly oppose the deletion of this policy.

Decision Requested:

1. Do not delete policy 14.2.5.2.

Submission Number: 12 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.4.2 Discretionary Activity (Unrestricted)

Submission:

It is very hard to assess the actual outcome from the point of view of protection of ridgelines and hilltops. The subject property could itself be a public place to which change could be detrimental.

Decision Requested:

1. Amend wording at end of first paragraph to explanation under 15.4.2 to

"....from any place outside the subject property or from any public place".

Submission Number: 13 **Plan Section Name:** Chapter 16 Open Space **Support/Oppose:** amend
Specific Provisions: Policy 16.5.2.2

Submission:

Although the commentary indicates a need for greater protection of some ridgelines and hilltops has been found, it's unclear which these are and that the Proposed Change does give them greater protection.

Decision Requested:

1. Not stated.

Submission Number: 14 **Plan Section Name:** Chapter 17 Open Space Rules **Support/Oppose:** oppose
Specific Provisions: Rule 17.3.2 Discretionary Activity (Unrestricted)

Submission:

The removal of this rule is unacceptable. We oppose this deletion very strongly.

Decision Requested:

1. Do not delete 17.3.2.4.

Submission Number: 15 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** amend
Specific Provisions: Rule 23.1.11 Permitted Activity

Submission:

We do oppose the deletion of 23.1.11.2. Both date dependencies and 'the plan change relating to ridgelines and hilltops and/or landscape issues becomes operative' should be removed.

Decision Requested:

1. Retain 23.1.11.2 but amend wording to read:

23.1.11.2 That new overhead lines are not located on a ridgeline or hilltop

or similar

Submission Number: 16 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

We do note that Quartz Hill has been declassified and most strongly oppose that it is not only significant for Wellingtonians as a hilltop, one which makes a substantial contribution to the landscape which we and many others really view (eg from the very popular Makara Walkway), but also regionally significant as a peneplain remnant.

Decision Requested:

1. Not stated.

Tate	Raewyn	Submitter Number:	75
-------------	---------------	--------------------------	-----------

Submission Number: 1	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose:	oppose
	Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

Oppose the inclusion of Appendix 7 in Rule 15.4.6.

Oppose land in Makara Peak Mountain Bike Park from being subdivided and used for housing. The proposed development will increase traffic and the risk of collision danger to people and property. The park is a world class recreational and ecological restoration model. Object this 'rural' zoned land now to be treated differently from all other rural zoned land and contrary to the principles of the Outer Green Belt Management Plan.

Decision Requested:

Do not include Appendix 7 in Rule 15.4.6

Taylor	M G	Submitter Number:	38
---------------	------------	--------------------------	-----------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Proposed changes are hard to identify due to a lack of comparative maps. Existing (current definition) ridgelines/hilltops should be added to maps.

Decision Requested:

1) Retain status quo until comparative maps are provided and notified. 2) Inclusion of Quartz Hill.

Taylor	Kevin	Submitter Number:	384
---------------	--------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

The hills of Wellington are highly valued, they should be protected from man built development. Quartz Hill is a regionally significant landform as are the coastal hills north and south of Makara, and should be protected from built development. This area is special.

Decision Requested:

1) Quartz Hill be included in the Planning Maps. 2) All rural ridgetops/hilltops be included in Planning Maps. 3) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values - a higher level of protection. 4) All areas in planning maps be protected from built development.

Taylor	Liz	Submitter Number:	498
---------------	------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara.

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development

Taylor	Chris	Submitter Number:	543
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wellington's hills are highly valued . The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara.

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Taylor	Jason	Submitter Number:	624
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Our hilltops are special. Keep Makara/ Quartz Hill free from visual and noise pollution.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for its important historic, geological, recreational and landscape values, 3) Protect Wellington's hilltops/ridgetops.

Taylor-Offord	Sharon	Submitter Number:	209
----------------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes to ridgelines and hilltops protection. Seeks current protection be retained.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) The ridgetops and hilltops in Makara/ Terawhiti currently protected in Wellington District Plan to be given protection from man built development

Te Kamaru Station Limited	Submitter Number:	45
----------------------------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	amend
		Specific Provisions:	Rule 15.4.5 Discretionary Activity (Unrestricted)		

Submission:

1. Te Kamaru Station Ltd is farmed in conjunction with Terawhiti Station and is uneconomic. Subdivision is to be a discretionary activity and does not give the property scope for comprehensive development. The plan change applies to diverse areas. There is no need to protect uneconomic land in the manner envisaged in Proposed Plan Change 33. The Kamara Station Ltd cannot economically maintain land or improvements without subdivision.

Decision Requested:

Zone change allowing comprehensive development.

Te Marama Limited	Submitter Number:	61
--------------------------	--------------------------	-----------

Submission Number: 1	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose:	amend
	Specific Provisions: Rule 15.4.5 Discretionary Activity (Unrestricted)		

Submission:

1. Terawhiti Station is uneconomic for farming
2. Plan Change 33 limits development because of: 30 ha limit; 5 year subdivision rule; and the Plan change applies to diverse areas. There is no comparable need to protect uneconomic land. Te Kamara St Ltd cannot economically maintain land or improvements without subdivision. Comprehensive development would: introduce new capital to the area; enhance cultural development; re-utilise obsolete buildings; encourage further conservation of unproductive areas; encourage diversification/intensification of productive valley floor land.

Decision Requested:

Zone change for Terawhiti Station allowing comprehensive development.

Tedder	Martin	Submitter Number:	261
---------------	---------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Opposes changes to ridgelines and hilltops protection. Seeks continued protection of hilltops and ridgelines, including Quartz Hill, which is absolutely not invisible.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Telecom New Zealand Ltd and Telecom Mobile Ltd	Submitter Number:	651
---	--------------------------	------------

Submission Number: 1	Plan Section Name: Chapter 23 Utility Rules	Support/Oppose:	oppose
	Specific Provisions: Rule 23.4.2 Discretionary Activity (Unrestricted)		

Submission:

The provision of overhead lines and cables should be permitted where necessary.

Decision Requested:

Delete Assessment Criteria 23.4.2.5.

Submission Number: 1	Plan Section Name: Chapter 4 Residential Areas	Support/Oppose:	oppose
	Specific Provisions: Policy 4.2.5.2		

Submission:

Many of the hilltop and ridgeline areas that are zoned Residential with Wellington City provide important corridors for utilities. Accordingly it is considered inappropriate to require an 'undeveloped character' for these residentially zoned areas.

Decision Requested:

Delete Policy 4.2.5.2.

Submission Number: 2 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** oppose
Specific Provisions: Policy 14.2.2.2

Submission:

The ridgelines and hilltops identified in the proposed Plan Change provide important utility corridors. Accordingly, it is considered appropriate to balance the positive effects generated by utilities with any perceived adverse visual effects on rural character.

Decision Requested:

Re-word Policy 14.2.2.2 as follows:

"Control the construction and siting of new buildings, structures and earthworks on identified ridgelines and hilltops in ways that avoid, remedy or mitigate significant adverse visual effects on the rural character."

Submission Number: 3 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.4.2 Discretionary Activity (Unrestricted)

Submission:

The proposed new rule requires that any earthworks comprise discretionary unrestricted activities within identified ridgelines and hilltops. This is considered unnecessary given a small level of earthworks will not generate adverse effects on the visual amenity values of these areas.

Decision Requested:

Amend Rule 15.4.2 to delete reference to earthworks and that assessment criteria be amended accordingly.

Submission Number: 4 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.4.2a Discretionary Activity (Unrestricted)

Submission:

The proposed rule requires that any earthworks comprise discretionary unrestricted activities within certain identified ridgelines and hilltops. This is considered unnecessary given the small level of earthworks will not generate adverse effects on the visual amenity values of these areas.

Decision Requested:

Amend Rule 15.4.2a to delete reference to earthworks and that assessment criteria be amended accordingly.

Submission Number: 5 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** oppose
Specific Provisions: Rule 23.1.8 Permitted Activity

Submission:

The proposed rule prevents any mast from being established on an identified ridgeline or hilltop as a permitted activity. Masts up to a reasonable height (i.e. the permitted height for the relevant zone) will not compromise the visual amenity values of the identified ridgelines and hilltops. It is unreasonable and unnecessary to require resource consent for the establishment of any mast.

Decision Requested:

Delete Rule 23.1.8.2.

Submission Number: 6 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** support
Specific Provisions: Rule 23.1.11 Permitted Activity

Submission:

We support the proposed deletion of the reference that no overhead lines are to be located on ridgelines and hilltops.

Decision Requested:

Delete Rule 23.1.11.2 as proposed.

Submission Number: 7 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** amend
Specific Provisions: Rule 23.3.1 Discretionary Activity (Restricted)

Submission:

Masts up to the permitted activity height (for the relevant zone) will not generate adverse effects on the visual amenity values of the identified ridgelines and hilltops. Accordingly, the assessment criteria should be amended in line with this view.

Decision Requested:

Amend Rule 23.3.1.11 to read:

"Where the mast or antennas (not provided for as a permitted activity) are located on an identified ridgeline or hilltop....the visibility of the subject site and the mast and antennas in relation to significant district wide, local and neighbouring views."

Submission Number: 8 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** oppose
Specific Provisions: Rule 23.3.4 Discretionary Activity (Restricted)

Submission:

In some cases, it is necessary that overhead lines be established within various zones and areas due to terrain or other reasons; this includes identified ridgelines and hilltops.

Decision Requested:

Delete the third paragraph under Standards and Terms of Rule 23.3.4.

Submission Number: 9 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** oppose
Specific Provisions: Rule 23.4.1 Discretionary Activity (Unrestricted)

Submission:

Assessment Criteria 23.4 does not adequately recognise the importance of ridgelines and hilltops (among other areas) for the provision of utilities services. It is considered appropriate to provide a balanced policy framework, and that the assessment criteria should be amended accordingly.

Decision Requested:

1) Amend Assessment Criteria 23.4.1.2 to read: "...where located on identified ridgelines and hilltops, Council encourages the avoidance, remediation or mitigation of significant visual effects by..." 2) Delete the fourth and fifth bullet points of Assessment Criteria 23.4.1.2.

Teo **Mrs** **Submitter Number:** 352

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The proposed changes to the ridgeline and hilltops protection is opposed. Keep the beaches and hills natural.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Teo **Andrew** **Submitter Number:** 359

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The proposed changes to the ridgeline and hilltops protection is opposed. Keep the beaches and hills natural.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Thomas	Frank	Submitter Number:	48
---------------	--------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Oppose removal of ridgeline/hilltop protection. Assisting Meridian Energy to erect wind turbines on Quartz Hill would severely affect Makara Valley with noise/visual pollution/destroy coastline.

3. Comes at an unacceptable price, would cast shadow over coast
? effects like wind turbine on Mt Victoria

Decision Requested:

Protect Quartz Hill from wind turbines.

Thomas	Lynley	Submitter Number:	49
---------------	---------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Quartz Hill should be protected from wind farm development and preserved for future generations

Decision Requested:

Protect Quartz Hill area for recreational land use

Thomas	Amy	Submitter Number:	84
---------------	------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

These areas are very visible to every person coming over the Makara hill. I want to see continued protection of the hilltops and ridgelines in rural areas

Decision Requested:

- 1) Quartz Hill be included in the planning maps and in the protective overlay and 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values

Thomas	Helen	Submitter Number:	86
---------------	--------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Changes mean easier to subdivide so reducing precious few areas remaining in Makara and Ohariu. Public use/ benefit of Quartz Hill would cease to exist under present wind farm plans. Leave the protections for Quartz Hill in place - other sites should be considered.

Decision Requested:

- 1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values.

Thomas	Casey	Submitter Number:	318
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Protect Wellington's hills. The area is important for recreation and landscape values. Protect Quartz Hill from wind turbines. The peace and quiet of Makara is valued.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect Wellington's ridgelines and hilltops, 4) Amend proposed rules accordingly

Thomas	Dianne	Submitter Number:	346
---------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The proposed changes to the ridgelines and hilltops protection are opposed. Rural hilltops/ridgetops should be protected to retain rural character. Quartz Hill is an important skyline/peneplain remnant.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect rural hilltops/ridgetops from built development (wind turbines) and maintain rural character.

Thomas	Valerie	Submitter Number:	473
---------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes. 1) Quartz/ Makara hill is a precious place and so close to the city. 2) Don't desecrate this area, 3) Put turbines in the right places - not around our City's recreation areas.

Decision Requested:

1) Changes to ridgelines and hilltops be declined unless Quartz Hill is preserved and protected in the planning maps and in a protective overlay, 2) Recognise the national importance of the area, 3) Rural ridgetops and hilltops be protected from man built development, 4) Amend proposed rules.

Thomas	Ken	Submitter Number:	474
---------------	------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes. 1) Wind turbines should not be on and around Wellington's ridgelines/ hilltops, especially not on Quartz Hill which is 'sanctuary' so close to the city. 2) Wind turbines should not be put in beautiful coastal areas. 3) They are so ugly would hate to fly over the area. 4) Bad for tourism as proven overseas.

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay and 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values. 3) Protect Makara's rural hilltops from man built development.

Thomas	Brent	Submitter Number:	485
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The hilltops/ridgelines should be protected from development. Quartz Hill is not invisible and should be protected from development.

Decision Requested:

1. Quartz Hill be included in the Planning Maps and in the protective overlay. 2. Quartz Hill be recognised for its important historic, geological, recreational and landscape values. 3. The hilltops and ridgetops of Wellington should be protected from development, especially wind turbines.

Thomas	Frank	Submitter Number:	671
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

I oppose any change to the subdivision in Makara or Ohariu as the desire by some to subdivide would be short-sighted and would lead to more subdivision. I would like the Council to resist this change as this area has remained unspoilt over the years and to make a change now would end this unique land forever as there would be no way to reverse this decision. There is only one chance to protect this unspoilt area for future generations of Wellingtonians which is a recreation area and playground that would be the envy of any city.

Decision Requested:

To reconsider any changes relating to subdivisions as stated.

Thompson	Alastair	Submitter Number:	434
-----------------	-----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Quartz Hill is a recreational area of outstanding beauty adjacent to a greatly used piece of recreational coastline. I have no objection to windfarms on ridgelines that are further away from recreational areas.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Quartz Hill be protected from development, 4) Coastal areas be protected from development.

Toms	Sharon	Submitter Number:	505
-------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Continue to protect hilltops and ridgelines in the rural area.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All ridgelines/hilltops in Makara/Terawhiti currently protected in the Wellington District Plan be given protection from man-built development.

Transpower New Zealand Limited

Submitter Number: 241

Submission Number: 1 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** amend
Specific Provisions: Rule 23.4.2 Discretionary Activity (Unrestricted)

Submission:

The assessment criteria should be amended to recognise the constraints faced by Transpower as owner and operator of the National Grid. Bullet point 2 of 23.4.2.5 includes the terms "district wide, local and neighbouring views" and suggests that all views must be preserved. Qualification should be provided to recognise that some views are more important than others and to recognise the environment as it exists, ie. Where houses are orientated to take advantage of expansive views a line may be visible but depending on the context of the particular view and orientation of the house the visual impact is likely to be minor.

Decision Requested:

1) Amend 23.4.2.5 to state: "Where proposed within identified ridgelines and hilltops, except in relation to new or existing National Grid transmission lines, whether the extent of new or additional overhead lines and cable are sited and designed in ways that avoid, as far as practicable, being visually obtrusive by:"

2) Amend Bullet point 2 of 23.4.2.5 to state: "minimising, as far as practicable the visibility of over head lines..."

Submission Number: 2 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** amend
Specific Provisions: Rule 23.4.2 Discretionary Activity (Unrestricted)

Submission:

May lead to cumulative adverse effects on the environment. Landscape does have an assimilative capacity however in areas of high visibility may be better to use a different route.

Decision Requested:

Amend 23.4.2.5 bullet point 3 to state:

"the co-siting of new and additional overhead lines and cables with existing overhead lines and cables where this will not result in cumulative adverse effects."

Submission Number: 3 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** amend
Specific Provisions: Rule 23.4.2 Discretionary Activity (Unrestricted)

Submission:

Criteria too absolute. Inevitable that lines will traverse identified ridgeline and hilltop areas and at times will be set against the sky. Avoiding this is not practicable due to: topography; nature of power lines; requirement to meet height and separation distances, standards and health and safety issues.

Decision Requested:

Amend 23.4.2.5 bullet point 4 to state:

"ensuring where possible, that the overhead lines and cables are seen against a landform backdrop and not the sky in relation to district wide, local and neighbouring views"

Submission Number: 4 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** amend
Specific Provisions: Rule 23.4.2 Discretionary Activity (Unrestricted)

Submission:

Concerns relate to: effectiveness of screening; ownership of the land; health and safety issues. Transpower does not own the land on which its transmission lines are located. While Transpower's transmission lines constructed after 1988 will have easements for the transmission corridors, the rights associated with the easements also do not generally extend to the planting of vegetation

Decision Requested:

Amend 23.4.2.5 bullet point 5 to state:

"Mitigating against potential adverse visual effects of overhead lines and cables by sensitive siting and design and planting and/or screening, if and where appropriate".

Submission Number: 5 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** amend
Specific Provisions: Rule 23.4.2 Discretionary Activity (Unrestricted)

Submission:

Painting of structures increases level of maintenance required. Painting may make the towers more visible against different backdrops. Concern regarding alterations to existing structures if it is proposed to add a circuit to an existing line.

Decision Requested:

Amend 23.4.2.5 bullet point 6 to state:

"The use of external colour and material to minimise the visual contrast with the surrounding environment (for example, the use of neutral, recessive colours).

Submission Number: 6 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** amend
Specific Provisions: Rule 23.4.2 Discretionary Activity (Unrestricted)

Submission:

Transpower accepts that some form of assessment should be required where new lines are located within an identified ridgeline or hilltop area. However, Transpower does not support the way in which the assessment criteria are written. It is considered that the assessment criteria should be amended to recognise the constraints faced by Transpower as owner and operator of the National Grid. The National Grid is sufficiently distinct from other network utilities so as to warrant specific assessment criteria.

Decision Requested:

Insert a new Assessment criteria 23.4.2.6 to state:

"In relation to the National Grid transmission lines that traverse an identified ridgeline or hilltop, Whether the new or additional overhead lines are sited and designed in ways that avoid, as far as practicable, being visually obtrusive by:

- ensuring visual continuity of relatively undeveloped land is maintained on the upper slopes and summit of the ridgeline or hilltop;
 - minimising, as far as practicable, the degree of change from the existing line and the extent of the effects on the identified ridgeline or hilltop;
 - the use of external colour and material to minimise the visual contrast with the surrounding environment (for example, the use of neutral, recessive colours);
 - ensuring where possible, that the overhead lines and cable are seen against a landform backdrop and not the sky in relation to district wide, local and neighbouring views."
-

Submission Number: 7 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.3.3a Discretionary Activity (Restricted)

Submission:

15.3.3a.14 restricts Council's discretion to a far narrower set of considerations namely the shielding of people from electromagnetic effects. This fails to recognise that there are reasons other than health reasons for maintaining a safer separation clearances from transmission lines. Other reasons include

- ensuring no activity located below may affect or damage transmission
- ensuring public are protected in the event of an emergency
- ease of access
- ensuring that option for upgrading not precluded by development of buildings

Further concern that those activities specifically excluded from Rule 15.3.3a default to the new discretionary rule 15.4.2. This rule does not contain any assessment criteria in relation to residential development within 40m of an existing transmission line.

Decision Requested:

Ensure that all residential buildings within 40m of an existing transmission line requires resource consent as a restricted discretionary activity. This could be achieved by reinserting Rule 15.3.6 (as contained in the District Plan prior to the notification of (Plan Change 33) and delete clause 15.3.3a.5 from Rule 15.3.3a.

Submission Number: 8 **Plan Section Name:** Planning Maps **Support/Oppose:** support
Specific Provisions: Planning Maps General

Submission:

Transpower supports the inclusion of the inventory maps.

Decision Requested:

Retain the planning maps (maps 1-31) and the Inventory Maps (sheets 50 -61) as notified, without further modifications.

Submission Number: 9 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** amend
Specific Provisions: Rule 23.4.1 Discretionary Activity (Unrestricted)

Submission:

Transpower accepts that some form of assessment should be required where new lines are located within an identified ridgeline or hilltop area. However, Transpower does not support the way in which the assessment criteria are written. It is considered that the assessment criteria should be amended to recognise the constraints faced by Transpower as owner and operator of the National Grid. The National Grid is sufficiently distinct from other network utilities so as to warrant specific assessment criteria.

Decision Requested:

Amend 23.4.1.2 to add an additional bullet point stating:
"The extent to which any of the above criteria are constrained by operational or technical issues."

Trotter	Gillian	Submitter Number:	488
----------------	----------------	--------------------------	------------

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The rural and city hills are highly valued.

Decision Requested:

1. Quartz Hill be included in the Planning Maps and in the protective overlay. 2. Quartz Hill be recognised for its important historic, geological, recreational and landscape values. 3. Rural hills should be subject to protection to promote maintenance of rural character.

Trotter	Sir Ronald	Submitter Number:	644
----------------	-------------------	--------------------------	------------

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Wind turbines must be erected on ridgelines and hilltops if they are to operate efficiently and economically. They are slender and elegant structures and do not have as adverse visual effect as can potentially occur with major earthworks, large buildings or transmission lines. There is a case for arguing that the visual effects are so relatively minor that wind turbines should be specifically allowed on ridgelines. There is little that can be done to avoid remedy or mitigate their visual effect.

Decision Requested:

There should be provision in the rules relating to the siting of wind turbines that any adverse visual effects must be balanced against economic, environmental, local and national benefits.

Submission Number: 2 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** oppose
Specific Provisions: Policy 14.2.2.2

Submission:

I wish to lodge a formal objection to the proposed planning changes regarding renewable energy and ridgelines and hilltops provisions. I am particularly concerned that Policy 14.2.2.2 could be interpreted in a way that makes it impossible in practice to gain consent to any windfarm facility proposed within Wellington City boundaries.

Decision Requested:

There should be provision in the rules relating to the siting of wind turbines that any adverse visual effects must be balanced against economic, environmental, local and national benefits.

**Truebridge Callender
Beach Ltd**

Submitter Number: 412

Submission Number: 1 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.1.3a Permitted Activity

Submission:

Maximum height should reflect the height of existing buildings. This would allow two storey additions to existing two storey dwellings as of right.

Decision Requested:

Amend Rule 15.1.3a.3 Maximum Height to state: "The maximum building height is 5m or the height of the existing buildings, whichever is the greater, up to a maximum height of 8 metres."

Submission Number: 2 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support in part
Specific Provisions: Rule 15.1.4 Permitted Activity

Submission:

Retention of rule allows construction of rural buildings as a permitted activity. The yard requirement is unduly restrictive. A zero yard requirement would be appropriate for small scale accessory buildings allowing fences to be constructed on boundaries.

Decision Requested:

Amend Rule 15.4.1 to state: "15.1.4.3 Yards

For buildings or structures under 50 sqm in area there is no yard requirement.

For buildings over 50 sqm yards must be a minimum of 6m."

Submission Number: 3 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support in part
Specific Provisions: Rule 15.1.10 Permitted Activity

Submission:

This Change would allow limited earthworks within a ridgeline or hilltop as a permitted activity. This recognises need for farmers to undertake earthworks particularly to build tracks. Under proposed rule resource consent would be required to alter ground level more than 1.5m. We propose earthworks should be allowed up to 2.5m across whole Rural Area.

Decision Requested:

Amend Rule 15.1.1 to allow earthworks associated with existing farm tracks with an identified ridgelines or hilltops to alter the existing ground level by up to 2.5 metres.

Submission Number: 4 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support in part
Specific Provisions: Rule 15.2.2 Controlled Activity

Submission:

Support of rule which allows boundary adjustments. Support of non-notification statement. If one of the standards and terms (vehicle access) is not met then a boundary adjustment would be a discretionary activity.

A new rule should be inserted making boundary adjustments which do not comply with the standards and terms of a Discretionary Activity.

Decision Requested:

Insert Discretionary (Restricted) Activity subdivision rule to allow boundary adjustments which do not comply with the standards and terms for a controlled activity to be assessed as a Discretionary (Restricted) Activity, with the discretion restricted to the particular standard and term that can not be met

Submission Number: 5 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.3.3a Discretionary Activity (Restricted)

Submission:

This would require any new houses to obtain a Resource Consent. All new houses should be permitted. Particularly on allotments assessed against the Rural Design Guide as part of the subdivision process. Approve of non-notification to allow houses to be approved without needing to get approvals from affected parties.

Decision Requested:

Allow houses to be built as permitted activity, outside identified Ridgelines and Hilltops; OR
Building of houses could be controlled activity.

Submission Number: 6 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.4.2 Discretionary Activity (Unrestricted)

Submission:

Exclusion of fencing associated with permitted rural activities from this rule is supported. Should be constructed as right. Structures such as water troughs, tanks, fertilisers bins, air socks, silage pits, stock shelters etc should be permitted on ridgelines and hilltops. They have minimal adverse effects.

Decision Requested:

Amend Rule 15.1.4 to include construction of fences and other structures associated with rural activities which are Permitted Activities within identified ridgelines and hilltops.

Submission Number: 7 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.4.5 Discretionary Activity (Unrestricted)

Submission:

Support concept of landowners being able to subdivide one additional allotment from 30 hectare allotment every 5 years.

Support no minimum lot size for allotments under this rule.

Oppose proposed activity status of these type of subdivisions.

Consider that the rule already limits rate of subdivision. Such subdivision should be controlled activity. Will still allow Council to assess adverse affects. Will give greater certainty to landowner.

Area "Horokiwi" is not defined by Plan Change.

The standards and terms in 15.4.5 appears to be in conflict.

"All proposed new allotments must adequately show the location of a building site" does not sufficiently define is open to interpretation.

Decision Requested:

1) Amend activity status of Rule 15.4.5 from discretionary to controlled activity.

2) "Horokiwi" needs to be defined in the District Plan.

3) Rule or standards and terms need to be amended to ensure they are consistent.

4) Rewrite the following standard:

"All proposed new allotments must adequately show the location of a building site".

Submission Number: 8 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.4.8 Discretionary Activity (Unrestricted)

Submission:

The rule does not refer to boundary adjustments under rule 15.2.2 although the standards and terms appear to indicate that boundary adjustments that do not meet the esplanade area should be assessed under this rule.

Decision Requested:

Amend 15.4.8 to: "Any subdivision of land that requires an esplanade area that does not meet the standards and terms of Rule 15.2.2, Rule 15.4.5, Rule 15.4.6 or 15.4.7....."

Tse	Michael	Submitter Number:	286
------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Planning Maps	Support/Oppose:	oppose
		Specific Provisions:	Planning Maps General		

Submission:

The operative District Plan incorporates site specific plan provisions that relate to three Tse properties. A number of the restrictions included were specifically required by Council (Environment Consent Orders in 1998 and 2000) and now Plan Change 33 appears to introduce new plan provisions. There is an expectation that the specific plan provisions for the three properties would apply for the 10 yr life of the Plan. The lines on the overlay maps introduced by Plan Change 33 that denote 'ridgelines and hilltops' are not physically accurate with respect to the three Tse properties. The proposed Plan Change unduly and unnecessarily restricts the landowners ability to utilise land zoned for residential purposes. No consultation was undertaken and due to the history relating to the three properties and specific plan provisions for these properties in the operative District Plan, consultation could have been reasonably expected. In a number of instances the text of the proposed change replicates the intent of the site specific controls but does so in a manner that is unduly restrictive and results in confused and conflicting provisions regarding the ridgeline and hilltops.

Decision Requested:

Remove the 'ridgeline and hilltops' line from the three Tse properties to locations beyond the legal boundaries of these properties or on to Council owned land, or line should be moved to a position that accurately reflects the physical ridgelines/hilltops.(Rhine St, Alanbrooke Place and Montgomery Ave, Karori).

Submission Number:	2	Plan Section Name:	Chapter 5 Residential Area Rules	Support/Oppose:	amend
		Specific Provisions:	Rule 5.4.5 Discretionary Activity (Unrestricted)		

Submission:

The operative District Plan incorporates site specific plan provisions that relate to three Tse properties. A number of the restrictions included were specifically required by Council (Environment Consent Orders in 1998 and 2000) and now Plan Change 33 appears to introduce new plan provisions. There is an expectation that the specific plan provisions for the three properties would apply for the 10 yr life of the Plan. The lines on the overlay maps introduced by Plan Change 33 that denote 'ridgelines and hilltops' are not physically accurate with respect to the three Tse properties. The proposed Plan Change unduly and unnecessarily restricts the landowners ability to utilise land zoned for residential purposes. No consultation was undertaken and due to the history relating to the three properties and specific plan provisions for these properties in the operative District Plan, consultation could have been reasonably expected. In a number of instances the text of the proposed change replicates the intent of the site specific controls but does so in a manner that is unduly restrictive and results in confused and conflicting provisions regarding the ridgeline and hilltops.

Decision Requested:

Amend the advice note following rule 5.4.5 by deleting the text that is struck out and inserting the underlined text as follows:

"whole specific provisions have been included in Appendices to Chapter 5 for specific sites, those provisions shall prevail."

Tunncliffe	Philip	Submitter Number:	139
-------------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes. Seeks continued protection of hilltops and ridgelines in rural area, particularly Quartz Hill which is a very important landform and which is absolutely not invisible. Unique to have an area like this so close to the city. Plenty of other places to put windmills/ turbines. More sense to encourage solar heating

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay, and 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 3) all the ridgetops and hilltops in Makara/ Terawhiti currently protected in the Wellington District Plan given protection from man built development

Turchie	Ian	Submitter Number:	200
----------------	------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 32	Support/Oppose:	
	Specific Provisions: Plan Change 32 General Submissions		

Submission:

Not stated

Decision Requested:

Not stated

Turnbull	Helen	Submitter Number:	104
-----------------	--------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

The Makara/ Quartz Hill area provides a variety of recreational opportunities for citizens to enjoy. I am opposed to any change of the current District Plan which would allow this area to be spoiled by ugly and noisy man made devices

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values. 3) The ridgetops and hilltops in Makara/ Tera whiti currently protected in Wellington District Plan to be given protection from man built development

Turnbull	Michela	Submitter Number:	156
-----------------	----------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Opposes change. Quartz Hill is a very important landform in Wellington (and New Zealand) and its not invisible. Makara is a very special place, I chose to move here to bring up my family

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay and 2) Quartz Hill be given recognition for its important historic, geological, recreational, and landscape values and 3) All the ridgetops and hilltops in Makara/ Terawhiti currently protected in the Wellington District Plan, i.e. given protection from man built development

Turner	Kevin	Submitter Number:	170
---------------	--------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Opposes changes to the protection of ridgelines and hilltops. Existing provisions provide necessary protection. Changes which dilute "protection" to "management" open the door to despoliation of the features.

Decision Requested:

1) All ridgelines and hilltops as protected in the District Plan should be assured protection for future generations. 2) Any landforms particularly those with important historic, geological, recreational and landscape values that currently do not have protection should be added to the Plan.

Turner Jennifer Submitter Number: 171

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The changes to the ridgeline and hilltops protection are opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Underwood Catharine Submitter Number: 238

Submission Number: 1 Plan Section Name: Chapter 15 Rural Area Rules Support/Oppose: oppose
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

That land is different from that contained in the other Appendices in that it is extremely steep and has significant visual amenity to an existing suburb.

There has been no consultation to identify the qualities valued by residents as outlined in S10 of Rural Area Design Guide.

Land is steep and any subdivision development will require excavation of large cuts which results in the destruction of regenerating bush and natural landforms. Another area within the zone is an old landfill which may be unsuitable for development.

Owhiro Stream is a significant fresh water habitat which may be threatened by development. Development along this area will destroy the efforts of the residents group who have been restoring the stream and planting.

Development will prevent spillover of bird life (saddleback) from Karori Wildlife Sanctuary which was supposed to occur.

Decision Requested:

1. That the Council retain the current Rural Open Space zoning for the area in Appendix 4 of Section 15.4.6 or remove it totally from Proposed Plan Change 33.
2. That the Council reclassify the parcel of land to the South of Ashton Fitchett Drive between Karepa Street/Mitchell Street south and across Panorama Heights stretching south to the landfill boundary as Reserve and give it the same status as the Pole Hill Reserve on the northern side of Ashton Fitchett Drive to Aro Street/Holloway Road.

Submission Number: 2 Plan Section Name: Chapter 15 Rural Area Rules Support/Oppose: oppose
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

Because its inclusion is not the result of a principled policy decision - Inconsistent with the Council's historical interest in the land and its high ecological and recreational value.

It is contrary to the Outer Green Belt Plan (OGBP) obligation to 'protect all forest remnants and other important vegetation on Wellington City Council land'.

It is inconsistent with the vision, objectives and hilltops and ridgelines protections of the OGBP.

It is detrimental to the Council's ability to encourage landowners to comply with the OGBP.

It is based on an inadequate assessment of the ecological and recreational value of the land - Amenity value of the land underestimated.

Decision Requested:

1. Remove any mention or reference to the land in Appendix 7 to the Rural Area Rules from Proposed Plan Change 33.

Upper Hutt Developments **Submitter Number: 674**

Submission Number: 1 **Plan Section Name:** Planning Maps **Support/Oppose:** oppose
Specific Provisions: Planning Map 10

Submission:

Council recently considered PC27. The purpose of PC 27 was to enable the protection of the subject land from future development by rezoning the land to Open Space and exchanging this land with adjacent reserve land. Council has the current opportunity to protect the subject land from further development. Should Council reject PC 27 then that decision can be considered to be a rejection of the assertions that the land has important landscape values worthy of protection. The purpose of PC 27 and PC 33 in relation to the ridgetops and hilltops overlay are similar in effect. The operative rules relating to the definition of a ridgeline or hilltop do not affect the whole of the subject land. The proposed change to the definition of a hilltop or ridgeline will affect the whole site. Should Council reject PC 27 then this greater restriction on the development of the site would be unfair. The imposition of the ridgelines and hilltops overlay may significantly reduce the development potential of the land and undermine the current Outer Residential zoning.

Decision Requested:

If Council has rejected PC 27, that it then amend the boundary of the ridgeline and hilltop overlay so that it does not affect the whole of Pt Lot DP 531845. Alternatively, specifically recognise the development potential for the site to specifically recognise that significant earthworks and housing construction will be undertaken within the ridgelines and hilltops overlay and that mitigation measures are necessary to complete these earthworks and subdivision development.

Submission Number: 2 **Plan Section Name:** Chapter 5 Residential Area Rules **Support/Oppose:** support in part
Specific Provisions: Rule 5.3.9 Discretionary Activity (Restricted)

Submission:

We have shown Council the development options that exist for Pt Lot 2 DP 53184 during the PC27 process. We acknowledge that all reasonable steps should be taken to mitigate the potential effects of earthworks and building allotments on the site. The development proposals for the subject land set aside reserve land for the purpose of protection of the skyline and upper levels of the hills.

Decision Requested:

Due to the fact that specific and actual development proposals exist for Pt Lot 2 DP 53184, acknowledgement of the development potential of the site should be specifically made, as has been the case for specific areas in the rural areas.

Submission Number: 3 **Plan Section Name:** Chapter 5 Residential Area Rules **Support/Oppose:** support in part
Specific Provisions: Rule 5.4.5 Discretionary Activity (Unrestricted)

Submission:

We have shown Council the development options that exist for Pt Lot 2 DP 53184 during the PC27 process. We acknowledge that all reasonable steps should be taken to mitigate the potential effects of earthworks and building allotments on the site. The development proposals for the subject land set aside reserve land for the purpose of protection of the skyline and upper levels of the hills.

Decision Requested:

Due to the fact that specific and actual development proposals exist for Pt Lot 2 DP 53184, acknowledgement of the development potential of the site should be specifically made, as has been the case for specific areas in the rural areas.

Urquhart **Lynne** **Submitter Number: 431**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Areas within planning maps should be protected from built development. I oppose the provisions that will allow development that is managed on areas within the planning maps.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Amend rules accordingly.

Utting **Craig** **Submitter Number: 19**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Quartz Hill/ Makara has been singled out by removing protection from his very visible and significant landform. Dr David Bellamy amongst other eminent conservationists say "leave this area alone"! I cant add to that

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values.

Vector Limited **Submitter Number: 669**

Submission Number: 1 **Plan Section Name:** Chapter 22 Utilities **Support/Oppose:** support
Specific Provisions: Chapter 22 General

Submission:

Vector supports the findings in the section 32 report. The objectives and policies of Chapter 22 provide adequately for the protection of identified ridgelines and hilltops.

Decision Requested:

No additional objectives and policies aimed at the protection of identified ridgelines and hilltops be included in Chapter 22.

Submission Number: 2 **Plan Section Name:** Chapter 3 General Provisions **Support/Oppose:** amend
Specific Provisions: 3.10 Definitions

Submission:

Vector supports the amendment to the definition for ridgelines and hilltops and the use of overlay maps as this provides greater certainty in the application of the District Plan rules. However, they do not provide a level of detail sufficient to determine the exact extent of those ridgelines and hilltops.

Decision Requested:

Amend the definition of ridgelines and hilltops to read: "means all of that land at the top of a ridge or hill that measures 50 metres vertically from the apex within those areas identified as ridgelines and hilltops on the planning maps" or amendments to like effect.

Submission Number: 3 **Plan Section Name:** Chapter 22 Utilities **Support/Oppose:** amend
Specific Provisions: Policy 22.2.1.2

Submission:

The avoidance of adverse effects on the visual character of ridgelines and hilltops is only one effect that should be weighted equally with others, not given particular emphasis. The explanatory not should mention the valuable role network utilities play in providing for the social and economic well-being of people and their communities.

Decision Requested:

1) Delete phrase from the Explanation of Policy 22.2.1.2 "particularly on the visual character of ridgelines and hilltops" 2) In the alternative, amend the phrase to read "particularly on the visual character of identified ridgelines and hilltops" and amend the explanatory note to recognise the important role that network utilities play in enabling communities to provide for their social and economic well-being.

Submission Number: 4 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** support
Specific Provisions: 23.1 Permitted Activities

Submission:

Vector supports the retention of permitted activity status for overhead lines and utility structures and supports the Plan Change insofar as it does not place any further restrictions on establishing and maintaining lines and utility structures located in identified ridgelines and hilltops.

Decision Requested:

Retention of permitted activity status for overhead lines and network utility structures.

Submission Number: 5 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** support
Specific Provisions: Rule 23.3.1 Discretionary Activity (Restricted)

Submission:

Vector supports the proposed changes to the assessment criteria for rule 23.3.1 insofar as they do not place any further restrictions on establishing and maintaining lines and utility structures located in identified ridgelines and hilltops.

Decision Requested:

Retain the proposed amendments to Rule 23.3.1 save those that provide for restrictions on utility structures or lines.

Submission Number: 6 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** oppose
Specific Provisions: Rule 23.3.4 Discretionary Activity (Restricted)

Submission:

Vector opposes the proposed amendment to the standards and terms of rule 23.3.4. It is often not practical, or an efficient use of resources, to avoid placement of lines on ridgelines or hilltops.

Decision Requested:

Delete paragraph three of the standards and terms of Rule 23.3.4 being the words "no overhead line is located on an identified ridgeline or hilltop".

Submission Number: 7 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** oppose
Specific Provisions: Rule 23.4.1 Discretionary Activity (Unrestricted)

Submission:

The assessment criteria introduced at 23.4.1.2 are overly restrictive and unreasonable and do not recognise the value provided by network utilities to people and communities

Decision Requested:

Delete reference to "utility structures" in rule 23.4.1.2 and any further other amendments to ensure that rule 23.4.1.2 only applies to masts or antennas.

Submission Number: 8 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** oppose
Specific Provisions: Rule 23.4.2 Discretionary Activity (Unrestricted)

Submission:

Rule 23.4.2 provides adequate protection for ridgelines and hilltops through assessment criteria 23.4.2.3. The addition of further assessment criteria through 23.4.2.5 is not necessary and does not recognise the necessity and value of network structures. The addition to the explanation note effectively requires adverse effects on ridgeline and hilltops to be given more weight than other environmental considerations and effects.

Decision Requested:

1) Delete Rule 23.4.2.5 2) Delete the following sentence " Council will take into particular consideration the effects of proposals on identified ridgelines and hilltops" from the explanatory note.

Velvin **Sally** **Submitter Number:** 421

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara.

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Vines Sandra Submitter Number: 214

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to ridgelines and hilltops protection. This is not invisible and forms an important landform. Wellington and the Quartz Hill would suffer to the detriment of visitors such as myself.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) The ridgetops and hilltops in Makara/ Terawhiti currently protected in Wellington District Plan to be given protection from man built development

Vines Craig Submitter Number: 215

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to ridgelines and hilltops protection.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) The ridgetops and hilltops in Makara/ Terawhiti currently protected in Wellington District Plan to be given protection from man built development

Vingimore Ragharam Submitter Number: 380

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The hills of Wellington are highly valued, they should be protected from man built development. Quartz Hill is a regionally significant landform as are the coastal hills north and south of Makara, and should be protected from built development. This area is special.

Decision Requested:

1) Quartz Hill be included in the Planning Maps. 2) All rural ridgetops/hilltops be included in Planning Maps. 3) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values - a higher level of protection. 4) All areas in planning maps be protected from built development.

Volpicelli Tony Submitter Number: 480

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes. 1) Wellington hills are highly valued. 2) Wants protection from man built development for both city hills and rural areas, 3) Quartz Hill and coastal hills north and south of Makara are special, important landforms

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be given recognition for its important historic, geological, recreational, and landscape values; A higher level of protection, 4) All areas in planning maps be protected from built development

von Greuning **Elaine** **Submitter Number: 256**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to ridgelines and hilltops protection. City's hills important. They need continued protection. Quartz Hill is regionally significant. Opposes extensive earthworks in rural areas beyond the current district plan.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) Quartz Hill fully protect from man built development and extensive earthworks.

Wagner **Deborah** **Submitter Number: 611**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Do not put turbines on our beautiful hilltops and ridgelines. Makara/Quartz Hill are close to the city and used by many people.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for its important historic, geological, recreational and landscape values, 3) Protect Wellington's hilltops/ridgetops.

Walker **Peter** **Submitter Number: 106**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

I want to see the continued protection of the ridgelines and hilltops in the rural area, particularly for quartz hill, which is a very important landform and which is absolutely not invisible

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values. 3) The ridgetops and hilltops in Makara/ Tera whiti currently protected in Wellington District Plan to be given protection from man built development

Walker **Peta** **Submitter Number: 295**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The hilltops and ridgelines of Quartz Hill should be protected

Decision Requested:

1)Include Quartz Hill in the protective overlay, 2) The ridgetops and hilltops in the Makara/Terawhiti are currently protected in the District Plan be given protection from man built development.

Walker	Geoffrey	Submitter Number:	296
---------------	-----------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

Opposes changes to ridgelines and hilltops protection.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Walker	Michelle	Submitter Number:	314
---------------	-----------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

I want to see the hills of Makara protected

Decision Requested:

1. Rules that protect the hills in Makara

Wallace	Leith	Submitter Number:	85
----------------	--------------	--------------------------	-----------

Submission Number: 1	Plan Section Name: Chapter 15 Rural Area Rules	Support/Oppose:	oppose
	Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

Concern about traffic hazards, including Allington Rd and Thurleigh Grove, which form a bottleneck and the issue is compounded by four major hazards a busy primary school; two bus terminus; the intersection with Makara Rd; and Karori Park. Theses areas are a source of traffic generation. Further the area is busy in terms of traffic, including cars and bikes. The existing road safety issues would be exacerbated by heavy machinery for subdivision. The bike park is a significant recreational and tourism feature.

Decision Requested:

Oppose include appendix 7 in rule 15.4.6 of DP Change 33. Leave area as it is and develop the bike park.

Walsh	J and MJ	Submitter Number:	410
--------------	-----------------	--------------------------	------------

Submission Number: 1	Plan Section Name: Planning Maps	Support/Oppose:	oppose
	Specific Provisions: Planning Map 30		

Submission:

Rural residential development is specifically provided for in Appendix 2 of the Rural Area section of the Plan and controls listed there give the public a clear indication that development will occur within this site, including the area subject to the ridgelines/hilltops overlay. The Northern Growth Management Framework identifies the site as being part of a proposed new residential area and provision needs to be made for the development of strategic infrastructure in the NGM Area - including the development of reservoirs within identified ridgelines and hilltops. The overlay on Map 30 will unduly restrict such development within the subject site.

Decision Requested:

Delete the ridgeline and hilltops overlay from Lot 2 and 3 DP 302319, Lot 2 DP 88281, Lots 22 and 23 DP 302319 (as depicted on planning map 30).

*see map attached to submission.

Submission Number: 2 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support
Specific Provisions: Rule 15.4.7 Discretionary Activity (Unrestricted)

Submission:

Rule will effectively maintain the status quo for subdivision within the area identified in Appendix 2 of the rural area of the District Plan.

Decision Requested:

Accept rule 15.4.7 as proposed.

Warbeck	Pepped	Submitter Number: 451	
----------------	---------------	------------------------------	--

Submission Number: 1 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.1.3a Permitted Activity

Submission:

The proposed 5m height limit is too low for additions and alterations to residential buildings. The current height limit is 8m. Resource consents for Discretionary Activities involve unnecessary administration costs for both applicants and the Council. 15.1.4.1 proposes a height limit of 8m for accessory buildings yet residential buildings could only be 5m, this is inconsistent.

Decision Requested:

The current maximum of 8m should be retained.

Submission Number: 2 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.3.3a Discretionary Activity (Restricted)

Submission:

The requirement to make all new residential buildings require a Resource Consent is too restricted and adds considerable costs for applicants. The controls only include design, external appearances and siting; there are no height restrictions.

Decision Requested:

Provide a height restriction of 8m for new residential buildings.

Submission Number: 3 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support
Specific Provisions: Rule 15.3.3a Discretionary Activity (Restricted)

Submission:

We support the requirement not to provide for affected party approvals for applications under this rule.

Decision Requested:

Retain non-notification requirements.

Submission Number: 4 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support in part
Specific Provisions: Rule 15.4.5 Discretionary Activity (Unrestricted)

Submission:

The requirement to allow subdivision for properties of 30 hectares or greater and to no minimum lot size is supported. However, the requirement that the 5 year stand down period be retrospective is too restrictive. In addition, provided the subdivision is in accordance with the minimum area requirements then affected party approval should not be required.

Decision Requested:

The date that the Plan Change becomes fully operative becomes the date from which any property that is greater than 30 hectares can be subdivided ie someone can apply to subdivide immediately and then again 5 years later.

Neighbor approvals need not be obtained and the applications should be processed as non-notified, except where other development controls have not been met.

Submission Number: 5 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: 15.5 Non Complying Activities

Submission:

To require activities that do not meet the standards for Discretionary Activities (Restricted) to be considered as non-complying activities is too restrictive. Such activities are envisaged by the plan so any failure to meet standards should only result in a Discretionary (Unrestricted) activity classification.

Decision Requested:

Discretionary Activities (Restricted) failing to meet the standards in the plan should be Discretionary Activities (Unrestricted) not Non-Complying.

Submission Number: 6 **Plan Section Name:** Rural Area Design Guide **Support/Oppose:** oppose
Specific Provisions: Rural Area Design Guide

Submission:

To require roofs that are dark and absorb light precludes the ability of landowners to use solar panels on their roofs. This does not promote environmental sustainability.

Decision Requested:

Remove Guideline G3 completely

Warren **Janet** **Submitter Number:** 140

Submission Number: 1 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** oppose
Specific Provisions: 14.1 Introduction

Submission:

The Proposed changes have not been fully notified and effects have not been fully explored. The changes to the document do not easily allow a full assessment of their effects. The designation of Quartz Hill has been removed without a justifiable reason being given by the Council. The provisions of the changes also allows for the industrial infrastructure to support wind turbines and that would have detrimental effects on the Councils stated objectives of retaining rural aspects. This would be to the economic detriment of the tourism and leisure industries in Wellington and NZ. The changes to rural area have not been clearly defined in the Plan Change 33 as large proportions of the document relates to plans of hilltops and ridgelines.. The proposed changes to the current rural area rules, legislation / regulations need to be available for comparison as without full knowledge of future legislation it is unreasonable to allow this change.

Decision Requested:

Reject Plan Change 33.

Submission Number: 2 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** oppose
Specific Provisions: 14.2 Objectives and Policies

Submission:

The Proposed changes have not been fully notified and effects have not been fully explored. The changes to the document do not easily allow a full assessment of their effects. The designation of Quartz Hill has been removed without a justifiable reason being given by the Council. The provisions of the changes also allows for the industrial infrastructure to support wind turbines and that would have detrimental effects on the Councils stated objectives of retaining rural aspects. This would be to the economic detriment of the tourism and leisure industries in Wellington and NZ. The changes to rural area have not been clearly defined in the Plan Change 33 as large proportions of the document relates to plans of hilltops and ridgelines.. The proposed changes to the current rural area rules, legislation / regulations need to be available for comparison as without full knowledge of future legislation it is unreasonable to allow this change.

Decision Requested:

Reject Plan Change 33.

Submission Number: 3 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Chapter 15 General

Submission:

The Proposed changes have not been fully notified and effects have not been fully explored. The changes to the document do not easily allow a full assessment of their effects. The designation of Quartz Hill has been removed without a justifiable reason being given by the Council. The provisions of the changes also allows for the industrial infrastructure to support wind turbines and that would have detrimental effects on the Councils stated objectives of retaining rural aspects. This would be to the economic detriment of the tourism and leisure industries in Wellington and NZ. The changes to rural area have not been clearly defined in the Plan Change 33 as large proportions of the document relates to plans of hilltops and ridgelines.. The proposed changes to the current rural area rules, legislation / regulations need to be available for comparison as without full knowledge of future legislation it is unreasonable to allow this change.

Decision Requested:

Reject Plan Change 33.

Submission Number: 4 **Plan Section Name:** Chapter 16 Open Space **Support/Oppose:** oppose
Specific Provisions: Chapter 16 General

Submission:

The Proposed changes have not been fully notified and effects have not been fully explored. The changes to the document do not easily allow a full assessment of their effects. The designation of Quartz Hill has been removed without a justifiable reason being given by the Council. The provisions of the changes also allows for the industrial infrastructure to support wind turbines and that would have detrimental effects on the Councils stated objectives of retaining rural aspects. This would be to the economic detriment of the tourism and leisure industries in Wellington and NZ. The changes to rural area have not been clearly defined in the Plan Change 33 as large proportions of the document relates to plans of hilltops and ridgelines.. The proposed changes to the current rural area rules, legislation / regulations need to be available for comparison as without full knowledge of future legislation it is unreasonable to allow this change.

Decision Requested:

Reject Plan Change 33.

Submission Number: 5 **Plan Section Name:** Chapter 19 Conservation Site Rules **Support/Oppose:** oppose
Specific Provisions: Chapter 19 General

Submission:

The Proposed changes have not been fully notified and effects have not been fully explored. The changes to the document do not easily allow a full assessment of their effects. The designation of Quartz Hill has been removed without a justifiable reason being given by the Council. The provisions of the changes also allows for the industrial infrastructure to support wind turbines and that would have detrimental effects on the Councils stated objectives of retaining rural aspects. This would be to the economic detriment of the tourism and leisure industries in Wellington and NZ. The changes to rural area have not been clearly defined in the Plan Change 33 as large proportions of the document relates to plans of hilltops and ridgelines.. The proposed changes to the current rural area rules, legislation / regulations need to be available for comparison as without full knowledge of future legislation it is unreasonable to allow this change.

Decision Requested:

Reject Plan Change 33.

Submission Number: 6 **Plan Section Name:** Chapter 22 Utilities **Support/Oppose:** oppose
Specific Provisions: Chapter 22 General

Submission:

The Proposed changes have not been fully notified and effects have not been fully explored. The changes to the document do not easily allow a full assessment of their effects. The designation of Quartz Hill has been removed without a justifiable reason being given by the Council. The provisions of the changes also allows for the industrial infrastructure to support wind turbines and that would have detrimental effects on the Councils stated objectives of retaining rural aspects. This would be to the economic detriment of the tourism and leisure industries in Wellington and NZ. The changes to rural area have not been clearly defined in the Plan Change 33 as large proportions of the document relates to plans of hilltops and ridgelines.. The proposed changes to the current rural area rules, legislation / regulations need to be available for comparison as without full knowledge of future legislation it is unreasonable to allow this change.

Decision Requested:

Reject Plan Change 33.

Submission Number: 7 **Plan Section Name:** Chapter 23 Utility Rules **Support/Oppose:** oppose
Specific Provisions: Chapter 23 General

Submission:

The Proposed changes have not been fully notified and effects have not been fully explored. The changes to the document do not easily allow a full assessment of their effects. The designation of Quartz Hill has been removed without a justifiable reason being given by the Council. The provisions of the changes also allows for the industrial infrastructure to support wind turbines and that would have detrimental effects on the Councils stated objectives of retaining rural aspects. This would be to the economic detriment of the tourism and leisure industries in Wellington and NZ. The changes to rural area have not been clearly defined in the Plan Change 33 as large proportions of the document relates to plans of hilltops and ridgelines.. The proposed changes to the current rural area rules, legislation / regulations need to be available for comparison as without full knowledge of future legislation it is unreasonable to allow this change.

Decision Requested:

Reject Plan Change 33.

Submission Number: 8 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The Proposed changes have not been fully notified and effects have not been fully explored. The changes to the document do not easily allow a full assessment of their effects. The designation of Quartz Hill has been removed without a justifiable reason being given by the Council. The provisions of the changes also allows for the industrial infrastructure to support wind turbines and that would have detrimental effects on the Councils stated objectives of retaining rural aspects. This would be to the economic detriment of the tourism and leisure industries in Wellington and NZ. The changes to rural area have not been clearly defined in the Plan Change 33 as large proportions of the document relates to plans of hilltops and ridgelines.. The proposed changes to the current rural area rules, legislation / regulations need to be available for comparison as without full knowledge of future legislation it is unreasonable to allow this change.

Decision Requested:

Reject Plan Change 33.

Submission Number: 9 **Plan Section Name:** Rural Area Design Guide **Support/Oppose:** oppose
Specific Provisions: Rural Area Design Guide

Submission:

The Proposed changes have not been fully notified and effects have not been fully explored. The changes to the document do not easily allow a full assessment of their effects. The designation of Quartz Hill has been removed without a justifiable reason being given by the Council. The provisions of the changes also allows for the industrial infrastructure to support wind turbines and that would have detrimental effects on the Councils stated objectives of retaining rural aspects. This would be to the economic detriment of the tourism and leisure industries in Wellington and NZ. The changes to rural area have not been clearly defined in the Plan Change 33 as large proportions of the document relates to plans of hilltops and ridgelines.. The proposed changes to the current rural area rules, legislation / regulations need to be available for comparison as without full knowledge of future legislation it is unreasonable to allow this change.

Decision Requested:

Reject Plan Change 33.

Submission Number: 10 **Plan Section Name:** Section 32 **Support/Oppose:** oppose
Specific Provisions: Section 32 Report

Submission:

The Proposed changes have not been fully notified and effects have not been fully explored. The changes to the document do not easily allow a full assessment of their effects. The designation of Quartz Hill has been removed without a justifiable reason being given by the Council. The provisions of the changes also allows for the industrial infrastructure to support wind turbines and that would have detrimental effects on the Councils stated objectives of retaining rural aspects. This would be to the economic detriment of the tourism and leisure industries in Wellington and NZ. The changes to rural area have not been clearly defined in the Plan Change 33 as large proportions of the document relates to plans of hilltops and ridgelines.. The proposed changes to the current rural area rules, legislation / regulations need to be available for comparison as without full knowledge of future legislation it is unreasonable to allow this change.

Decision Requested:

Reject Plan Change 33.

Submission Number: 11 **Plan Section Name:** Chapter 23 Utility Rules
Specific Provisions: Chapter 23 Appendices

Support/Oppose: oppose

Submission:

The Proposed changes have not been fully notified and effects have not been fully explored. The changes to the document do not easily allow a full assessment of their effects. The designation of Quartz Hill has been removed without a justifiable reason being given by the Council. The provisions of the changes also allows for the industrial infrastructure to support wind turbines and that would have detrimental effects on the Councils stated objectives of retaining rural aspects. This would be to the economic detriment of the tourism and leisure industries in Wellington and NZ. The changes to rural area have not been clearly defined in the Plan Change 33 as large proportions of the document relates to plans of hilltops and ridgelines.. The proposed changes to the current rural area rules, legislation / regulations need to be available for comparison as without full knowledge of future legislation it is unreasonable to allow this change.

Decision Requested:

Reject Plan Change 33.

Warren	Michael	Submitter Number:	141
---------------	----------------	--------------------------	------------

Submission Number: 1 **Plan Section Name:** Plan Change 33
Specific Provisions: General Submissions

Support/Oppose: oppose

Submission:

The Proposed changes have not been fully notified and effects have not been fully explored. The changes to the document do not easily allow a full assessment of their effects. The designation of Quartz Hill has been removed without a justifiable reason being given by the Council. The provisions of the changes also allows for the industrial infrastructure to support wind turbines and that would have detrimental effects on the Councils stated objectives of retaining rural aspects. This would be to the economic detriment of the tourism and leisure industries in Wellington and NZ. The changes to rural area have not been clearly defined in the Plan Change 33 as large proportions of the document relates to plans of hilltops and ridgelines.. The proposed changes to the current rural area rules, legislation / regulations need to be available for comparison as without full knowledge of future legislation it is unreasonable to allow this change.

Decision Requested:

The proposed change for ridgelines and hilltops to be rejected.

Submission Number: 2 **Plan Section Name:** Chapter 3 General Provisions
Specific Provisions: 3.10 Definitions

Support/Oppose: oppose

Submission:

The Proposed changes have not been fully notified and effects have not been fully explored. The changes to the document do not easily allow a full assessment of their effects. The designation of Quartz Hill has been removed without a justifiable reason being given by the Council. The provisions of the changes also allows for the industrial infrastructure to support wind turbines and that would have detrimental effects on the Councils stated objectives of retaining rural aspects. This would be to the economic detriment of the tourism and leisure industries in Wellington and NZ. The changes to rural area have not been clearly defined in the Plan Change 33 as large proportions of the document relates to plans of hilltops and ridgelines.. The proposed changes to the current rural area rules, legislation / regulations need to be available for comparison as without full knowledge of future legislation it is unreasonable to allow this change.

Decision Requested:

That Quartz Hill be included in definitions 3.10 and given an even higher protection to ensure protection from industrial development.

-that all ridgelines and hilltops in the Makara/Terawhiti area, seen from public roads and walkways also be included in the definitions 3.10.

Submission Number: 3 **Plan Section Name:** Chapter 3 General Provisions **Support/Oppose:** oppose
Specific Provisions: 3.10 Definitions

Submission:

The Proposed changes have not been fully notified and effects have not been fully explored. The changes to the document do not easily allow a full assessment of their effects. The designation of Quartz Hill has been removed without a justifiable reason being given by the Council. The provisions of the changes also allows for the industrial infrastructure to support wind turbines and that would have detrimental effects on the Councils stated objectives of retaining rural aspects. This would be to the economic detriment of the tourism and leisure industries in Wellington and NZ. The changes to rural area have not been clearly defined in the Plan Change 33 as large proportions of the document relates to plans of hilltops and ridgelines.. The proposed changes to the current rural area rules, legislation / regulations need to be available for comparison as without full knowledge of future legislation it is unreasonable to allow this change.

Decision Requested:

Amendments be made so that the ridgelines and hilltops within Makara/Terawhiti/Ohariu area included in 'the overlay' are to be protected from development not as in the proposed Rules where development is allowed as long as it is managed.

Submission Number: 4 **Plan Section Name:** Rural Area Design Guide **Support/Oppose:** oppose
Specific Provisions: Rural Area Design Guide

Submission:

This is a new element of documentation that purports to encompass views of the various Rural Community Plan but has not been advised for wider public consultation . The degree of consistency between design guide and Plan rules is unclear.

Decision Requested:

The change for rural aspects to be deferred pending confirmation of the practicality of the design guide supporting the principle of enhancement and protection for unwarranted development

Submission Number: 5 **Plan Section Name:** Section 32 **Support/Oppose:** oppose
Specific Provisions: Section 32 Report

Submission:

The Section 32 Report is substantially shorter in regard to rural aspects and focuses on development (especially subdivisions and buildings) and preventing detracton rather than supporting enhancement.

Decision Requested:

Not specifically stated, apart from the comment above.

Warren **John** **Submitter Number:** 162

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Wellington's hilltops and ridgelines are very special in terms of their natural beauty. Tthe visual qualities of Wellington's hilltops and ridgelines are associated with generating feelings of wellbeing. Wellington's hilltops and ridgelines are an important part of the areas heritage and great care should be taken if any changes are made to these features. The existing ridgelines and hilltops are a significantly integrate part of wider landscape. Quartz Hill is a key part of Wellington's hilltops and ridgelines identified/discussed above.

Decision Requested:

Decline the proposed changes to ridgelines and hilltops unless provision is made that recognises the national impotence of this area and is to be protected from structures that do not harmonise with the natural landscape.

Waters	Joan	Submitter Number:	5
---------------	-------------	--------------------------	----------

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

I want ridgelines and hilltops protected as valuable areas of importance, part of Wellington's beauty. Wellington is valuable as the only rural beach area available to Wellingtonians sheltered in a southerly. Beach area contains valuable estuary with significant bird life which would be threatened by industrialisation.

Decision Requested:

1) Quartz Hill be included in the planning maps and protective overlay. 2) Quartz Hill be given recognition for importance in history and geographical, recreational and landscape value.

Waters	Rex	Submitter Number:	133
---------------	------------	--------------------------	------------

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Wants to see continued protect of hilltops & ridgelines in rural area, particularly Quartz Hill. Feel a million miles away from town & big man-made structures. Like the feel of Makara - being able to see hilltops, ridgelines and the sea.

Decision Requested:

Include Quartz Hill in the planning maps & protective overlay.

Waters	Dene	Submitter Number:	195
---------------	-------------	--------------------------	------------

Submission Number: 1 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Chapter 15 Appendices

Submission:

Council should not be involved with subdivision. Land identified is inaccessible for subdivision and is better as green belt. Rule change is not in keeping with Council objectives.

Decision Requested:

Remove Appendix 7

Waters	Dene	Submitter Number:	195
---------------	-------------	--------------------------	------------

Submission Number: 2 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Chapter 15 Appendices

Submission:

Oppose inclusion of Appendix 7 as it is not in keeping with Objectives. Council is being inconsistent and should not be involved with subdivision. Land identified (in Appendix 7) is inaccessible for subdivision and is better utilised as green belt.

Decision Requested:

Remove Appendix 7

Watts	Frederick	Submitter Number:	399
--------------	------------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Do not clutter hilltops with noisy unsightly windmills. There are other options available.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect hilltops from development

Wellbelove	Barry	Submitter Number:	165
-------------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Ridgelines and hilltops should remain visual as was promised when sections were selected for purchase and building. Hillside that were visible 30 years ago are fast disappearing as housing eats up these areas.

Decision Requested:

1) There should be no loss of skyline in any built up areas, including less populated areas. 2) Wind power schemes should be located in areas beyond the visibility of local communities.

Wellbelove	Gary	Submitter Number:	589
-------------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Makara is one of Wellington's gems. With rugged, untouched coastline, it would become another industrial blight if looming towers are built on the ridgeline.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) All ridgelines and hilltops in Makara/Terawhiti protected under current District Plan be given protection from man-built development.

Wellington City Council, District Plan Team	Submitter Number:	211
--	--------------------------	------------

Submission Number:	1	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	amend
		Specific Provisions:	Rule 15.1.3 Permitted Activity		

Submission:

Consistency is needed with the wording and provisions introduced through Plan Change 33.

Decision Requested:

Insert into rule 15.1.3.2 after the words "...residential buildings" the new words "accessory buildings and residential structures".

Submission Number:	2	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	amend
		Specific Provisions:	Rule 15.1.3 Permitted Activity		

Submission:

Consistency is needed with the wording and provisions introduced through Plan Change 33.

Decision Requested:

Insert into rule 15.1.3.3 after the words "residential buildings (including" the new words "alterations and...".

Submission Number: 3 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.1.3 Permitted Activity

Submission:

Consistency is needed with the wording and provisions introduced through Plan Change 33.

Decision Requested:

Insert into rule 15.1.3.4 after the words "residential buildings (including" the new words "alterations and...".

Submission Number: 4 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.1.3a Permitted Activity

Submission:

Consistency is needed with the wording and provisions introduced through Plan Change 33.

Decision Requested:

Insert into rule 15.1.3a.5 after the words "alterations and additions" the new words "to residential buildings..".

Submission Number: 5 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.1.3a Permitted Activity

Submission:

Consistency is needed with the wording and provisions introduced through Plan Change 33.

Decision Requested:

Insert into rule 15.1.3a.6 after the words "alterations and additions" the new words "to residential buildings..".

Submission Number: 6 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.3.3 Discretionary Activity (Restricted)

Submission:

Consistency is needed with the wording and provisions introduced through Plan Change 33.

Decision Requested:

Include a new matter over which the Council has restricted discretion in rule 15.3.3 as follows, and renumber the other matters accordingly: "15.3.3.5 maximum fence height".

Submission Number: 7 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.3.3a Discretionary Activity (Restricted)

Submission:

Consistency is needed with the wording and provisions introduced through Plan Change 33.

Decision Requested:

Amend the third bullet point of rule 15.3.3a to replace the word "and" with "or" after the words "...alteration of".

Submission Number: 8 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.1.3a Permitted Activity

Submission:

It is necessary to make clear that the yard set back does not apply to fences.

Decision Requested:

Insert into rule 15.1.3a.2 after the words ".. 6 metres.." the new words "except for fences which may be constructed in a yard."

Submission Number: 9 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.1.4 Permitted Activity

Submission:

It is necessary to make clear that the yard set back does not apply to fences.

Decision Requested:

Insert into rule 15.1.4.3 after the words ".. 6 metres.." the new words "except for fences which may be constructed in a yard."

Submission Number: 10 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.1.3a Permitted Activity

Submission:

It is necessary to make clear that the maximum height rule applies to structures as well as buildings.

Decision Requested:

Amend rule 15.1.3a.3 Maximum Height to delete the word "building" so that the rule reads "the maximum height is 5m".

Submission Number: 11 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.3.3 Discretionary Activity (Restricted)

Submission:

Changes are needed to the standards and terms of rule 15.3.3 to aid understanding by specifically referring to the relevant rules in the Outer Residential area.

Decision Requested:

Insert into the standards and terms for Rule 5.1.3.3 the following: - after the words "...site coverage" add the new words in brackets "(under rule 15.3.3)..." - after the words "...maximum height" add the new words in brackets "(under rule 5.1.3.4)..." - after the words "...sunlight access" add the new words in brackets "(under rule 5.1.3.5)..."

Submission Number: 12 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.3.4 Discretionary Activity (Restricted)

Submission:

The second sentence in the standards and terms is currently inconsistent with the preceding requirement that all relevant conditions for signs in rule 15.1.9 must be complied with

Decision Requested:

Amend Rule 15.3.4 as a Discretionary Activity (Restricted) by deleting the second sentence in the standards and terms

Submission Number: 13 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.4.5 Discretionary Activity (Unrestricted)

Submission:

To correct a drafting error.

Decision Requested:

Amend the second sentence of the explanation after the words "..every five" by replacing the word "year" with "years"

Submission Number: 14 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Chapter 15 Appendices

Submission:

Appendix 6 Western Slope of Tawa, currently includes a mapping error. The Southern allotment was not intended for inclusion and this would be inappropriate for visual and amenity reasons.

Decision Requested:

Delete the southern allotment from Appendix 6 as identified on the plan attached to the submission.

Submission Number: 15 **Plan Section Name:** Chapter 17 Open Space Rules **Support/Oppose:** amend
Specific Provisions: Rule 17.3.2 Discretionary Activity (Unrestricted)

Submission:

A criterion in rule 17.3.2 is proposed to be deleted. This should actually be retained to be consistent with the scope of the Plan Change.

Decision Requested:

Reinstate the criterion "17.3.2.1 Whether the structure is designed and located so as to be visually unobtrusive" and delete proposed criterion 17.3.2.1 "whether the site is located in an area where the construction of any buildings or structures would detract from the relatively unmodified character of the landscape"

Submission Number: 16 **Plan Section Name:** Chapter 17 Open Space Rules **Support/Oppose:** amend
Specific Provisions: Rule 17.3.2 Discretionary Activity (Unrestricted)

Submission:

There are some inconsistencies between zones affected by the ridgelines and hilltops overlay maps which need correcting. Changes to the explanations for the Open Space zone and the Conservation sites are suggested to ensure consistency with other zones.

Decision Requested:

Insert into the explanation for Rule 17.3.2 after the words "Inner Town Belt Land." the words "In cases where buildings and structures are to be located in the Open Space B or Open Space C zones that are also within the ridgelines and hilltops overlay area, Council seeks to ensure that any adverse visual effects will be avoided mitigated or remedied. Opportunity for design solutions is possible through the assessment criteria, and activities will be carefully assessed to ensure that where development is proposed in these areas, it is done in a comprehensive and sensitive manner responsive to the local natural features. Careful consideration will be given to proposals which might result in the modification of skylines."

Submission Number: 17 **Plan Section Name:** Chapter 19 Conservation Site Rules **Support/Oppose:** amend
Specific Provisions: Rule 19.4.1 Discretionary Activity (Unrestricted)

Submission:

There are some inconsistencies between zones affected by the ridgelines and hilltops overlay maps which need correcting. Changes to the explanations for the Open Space zone and the Conservation sites are suggested to ensure consistency with other zones.

Decision Requested:

Insert into the explanation for Rule 19.4.1 after the words "Inner Town Belt Land." the words "In cases where buildings and structures are to be located in Conservation Sites that are also within the ridgelines and hilltops overlay area, Council seeks to ensure that any adverse visual effects will be avoided mitigated or remedied. Opportunity for design solutions is possible through the assessment criteria, and activities will be carefully assessed to ensure that where development is proposed in these areas, it is done in a comprehensive and sensitive manner responsive to the local natural features. Careful consideration will be given to proposals which might result in the modification of skylines."

Wellington Tenths Trust **Submitter Number:** 34

Submission Number: 1 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** support
Specific Provisions: Objective 14.2.11

Submission:

Ridgelines were often used by Maori not only for lookouts but as garden sites and burial sites. Many of these places are not registered on the District Plan and applicants should take care in the consultation process with the manawhenua to ensure these matters are properly considered prior to applications for consent being made. Undue restriction on the ability to use ridgelines and hilltops for windfarms should not occur if areas selected do not conflict with sites of significance to Maori and Maori cultural landscapes. Good design can nevertheless influence the impact of windfarms on Maori sites.

Decision Requested:

These sections of the plan must remain important provisions.

Submission Number: 2 **Plan Section Name:** Rural Area Design Guide **Support/Oppose:** amend
Specific Provisions: Rural Area Design Guide

Submission:

The design guide seems to lack more detailed consideration of Maori Cultural landscapes and the features in the landscape particularly in the rural coastal areas where there are numbers of ancient pa sites as an integral part of the landscape.

Decision Requested:

Consider Maori cultural sites in more detail in the design guide.

Submission Number: 3 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** support
Specific Provisions: Policy 14.2.11.3

Submission:

Ridgelines were often used by Maori not only for lookouts but as garden sites and burial sites. Many of these places are not registered on the District Plan and applicants should take care in the consultation process with the manawhenua to ensure these matters are properly considered prior to applications for consent being made. Undue restriction on the ability to use ridgelines and hilltops for windfarms should not occur if areas selected do not conflict with sites of significance to Maori and Maori cultural landscapes. Good design can nevertheless influence the impact of windfarms on Maori sites.

Decision Requested:

These sections of the plan must remain important provisions.

Wellington Wind Farms Ltd

Submitter Number: 586

Submission Number: 1 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** amend
Specific Provisions: Policy 14.2.2.1

Submission:

The wording of the commentary implies that Council is to discourage large dwellings in the rural area. Any such presumption is inappropriate. The large land areas of the rural zone can easily accommodate large dwellings without adverse effect. Resource consents are required for most new houses and significant additions and alterations. The applications would be assessed against the rural area design guide. This assessment would determine if the proposed dwellings or alterations were not of appropriate scale or otherwise.

Decision Requested:

Delete "including alterations and additions that result in large dwellings" from the bottom of page 15.

Submission Number: 2 **Plan Section Name:** Rural Area Design Guide **Support/Oppose:** support
Specific Provisions: Rural Area Design Guide

Submission:

Preservation of the rural character during subdivision and other land use is important for the success of rural residential subdivision. A well designed subdivision will be relying on the preservation of this rural character to ensure value for the land and success of the development.

Decision Requested:

Approve Rural Area Design Guide.

Submission Number: 3 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.1.3a Permitted Activity

Submission:

The subject site is steep and any rural residential development will involve the construction of houses which may be higher than 5 metres. The specific limitation of 5 metres would set an unreasonably low community expectation of building height. The limitation on the gross floor area of 300sqm would set unreasonably low expectations on the size of rural housing. Large areas of land expected in the rural area are capable of containing larger houses and garages than is the case in residential areas, and this limitation is not equitable or justifiable. The wording of the rules may lead to the interpretation that wastewater can only be disposed of by septic tanks. Other methods such as the use of community treatment schemes reticulation adjacent to residential areas and new technologies are available and should be encouraged.

Decision Requested:

1. Do not limit building height to 5m and gross floor area to 300sqm.
2. Change 15.1.3a.7 to read "where disposal of wastewater is by septic tanks, the septic tanks....".

Submission Number: 4 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support in part
Specific Provisions: Rule 15.3.3a Discretionary Activity (Restricted)

Submission:

We acknowledge that resource consents will be required for all houses to be constructed within the rural area. The presumption of non-notification contained within the rule is supported. The requirement to assess buildings against the Rural Design Guide necessitates a rule of this nature. It is important that this assessment is made by impartial parties and not subject to neighbour approvals which may or may not be granted which would unnecessarily increase the complexity and cost of applications. The wording in relation to septic tanks must be clarified.

Decision Requested:

1. Maintain the non-notification within this rule.
2. Reword 15.3.3a.7 and 15.3.3a.9 to allow methods other than septic tanks.

Submission Number: 5 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support in part
Specific Provisions: Rule 15.4.2 Discretionary Activity (Unrestricted)

Submission:

There must be some expectation by the community that earthworks associated with planting, landscaping or for example necessary drainage installation or repair works, within a ridgetop or hilltop will be permitted. Under the current rules the digging of a hole for a new plant preparation of garden beds or other cultivations may be interpreted as breaching the earthworks rules. Some clarification and permitted standards should apply to assist property owners and administrators of the plan as to what level of earthworks will trigger the requirement to obtain a land use consent.

Decision Requested:

There should be a defined 'trigger' for earthworks consents. The current exemption only applies to fences built for rural purposes. All other earthworks including landscaping, drainage works, cropping, planting, and construction would trigger the earthworks rules. By requiring all earthworks to be consented is setting the threshold too low.

Submission Number: 6 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: 15.4 Discretionary Activities (Unrestricted)

Submission:

The subject land (Long Gully Farm) cannot be economically farmed. Alternative land uses are required to be identified. A potential land use will be rural/residential subdivision. The land will be covered by the rural area design guide. The valley is isolated and difficult to see from surrounding areas. The application of the proposed rules will make the most appropriate form of subdivision a non-complying activity. Maintaining the status quo with this land is not an efficient or sustainable use of the natural resources of the city.

Decision Requested:

Map attached to submission.

The subject land should be placed in an appendix and identified as land that is suitable for residential/rural subdivision, or alternatively that subdivision of land (where the result is more than two allotments) generally in the rural area be considered as a Discretionary Activity.

Wellwind Energy Ltd **Submitter Number: 539**

Submission Number: 1 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** amend
Specific Provisions: 14.1 Introduction

Submission:

There should be specific recognition made in the introduction to the significant wind resource contained in the rural area. Further that, as a result of this exceptional resource, recognition must be given to the fact that this is an area where renewable energy development is extremely attractive. The introduction does not currently reflect the wider community interest in renewable energy development within the region.

Decision Requested:

Insert additional wording in the introduction to recognise:

- the significant wind resource in Wellington's rural areas
- the unique opportunity to generate substantial amounts of sustainable power from it and,
- that there is a wider interest in renewable energy development within the rural areas of the city.

As a result of these factors values held by local communities must be appropriately balanced against the needs and desires of the wider population of the city and the region.

Submission Number: 2 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** amend
Specific Provisions: Policy 14.2.2.2

Submission:

14.2.2.2 places too much weight on the visual amenity afforded by identified areas. Visual amenity is only one of a number of s7 matters. The policy can be interpreted as making it unduly difficult to establish wind energy facilities on identified hilltops and ridgelines. These areas may be among the best wind energy areas in Wellington.

Decision Requested:

1. Amend Policy 14.2.2.2 and explanation to better reflect that renewable energy generation is a matter of at least equal importance to that of retention of visual amenity and other values and so that the policy does not unnecessarily hinder or obstruct wind energy facilities.

Submission Number: 3 **Plan Section Name:** Chapter 22 Utilities **Support/Oppose:** amend
Specific Provisions: 22.2 Utilities Objectives and Policies

Submission:

Greater recognition needs to be given to the need for electricity generation from renewable energy sources. Specific recognition should also be given to the exceptionally high quality of the renewable wind resource in the Wellington District.

Decision Requested:

1. Amendment of the Utilities Objectives and Policies Chapter to give effect to recognise the need for electricity generation from renewable energy sources and the exceptionally high quality of the renewable wind resource in the Wellington District.

Welsh **John** **Submitter Number: 631**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The changes to the ridgeline and hilltops protection are opposed.

Decision Requested:

- 1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for its important historic, geological, recreational and landscape values, 3) Protect hilltops/ridgetops from built development, 4) Amend the proposed rules.

West	Michael	Submitter Number:	183
-------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The changes to the ridgeline and hilltops protection are opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) Protect rural hilltops.

West	Sheila	Submitter Number:	184
-------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

The changes to the ridgeline and hilltops protection are opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) Protect Wellington's hilltops and ridgetops from built development and major earthworks.

West Tawa Developments Partnership	Submitter Number:	452
---	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	support
		Specific Provisions:	General Submissions		

Submission:

The amendments to the rural area rules and the hilltops and ridgelines overlays are generally supported. Specific areas where changes are requested are outlined separately.

Decision Requested:

That Council approve Plan Change 33 as notified with the exception of the changes outlined in the submission.

Submission Number:	2	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	oppose
		Specific Provisions:	Rule 15.3.3a Discretionary Activity (Restricted)		

Submission:

The requirement to make all new residential buildings require a Resource Consent is too restricted and adds considerable costs for applicants. The controls only include design, external appearances and siting; there are no height restrictions

Decision Requested:

Provide a height restriction of 8m for new residential buildings.

Submission Number: 3 **Plan Section Name:** Planning Maps **Support/Oppose:** amend
Specific Provisions: Planning Map 30

Submission:

Proposed overlay is generally supported but an amendment to the eastern boundary is sought. The current boundary of the overlay is an arbitrary line defined by the existing outer residential zone boundary. Current proposal does not make provision for the extension of residential development in this area. Development of housing in this area is consistent with NGMP. The land is flatter in this area than behind it, making it suitable for residential development.

Decision Requested:

Redefine the ridgelines and hilltops overlay in the vicinity of Kiwi Crescent, Duval Grove and Peterhouse Street, so that it is further to the north of the existing outer residential zone boundary - as shown on a subdivision concept plan attached (SO3-0638-01/A).

Submission Number: 4 **Plan Section Name:** Chapter 14 Rural Area **Support/Oppose:** amend
Specific Provisions: Policy 14.2.2.1

Submission:

The wording implies that Council is to discourage large dwellings in the rural area. Any such presumption is inappropriate. The large areas of the rural area can easily accommodate large dwellings. Applications would be assessed against the Rural Area Design Guide and this would determine if the dwellings were of appropriate scale otherwise.

Decision Requested:

Delete the words "including alterations and additions that result in large dwellings" from the last sentence of the first paragraph in the explanation to policy 14.2.2.1 (re: bottom pg15 of the plan change document).

Submission Number: 5 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

The land was mistakenly zoned Open Space B when the Plan was notified in 1994 on the basis that it was in public ownership. The opportunity to re-zone the land back to rural is now available. The other land within COT WN42A/297 is zoned rural and it is not intrinsically different to the Open Space land. Both should have one consistent zoning.

Decision Requested:

Appendix 6 defines only part of land held by West Tawa Development Partnership. The land described as Lot 1 DP 67818 (13.2171ha) should be rezoned from Open Space B to Rural and be incorporated into the new area defined by Appendix 6.

Submission Number: 6 **Plan Section Name:** Rural Area Design Guide **Support/Oppose:** support in part
Specific Provisions: Rural Area Design Guide

Submission:

West Tawa Development Partnership proposes to undertake residential/rural subdivision of the site and seeks specific clarification on how the design guide will apply.

Decision Requested:

West Tawa Development Partnership supports the provisions of the Design Guide, but seeks specific clarification within the guide as to how that would be applied when land is developed on the residential fringe.

Submission Number: 7 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.1.3a Permitted Activity

Submission:

Subject site of West Tawa Development Partnership is steep and any rural/residential development will involve construction of houses higher than 5m. Unreasonably low community expectation of building height would be set. The limitation on gross floor area of 300 sqm would set unreasonably low community expectations on the size of rural housing. Large areas of land in the rural area are capable of containing larger houses and garages than in the residential area. The wording of the rules may lead to the interpretation that wastewater can only be disposed of by septic tanks. Other methods and technologies should be encouraged.

Decision Requested:

1. Opposes rule relating to the building height maximum and floor area, but does not specify relief sought. 2. Rule 15.1.3a.7 should be amended to state: "15.1.3a.7 Where the disposal of wastewater is by septic tanks the Septic tanks....".

where disposal of wastewater is by septic tanks the septic tanks including the outer edge ...etc

Submission Number: 8 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support in part
Specific Provisions: Rule 15.3.3a Discretionary Activity (Restricted)

Submission:

Criteria 15.3.3a.7 and 15.3.3a.9 again presumes that only septic tank disposal of wastewater is available. Other methods could be used.

Decision Requested:

1. Criteria 15.3.3a.7 and 15.3.3a.9 should be reworded to allow other methods to be used.

Submission Number: 9 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Rule 15.4.2 Discretionary Activity (Unrestricted)

Submission:

There should be further explanation of permitted earthworks. All earthworks (except for fences) would trigger the earthworks rules. There must be some expectation by the community that earthworks associated with planting, landscaping, or necessary drainage works within a ridgeline and hilltop will be permitted. Some clarification is required.

Decision Requested:

There must be some defined "trigger mechanism" for earthworks.

Submission Number: 10 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support
Specific Provisions: Rule 15.4.2a Discretionary Activity (Unrestricted)

Submission:

The creation of this rule is recognition of the fact that the subject land is suitable for rural residential development.

Decision Requested:

West Tawa Development Partnership supports this rule.

Submission Number: 11 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support in part
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

Rule acknowledges land owned by West Tawa Development Partnership is suitable for rural residential development. Council does not require or provide services in the Rural Area. Most services that are provided (stormwater, wastewater disposal) are generally underground and water is generally provided in above ground water tanks. Power and telecommunications provided by other authorities and conditions of subdivision consent generally do not address these requirements. Overhead reticulation of power in rural area is characteristic of the countryside. Undergrounding would be prohibitive given the large distances involved. It may be appropriate to underground services when denser patterns of residential subdivision is undertaken adjacent to urban areas. 15.4.6.4 references the Code of Practice for Land Development. There are no parts of the code applicable to rural land development. 15.4.6.8 is likely to result in Council officers requiring that specific buildings be approved at the time of subdivision approval.

Decision Requested:

Seek amendments to this rule (specifically assessment criteria 15.4.6.4 and 15.4.6.8) so that the standards and terms do not result in applications which seek to have overhead services being considered as a Non-Complying Activity.

Amendments to these assessment criteria can be proposed which require evaluation of whether it is appropriate for services to be underground or overhead.

Submission Number: 12 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** amend
Specific Provisions: Chapter 15 Appendices

Submission:

The land was mistakenly zoned Open Space B when the Plan was notified in 1994 on the basis that it was in public ownership. The opportunity to re-zone the land back to rural is now available. The other land within COT WN42A/297 is zoned rural and it is not intrinsically different to the Open Space land. Both should hve one consistent zoning.

Decision Requested:

Appendix 6 defines only part of land held by West Tawa Development Partnership. The land described as Lot 1 DP 67818 (13.2171ha) should be rezoned from Open Space B to Rural and be incorporated into the new area defined by Appendix 6.

Submission Number: 13 **Plan Section Name:** Planning Maps **Support/Oppose:** amend
Specific Provisions: Planning Map 28

Submission:

Proposed overlay is generally supported but an amendment to the eastern boundary in sought. The current boundary of the overlay is an arbitrary line defined by the existing outer residential zone boundary. Current proposal does not make provision for the extension of residential development this area. Development of housing in this area is consistent with the Northern Growth Management Study.

The land is flatter in this area than behind it, making it suitable for residential development.

Decision Requested:

Redefine the ridgelines and hilltops overlay in the vicinity of Kiwi Crescent, Duval Grove and Peterhouse Street, so that it is further to the north of the existing outer residential zone boundary - as shown on a subdivision concept plan attached (SO3-0638-01/A).

Westerby	Bruce	Submitter Number:	6
Submission Number: 1	Plan Section Name: Plan Change 33	Support/Oppose:	oppose
	Specific Provisions: General Submissions		

Submission:

I oppose the proposed changes to the ridgelines and hilltops protection

Decision Requested:

1) That Quartz Hill be given recognition for its important historic, geological, recreational and landscape values and 2) Quartz Hill be included in the planning maps and in the proactive overlay

White Julia Submitter Number: 187

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to ridgelines and hilltops protection. Quartz Hill is an important landform and skyline. Character of ridgelines and hilltops in the City and rural area should be protected

Decision Requested:

1) Quartz Hill and the peneplain should be protected from built development. 2) Ridgetops and hilltops of Wellington, including the rural area, should be protected from built development.

White Michelle Submitter Number: 188

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to ridgelines and hilltops protection. Quartz Hill is an important landform and skyline. Character of ridgelines and hilltops in the City and rural area should be protected

Decision Requested:

1) Quartz Hill and the peneplain should be protected from built development. 2) Ridgetops and hilltops of Wellington, including the rural area, should be protected from built development.

Whitlow Dean Submitter Number: 609

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

I oppose the proposed changes to the ridgelines and hilltops protection. I want to see hilltop protected and the ridgeline protected as well. Quartz Hill is a special area and should be protected. I do not want large windmills on these hills.

Decision Requested:

We would like to see these windmills moved to rural land that is not in an area that is used by so many walkers. The noise would be excessive on the surrounding area.

Whittfield Terry Submitter Number: 249

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes to ridgelines and hilltops protection.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) All ridgelines and hilltops remain protected for future generations of this country.

Wiffin Maurice Submitter Number: 101

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

I don't like the way councillors change their minds on how to vote

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay and 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values

Wiley	Karin	Submitter Number:	278
--------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Opposes changes to ridgelines and hilltops protection.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values.

Wilford	Nicki	Submitter Number:	400
----------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Protect these areas from built development. Quartz Hill is regionally significant and the skyline clearly seen. Put turbines away from recreational areas and not near houses

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect all Wellington's ridgelines and hilltops especially the rural hills of Wellington

Wilkins	Bronya	Submitter Number:	588
----------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

It is unacceptable that the change removes protection existing for ridgelines and hilltops. There is in effect no protection of any ridgelines/hilltops as development is specifically allowed for. All ridgelines/hilltops in rural Wellington should be protected from development.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values,

Wilkinson	Daniel	Submitter Number:	92
------------------	---------------	--------------------------	-----------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Quartz Hill is a very special place both visually and spiritually. I would love to see the place recognised and preserved

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values. 3) The ridgetops and hilltops in Makara/ Tera whiti currently protected in Wellington District Plan to be given protection from man built development

Willcocks	Michelle	Submitter Number:	321
------------------	-----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Preserve and protect Quartz Hill it is a nationally important natural feature and landscape. Do not spoil rural hilltops and ridgetops with man-made development.

Decision Requested:

1) Decline the propose changes to the ridgelines and hilltops protection unless Quartz Hill is preserved and protected in a protective overlay that recognises the national importance of this area. 2) Protect rural ridgetops/hilltops from man-built development.

Williams	Richard	Submitter Number:	417
-----------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara.

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Williams	Timothy	Submitter Number:	501
-----------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Wellington's hills are highly valued. The rural area and city hills should be protected from man built development. Quartz Hill is special and an important landform as are the coastal hills north and south of Makara.

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be recognised for its important historic, geological, recreational and landscape values (a higher level of protection), 4) All areas in planning maps be protected from built development.

Willis	Sara	Submitter Number:	354
---------------	-------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Preserve my rural outlook.

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill and all ridgeline and hilltops be given recognition for its important historic geological, recreational ad landscape values.

Wilson Alex Submitter Number: 340

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The proposed changes to the ridgelines and hilltops protection are opposed. Rural hilltops/ridgetops should be protected to retain rural character. Quartz Hill is an important skyline/peneplain remnant.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect rural hilltops/ridgetops from built development (wind turbines) and maintain rural character.

Wilson Warwick Submitter Number: 461

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes. 1) Wellington hills are highly valued. 2) Wants protection from man built development for both city hills and rural areas, 3) Quartz Hill and coastal hills north and south of Makara are special, important landforms.

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be given recognition for its important historic, geological, recreational, and landscape values; A higher level of protection, 4) All areas in planning maps be protected from built development.

Wilson Gudrun Submitter Number: 462

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes. 1) Wellington hills are highly valued. 2) Wants protection from man built development for both city hills and rural areas, 3) Quartz Hill and coastal hills north and south of Makara are special, important landforms

Decision Requested:

1) Quartz Hill be included in the planning maps, 2) All rural ridgetops/ hilltops be included in planning maps, 3) Quartz Hill be given recognition for its important historic, geological, recreational, and landscape values; A higher level of protection, 4) All areas in planning maps be protected from built development.

Wilson Ian Submitter Number: 680

Submission Number: 1 Plan Section Name: Chapter 15 Rural Area Rules Support/Oppose: oppose
Specific Provisions: Rule 15.4.6 Discretionary Activity (Unrestricted)

Submission:

I oppose the inclusion of Appendix 7. The local community have spent many hours restoring the land by clearing and replanting. The land now has ecological as well as recreational value. Also, further development in Karori will make a very bad traffic situation even worse.

Decision Requested:

That reference to the land in Makara Peak Mountain Bike Park bordering Allington Rd, St Alban's Ave and Swadel Way, described in Appendix 7, be deleted. Alternatively, if the development must go ahead, that the number of subdivisions be limited.

Wilton	Michael	Submitter Number:	679
---------------	----------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

It is important to retain a clear rural environment free from structural eyesores that spoil our many vantage points. I am particularly concerned about windfarms - and feel the WCC is quite clearly moving to allow commercial operations of this nature. I believe this is a predetermined move by the WCC that will expose their corporate interests rather than environmental concerns. This windfarm will destroy all of Makara and spoil many views. As practical as wind power may seem - it is a crude form of generation belonging further away from civilisation.

Decision Requested:

This proposed changes should be declined. Quartz Hill and other surrounding ridgelines should be protected from this type of commercial pollution as should all coastlines and beaches.

Withers	Christopher	Submitter Number:	205
----------------	--------------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	oppose
		Specific Provisions:	Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

Makara Peak Park feel betrayed by this process. Understand WCC only wants to sell 3 or 4 sections to recoup the majority of the \$250,000 spent buying Miets Land.

Decision Requested:

1. If WCC must sell part of the block to recoup costs then let the committee get council officers to identify which sections they'd like to sell and notify the public of this for public submissions on re-zoning of those sections only not to rezone the whole block.
2. If the committee will not agree to this process but wants to decide now what 3 or 4 sections to take then let be as follows.
3. Divide the huge residential section at the top of Allington road between 102 and 109 into 2 or 3 sections for sale and an access strip into Makara Park peak.
4. Let the access strip between 63 and 65 Allington Road be developed into a walking track.
5. If WCC still needs to sell off more sections, rather than extend Allington Road, let them rezone 1or 2 sections from the corner of Miets block closest to the end of St Albans Ave with an easement to these sections along that part of St Albans Ave (this would require moving the locked gate from the end of St Albans Ave to the start of these 1 or 2 sections)

Submission Number:	2	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	oppose
		Specific Provisions:	Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

Makara Peak Park feel betrayed by this process. Understand WCC only wants to sell 3 or 4 sections to recoup the majority of the \$250,000 spent buying Miets Land.

Decision Requested:

- 1) Rezoning of rural land at the top of Allington Rd to remove minimum lot size. 2) Reference to land in Appendix 7 to be Removed from proposed Rural Areas Rules 15.4.6.

Withington	David	Submitter Number:	155
-------------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Chapter 15 Rural Area Rules	Support/Oppose:	oppose
		Specific Provisions:	Rule 15.4.6 Discretionary Activity (Unrestricted)		

Submission:

- Makara Peak Mountain Bike Park should not be subdivided and used for housing. The Makara Peak Mountain Park is a valuable asset to the city
- not the result of a principled policy decision
 - contrary to the Outer Green Belt Plan obligation to protect all forest remnants and other important vegetation on WCC land
 - inconsistent with the vision, objectives and hilltops and ridgelines protections of the Outer Green Belt Plan
 - detrimental to the Council's ability to encourage private landowners to comply with the Outer Green Belt Plan and
 - based on an inadequate assessment of the ecological and recreational value of the land.

Decision Requested:

Appendix 7 be deleted for proposed Rural Area Rules - rule 15.4.6

Woodridge Estates Ltd **Submitter Number: 411**

Submission Number: 1 **Plan Section Name:** Planning Maps **Support/Oppose:** oppose
Specific Provisions: Planning Maps General

Submission:

Identification of ridgelines and hilltops within the submitters property is contrary to the intentions of the Northern Growth Management Framework which seeks to encourage more intensive residential development in this part of the city. The additional consideration given to visual effects as a result of the proposed Plan Change will make it difficult to create a subdivision of the density envisaged in the Northern Growth Management Framework.

Submitter intends to address the protection of the most visually sensitive ridgelines and hilltops through the subdivision process.

Areas will be vested in Council as reserve - but at this stage it is inappropriate to identify the significant ridgelines and hilltops in the lots listed below.

Decision Requested:

Remove ridgelines and hilltops overlay from Pt Secs 2 and 3 Horokiwi Road District and Lot 1 DP 28139.

Submission Number: 2 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** support
Specific Provisions: Rule 15.4.7 Discretionary Activity (Unrestricted)

Submission:

Rule effectively maintains status quo for subdivision within the Woodridge Estates Consent Order area (Appendix 3). However, Woodridge Estates Ltd consider that it will be inappropriate to assess buildings under the proposed rules 15.3.3a and 15.4.2. The assessment criteria for rules 15.3.3a and 15.4.2 are substantially different from the criteria of Rule 15.4.1 and 15.4.2. The change in assessment criteria is unnecessary for development provided for by Consent Order, the operative criteria are considered sufficient.

Negates Rule 15.4.5

Decision Requested:

Accept Rule 15.4.7 as proposed. Include a new rule (similar to 15.4.7) to maintain the status quo in terms of the assessment criteria that would be applied to applications for land use consent for buildings, or reject proposed changes to 15.4.1 and 15.4.2.

Submission Number: 3 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.4.2 Discretionary Activity (Unrestricted)

Submission:

Seek protection similar to Rule 15.4.7. Woodridge Estates Ltd consider that it will be inappropriate to assess buildings under the proposed rules 15.3.3a and 15.4.2. The assessment criteria for rules 15.3.3a and 15.4.2 are substantially different from the criteria of Rule 15.4.1 and 15.4.2. The change in assessment criteria is unnecessary for development provided for by Consent Order, the operative criteria are considered sufficient.

Additional assessment criteria under these rules are not necessary

Decision Requested:

Either; Include new rule (similar to 15.4.7) to maintain status quo; OR reject the proposed changes to 15.4.1 and 15.4.2.

Submission Number: 4 **Plan Section Name:** Planning Maps **Support/Oppose:** oppose
Specific Provisions: Planning Map 24

Submission:

Identification of ridgelines and hilltops (listed in sections below) within the submitters property is contrary to the intentions of the NGMF which seeks to encourage more intensive residential development in this part of the city.

Submitter intends to address the protection of the most visually sensitive ridgelines and hilltops through the subdivision process.

Areas will be vested in Council as reserve - but at this stage it is inappropriate to identify the significant ridgelines and hilltops in the lots listed below.

Decision Requested:

Remove ridgelines and hilltops overlay from Pt Secs 2 and 3 Horokiwi Road District and Lot 1 DP 28139.

Submission Number: 5 **Plan Section Name:** Chapter 15 Rural Area Rules **Support/Oppose:** oppose
Specific Provisions: Rule 15.4.1 Discretionary Activity (Unrestricted)

Submission:

Seek protection similar to Rule 15.4.7. Additional assessment criteria under these rules are not necessary

Decision Requested:

- Either
a. include new rule (similar to 15.4.7) to maintain status quo.
Or
b. reject the proposed changes to 15.4.1 and 15.4.2

Wooller	Deborah	Submitter Number:	97
----------------	----------------	--------------------------	-----------

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

Opposes changes

Decision Requested:

- 1) Quartz Hill be included in the planning maps and in the protective overlay and 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values

Workman	Timothy	Submitter Number:	274
----------------	----------------	--------------------------	------------

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The existing ridgelines and hilltops protection in rural area should remain in place. Proximity of Quartz Hill to Makara rural community makes it an inappropriate location for industrial development especially wind turbines.

Decision Requested:

- 1) Quartz Hill be included in the planning Maps and protective overlay.
2) Quartz Hill be recognised as a significant landform having important landscape values worthy of protection.

Wright Heather Submitter Number: 544

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The changes to the ridgeline and hilltops protection is opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) Protect rural ridgelines and hilltops.

You Yuki Submitter Number: 182

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

The changes to the ridgeline and hilltops protection are opposed.

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values. 3) Protect rural hilltops from wind turbine development so rural character is maintained.

Young Kathy Submitter Number: 398

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Quartz Hill is no longer identified as an important ridgeline/ hilltop. Quartz Hill is the Makara skyline highly visible and an important part of the rural area. You cant manage the visual effects of developments such as turbines on prominent skylines such as Quartz Hill. Makara is a special place , don't ruin it by allowing wind turbines or other structures on such a visible landscape

Decision Requested:

1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All major ridgelines and hilltops as protected in the District Plan should be assured of protection for future generations

Zdrahal Paul Submitter Number: 456

Submission Number: 1 Plan Section Name: Plan Change 33 Support/Oppose: oppose
Specific Provisions: General Submissions

Submission:

Opposes changes. 1) Turbines not to be on ridgelines and hilltops - put them in the right places around the hills. 2) Quartz Hill was protected - why remove valuable land?

Decision Requested:

1) Quartz Hill be included in the planning maps and in the protective overlay and 2) Quartz Hill be given recognition for its important historic, geological, recreational and landscape values. 3) Protect our City's hilltops from development.

Zeelie	Gavin	Submitter Number:	367
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Quartz Hill is a regionally significant landform and Makara id a regionally significant recreation area. This area should be protected from wind power development

Decision Requested:

- 1) Include Quartz Hill in definition 3.10.
- 2) All ridgelines and hilltops in Makara/Terawhiti as seen from public roads and coastal hilltops to the north, seen from Makara Beaches and the Makara walkway be included in definitions 3.10.
- 3) Quartz Hill be protected from industrial development

Zeelie	Charmaine	Submitter Number:	374
---------------	------------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Quartz Hill is the skyline I see coming home every night in is part of Makara and is a very important landscape.

Decision Requested:

- 1) Quartz Hill be included in the planning maps and in the protective overlay. 2) Quartz Hill and all ridgeline and hilltops be given recognition for its important historic geological, recreational ad landscape values.

Zeelie	Yarryn	Submitter Number:	657
---------------	---------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Continue to protect hilltops and ridgelines in the rural area, especially Quartz Hill.

Decision Requested:

- 1) Quartz Hill be included in planning maps and protective overlay, 2) Quartz Hill be recognised for important historic, geological, recreational and landscape values, 3) All ridgelines and hilltops in Makara/Terawhiti protected under current District Plan be given protection from man-built development.

Zeelie	Tamyn	Submitter Number:	658
---------------	--------------	--------------------------	------------

Submission Number:	1	Plan Section Name:	Plan Change 33	Support/Oppose:	oppose
		Specific Provisions:	General Submissions		

Submission:

Chapter 26 overrides the protection of the skylines as seen from the public roads of Makara that are currently protected under the Wellington District Plan. These are highly valued landscapes that should be protected from industrial development.

Decision Requested:

- 1) Withdraw the proposed renewable energy rules.
-

Zeelie **Melissa** **Submitter Number:** **659**

Submission Number: 1 **Plan Section Name:** Plan Change 33 **Support/Oppose:** oppose
Specific Provisions: General Submissions

Submission:

The fact that Quartz Hill is not included in the definition of ridgelines and hilltops is opposed.

Decision Requested:

1) That Quartz Hill be included in Definitions 3.10, 2) That Quartz Hill be given higher protection to ensure protection from industrial development.

1	Carter 84 Derham Road RD1 Otaki	Graham	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
2	Carter 84 Derham Rd RD1 Otaki	Heather	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
3	Martin 125 Tirohanga Road Tirohanga Lower Hutt	D J	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
4	Martin 125 Tirohanaga Road Lower Hutt	Richard	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
5	Waters 40 Sheridan Terrace Johnsonville Wellington	Joan	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
6	Westerby 70 Holborn Drive Stokes Valley Lower Hutt	Bruce	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
7	Ransfield 1074 Makara Road Makara Wellington	Huia	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
8	Joseph 669 Takarau Gorge Road Makara Wellington	Pamela	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
9	Ryan 410 Makara Road Makara Wellington	Julie	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
10	Ryan 410 Makara Road Makara Wellington	Luke	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

11	Stehbens 370 South Makara Road RD, Karori Post Office Wellington	Jean	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
12	Stehbens 370 South Makara Road RD, Karori Post Office Wellington	William	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
13	Nicholls 5B/172 Oriental Parade Wellington	Rex	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
14	Best PO Box 13633 Wellington	Martin	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
15	Best 571 Ohariu Valley Road Johnsonville Wellington	Loraine	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
16	St Clare 411 Makara Road Makara Wellington 6005	Desmond	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
17	Sneyd 9 Fitzwilliam Terrace Tawa Wellington	Dr Elizabeth	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
18	Mackintosh 16 Duthie Street Karori Wellington	Donald	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
19	Utting 9 Fitzwilliam Terrace Tawa Wellington	Craig	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
20	Fair 329 Karori Road Karori Wellington	Craig	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

21	Locke 8C Sierra Way RD1 Upper Hutt	John	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
22	Kirk 8A Campbell Street Karori Wellington	Roy	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
23	Robbers 155 Makara Road Wellington	Justin	Address for Service (if different):
	04 4763690		
	<input checked="" type="checkbox"/> Wish to be Heard		
24	Robbers 86 South Karori Road Karori Wellington	Nick	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
25	Checchi 38/305 Evans Bay Parade Evans Bay Wellington	Glenys	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
26	Neal 53 Cecil Road Wadestown Wellington	Warwick	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
27	Hoen 155 Makara Road Makara Wellington	Marianne	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
28	Sullivan 8/7 Henry Street Kilbirnie Wellington	Yvette	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
29	Matthews 362 Tinakori Road Wellington 6001	Keith and Helen Shaw	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
31	Glasse 1067 Makara Road Makara Wellington	Ruth	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

32	Randall 9 Rowe Parade Wainuiomata Wellington	Renee	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
33	Edwards 467 Makara Road RD2 Karori Wellington	Mrs Glen	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
34	Wellington Tenth's Trust 11 Pipitea Street Thorndon Wellington	Morris Te W Love	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
35	Broadcast Communications Ltd PO Box 2495 Grafton Auckland	Hamish Hey	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
36	Chester 11 Huntleigh Park Way Ngaio Wellington	Dave	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
37	Chester 11 Huntleigh Park Way Ngaio Wellington	Sara	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
38	Taylor 10 Laurent Place Kingston Wellington	M G	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
39	Curtain 48 St Albans Avenue Karori Wellington	Elinor	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
40	Hargreaves 16 St Albans Avenue Karori Wellington	Adrian	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
41	Bramwell 27A Tanera Crescent Brooklyn Wellington	Christine	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

42	Hawkins 1011 Makara Road Makara RD2 Wellington <input type="checkbox"/> Wish to be Heard	Geraldine	Address for Service (if different):
43	Maude 345 South Makara Road Makara Wellington <input type="checkbox"/> Wish to be Heard	Kimberly	Address for Service (if different):
44	Maude 345 South Makara Road Makara Wellington <input type="checkbox"/> Wish to be Heard	Robyn	Address for Service (if different):
45	Te Kamaru Station Limited South Makara Road Makara Wellington <input type="checkbox"/> Wish to be Heard	Joanna Grace	Address for Service (if different): 9 Roscoe Terrace Wadestown Wellington
46	Sayer 463 Makara Road Makara Wellington <input type="checkbox"/> Wish to be Heard	Raewyn	Address for Service (if different):
47	Sayer 463 Makara Road Makara Wellington <input type="checkbox"/> Wish to be Heard	Colin	Address for Service (if different):
48	Thomas 1020 Makara Road Makara Wellington <input type="checkbox"/> Wish to be Heard	Frank	Address for Service (if different):
49	Thomas 1020 Makara Road Makara Wellington <input type="checkbox"/> Wish to be Heard	Lynley	Address for Service (if different):
50	Hawkins 7A Salisbury Avenue Mt Cook Wellington <input type="checkbox"/> Wish to be Heard	Kate	Address for Service (if different):
51	Jorgensen 7A Salisbury Avenue Mt Cook Wellington <input type="checkbox"/> Wish to be Heard	Dylan	Address for Service (if different):

52	Glenside Progressive Association Inc 1 Westchester Drive East Glenside Wellington	Claire Bibby	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
53	Kilmarston Properties Ltd & Kilmarston Development		Address for Service (if different):
Cuttriss Consultants Limited PO Box 386 Paraparaumu Attn: Dan Rodie			
<input checked="" type="checkbox"/> Wish to be Heard			
54	De Ruiter 236 Houghton Bay Road Houghton Bay Wellington	Jacob	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
55	Stevens 19A Wairere Road Lower Hutt	Dr G R	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
56	St. Clare 72 Totara Park Road Maoribank Upper Hutt	Shane	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
57	Goodwin 7 Awarua Street Ngaio Wellington	Brian and Janet	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
58	Shearer 1081 Makara Beach Road RD2 Makara Wellington	Peter	Address for Service (if different):
<input checked="" type="checkbox"/> Wish to be Heard			
59	Russell 1079 Makara Beach Road Makara Wellington	Daryl	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
60	Bryce Akatarawa Road Upper Hutt	John	Address for Service (if different):
<input checked="" type="checkbox"/> Wish to be Heard			

61	Te Marama Limited South Makara Road Makara Wellington	Joanna Grace	Address for Service (if different): 9 Roscoe Terrace Wadestown Wellington
<input type="checkbox"/> Wish to be Heard			
62	Hyam 236 Houghton Bay Road Houghton Bay Wellington	Coral	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
63	Fincham 115 Thurleigh Grove Karori Wellington	Gregory	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
64	Patterson 210 South Makara Road Makara Wellington	James	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
65	Patterson 210 South Makara Road Makara Wellington	Jaydan	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
66	Patterson 210 South Makara Road Makara Wellington	Treena	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
67	Patterson 210 South Makara Road Makara Wellington	Heather	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
68	Patterson 210 South Makara Road Makara Wellington	Caleb	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
69	MacLeod 3/306 Karori Road Karori Wellington	Donald	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
70	Stanley 11 Thorby Street Kelburn Wellington	Dr Thorsten	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			

71	Rahr 6 Swadel Way Karori Wellington	Alex	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
72	Brenan 37 Durham Street Aro Valley Wellington	Jane	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
73	Shearer 388 Makara Road RD Makara Wellington	Judith	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
74	Morris 69 Matai Road Hataitai Wellington	Brent	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
75	Tate 46 St Albans Avenue Karori Wellington	Raewyn	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
76	Miller 409 Makara Road Makara Wellington	Haylon	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
77	Miller 409 Makara Road Makara Wellington	Suzanne	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
78	Johnstone 22 Hathaway Avenue Karori Wellington	Val	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
79	Gears 5 Wesley Road Wellington	Malcolm	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
80	Bowen 394 Makara Road Makara RD2 Wellington	Bruce	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

81	Baker 1 Pine Terrace Karori Wellington	Michael	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
82	Johnson 59 Allington Road Karori Wellington	Robin	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
83	Hunt 80 Allington Road Karori Wellington	David	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
84	Thomas 253 South Makara Road Makara Wellington	Amy	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
85	Wallace 36 Allington Road Karori Wellington	Leith	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
86	Thomas Atarau Road RD1 Blackball Westland	Helen	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
87	Harding-Shaw 81 Hazelwood Avenue Karori Wellington	Dave	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
88	Caldwell 8 Estuary Street Makara Beach Wellington	Colin	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
89	Morrison 84 Blue Mountains Road Silverstream Wellington	Campbell	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
90	McCrae 1016 Makara Road Makara Wellington	Martin	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

91	Hart 8/140 Opau Road Makara Wellington	Serena	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
92	Wilkinson 140/8 Opau Road Makara Wellington	Daniel	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
93	Bacskai 44 Richard Street Titahi Bay Porirua	Orsolya	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
94	Keller 43 Allington Road Karori Wellington	Laura	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
95	Keller 44 Richard Street Titahi Bay Porirua	Peter	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
96	Samuelson-Sadvid 879 Makara Road Makara Wellington	Peter	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
97	Wooller 3 Elizabeth Avenue Heretaunga Upper Hutt 04 5768311	Deborah	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
98	Duncan PO Box 39252 Wellington	Paul	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
100	Fincham 115 Thurleigh Grove Karori Wellington	Barbara	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
101	Wiffin 8B Beauchamp Street Karori Wellington	Maurice	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

102	Barry 36 Doncaster Terrace Porirua	Lynnda	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
103	Gibbs 17 Hathaway Avenue Karori Wellington	Stephen	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
104	Turnbull 21G Millward Street Newtown Wellington	Helen	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
105	Simons 34 St Albans Avenue Karori Wellington	Petrus	Address for Service (if different):
<input checked="" type="checkbox"/> Wish to be Heard			
106	Walker 415 Makara Road Makara Wellington	Peter	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
107	Acton 19 Richmond Avenue Karori Wellington	Graeme	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
108	Revill 123 Messines Road Karori Wellington	Helen	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
109	Revill 123 Messines Road Karori Wellington	Lucy	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
110	Delany 125 Messines Road Karori Wellington	Helen	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
111	Sculley 8 Darwin Street Karori Wellington	Sandy	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			

112	Hindle 68 Cluny Road Plimmerton Wellington	Rawiri	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
113	Revill 123 Messines Road Karori Wellington	Tom	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
114	Christensen 952 Makara Road Makara Wellington	Neil	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
115	Christensen 952 Makara Road Makara Wellington	Carole	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
116	Peeters 22 St Albans Avenue Karori Wellington	Serge & Sophie Nichot	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
117	Bingham 44 St Albans Avenue Karori Wellington	Warren	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
118	Sunita Singh and 142 Sutherland Road Melrose Wellington	Gavin Dench	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
119	Joseph 669 Takarau Gorge Road RD2 Makara Wellington	Stanley	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
120	Cooper 669 Takarau Gorge Road Makara Wellington	Darryn	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
121	Joseph 669 Takarau Gorge Road RD2 Makara Wellington	Angela	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

122	Malcolm PO Box 147 Wellington	Jenny	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
123	Sturman 65 Friend Street Karori Wellington	Ann	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
124	Daniels 31 St Albans Avenue Karori Wellington	Kenneth	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
125	Naish 31 Tilbury Street Fairfield Lower Hutt	Dirk	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
126	Barbro 11 Epuni Street Wellington	Harris	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
127	John and Lindsay Jenkin 51 Takarau Gorge Road Ohariu Valley Wellington	Baker	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
128	Shearer 11 Kowhai Street Linden Wellington	Selina	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
129	Shearer 11 Kowhai Street Linden Wellington	Charles	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
130	Bowen 1000 Makara Road Makara RD2 Wellington	John	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
131	Bowen 1000 Makara Road Makara RD2 Wellington	Ivan	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			

132	Cortes 8 Bann Street Island Bay Wellington	Denyse		Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard			
133	Waters 19 Manchester Street Petone Wellington	Rex		Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard			
134	Cortes 8 Bann Street Island Bay Wellington	John		Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard			
135	Strange 20/8 Girton Terrace Mt Cook Wellington	Paula		Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard			
136	O'Dell Flat 20/8 Girton Terrace Mt Cook Wellington	Jane		Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard			
137	Beedell 185 South Makara Road Makara Wellington	Tracy		Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard			
138	Karori Golf Club Inc Box 17-006 Wellington		S Crookston	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard			
139	Tunncliffe 26 Helen Street Brooklyn Wellington	Philip		Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard			
140	Warren 509 South Makara Road Makara RD2 Wellington	Janet		Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard			
141	Warren 509 South Makara Road Karori RD2 Wellington	Michael		Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard			

142	Leahy 10 Swadel Way Karori Wellington	Trevor & Vicki	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
143	Kvalsvig 600 Makara Road Makara Wellington	Amanda	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
144	Penfold 60 South Makara Road Makara RD2 Wellington	Rachel	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
145	Penfold 60 South Makara Road Makara RD2 Wellington	Antony	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
146	Ginty 1 Kenmore Street Newlands Wellington	Daniel	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
147	Reid 67 Waikowhai Street Ngaio Wellington	Fiona	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
148	Chapman 45 Beauchamp Street Karori Wellington	Steven	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
149	Chapman 45 Beauchamp Street Karori Wellington	Edwin	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
150	Chapman 45 Beauchamp Street Karori Wellington	Jerome	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
151	Chapman 45 Beauchamp Street Karori Wellington	Pani	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

152	Chapman 45 Beauchamp Street Karori Wellington	Bernard	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
153	Sutherland 50 South Makara Road Makara Wellington	Lesley	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
154	Sutherland 50 South Makara Road Makara Wellington	Samuel	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
155	Withington 95A Sefton Street Wadestown Wellington	David	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
156	Turnbull 1076 Makara Road Makara Beach Wellington	Michela	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
157	Baguley 600 Makara Road Makara Wellington	Christopher	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
158	Poehls 1012 Makara Road Makara Wellington	Jan	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
159	Napier 220 Cockayne Road Ngaio Wellington	Angus	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
160	Barnes PO Box 56-086 Tawa Wellington	David	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
161	Department of Conservation	Jeff Flavell	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
	Conservator Department of Conservation PO Box 5086 Wellington		

162	Warren 17 Gipps Street Karori Wellington	John	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
163	Barraclough 38C Agra Crescent Khandallah Wellington	Pamela	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
164	Nicholson 15 Wilton Road Wilton Wellington	David	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
165	Wellbelove 15 Lomita Road Johnsonville Wellington	Barry	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
166	Smith 5 Durham Crescent Aro Valley Wellington	Alastair	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
167	Simmons 590 Makara Road RD2 Wellington	Linda	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
168	Hughes PO Box 2551 Wellington	Paul	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
169	Hughes PO Box 2551 Wellington	Paul	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
170	Turner 474B Makara Road RD2 Makara Wellington	Kevin	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
171	Turner 474B Makara Road Makara RD2 Wellington	Jennifer	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

172	Keith 28 Carlton Street Lyllall Bay Wellington	Allen & Suzanne Higgins	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
173	Butler 203 Cambridge Terrace Lower Hutt	Alan	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
174	Prosser 18 Chapman Crescent Naenae Lower Hutt	Mary	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
175	Bowen 1000 Makara Road Makara RD2 Wellington	Kim	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
176	Prosser 18 Chapman Crescent Naenae Wellington	George	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
177	Karakassidis 111 Rata Street Naenae Lower Hutt	S	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
178	Karakassidis 111 Rata Street Naenae Wellington	Alexander	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
179	Renner 407 Makara Road Makara Wellington	Christopher	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
180	Renner 407 Makara Road Makara Wellington	Ingrid	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
181	Li 28 Burrows Avenue Karori Wellington	Rui	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

182	You 28 Burrows Avenue Karori Wellington	Yuki	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
183	West 8 Henderson Street Karori Wellington	Michael	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
184	West 8 Henderson Street Karori Wellington	Sheila	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
185	Compton 306 South Makara Road Makara Wellington	Daniel	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
186	Compton 306 South Makara Road Makara Wellington	Deborah	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
187	White 17 South Karori Road Karori Wellington	Julia	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
188	White 17 South Karori Road Karori Wellington	Michelle	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
189	Steele 301 South Makara Road Makara RD2 Wellington	Margaret	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
190	Coleman 40 Calcutta Street Khandallah Wellington	Lauren	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
191	Steele 40 Calcutta Street Khandallah Wellington	Warrick	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

192	Baldock 32 Arun Crescent Island Bay Wellington	Andre	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
193	Cameron 234A Flightys Road Pauatahanui Porirua	Braden	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
194	Cameron 234A Flightys Road Pauatahanui Porirua	Keena	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
195	Waters 26 Nelson Street Petone	Dene	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
196	Cole 3 Wych Elm Glose Great Glen Leicester LE89GY England	Roger	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
197	Cornelius 90 Mortimer Terrace Brooklyn Wellington	Shaun	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
198	Daly 35A Waipapa Road Hataitai Wellington	Treena	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
199	Boyd 904 Ohariu Valley Road Ohariu Valley Wellington	Maureen & Jack	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
200	Turchie 15 Prospect Terrace Johnsonville Wellington	Ian	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
201	Donaghy 16 St Michael's Crescent Kelburn Wellington	Vanessa	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

202	Lavery 560 Makara Road Makara Wellington	Brian	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
203	Simmons 590 Makara Road Makara Wellington	Max	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
204	Campbell 25 Kaitangata Crescent Kelson Hutt City	Pamela	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
205	Withers 101 Allinlton Road Karori Wellington	Christopher	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
206	Makara Peak Supporters PO Box 17095 Karori Wellington	Andrew McLellan	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
207	Hansen 49 Cottle Park Drive Normandale Lower Hutt	Paul	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
208	Hansen 49 Cottle Park Drive Normandale Lower Hutt	Marie	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
209	Taylor-Offord 10 Friend Street Karori Wellington	Sharon	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
210	Makara / Ohariu Community Board 614 Ohariu Valley Road Johnsonville Wellington	Neville Beach	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		

211 Wellington City Council, District Plan Team
PO Box 2199
Wellington

Claire Gregory

Address for Service (if different):

Wish to be Heard

212 Jennings
25 Elizabeth Drive
Huntingdon
CAMBS PE29 1WA
United Kingdom

Leslie

Address for Service (if different):

Wish to be Heard

213 Jennings
25 Elizabeth Drive
Huntingdon
CAMBS PE29 1WA
United Kingdom

M T

Address for Service (if different):

Wish to be Heard

214 Vines
21 Willmott Road
Bassingbourn SG8 5LW
England

Sandra

Address for Service (if different):

Wish to be Heard

215 Vines
21 Willmott Road
Bassingbourn SG8 5LW
England

Craig

Address for Service (if different):

Wish to be Heard

216 Marriage
204/33 Frederick Street
Wellington

Guy

Address for Service (if different):

Wish to be Heard

217 Mighty River Power

Address for Service (if different):

Cowper Campbell
Attn: Eloise Gibson
PO Box 3399
Auckland

Wish to be Heard

218 Freear
PO Box 13-952
Christchurch

Chris

Address for Service (if different):

Wish to be Heard

220 Reid
11 Clutha Avenue
Khandallah
Wellington

Stephen

Address for Service (if different):

Wish to be Heard

221 Lee
24 Orari Street
Wellington

Frances

Address for Service (if different):

Wish to be Heard

222	Blades 140 Main Road Titahi Bay Wellington	Sarah	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
223	Saunders 28D Bidwill Street Mt Cook Wellington	Kate	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
224	Neill 185A Wilton Road Wilton Wellington	Brenda	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
225	Brooklyn Residents Association 183 Brooklyn Road Brooklyn Wellington	D J Woodward	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
226	Makara Ohariu Community Board PO Box 6436 Marion Square Wellington	Ruth Paul	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
227	Ruth & Christopher Moore PO Box 6436 Te Aro Wellington	Paul	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
228	Asare 346 Ohiro Road Brooklyn Wellington	Montgomery & Kathryn	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
229	Denee 96 Constable Street Newtown Wellington	Rachel	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
230	New Zealand Wind Energy Association PO Box 553 Wellington		Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		

232	Horokiwi Community Association 155 Horokiwi Road Horokiwi Wellington		Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
233	Horsley P O Box 17-230 Wellington	Michael	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
234	Ryan 177 Ohiro Road Brooklyn Wellington	Judy	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
235	Ball 10 Corunna Avenue Newtown Wellington	Nigel	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
236	Kent 5 Swadel Way Karori Wellington	Mark & Rachel	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
237	Steele 301 South Makara Road Makara, RD2 Wellington	David	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
238	Underwood 22 Taft Street Brooklyn Wellington	Catharine	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
239	Rogge P B Power, Hitachi House 48-54 Mulgrave Street Wellington	Ralph	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
240	Offergeld 61 Hanson Street Newtown Wellington	Britta	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
241	Transpower New Zealand Limited		Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		Burton Consultants PO Box 33-817 Takapuna Auckland

242	Quartz Hill Reserve Charitable Trust Inc PO Box 5276 Wellington		Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
243	Barr 12 Versailles Street Karori Wellington	Hugh	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
244	Engbert 34 Chamberlain Road Karori Wellington	Patricia	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
245	Satterwhite 549 Ohariu Valley Road Johnsonville Wellington	Judith	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
246	Stuart 19A Williamson Way Karori Wellington	Allan	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
247	Gardiner 141 Parkvale Road Karori Wellington	Judith	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
248	Morris 40 Chamberlan Road Karori Wellington	Scott	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
249	Whittfield 85 Donald Street Karori Wellington	Terry	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
250	Barlow 109 Beauchamp Street Karori Wellington	Peter	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
251	Redmond 174 Makara Road RD2 Makara Wellington	Patrick	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

252	Scott 14 Imlay Crescent Ngaio Wellington	Michelle	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
253	Caselberg 9 Dasent Street Karori Wellington	Margaret	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
255	Oliver 38 Tennyson Street Petone	Gary	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
256	von Greuning 3A Buxton Avenue Karori Wellington	Elaine	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
257	O'Grady 1-29A Parkvale Road Karori Wellington	I J	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
258	Cooper 16 Tisdall Street Karori Wellington	Wendy	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
259	Jennings 650 Makara Road Makara Wellington	David	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
260	Frost 650 Makara Road Makara Wellington	Cecilia	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
261	Tedder 7 Waitui Crescent Lower Hutt	Martin	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
262	Isaako 6 Shackleton Grove Stokes Valley Wellington	Oli	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

263	Isaako 6 Shackleton Grove Stokes Valley Wellington	Malekia	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
264	Milne 25/54 Moxham Avenue Hataitai Wellington	Wulfe	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
265	Frost 6 Merritt Way Newlands Wellington	Bernadette	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
266	Anslow 52 Military Road Northland Wellington	Malcolm	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
267	Marshall 135 Park Road Belmont Hutt City	Glen	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
268	Anslow 1014 Makara Road Makara Wellington	Tania	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
269	Naik 4 Randwick Crescent Lower Hutt	L	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
270	Amos 93 Kenmore Street Newlands Wellington	Matthew	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
271	O'Leary 320 South Karori Road Karori Wellington	Brenda	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
272	Shaw 62 Akaroa Drive Maupuia Wellington	David	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

273	Schofield 32 Shirley Street Karori Wellington	Helen	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
274	Workman 9 Henderson Street Wellington	Timothy	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
275	Mills 592 Makara Road RD2 Makara Wellington	John	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
276	Johnston 144 Campbell Street Karori Wellington	William	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
277	Foley 41 Humber Street Island Bay Wellington	Lawrence	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
278	Wiley 15 Vasanta Avenue Ngaio Wellington	Karin	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
279	Mills 592 Makara Road Makara RD2 Wellington	Jenifer	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
280	Tait 7 Stratford Way Wilton Wellington	Carolyn	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
281	Robertson 18 Boom Rock Road Ohariu Valley Wellington	Vikki	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
282	Makara Playcentre 650 Makara Road Makara Wellington	C A Frost	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

283	Baker 1083 Makara Road Makara Beach Wellington	Suzanne	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
284	Lacey 1033 Makara Road Makara Beach Wellington	Thomas	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
285	King 145 Hataitai Road Hataitai Wellington	Stephen	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
286	Tse	Michael	Address for Service (if different): Tonkin & Taylor Ltd PO Box 2083 Wellington Attn: Chris Hansen
	<input checked="" type="checkbox"/> Wish to be Heard		
287	Askin PO Box 17-365 Karori Wellington	Roger	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
288	Purdie Royal Forest and Bird Protection Society PO Box 4183 Wellington	Gordon	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
289	Lundberg 4 Spenmoor Street Newlands Wellington	Margaret	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
290	Lundberg 4 Spenmoor Street Newlands Wellington	Paul	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
291	Fisher 127 Grafton Road Roseneath Wellington	David	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
292	Cudby 965 Makara Road Makara Wellington	Vicki	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

293	Bowen 965 Makara Road Makara Wellington	Graham	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
294	Edmond 88 Elizabeth Street Mt Victoria Wellington	Grace	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
295	Walker 415 Makara Road Makara Wellington	Peta	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
296	Walker 415 Makara Road Makara Wellington	Geoffrey	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
297	Griffin 137 South Makara Road Makara Wellington	Hannah	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
298	Stoddart 88 Volya Street Island Bay Wellington	Warren	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
299	Redmond 174 Makara Road RD2 Karori Wellington	Donna	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
300	Samuelson-Sandvid 879 Makara Road Makara Wellington	Alison	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
301	Fratelakis 44 Rata Road Hataitai Wellington	Anna	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
302	McDonald 771 Takarau Gorge Road Makara Wellington	Kasia	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

303	Matthews 23A Canterbury Street Karori Wellington	Makere	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
304	Skipper 82A Tinakori Road Thorndon Wellington	Kirsty	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
305	Barton 23A Canterbury Street Karori Wellington	Clifford	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
306	Lawton 75 Weld Street Wadestown Wellington	Richard	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
307	Curtis 12/6 Elizabeth Street Mt Victoria Wellington	Elana	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
308	Riden 14 Selwyn Terrace Thorndon Wellington	Bruce	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
309	Fisher 66 Lyall Parade Lyall Bay Wellington	Ilan	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
310	Bowen 457 Makara Road Karori Wellington	John	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
311	Gaskin 37 Darwin Street Karori Wellington	Goria	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
312	Aberhart 57C Todman Street Brooklyn Wellington	Rachel	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

313	Norton 2 Ranelagh Street Karori Wellington	Anne	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
314	Walker 415 Makara Road Makara Wellington	Michelle	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
315	Casey 212 Adelaide Road Newtown Wellington	Rhys	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
316	Bloomfield 116 Parkvale Road Karori Wellington	Mary-Therese	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
317	Smithard 11 Espin Crescent Karori Wellington	Theresa	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
318	Thomas 253 South Makara Road Makara Wellington	Casey	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
319	Straatsburg 21E Maida Vale Road Roseneath Wellington	John	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
320	Montgomery 29 The Parade Island Bay Wellington	Laura	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
321	Willcocks 46 Gordon Road Plimmerton Wellington	Michelle	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
322	Morgan-Banda 83 Donald Street Karori Wellington	Helen	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

323	Cook 9 Lewer Street Karori Wellington	Anne	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
324	Gaskin 380 Makara Road RD2 Makara Wellington	Warren	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
325	Chambers 9 Blakey Avenue Karori Wellington	James	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
326	Kelly 5 Taupiri Street Titahi Bay Wellington	Catherine	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
327	Howard 163 The Parade Island Bay Wellington	Michael	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
328	Cudby-Bowen 965 Makara Road Makara Wellington	Sara	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
329	Sathyopala 56 Percy Dyett Drive Karori Wellington	Hjath	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
330	Skachill 451 Makara Road Makara Wellington	Ian	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
331	James 609 Ohariu Valley Road Johnsonville Wellington	Katherine	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
332	Matts 30 Pharazyn Street Lower Hutt	Michael	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

333	Evans 13 Futuna Close Karori Wellington	Richard	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
334	Howard 12/48 Fountain Court Oriental Parade Wellington	Joanna	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
335	Hampshire 4/Flat 9 Akaroa Drive Miramar Wellington	Jasmine	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
336	Angus 13 Williamson Way Karori Wellington	Felicity	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
337	Nicolle 28 Paddington Grove Karori Wellington	Philippa	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
338	Brown 2 Hurman Street Karori Wellington	Susan	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
339	Cassidy-Rait 19 Fettes Crescent Seatoun Wellington	Rebecca	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
340	Wilson 4 Hadfield Terrace Kelburn Wellington	Alex	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
341	Briggs 237 Darlington Road Miramar Wellington	Ricky	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
342	Natoli 140 Derwent Street Island Bay Wellington	Darlene	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

343	Lipski 112 Allington Road Karori Wellington	Victor	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
344	Pfeffer 10 Nottingham Street Karori Wellington	Estelle	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
345	Parkyn 32 Konini Road Hataitai Wellington	Haley	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
346	Thomas 238 Makara Road Makara Wellington	Dianne	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
347	Robinson 15 Campbell Street Karori Wellington	Janet	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
348	Doo-Smart 272A Karori Road Karori Wellington	Jose	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
349	Agnews Flat 1 7A Monaghan Avenue Karori Wellington	W H	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
350	Bosma 1/55 Chaytor Street Karori Wellington	Julie	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
351	Stacey 43 Ranelagh Street Karori Wellington	Graeme	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
352	Teo 25 Mudie Street Alicetown Lower Hutt	Mrs	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

353	Searle Flat B2, Lincoln Court 1 Washington Avenue Brooklyn Wellington	P	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
354	Willis 70 Standen Street Karori Wellington	Sara	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
355	Briggs 1063 Makara Road Karori Wellington	Judith	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
356	Poole 49 Tireti Road Titahi Bay Wellington	Kim	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
357	Paerata 91 View Road Melrose Wellington	Gina	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
358	Paki Paki 21A Vancouver Street Kingston Wellington	Natalie	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
359	Teo 25 Mudie Street Alicetown Lower Hutt	Andrew	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
360	Arnold 738 Makara Road Makara Wellington	Brian	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
361	Harray 6A Pimble Avenue Karori Wellington	Jayne	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
362	Hawkins 413 Main Road Makara Wellington	Anthony	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

363	Gill 373 South Makara Road Karori RD Wellington <input type="checkbox"/> Wish to be Heard	William	Address for Service (if different):
364	Gill 373 South Makara Road RD Karori Wellington <input checked="" type="checkbox"/> Wish to be Heard	Maryanne	Address for Service (if different):
365	Lean 736 Makara Road Makara Wellington <input checked="" type="checkbox"/> Wish to be Heard	Jenni	Address for Service (if different):
366	Bennett 736 Makara Road Makara Wellington <input checked="" type="checkbox"/> Wish to be Heard	David	Address for Service (if different):
367	Zeelie 134 South Makara Road Karori Wellington <input type="checkbox"/> Wish to be Heard	Gavin	Address for Service (if different):
368	Crozier 7A Bays Road Plimmerton Wellington <input type="checkbox"/> Wish to be Heard	Lisa	Address for Service (if different):
369	Kennedy 128 Pope Street Plimmerton Wellington <input type="checkbox"/> Wish to be Heard	Brian	Address for Service (if different):
370	Meo 6 Masefield Way Karori Wellington <input type="checkbox"/> Wish to be Heard	Pamela	Address for Service (if different):
371	Griffin 27 Friend Street Karori Wellington <input type="checkbox"/> Wish to be Heard	Julie	Address for Service (if different):
372	Simmonds 63 Standen Street Karori Wellington <input type="checkbox"/> Wish to be Heard	Ainsley	Address for Service (if different):

373	Mercer 4 Lambeth Road Northland Wellington	Alex	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
374	Zeelie 134 South Makara Road Makara Wellington	Charmaine	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
375	Jervis 445 Makara Road RD2 Makara Wellington	Brian	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
376	Jervis 445 Makara Road RD2 Makara Wellington	Simon	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
377	Jervis 445 Makara Road RD2 Makara Wellington	Paul	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
378	Marett 4 Mewburn Rise Karori Wellington	Sally	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
379	Hill 15 Eagle Street Karori Wellington	Vera	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
380	Vingimore 16 Chamberlain Road Karori Wellington	Ragharam	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
381	Lefao 16 Waiheno Street Waitangirua Porirua	Paul	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
382	Heany 13 Cargill Street Karori Wellington	Rosemary	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

383	Jessep 8B Baxter Way Karori Wellington	Dennis	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
384	Taylor 33 Thatcher Crescent Crofton Downs Wellington	Kevin	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
385	Cudby 453 Makara Road Makara Wellington	N J	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
386	O'Briscoll 33 Richmond Avenue Karori Wellington	Peter	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
387	Cudby 453 Main Road Makara Wellington	John	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
388	Fenaughty PO Box 17058 Karori Wellington	Jill	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
389	Ineson 66 Kandy Crescent Khandallah Wellington	Imelda	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
390	Ineson 66 Kandy Crescent Khandallah Wellington	Geoffrey	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
391	Kirkcaldie 7 Laidlaw Way Karori Wellington	Graeme	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
392	Makara Pony Club President P O Box 17-340 Karori Wellington	Brenda O'Leary	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

393	Gill 373 South Makara Road Karori Wellington	Nicola	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
394	Krebs 18 Oriental Terrace Oriental Bay Wellington	Roy	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
395	Lowie 20 Victory Avenue Karori Wellington	Mary	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
396	Matsopoulous 371 Karori Road Karori Wellington	Nick	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
397	Makara Model School 399 Makara Road Makara Wellington		Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
398	Young 21 Wyndrum Avenue Waterloo Lower Hutt	Kathy	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
399	Watts 21 Woodhouse Avenue Karori Wellington	Frederick	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
400	Wilford 20 Cheshire Street Wilton Wellington	Nicki	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
401	Bellevue Lands Limited		Address for Service (if different): Truebridge Callender Beach Ltd PO Box 13 142 Wellington Attn: Rod Halliday
	<input checked="" type="checkbox"/> Wish to be Heard		
402	Mexted 80 Takarau Gorge Road Ohariu Valley Wellington	Royden	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

403	Best 184 Takarau Gorge Road Johnsonville Wellington	Gregory	Address for Service (if different):
			<input type="checkbox"/> Wish to be Heard
404	Makara Forest Partnership		Address for Service (if different):
			Truebridge Callender Beach Ltd PO Box 13 142 Johnsonville Wellington
			<input type="checkbox"/> Wish to be Heard
405	Bruce 106 Takarau Gorge Road Ohariu Valley Johnsonville Wellington	Gavin	Address for Service (if different):
			<input type="checkbox"/> Wish to be Heard
406	Hume	Russell	Address for Service (if different): Truebridge Callender Beach Ltd PO Box 13 142 Johnsonville Wellington
			<input type="checkbox"/> Wish to be Heard
407	Lincolnshire Farm Ltd		Address for Service (if different): Truebridge Callender Beach Ltd PO Box 13 142 Wellington Attn: Erin Hooper / Ian Prentice
			<input checked="" type="checkbox"/> Wish to be Heard
408	Best Farm Ltd		Address for Service (if different): Truebridge Callender Beach Ltd PO Box 13 142 Wellington Attn: Erin Hooper / Ian Prentice
			<input checked="" type="checkbox"/> Wish to be Heard
409	Ridvan Garden Developments Ltd		Address for Service (if different): Truebridge Callender Beach Ltd PO Box 13 142 Wellington Attn: Erin Hooper / Alastair Seyd
			<input checked="" type="checkbox"/> Wish to be Heard
410	Walsh	J and MJ	Address for Service (if different): Truebridge Callender Beach Ltd PO Box 13 142 Wellington Attn: Erin Hooper / Alastair Seyb
			<input checked="" type="checkbox"/> Wish to be Heard
411	Woodridge Estates Ltd		Address for Service (if different): Truebridge Callender Beach Ltd PO Box 13 142 Wellington Attn: Erin Hooper / Ian Prentice
			<input checked="" type="checkbox"/> Wish to be Heard

412	Truebridge Callender Beach Ltd PO Box 13-142 Wellington	Erin Hooper	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
413	Jorgensen 405 Makara Road RD2 Wellington	Jennifer	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
414	Richards 38 Beauchamp Street Karori Wellington	J D L	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
415	O'Grady 58 Collier Avenue Karori Wellington	Timothy	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
416	Smyth 7 Rawhiti Terrace Kelburn Wellington	Patricia	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
417	Williams PO Box 33-217 Petone	Richard	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
418	Monk 1065 Makara Road Makara Wellington	Jan	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
419	Frohling 8 Ranelagh Street Karori Wellington	Gunter	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
420	Andrews 21 Makara Road Karori Wellington	G	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
421	Velvin 40A Friend Street Karori Wellington	Sally	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

422	Abbott 95 Percy Dyett Drive Wellington	Allan	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
423	Baird PO Box 3252 Wellington	Barbara	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
424	Robinson 23 Buxton Avenue Karori Wellington	R	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
426	Ngaio Forest Suburb Limited		Address for Service (if different): Truebridge Callender Beach Ltd PO Box 13 142 Wellington Attn: Rod Halliday
<input checked="" type="checkbox"/> Wish to be Heard			
428	Shenval Holdings Limited		Address for Service (if different): c/- Resource Management Research Service Box 2084 Wellington
<input checked="" type="checkbox"/> Wish to be Heard			
429	Long Gulley Station Trust		Address for Service (if different): c/- Resource Management Research Service Box 2084 Wellington
<input checked="" type="checkbox"/> Wish to be Heard			
430	Ohiro Properties Limited		Address for Service (if different): MWH NZ Ltd PO Box 9624 Wellington Attn: Sylvia Allan
<input checked="" type="checkbox"/> Wish to be Heard			
431	Urquhart 113 Thurlough Grove Karori Wellington	Lynne	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			
432	Nicholls 73 Percy Dyett Drive Karori Wellington	Diane	Address for Service (if different):
<input type="checkbox"/> Wish to be Heard			

433	Carroll 20 Cheshire Street Northland Wellington	Dean	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
434	Thompson 16 Tisdell Street Karori Wellington	Alastair	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
435	Randall 18 Campbell Street Karori Wellington	Mike	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
436	Kahaki 187 Orangi Kaupapa Road Northland Wellington	Mateheke	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
437	Atkins 269 Karori Road Karori Wellington	Dorn	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
438	Faircloth 11 Baroda Street Khandallah Wellington	Lisa	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
439	Coe 58C Godley Street Lower Hutt	Penelope	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
440	Stott 413 Main Road Makara Wellington	Ruth	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
441	Adrian 4 Ashburton Road Wainuiomata Wellington	Natalie	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
442	Bennett 17 Darghan Street Glebe Sydney, NSW Australia	Eva	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

443	Roper 2/65 Highbury Road Kelburn Wellington	A J	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
444	Poehls 50 McKillop Street Porirua	Martin	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
445	Jackson 62 Oakleigh Street Maungaraki Lower Hutt	Trish	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
446	Cook 40 Truro Road Camborne Wellington	Joanne	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
447	Parker 125 Overtoun Terrace Hataitai Wellington	Lance	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
448	Bailey 85 Cheyne Road Tauranga	Spencer	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
449	Forbes 18 Dunns Street Silverstream Wellington	Lisa	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
450	Franklyn 18 Aparima Avenue Miramar Wellington	Patricia	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
451	Warbeck 660 Ohariu Valley Road Johnsonville Wellington	Pepped	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
452	West Tawa Developments Partnership		Address for Service (if different):
			Spencer Holmes Limited PO Box 588 Wellington Attn: Ian Leary
	<input checked="" type="checkbox"/> Wish to be Heard		

453 **Konservative Investments Ltd**

Address for Service (if different):

Spencer Holmes Limited
PO Box 588
Wellington
Attn: Ian Leary

Wish to be Heard

454 **Tararua Tramping Club Inc**

Michael Taylor

Address for Service (if different):

PO Box 1008
Wellington

Wish to be Heard

455 **McCarthy**

Daniel

Address for Service (if different):

50 Hathway Avenue
Karori
Wellington

Wish to be Heard

456 **Zdrahal**

Paul

Address for Service (if different):

320 South Karori Road
Karori
Wellington

Wish to be Heard

457 **Gilmour**

Simon

Address for Service (if different):

74 Kano Street
Karori
Wellington

Wish to be Heard

458 **Lockhart**

Sue

Address for Service (if different):

62 Friend Street
Karori
Wellington

Wish to be Heard

459 **Stubbersfield**

Darren

Address for Service (if different):

91 Standen Street
Karori
Wellington

Wish to be Heard

460 **Griffin**

Debbie

Address for Service (if different):

384 Makara Road
Makara
Wellington

Wish to be Heard

461 **Wilson**

Warwick

Address for Service (if different):

9 Awarua Street
Ngaio
Wellington

Wish to be Heard

462 **Wilson**

Gudrun

Address for Service (if different):

9 Awarua Street
Ngaio
Wellington

Wish to be Heard

463	Lake 12 Plumer Street Johnsonville Wellington	Katrina	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
464	Skelley 15 Marsden Avenue Karori Wellington	Elizabeth	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
465	Saunders 13 Cargill Street	H	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
466	Mason 80A Woodhouse Avenue Karori Wellington	Stella	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
467	Dyer 40 Victory Avenue Karori Wellington	Rosina	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
468	Beukes-Arnold 738 Makara Road Makara, R.D. Wellington	Jane	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
469	Koopu 1063 Makara Road Karori Wellington	Karen	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
470	Dunlop	Robin and Elizabeth	Address for Service (if different): Josie Fitzgerald PO Box 1591 Wellington
	<input checked="" type="checkbox"/> Wish to be Heard		
471	Greater Wellington Regional Council PO Box 11646 Wellington	Tami Woods	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
472	Parker 47 McKinley Crescent Brooklyn Wellington	Vynn	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

473	Thomas 354 Makara Road Makara Wellington	Valerie	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
474	Thomas 354 Makara Road Makara Wellington	Ken	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
475	Kavanagh 74 Fairlie Terrace Kelburn Wellington	Jessica	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
476	Meo 4 Martha Place Chartwell Wellington	Kim	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
477	Meo 4 Martha Place Chartwell Wellington	Tristan	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
478	Stead 73A Holland Street Wainuiomata	Murray	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
479	Gargiulo 2/478 Makara Road Makara Wellington	Timothy	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
480	Volpicelli 2/90 Allington Road Karori Wellington	Tony	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
481	Brown 329 Main Road Makara Wellington	Fred	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
482	Stephens 478 Makara Road Makara Wellington	Fraser	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

483	Rowntree 8 Hildreth Street Karori Wellington	G H	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
484	Pike 17 Futuna Close Karori Wellington	Catherine	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
485	Thomas 91 Makara Road Makara Wellington	Brent	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
486	Page 2/478 Makara Road Makara Wellington	Amanda	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
487	Barber 48 Friend Street Karori Wellington	Murray	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
488	Trotter 14 Wrights Hill Road Karori Wellington	Gillian	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
489	Goddard 28 Marjory Close Broadmeadows Wellington	Eleanor	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
490	Kettle 119 Mesines Road Karori Wellington	John	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
491	Doyland 10 Lawson Place Mount Victoria Wellington	Cathie	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
492	Callisen 6 Cluny Avenue Kelburn Wellington	Christian	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

493	Khare-Zodgekar 65 Beauchamp Street Karori Wellington	Swati	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
494	Gurr 469 Makara Road Makara Wellington	Marilyn	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
495	Gurr 469 Makara Road Makara Wellington	Alan	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
496	Cairns 38 Lowes Place Masterton	Redvers	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
497	Cairns 38 Lowes Place Masterton	Milda	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
498	Taylor 41A Woodhouse Avenue Karori Wellington	Liz	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
499	Braines 380-1 Main Road Makara Wellington	Richard	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
500	Morison 22 Montgomery Avenue Karori Wellington	Patricia	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
501	Williams 88 South Karori Road Karori Wellington	Timothy	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
502	Bray 25 David Crescent Karori Wellington	Andrew	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

503	Golding 54 Sunshine Avenue Karori Wellington	N	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
504	Orchard 71 Simla Crescent Khandallah Wellington	Steve	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
505	Toms 118 Totara Road Miramar Wellington	Sharon	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
506	Crawford 102 Churton Drive Churton Park Wellington	Mark	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
507	Sutherland 24B Norway Street Aro Valley Wellington	Amanda	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
508	Purcell 434 South Makara Road Makara Wellington	Lara	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
509	Hart 161 Stokes Valley Road Stokes Valley Wellington	Lisa	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
510	Manning 101 Makara Road Karori Wellington	Juliette	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
511	Paterson 23 Cockayne Road Khandallah Wellington	Sonia	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
512	Russell 771 Takarau Gorge Road Wellington	Kirsty	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

513	Natoli 140 Derwent Street Island Bay Wellington	Joe	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
514	Lavender 1/65 Highbury Road Highbury Wellington	Joyce	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
515	Steponovicuite 103 Allington Road Karori Wellington	Renata	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
516	Direen 6B Joll Street Karori Wellington	Marie	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
517	McDonald 68A Percy Dyett Drive Karori Wellington	Bryan	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
518	Devine 232 Makara Road South Makara Wellington	Joe	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
519	Coutts 253 South Makara Road Makara Wellington	George	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
520	Langman 18 Monaghan Avenue Karori Wellington	David	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
521	Milner 13 West Road Wellington 5	Helen	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
522	Stubbe 41 Homewood Crescent Karori Wellington	Maria	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

523	Karthik 103A Allington Road Karori Wellington	J	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
524	Mickell 13 Monaghan Avenue Karori Wellington	Garth	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
525	Stephens 384 Makara Road Makara Wellington	Linda	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
526	Gibson 50 Miro Street Miramar Wellington	Karl	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
527	McDonald 50A Standan Street Karori Wellington	Caitlin	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
528	Hawkins 731 Takarau Gorge Road Makara Wellington	Susan	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
529	Hawkins 731 Takarau Gorge Road Makara Wellington	Philip	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
530	Berry c/- PO Box 38-090 Petone	Linda	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
531	Neil 29-31 Pirie Street Mount Victoria Wellington	Celia	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
532	Manning 10 Harvard Grove Totara Park	Dianne	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

533	Mendoza c/- 16 Armidale Street Petone	Aaron		Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard			
534	Byrne 72A Hazlewood Avenue Karori Wellington	L		Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard			
535	Jarvis 120 Sefton Street Wadestown Wellington	Felicity		Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard			
536	Stoney Beach Bistro 1084 Makara Road Makara Wellington			Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard			
537	Leaney 31 South Makara Road Makara Road Makara Wellington	Janette		Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard			
538	Leaney 31 South Makara Road Makara Wellington	John & Brodie		Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard			
539	Wellwind Energy Ltd Unit 21/368 Adelaide Road Newtown Wellington		Simon Prout	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard			
540	Leaney 31 South Makara Road Makara Wellington	David		Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard			
541	Delaney 380 Makara Road Makara Wellington	Jeffrey		Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard			
542	Delaney 380 Makara Road Makara Wellington	Sacha		Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard			

543	Taylor 74A Sunshine Avenue Karori Wellington	Chris	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
544	Wright 25/125 Grant Road Thorndon Wellington	Heather	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
545	Proffitt 50 Standen Street Karori Wellington	Wendy	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
546	Karaitiana 23 South Karori Road Karori Wellington	Judith	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
547	Roberts 9 Lynmouth Avenue Karori Wellington	Graeme	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
548	Crossling PO Box 17 018 Karori Wellington	Anna	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
549	McComish 9 Reading Street Karori Wellington	Johanne	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
550	Smeath 104 Parkvale Road Karori Wellington	Jake	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
551	Nielsen PO Box 17 197 Karori Wellington	Kristine	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
552	Lourie 74 Hall Road Atiamuri Rotorua	Aaron	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

553	Stenning Level 5 McKenzie Building 235 Willis Street Wellington	Paul	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
554	Sukhalal 102 Aro Street Wellington	Harivadan	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
556	Manning 10 Harvard Grove Totara Park Wellington	Dianne	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
557	Bargdorff 28 Blakey Avenue Karori Wellington	Nick	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
558	Armstrong 10 Whanake Street Titahi Bay Wellington	Victor	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
559	Doyle 222 Karori Road Karori Wellington	Barry	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
560	Griffin 7 Sunrise Boulevard Tawa Wellington	Joyce	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
561	Tamaki 1 Neale Street Matata Whakatane	Lorraine	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
562	Denny 465 Makara Road Makara Wellington	Carol	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
563	Denny 465 Makara Road Karori RD2 Wellington	T	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

564	Clarke 465 Makara Road Makara, RD 2 Wellington	Cyril	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
565	Burke 304A The Esplanade Island Bay Wellington	Rodney	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
566	Horsley 416 Makara Road Makara Village Wellington	Jennifer	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
567	Swann 47 Mairangi Road Wadestown Wellington	Pauline & Athol	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
568	Russell 4 Amritsar Street Khandallah Wellington	K	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
569	Russell 4 Amritsar Street Khandallah Wellington	Grant	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
570	Russell c/- 4 Amritsar Street Khandallah Wellington	Steffan	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
571	Russell c/- 4 Amritsar Street Khandallah Wellington	Aliesoia	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
572	Everingham Weir House Gladstone Terrace Kelburn Wellington	Hayley	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
573	Stewart 44 Rhine Street Island Bay Wellington	Bruce	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		

574	Niven 626 Ohariu Valley Road Johnsonville Wellington	Rodney	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
575	Niven 626 Ohariu Valley Road Johnsonville Wellington	Margaret	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
576	Della & Nathan Frew 12 Cornford Street Karori Wellington	Mason	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
577	Hill 21 Kipling Street Johnsonville Wellington	Victoria	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
578	Dreyer 30 Quadrant Heights Paraparaumu Kapiti Coast	Jared	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
579	Stewart 1259 High Street Lower Hutt	June	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
580	Evans 92 Ngaio Road Waikanae Kapiti Coast	Lloyd	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
581	Dawson 1007 Whitemans Valley Road RD1 Upper Hutt	Maree	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
582	Dawson 1007 Whitemans Valley Road RD1 Upper Hutt	Lance	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
583	Dreyer The Serengeti 1010 Whitemans Valley Road Upper Hutt	Julie	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

584	Mason 1010 Whitemans Valley Road Upper Hutt	Gordon	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
585	Galloway 95 Allington Road Karori Wellington	Euan	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
586	Wellington Wind Farms Ltd		Address for Service (if different): Spencer Holmes Ltd PO Box 588 Wellington Attn: Ian Leary
	<input checked="" type="checkbox"/> Wish to be Heard		
587	Jorgensen 12 Wavell Street Karori Wellington	Christian	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
588	Wilkins 12 Wavell Street Karori Wellington	Bronya	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
589	Wellbelove 1076 Makara Road Makara Wellington	Gary	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
590	Renner 407 Makara Road Makara Wellington	Daniel	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
591	Hawke 1087 Makara Road Karori RD2 Wellington	Ramon	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
592	Koopu 75 Weld Street Wadestown Wellington	Pauline	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
593	Renner 215 The Parade Island Bay Wellington	Hans	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

594	Purdie 5 Rochester Street Wilton Wellington	Bruce	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
595	Patten 19 Woburn Road Northland Wellington	Jess	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
596	Spencer 19 Woburn Road Northland Wellington	Celia	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
597	O'Flaherty 253B South Makara Road Makara Wellington	Wendi	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
598	Makara Country Garage & Store Limited 382 Makara Road RD2 Makara Wellington	Gordon Mason	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
599	Potter 14 Selwyn Road Napier	Allan	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
600	Jorgensen 405 Makara Road RD2 Wellington	Ralph	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
601	Diederich 10125 SW 59th Avenue Pinecrest Florida United States of America	Bernard	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
602	Petersen 89 Nottingham Street Karori Wellington	Janine	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
603	Picking 311A Karori Road Karori Wellington	Aaron	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

604	Carter 588 Makara Road Makara Wellington	James	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
605	Carter 588 Makara Road Makara Wellington	Deane	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
606	Carter 588 Makara Road Makara Wellington	Lynne	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
607	Hick 31 Campbell Street Karori Wellington	Thomas	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
608	Christison 11 Crawford Green Miramar Wellington	Grace	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
609	Whitlow 28 Marjory Close Broadmeadows Wellington	Dean	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
610	Scholtens 5 Coromandel Street Newtown Wellington	Peter	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
611	Wagner PO Box 17018 Karori Wellington	Deborah	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
612	Balson 30 Wharerangi Road Napier	Brenda	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
613	Murdoch 87A Karori Road Karori Wellington	Pip	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

614	Houston 4 Collier Avenue Karori Wellington	Annie	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
615	Heather 57 Karepa Street Brooklyn Wellington	Paul	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
616	Gordon 290 South Karori Road Karori Wellington	Grange	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
617	Stockwell 2 Paisley Terrace Karori Wellington	Ian	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
618	Duke 74 Sunshine Avenue (Lower Flat) Karori Wellington	Kate	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
619	Askin 295 South Karori Road Karori Wellington	Elizabeth	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
620	King 25 Willcox Avenue Naenae Lower Hutt	Major	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
621	McAllister 78 Creswick Terrace Northland Wellington	Ann	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
622	Faircloth 11 Baroda Street Wellington 4	Dorothy	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
623	Spruce 223 Mansfield Way Newtown Wellington	Stephen	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

624	Taylor PO Box 17 018 Karori Wellington	Jason	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
625	Shaker 37 Kano Street Karori Wellington	Roy	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
626	McGrail 291 Karori Road Karori Wellington	Julie	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
627	Bluck 5/62 South Karori Road Karori Wellington	Andrew	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
628	Fellows 22 Nether Green Crescent Johnsonville Wellington	Geoffrey	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
629	Fellows 22 Nether Green Crescent Johnsonville Wellington	Ben	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
630	Briggs 1074 Main Road Makara Beach Wellington	Barry	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
631	Welsh 27 Firth Terrace Karori Wellington	John	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
632	Russell 771 Takarau Gorge Road Makara Wellington	Karin	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
633	Delaney 380 Makara Road Makara RD2 Wellington	Deborah	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

634	Crosbie 84A Happy Valley Road Owhiro Bay Wellington	Shelly		Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard			
635	Eastall 101 Happy Valley Road Owhiro Bay Wellington	Joshua		Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard			
636	Gordon 290 South Karori Road Karori Wellington	Helen		Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard			
637	Carter 588 Main Road Makara Wellington	Briar		Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard			
638	Aonui Architecture Ltd 6 Purakau Avenue Wadestown Wellington		Richard Wright	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard			
639	Mahony 58 Friend Street Karori Wellington	Patrick		Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard			
640	Genesis Power Limited PO Box 17-188 Greenlane Auckland		Katie Buckley	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard			
641	Frances Robinson Architects 15 Talavera Terrace Lambton Wellington		Fances Robinson	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard			
642	Miramar/Maupuia Progressive Association P O Box 15 -105 Miramar Wellington		Robin Boldarin	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard			

643	New Zealand Institute of Surveyors Inc 101 Yule Street Lyllall Bay Wellington	David Gibson	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
644	Trotter Te Kowhai Road RD1 Otaki	Sir Ronald	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
645	Sukhdev & Anja Martel 221 Horokiwi Road Horokiwi Wellington	Badesra	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
646	Fejos 5 Dasent Street Karori Wellington	Elizabeth	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
647	Meridian Energy Ltd PO Box 2454 Christchurch	Fiona Hill	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
648	Craig 32 Agra Crescent Khandallah Wellington	Alexander	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
649	Craig 32 Agra Crescent Khandallah Wellington	Alana	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
650	Grace 11 Lochiel Road Khandallah Wellington	Christine	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
651	Telecom New Zealand Ltd and Telecom Mobile Ltd		Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		Mitchell Partnerships PO Box 24 328 Wellington Attn: Louise Robertson

652	Makara Guardians Incorporated Society 590 Makara Road Makara RD2 Wellington		Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
653	Foster 30 Campbell Street Karori Wellington	Michael	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
654	McCarthy 50 Hathaway Avenue Karori Wellington	Linda	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
655	McPherson 152 Parkvale Road Karori Wellington	Tim	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
656	Simeon 346 Queens Drive Lyllall Bay Wellington	David	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
657	Zeelie 134 South Makara Road Makara Wellington	Yarryn	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
658	Zeelie 134 South Makara Road Makara Wellington	Tamyn	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
659	Zeelie 134 South Makara Road Makara Wellington	Melissa	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
660	Pohatu 30 Allington Road Karori Wellington	Bill	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
661	Bennett 1422 Waiotahi Beach Road Opotiki	Siau	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

662	Gill 373 South Makara Road Makara Wellington	Kirstin	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
663	McCarthy 473 Makara Road Karori Wellington	Margaret	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
664	Fearn 703 Makara Road Makara Wellington	Mike	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
665	Jervis 445 Makara Road Makara RD2 Wellington	Kaye	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
666	Pohatu 27 Arun Crescent Island Bay Wellington	O	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
667	Dragovich 4 Estuary Street Makara Beach RD2 Wellington	Gordon	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
668	Sondej 190 Horokiwi Road Horokiwi	Adam	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
669	Vector Limited		Address for Service (if different): Minter Ellison Rudd Watts PO Box 3798 Auckland Attn: K Price
	<input type="checkbox"/> Wish to be Heard		
670	Harrison 13 Blakey Avenue Karori Wellington	Joyce	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
671	Thomas 1020 Makara Road Makara Wellington	Frank	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

672	Sanders 12 Cargill Street Karori Wellington	Graeme	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
673	Monk 1065 Makara Road Makara Wellington	Paris	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
674	Upper Hutt Developments		Address for Service (if different): Spencer Holmes Limited PO Box 588 Wellington Attn: Ian Leary
	<input checked="" type="checkbox"/> Wish to be Heard		
675	Bryant 67 Creswick Terrace Northland Wellington	Rodney	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
676	Island Bay Residents Association 15 High Street Island Bay Wellington		Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
677	Island Bay Natural Heritage Charitable Trust 15 High Street Island Bay Wellington		Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
678	Horne 28 Kaihuia St Northland Wellington	Chris	Address for Service (if different):
	<input checked="" type="checkbox"/> Wish to be Heard		
679	Wilton 8 Futuna Close Karori Wellington	Michael	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		
680	Wilson 91 Allington Rd Karori Wellington	Ian	Address for Service (if different):
	<input type="checkbox"/> Wish to be Heard		

681 **Bruce** **Susan** Address for Service (if different):
58 Buckley Rd
Island Bay
Wellington

Wish to be Heard

682 **Bruce** **Paul** Address for Service (if different):
272 Ohiro Rd
Wellington

Wish to be Heard

683 **Southern Environmental Association (Wgtn) Inc** Address for Service (if different):
260 Mitchell St
Brooklyn
Wellington

Wish to be Heard
