

# ***Summary of submissions Proposed District Plan Variation 1***

Addition to Proposed District Plan Change 33  
(Ridgelines & Hilltops (visual amenity) and Rural Area

18 November 2006



# District Plan Variation 1– Addition to Proposed District Plan Change 33(Ridgelines & Hilltops (visual amenity) and Rural Area

## Summary of Submissions

Submission Number	Name	Address for Service	Wishes to be heard
1	West Tawa Development Partnership	C/- Spencer Holmes Ltd Engineers, Surveyors & Planners Level 6, 8 Willis Street PO Box 588 Wellington	Yes
<p>Submitter requests that the triangle of land to the east of Ohariu Valley Road contained within Lot DP 1 67858 be included in the Appendix 6 area.</p> <p><b>Decision Requested:</b></p> <p>That the variation be adopted, together with the acceptance of the minor amendment to the Appendix 6 map mentioned above.</p>			
2	Grant & Lee-Ann Newton	70 Kiwi Crescent Tawa Wellington	No
<p>The submitter opposes the rezoning of Lot 1 DP 67858 from Open Space to Rural Residential. Future development could result in erosion and earth instability, as well as negative visual impact.</p> <p><b>Decision Requested:</b></p> <p>Either:</p> <ol style="list-style-type: none"> <li>1) Oppose the rezoning to protect the skyline and hilltop for visual, ecological, and geological reasons, or;</li> <li>2) Put restrictions/covenants/conditions into place where: <ul style="list-style-type: none"> <li>▪ No infrastructure/buildings can be built 30 vertical metres from hilltop</li> <li>▪ The gullies and native stand of tress are protected</li> <li>▪ Monitoring of erosion control is undertaken</li> <li>▪ Notified consultation is undertaken with neighbouring landowners if development is proposed on the site.</li> </ul> </li> </ol>			

3	Pauline Wilson	8 St.Catherine's Terrace Tawa Wellington	No
<p>It is suggested that any future development would have negative environmental impact on the surrounding areas of Lot 1 DP 67858 – particularly with relation to tree removal, runoff, erosion, etc. The submitter also opposes the rezoning as development could have potentially adverse effects on the visual nature of the area.</p> <p><b>Decision Requested:</b> That the Council reject the re-zoning application.</p>			
4	Phillip Andrews	58 Kiwi Crescent Tawa Wellington	Perhaps will make a joint submission
<p><b>Decision Requested:</b> Submitter opposes the proposed variation in full, and wishes it to be rejected.</p>			
5	Carol Andrews	58 Kiwi Crescent Tawa Wellington	Yes
<p>Submitter suggests that any residential development at or near the ridgeline will spoil the visual amenity of the area, and pose a possible threat to local ecology.</p> <p><b>Decision Requested:</b> That the council reject the re-zoning application.</p>			
6	Friends of Tawa Bush Reserves	77 Larsen Crescent Tawa Wellington Attn: L. Fraser Jackson	Yes
<p>Submitter notes that part of Lot 1 DP 67858 would be suitable for the proposal, but strongly opposes the entire lot being rezoned.</p> <p><b>Decision Requested:</b> Reject the proposal for all of Lot 1 DP 67858 to be rezoned Rural.</p>			
7	Tawa Community Board	C/- 4a Rewa Terrace Tawa Wellington	Yes
<p>The submission makes the following comments:</p> <ul style="list-style-type: none"> <li>▪ The proposal may allow for the degradation of the local green belt and associated ridge line.</li> <li>▪ Could also potentially allow for resource consents to be granted on the site without full notification.</li> <li>▪ The visual amenity of the green hillsides in the area should not be compromised for suburban creep.</li> <li>▪ Assessment of potential flooding due to future development should be carried out.</li> <li>▪ Agree with the idea of a 'concept plan' in guiding the future management of the land as suggested by Clive Anstey's report.</li> </ul> <p><b>Decision Requested:</b> To amend the proposed plan change to reflect the contents of the submission.</p>			