

# ***Summary of Submissions***

## ***Proposed District Plan Change 57***

***Provision for non-airport activities  
in the Airport and Golf Course  
Recreation Precinct***

**2 August 2007**

# Proposed District Plan Change 57

## Provision for non-airport activities in the Airport and Golf Course Recreation Precinct

### Summary of Submissions

Submission Number	Name	Address for Service	Wishes to be heard
1	Wellington City Council	PO Box 2199 101 Wakefield Street Wellington Attn: Brett McKay	No
<p>The Council proposes to insert Appendix 5 as specified in Rule 11.2.5 of the plan change document. The appendix was omitted from the publicly notified version of Plan Change 57. The rule only affects work within the Airport Precinct and will not affect third parties.</p> <p><b>Decision Requested:</b> Include Appendix 5 within the plan change to provide for the proper implementation of Rule 11.2.5.</p>			
2	Leonie F Gill	232 Coutts Street Rongotai Wellington	Yes
<p>Submitter supports policy 10.2.3.4, requiring non-airport retail activities to provide a Centre Impact Report on potential effects of nearby town centres. Also supports 10.2.4.6 where buildings and associated development shall manage the interface of this area with the nearby residential area to the immediate north to minimise any significant adverse effects on people and the wider environment. In addition, the submitter believes the naming of "Rongotai Ridge" is confusing and should be addressed.</p> <p><b>Decision Requested:</b> That the plan change be accepted and an alternative name be proposed for the area described as Rongotai Ridge.</p>			
3	Patricia Ann Thompson	134 Duncan Terrace Kilbirnie Wellington	No
<p>Submitter generally supports the provisions of the plan change.</p> <p><b>Decision Requested:</b> Approve District Plan Change 57 as notified.</p>			
4	Colin Fred Thompson	134 Duncan Terrace Kilbirnie Wellington	No
<p>Submitter generally supports the provisions of the plan change.</p> <p><b>Decision Requested:</b> Approve District Plan Change 57 as notified.</p>			

5	Miramar / Maupuia Progressive Association	10 Torridon Road Miramar Wellington Attn: Robin Boldarin	Yes
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The Association generally supports the Plan Change and notes the omission of Appendix 5. Additionally, they believe the signage along State Highway One that is alluded to in the plan change document is unsightly and distracting to motorists.

**Decision Requested:**

That signage currently residing on Airport land adjacent to State Highway One be removed, the land be signage-free, and returned to grass.

6	A D Gibson	101 Yule Street Lyall Bay Wellington	Yes
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Submitter generally supports the thrust of the Plan Change, but seeks amendment to specific definitions and rules.

*Definitions*

The submitter seeks amendments to the definitions of “Non-Airport Activity,” “Primary Function of the Airport Area,” and “Retail Activity (for the purpose of the Airport and Golf Course Recreation Precinct).”

**Decision Requested:**

- Amend “Non-Airport Activity” to read (text to be removed is ~~struck through~~ and text to be added is highlighted):

**NON-AIRPORT ACTIVITY:** means an activity within the Airport and Golf Course Recreation Precinct which is not related to the primary function of the Airport area and is not related to activities and services ancillary to that directly support this primary function.

- Amend “Primary Function of the Airport Area” to read:

**PRIMARY FUNCTION OF THE AIRPORT AREA:** means the transport of people and cargo by aircraft and includes activities and ancillary activities associated with that directly support this primary function. This includes, but is not limited to, aircraft operations, airport operational activities (such as runways, traffic control structures and terminal buildings), cargo warehouses and other storage facilities, airport travellers' accommodation and services within the Terminal Area, vehicle parking and servicing, aircraft catering and servicing, retail and commercial services within the Terminal Area that support airport activities, internal roading, access and service ways.

- Remove the definition for “Retail Activity (for the purpose of the Airport and Golf Course Recreation Precinct)” in its entirety.

*Rules*

The submitter seeks amendment to Rules 11.1.1, 11.1.5, 11.2.3, 11.2.5, 11.3.2, 11.3.3, and 11.3.4. Additionally, the submitter believes the Plan Change should be re-notified as Appendix 5 was omitted from the report.

**Decision Requested:**

- Amend Rule 11.1.1.4 to read:

.....  
**Recreation activities (within the terminal area)**

1 : 4 people that the facility is designed to accommodate

**Other activities (within the terminal area)**  
.....

- Amend Rule 11.1.5.1.1 to read:

- within the West Side, the total maximum area of signage permitted on each elevation of a tenancy is 20m<sup>2</sup> for tenancies over 500m<sup>2</sup> g.f.a.
- within the West Side, the total maximum area of signage permitted on each elevation of a tenancy is 10m<sup>2</sup> for tenancies under 500m<sup>2</sup> g.f.a.

- Amend the Standards and Terms under Rule 11.2.3 to read:

**Standards and Terms**

All activities and buildings must meet the permitted conditions specified under rules for 11.1.1.1.8(noise), 11.1.1.2 to 11.1.1.10, 11.1.2.2 and 11.1.2.3 except 11.1.1.4 which does not apply.

The maximum height of buildings shall not exceed 12 metres

A traffic report must be supplied, which addresses:

- details of the parking to be provided on the site and its use (whether it is intended for staff or customers)
- site access
- provision for servicing
- internal traffic circulation, to the extent that it is relevant to the movement of vehicular traffic to and from the site
- what effect the extra traffic will have on local streets and the surrounding road network

- Amend Rule 11.2.5 to read:

Any activity related to the primary function of the Airport Area that includes the erection of buildings or structures that disturbs or alters the ground of a contaminated site within the Airport Area in the locations identified in Appendix 5 is a Controlled Activity in respect of:

.....  
**Non-notification/ service**

In respect of rule 11.2.5 applications do not need to be publicly notified and do not need to be served on affected persons.

**Standards and Terms**

All activities must meet the conditions specified under rules 11.1.1 and 11.1.2.

- Amend the Standards and Terms under Rule 11.3.2 to read:

**Standards and Terms**

- rule 11.1.2.1, maximum height of buildings related to the primary function of the Airport within the Terminal Area must not exceed 30m and buildings outside the Terminal Area, must not exceed 25.14.1 metres.

.....

- Amend Rule 11.3.3 to read:

Any non-airport activity outside the Terminal Area, or the construction or alteration of, or addition to any non-airport building or structure outside the Terminal Area, that is not a Controlled Activity, is a Discretionary Activity (Restricted) in respect of:

.....

**Standards and Terms**

The maximum height of buildings shall not exceed 12 metres.

All activities and buildings must meet the permitted conditions specified for Rule 11.1.1.8 (noise), 11.1.1.2 to 11.1.1.10, 11.1.2.2 and 11.1.2.3 except 11.1.1.4 (which does not apply), and conditions 11.1.2.2 and 11.1.2.3 must be met.

.....

**11.3.3A Any non-airport activity within the Terminal Area, or the construction or alteration of, or addition to any non-airport building or structure within the Terminal Area, that is not a Controlled Activity, is a Discretionary Activity (Restricted) in respect of:**

**11.3.3A.1 Maximum height**

**11.3.3A.2 Height control adjoining the Golf Course Recreation Area**

**11.3.3A.3 design, external appearance and siting of buildings and structures**

**11.3.3A.4 traffic generation, vehicle parking, site access and servicing**

**11.3.3A.5 landscaping**

**Non-notification**

In respect of rule 11.3.3A applications do not need to be publicly notified and do not need to be served on affected persons in respect of items 11.3.3A.3, 11.3.3A.4, and 11.3.3A.5.

**Standards and Terms**

The maximum height of buildings shall not exceed 18 metres.

Height control adjoining Golf Course Recreation Area must not be exceeded by more than 20 percent.

A traffic report must be supplied, which addresses:

.....

- Amend the Standards and Terms under Rule 11.3.4 to read:

**Standards and Terms**

Rule 11.1.5.1.3, the maximum height of any free standing sign must not exceed 9m.

Rules 11.1.5.1.1 and 11.1.5.1.3, the maximum area must not be exceeded by more than 50%.

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7	Armstrong Jones Management Ltd	C/-Barker & Associates PO Box 37806 Parnell Auckland Attn: Matt Norwell	Yes
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Submitter generally supports the thrust of the Plan Change, but seeks amendment to specific provisions.

**Decision Requested:**

*Non-Airport Activities*

- Amend Objective 10.2.3 to read:

To provide for a limited amount of non-airport activities and developments within the Airport area of the Precinct.

- Amend clause 10.2.3.4 by removing the 12 metre height limit and replacing it with text restricting gross floor area (similar to the policy of the same vein in Proposed District Plan Change 52 – Suburban Centre Rule Amendments):

*Rules*

- Delete Rule non-notification clause of Rule 11.3.3, thus allowing for the standard tests of the Resource Management Act with respect to discretionary activities to apply to any development of a non-airport related activity within the Airport Precinct.
- Amend the Standards and Terms under Rule 11.3.3 to read:

.....

An application for resource consent for a retail activity not exceeding a maximum of 500m<sup>2</sup> per site must supply a Centre Impact Report which addresses:

.....

8	Geoffrey William Kiddle	C/- Kilbirnie Pharmacy Ltd 19 Bay Road Kilbirnie Wellington	No
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Submitter supports the plan change as it allows for the assessment of proposed development to the retail areas of Kilbirnie & Rongotai, as well as future effects of development on these suburbs.

**Decision Requested:**

Adopt Plan Change 57 as notified.

9	Greater Wellington Regional Council	PO Box 11-646 Wellington Attn: Ling Phang	Yes
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*Contaminated sites*

The submitter (GWRC) finds the content of the plan change to be consistent with the policy in the Regional Policy Statement with respect to contaminated sites – however, GWRC does seek amendment

to policy 10.2.7.6.

**Decision Requested:**

Amend the 2<sup>nd</sup> italicised paragraph of explanatory text under policy 10.2.7.6 to read:

~~*The whole of the Airport is identified on the Greater Wellington Regional Councils contaminated sites register as being a potentially contaminated site. Site specific investigations have been undertaken at the airport to identify locations where this contamination from past activities may have occurred. These locations are shown on a plan of the airport attached as Appendix 5 to the rules. There may be other areas of the airport that are contaminated from past uses and these will be investigated as required.*~~

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*Transport*

GWRC recommends that resource consent applications in the area should make provision for cyclists under Policies 10.2.4.3 & 10.2.4.6.

**Decision Requested:**

- Under Policy 10.2.4.3, amend the third bullet point of explanatory text under point (3) to read:

*The land shall be developed in a manner which:*

... ..

- *provides for enhanced pedestrian, cycling and vehicular connections to the existing roading and public transport network and with adjacent residential areas;*
- Under Policy 10.2.4.6, add a bullet point of explanatory text under point (1) to read:

*(1) Buildings, carparks, accessways and access points and other associated developments should be designed in a way that improves the overall standard of visual amenity in the locality, and which makes it an attractive location for the public and workers. Consideration will be given to:*

... ..

- *the provision of sheltered and secure cycle parking and/or storage*