

Summary of Submissions

Proposed District Plan Change 62

Rezoning at Bellevue Estate

(Newlands) and associated

Policy amendment

February 2008

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Summary of Submissions

Submission Number	Name	Address for Service	Wishes to be heard
1	Douglas Grant Blackwood	73 Tamworth Crescent Newlands Wellington	No indication

Submitter supports the proposed rezoning of property to the east and west of 73 Tamworth Crescent as stipulated in the proposed Plan Change.

Decision Requested:

That the proposed Plan Change be accepted.

2	Justine Cannon and Michael Caldwell	PO Box 13017 Johnsonville Wellington	Yes
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Submitter opposes:

- The proposed rezoning of land from Rural to Outer Residential in particular, the area of deep gully and ridgeline area between Glanmire Road and the existing Domett Street (known as Stage 8 of the Bellevue subdivision).
- The rezoning of land from Conservation to Outer Residential on the edge of the Bellevue Estate.

The reasons for the opposition are:

- The urban development that will occur as a result of the proposed plan change is unsustainable, inconsistent with the District Plan, and will set a precedent.
- There will be significant environmental and ecological impacts, particularly on the waterways and ecosystems in the area.
- Amenity values for current and future residents of the adjacent rural area will be diminished.

Submitter supports the proposed rezoning of land from Outer Residential to Conservation around the periphery of Bellevue Estate and the proposed rezoning of Rural to Conservation.

Decision Requested:

That the Council:

- Reject the proposed rezoning of land from Rural and Conservation to Outer Residential.
- Accept the proposed rezoning of land from Outer Residential to Conservation around the periphery of Bellevue Estate and Rural land to Conservation.
- Consider rural/residential development as an alternative option.

3	Llewlyn Morgan and Judith Mary Richards	185 Glanmire Road Newlands Wellington	Yes
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Submitter opposes:

- The proposed rezoning of land from Rural to Outer Residential, in particular, the area of the wide top end of the gully and the ridge (called Wale's Point) between Glanmire Road and the existing Domett Street (referred to in Stage 8);
- The proposal to alter Policy 4.2.9.2 to include a connector road between Glanmire Road and Domett Street.

The reasons for the opposition are:

- Endorses reasons given in Delaney and Thomson (Submission No 5) and Caldwell and Cannon (Submission No 2) submissions.
- Adverse visual impact and prominence of housing.
- Concerns regarding urban sprawl.
- Believes the earthworks and new houses will increase climate change and carbon emissions.
- Other Issues
 - A concern regarding the way land is being 'swapped' and used as a bargaining tool.
 - The proposed 'fill' and 'landscape fill' close to Glanmire Road encroaches on road reserve and would require encroachment permissions, and realignment and reconstruction of the road.

Submitter supports the proposed rezoning of land from Outer Residential to Conservation.

Decision Requested:

That the Council:

- Reject the proposed rezoning of land from Rural to Outer Residential between Glanmire Road and Domett Street.
- Accept the proposed rezoning from Outer Residential to Conservation.
- Accept the proposed rezoning of land from Rural to Conservation.
- Reject the proposed rewording of Policy 4.2.9.2 to include a link road between Glanmire Road and Domett Street.
- Consider
 - initiating a Council Plan Change to rezone the 'Stage 8' land, presently Rural, as Conservation.
 - revoking the decision to remove the Ridgelines and Hilltops designation from the Stage 8 area of the application.
 - the long term changes necessary due to resource depletion and climate change. For example, by encouraging developers to move from developments with major earthworks to infill housing and re-development of inner city buildings and sites for high density accommodation; and by requiring emissions calculations as part of the resource consent procedures.

4	Wellington Harbour Landscape Protection Group	C/- 128 Glanmire Road Newlands Wellington	Yes
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Submitter opposes:

- The proposed rezoning of land from Rural to Outer Residential, in particular the area of deep gully and ridgeline area between Glanmire Road and the existing Domett Street.
- The proposed rewording of Policy 4.2.9.2 to include a link road between Glanmire Road and Domett Street.

The reasons for the opposition are:

- Adverse landscape effects and impact on views
- Detract from the recreational use of the area.
- Adverse impact on the amenity of the area.
- Adverse impact on existing urban form.
- Adverse effects not adequately mitigated or remedied.
- Inconsistent with Part II of the RMA, the objectives and policies of the District Plan; and the Northern Growth Framework.
- Other Issues
 - A concern regarding the way land is being 'swapped' and used as a bargaining tool.
 - The ridgelines and hilltops overlay over the Stage 8 area should be reinstated.
 - Concerns regarding the landscape assessment.
 - Concerns regarding inadequacies, incorrect statements, implications and assumptions in the application.
 - Concerns regarding procedural issues.

Submitter supports the proposed rezoning of land from Outer Residential to Conservation and from Rural to Conservation.

Submitter does not either support or oppose (neutral position) the proposed rezoning of land from Conservation to Outer Residential (Stage 9c).

Decision Requested:

That the Council:

- Reject the proposed rezoning of land between Glanmire Road and the existing Domett Street from Rural to Outer Residential.
- Accept the proposed rezoning of land from Outer Residential and Rural to Conservation.
- Reject the proposed rewording of Policy 4.2.9.2 to include a link road between Glanmire Road and Domett Street.
- Consider
 - initiating a Council Plan Change to rezone the 'Stage 8' land, presently Rural, as Conservation.
 - revoking the decision to remove the Ridgelines and Hilltops overlay from the Stage 8 area of the application.

5	George Thomson and Louise Delaney	128 Glanmire Road Newlands Wellington	Yes
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Submitter opposes:

- The proposed rezoning of land from Rural to Outer Residential, in particular the area of the deep gully and ridgeline between Glanmire Road and the existing Domett Street.
- The proposed rewording of Policy 4.2.9.2 to include a link road between Glanmire Road and Domett Street.

The reasons for the opposition are:

- Adverse landscape effects and impact on views
- Detract from the recreational use of the area.
- Adverse impact on the amenity of the area.
- Adverse impact on existing urban form.
- Adverse effects not adequately mitigated or remedied.
- Inconsistent with Part II of the RMA, the objectives and policies of the District Plan; and the Northern Growth Framework.
- Other Issues
 - A concern regarding the way land is being 'swapped' and used as a bargaining tool.
 - The ridgelines and hilltops overlay over the Stage 8 area should be reinstated.
 - Concerns regarding the landscape assessment.
 - Concerns regarding inadequacies, incorrect statements, implications and assumptions in the application.
 - Concerns regarding procedural issues.

Submitter supports:

- The proposed rezoning of land from Outer Residential to Conservation and from Rural to Conservation.

Submitter conditionally supports:

- The rezoning of land from Conservation to Outer Residential (stage 9c) conditional on dropping of Stage 8 Plan.

Decision Requested:

- Reject proposed rezoning of land between Glanmire Road and the existing Domett Street (Stage 8 of the proposed subdivision) from Rural to Outer Residential.
- Reject the proposed rewording of Policy 4.2.9.2 to provide for a link road between Glanmire Road and Domett Street.
- Accept the proposed rezoning of land from Outer Residential and Rural to Conservation.
- Consider
 - initiating a Council Plan Change to rezone the 'Stage 8' land, presently Rural, as Conservation.
 - revoking the decision to remove the Ridgelines and Hilltops overlay from the Stage 8 area of the application.

6	Shane Leonard and Mary Rose Dudley	113 Glanmire Road Newlands Wellington	Yes
<p>Submitter <u>opposes</u> the rezoning of land from Rural to Outer Residential (in particular Stage 8 of the proposed subdivision), and the proposed rewording of Policy 4.2.9.2 for the provision of a link road between Glanmire Road and Domett Street.</p> <p>The reasons for the opposition are:</p> <ul style="list-style-type: none"> • Adverse landscape effects and impact on views. • Adverse traffic safety effects. • Detract from the recreational use of the area. • Adverse impact on the amenity of the area. • Adverse effects not adequately mitigated or remedied. • Inconsistent with Part II of the RMA and objectives and policies of the District Plan. • Other issues: <ul style="list-style-type: none"> ○ The transfer of land from private to Council ownership is misplaced. <p>Submitter <u>supports</u>:</p> <ul style="list-style-type: none"> • The rezoning of land from Outer Residential to Conservation. • The rezoning of land from Rural to Conservation. <p>Submitter <u>conditionally supports</u> the rezoning of land from Conservation to Outer Residential (Stage 9c) conditional on the exclusion of the Stage 8 plan.</p> <p>Decision Requested:</p> <p>That the Council:</p> <ul style="list-style-type: none"> • Zone land Conservation for the use of the Wellington public. • Reject the proposed rezoning of land from Rural to Outer Residential. • Consider <ul style="list-style-type: none"> ○ initiating a Council Plan Change to rezone Stage 8 land presently zoned Rural to Conservation. ○ revoking the Ridgeline and Hilltop overlay from the Stage 8 area of the application. 			
7	Royal Forest and Bird Protection Society of New Zealand (Wellington Branch)	PO Box 4183 Wellington Attn: Gordon Purdie	Yes
<p>Submitter <u>opposes</u> the proposed rewording of Policy 4.2.9.2 to include a connector route between Glanmire Road and Domett Street, and the rezoning of land zoned Rural to Outer Residential on Planning Map 24.</p> <p>The reasons for the opposition are:</p> <ul style="list-style-type: none"> • Adverse ecological effects. • Section 32 has not been complied with. <p>Submitter <u>supports</u> the rezoning of land zoned Outer Residential and Rural to Conservation as it will protect indigenous vegetation, and <u>conditionally supports</u> the rezoning of Conservation zoned land to Outer Residential.</p>			

Decision Requested:

That the Council:

- Reject the proposed amendment to Policy 4.2.9.2 to include a link road between Glanmire Road and Domett Street.
- Amend Planning Map 24 with the proposed Outer Residential and Rural areas being zoned Conservation.
- Conditional on above, accept the proposed rezoning of land zoned Conservation to Outer Residential.
- Amend Planning Map 24 with the rural area identified as a Bush Covenanted Area being zoned Conservation.

8	Jimmy and Sarah Gopperth	123 Old Porirua Road Ngaio Wellington / 43 Sunhaven Drive Newlands Wellington	Unclear
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Submitter opposes the proposed Plan Change as they are concerned any residential development at 57 Tamworth Crescent would cause a loss of sunlight, views and result in a loss of access to a Conservation site.

Decision Requested:

That Council should work with the developers to seek agreement to have land at 57 Tamworth Crescent vested to Council to enable public access into the Conservation site.

9	Tibor Gabanyi	88 Owen Street Newtown Wellington	Yes
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The submitter is opposed to the rezoning of the Conservation area to Outer Residential at Tamworth Crescent.

The reasons for the opposition are:

- Adverse impact on amenity.
- Adverse visual impact.
- Other issues
 - Misleading information submitted with the proposed Plan Change.

Decision Requested:

That the Council:

- Reject the proposed rezoning of Conservation zoned land to Outer Residential at Tamworth Crescent.
- Amend the proposed rezoning of land zoned Outer Residential to Conservation area at Tamworth Crescent to include a larger area.

10	Pamela Dayrell Whittington	5B Edgecombe Street Newlands Wellington	No
<p>The submitter <u>opposes</u> the proposed rezoning of land from Rural to Outer Residential but <u>supports</u> the rezoning of Rural zoned land to Conservation to ensure the views and peaceful surroundings will remain a key feature of the area.</p> <p>Decision Requested:</p> <p>That the Council reject the proposed rezoning of land zoned Rural to Outer Residential but approve the rezoning of land from Rural to Conservation.</p>			
11	Julie Russell and Rob Lapsley	111 Glanmire Road Newlands Wellington	Yes
<p>Submitter <u>opposes</u> the rezoning of land from Rural to Outer Residential (in particular Stage 8 of the proposed subdivision), and the proposed rewording of Policy 4.2.9.2 for the provision of a link road between Glanmire Road and Domett Street.</p> <p>The reasons for the opposition are:</p> <ul style="list-style-type: none"> • Considers that there will be an increase in runoff and impact on the water environment through excessive earthworks. • Inconsistent with Part II of the RMA, the District Plan provisions (Rural Area Objectives and Open Space Objectives) and the Northern Management Plan Framework. • Adverse impact on views and the rural landscape. • Detract from the recreational use of the area. • The proposal would contribute to a further loss of green areas. • Other issues: <ul style="list-style-type: none"> ○ Concerns regarding procedural issues. ○ Concerns regarding the landscape assessment submitted with the Plan Change. <p>Submitter <u>supports</u>:</p> <ul style="list-style-type: none"> • The rezoning of land from Outer Residential to Conservation. • The rezoning of land from Rural to Conservation. <p>Submitter <u>conditionally supports</u> the rezoning of land from Conservation to Outer Residential (Stage 9c) conditional on the exclusion of the Stage 8 plan.</p> <p>Decision Requested:</p> <p>That the Council:</p> <ul style="list-style-type: none"> • Reject the proposed Plan Change to rezone the area of gully and ridgeline between Glanmire Road and Domett Street from Rural to Outer Residential. • Reject the proposed amendment to District Plan Policy 4.2.9.2 to include a reference to a link road from Glanmire Road and Domett Street. • Agree to rezone the land from Outer Residential to Conservation. • Agree to rezone Rural land to Conservation. • Consider: <ul style="list-style-type: none"> ○ initiating a Council Plan Change process to rezone the Stage 8 land presently zoned Rural to Conservation. 			

<ul style="list-style-type: none"> ○ revoking the decision to remove the Hilltops and Ridgelines overlay from the Stage 8 area. 			
12	Graham Nicholas and Rosalie Margaret Fagan	28 Sunhaven Drive Newlands Wellington	Yes
<p>The submitter <u>opposes</u> the proposed rezoning of 57 Tamworth Avenue from Conservation to Outer Residential to enable future subdivision.</p> <p>The reasons for the opposition are:</p> <ul style="list-style-type: none"> • 57 Tamworth Avenue provides good access to the Open Space/Conservation areas which will be lost from the proposed Plan Change. • Adverse impact on the amenity of the submitter's property, including loss of views and sense of open space, and impact on privacy and sunlight. <p>Decision Requested:</p> <p>That Council work with the developers to vest 57 Tamworth Avenue to Council for Conservation purposes to enable access into conservation areas.</p>			
13	Spencer Morris and Margaret Cosgrave	Mt Biggs Road RD 9 Feilding	Yes
<p>The submitter <u>supports</u> the proposed Plan Change as it would allow the development of otherwise under utilised land that has value for residential use close to Wellington. The rezoning to Outer Residential is an efficient use of the land which has little primary producing capability.</p> <p>Decision Requested:</p> <p>That Council undertake a review of the proposed rezoning of land zoned Rural to Conservation as this may hinder any future extension of the subdivision into other adjacent areas of undeveloped land to the south.</p>			
14	Neville John Williams	3 Edgecombe Street Newlands Wellington	No
<p>Submitter <u>opposes</u>:</p> <ul style="list-style-type: none"> • The proposed rezoning of Rural zoned land to Outer Residential. <p>Reasons for the opposition are:</p> <ul style="list-style-type: none"> • Adverse traffic safety effects. • Contrary to the Hilltop and Ridgeline Policy. • Development along the hilltop/ridgeline will impact the existing views from Edgecombe Street and also when viewed from Petone and the harbour. • The effect of flooding and earthquakes from the proposed earthworks. • Development is out of character with existing housing. <p>Decision Requested:</p> <p>The Council reject the proposed Plan Change and stand by the Hilltop and Ridgeline Policy.</p>			

15	Greater Wellington Regional Council	PO Box 6142 Wellington	Yes
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The submitter wishes to comment on the proposed Plan Change. The submitter has concerns about the following matters:

- The area is of ecological and natural heritage significance (Gilberd Bush Reserve, Nikau palms, stream habitats) and is a significant component of the Hutt Road escarpment.
- The potential adverse effects of the proposed Plan Change on ecosystems must be avoided, remedied or mitigated and fragmentation prevented.
- Some of the areas proposed for conservation land are located in ecologically significant areas and contiguous with existing conservation land.
- The policy framework relating to the Outer Residential zone is not adequate to protect ecological values.
- Urban streams that exist in the area are not considered.
- Erosion and sediment control from earthworks is not considered.

Decision Requested:

That the Council:

- Undertakes a site analysis to establish those attributes (such as rarity, diversity, continuity and linkage as identified in the Wellington City District Plan) that make this area part of the conservation site 5I. Any significant ecological values (such as rare and threatened ecosystem types or species) must be protected as part of the proposed Plan Change.
- Add the subject site to the Appendices of the District Plan (being Appendix 25) in order to protect the ecological values of this land.
- Add a new policy framework to recognise and protect indigenous vegetation, habitats and ecosystems from modification and loss.
- Adopt more stringent controls in relation to earthworks to ensure that the ecological integrity of all Conservation zoned land is maintained.
- Incorporates additional consequential amendments.