

**BEFORE INDEPENDENT HEARING
COMMISSIONERS AT WELLINGTON**

IN THE MATTER of the Resource Management
Act 1991

AND

IN THE MATTER of the hearing of submissions
on the Proposed Wellington City District Plan

**SUPPLEMENTARY STATEMENT OF EVIDENCE OF
RODNEY ANDREW HALLIDAY
ON BEHALF OF SUBMITTER 25**

HEARING STREAM 6 –

DEVELOPMENT AREAS & FUTURE URBAN ZONE

1. INTRODUCTION

1.1 During the hearing for Hearing Stream 6, at which I appeared virtually, I was asked by the Panel to prepare a supplementary statement in regards to two matters. These related to the relevance of the National Policy Statement on Highly Productive Land and additional information on the areas of the upper Stebbings Valley that I saw as appropriate to be identified as Medium Density Residential Zone (MDRZ). I have covered these two topics below.

2. National Policy Statement on Highly Productive Land (NPS-HPL)

2.1 The NPS-HPL came into force on 17 October 2022 and seeks to prevent the loss of highly productive land and to promote its sustainable management by

- a) Recognising the values and benefits associated with the use of highly productive land for primary production;
- b) Taking a long term and strategic approach to protecting and managing highly productive land for primary production for future generations, and
- c) Protecting highly productive land from inappropriate subdivision, use and development.

2.2 It is my understanding that Wellington City does not contain any highly productive land as defined in the NPS-HPL. However, I note that the NPS in Clause 3.4(2) states that *'despite anything else, land that, at the commencement date, is identified for future urban development must not be mapped as highly productive land'*

2.3 With that in mind, I note that in regards to Lincolnshire Farm (DEV2) and Upper Stebbings & Glenside West (Dev 3), the former has been identified as an 'Urban Development Zone' since 2013 (under PC45) and the latter was identified for urban development (after significant public consultation that commenced in 2018) with its identification as a FUZ in the PDP that was notified on 22 July 2022. Therefore at the commencement date of the NPS-HPS (being 17th October 2022) both areas had been identified for future urban development.

2.4 As a result they cannot be identified as highly productive land and as such I

believe the NPS-HPL has no relevance to these development areas.

3. Upper Stebbings Development Area Mapping Changes

- 3.1 Through submissions there were several requests for additional land in Upper Stebbings valley to be zoned MDRZ. Most of these were rejected by the reporting planner and in supplementary evidence two were then accepted. The reporting officer gave verbal evidence as to why the other areas were rejected. These reasons focused on the fact they were not suitable for MDRZ due to the presence of SNA's, streams and identified ridgelines.
- 3.2 With those points in mind I now provide a response and show these areas on the attached document (Refer to Document 'Upper Stebbings – DEV3 Additional MDRZ sought by Submitter 25). The submission areas have been numbered for easy reference as requested by the Panel and on most slides extracts from the submitted plan, PDP Map and Earthworks Plans from Orogen have been shown to assist the Panel in understanding these areas.
- 3.3 I trust the attached document is beneficial to the Panel in deliberations and I can confirm I am able to attend a site visit planned for April 4th 2024.

Signed



Rod Halliday

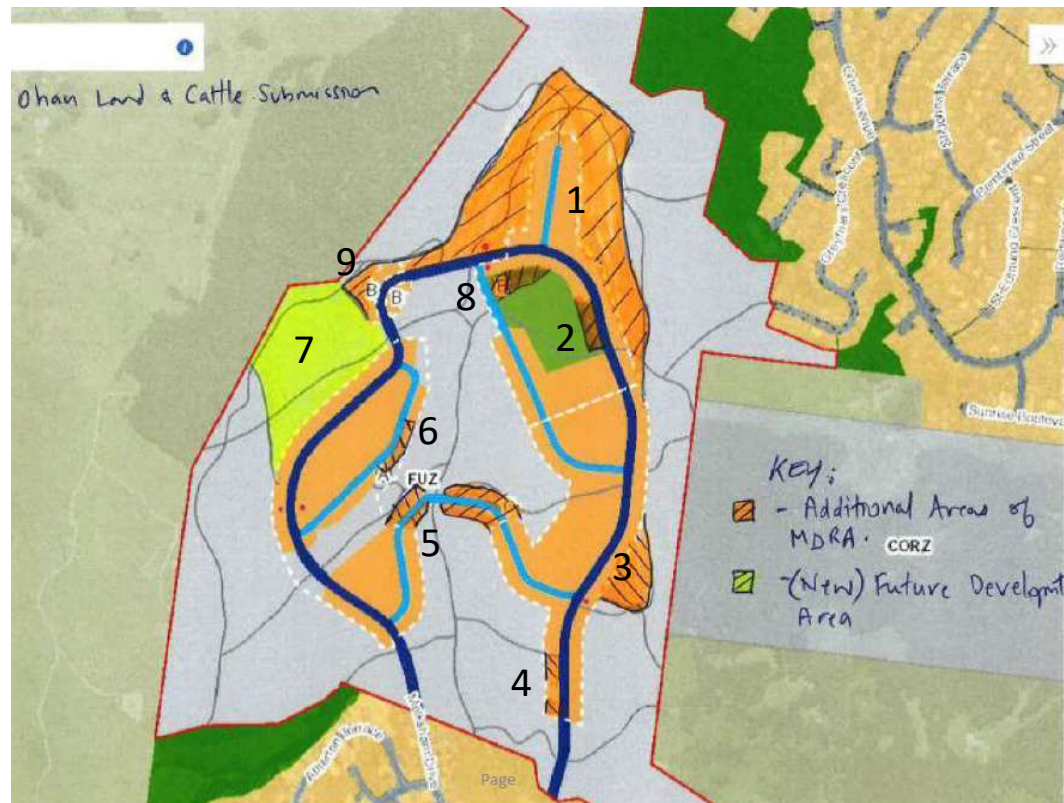
6th March 2024

Upper Stebbings

DEV3 – Additional MDRZ Sought by Submitter 25

Areas Identified on Original Submission

(Number Key)



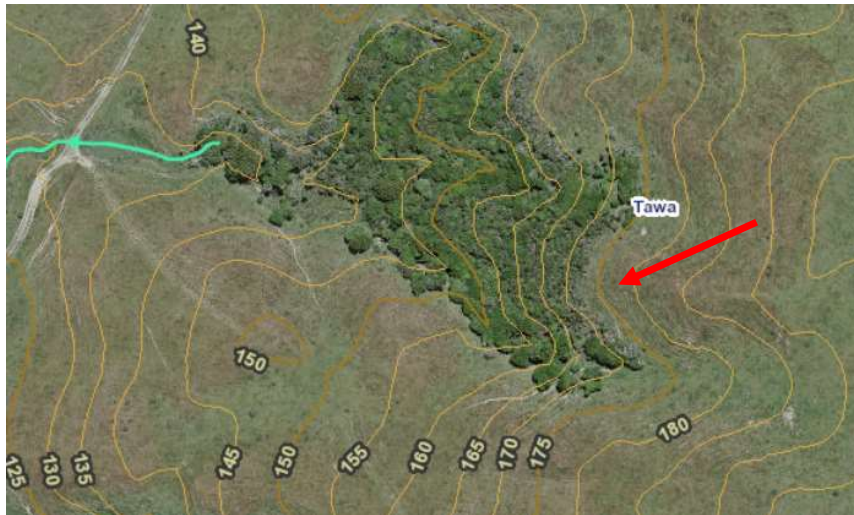
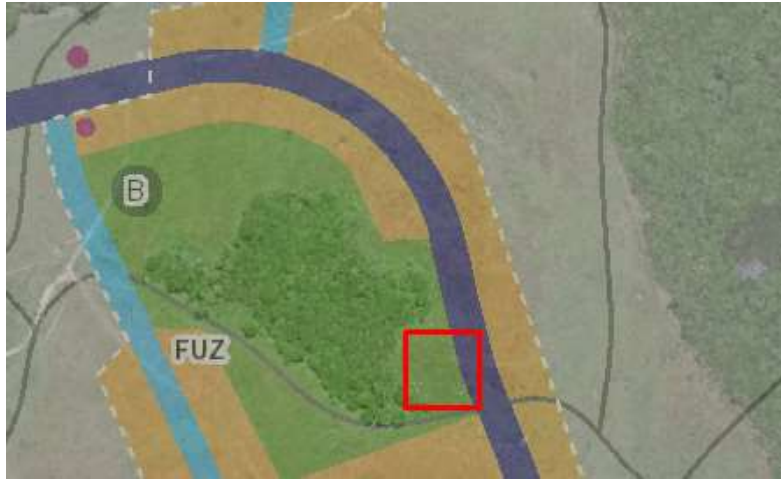
Area 1 - Head of Upper Stebbings (North End)



Area 1 - Head of Upper Stebbings (North End)

- Areas identified by Submitter can be seen to be predominantly grazed pasture
- Some identified as SNA (See note below)
- No Streams
- Some Ridgeline to East
- Due to Scale of Map there is some overlap into SNA but this can become the MDRZ boundary.
- Suitable MDRZ outside ridgeline and SNA

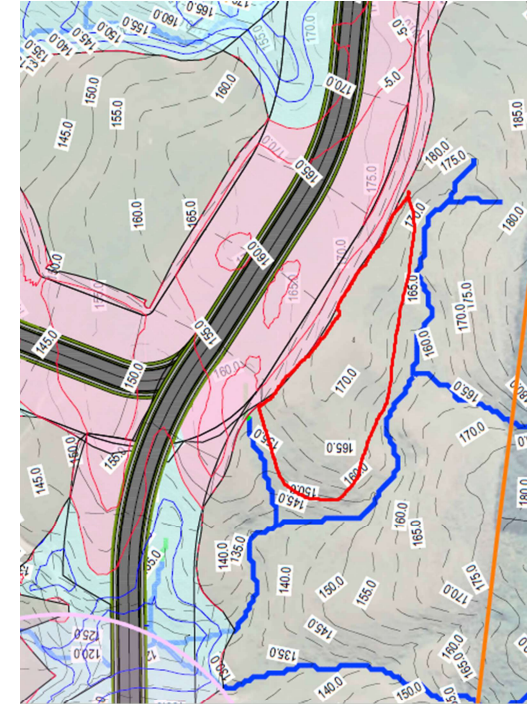
Area 2 - Area Above Future Reserve



Area 2 - Area Above Future Reserve

- This Pocket will sit above the reserve that has been identified as an SNA.
- However majority of area identified is not SNA
- Currently in Grazed Pasture
- No Streams
- Top of catchment and acceptable topography
- Road passing above
- Walking Access to Reserve Provided for

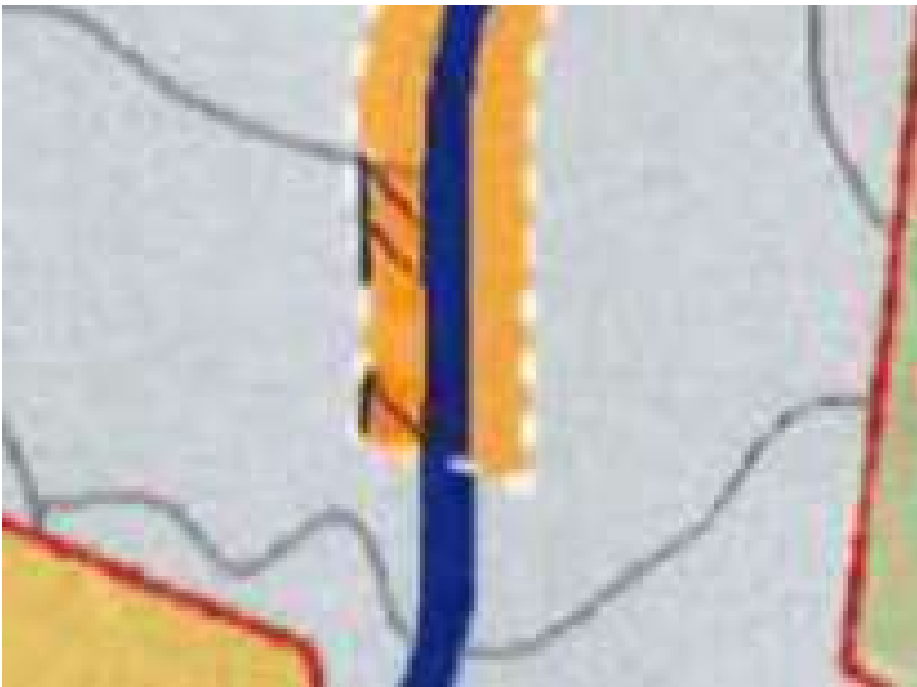
Area 3 - Eastern Boundary



Area 3 - Eastern Boundary

- Workable Contour
- Accessible off Proposed Future Road
- Currently Grazed Pasture
- No Streams
- Outside of Ridgeline
- No SNA's

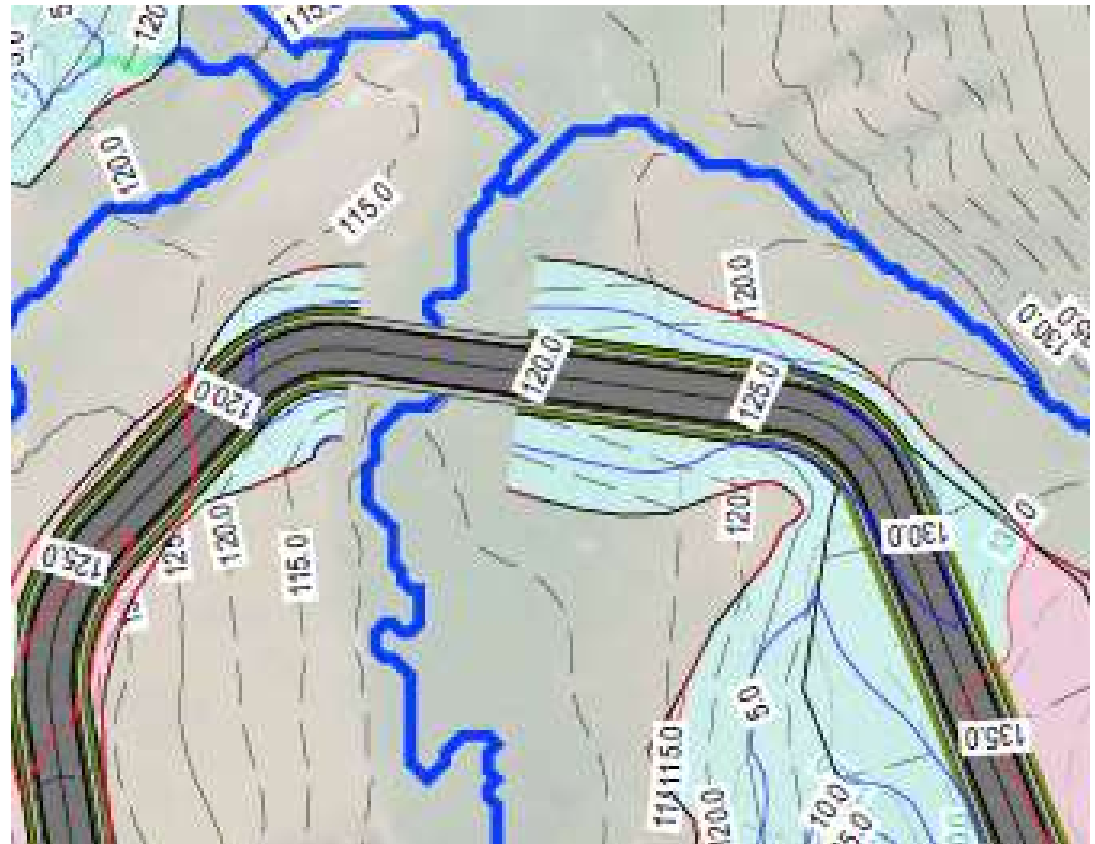
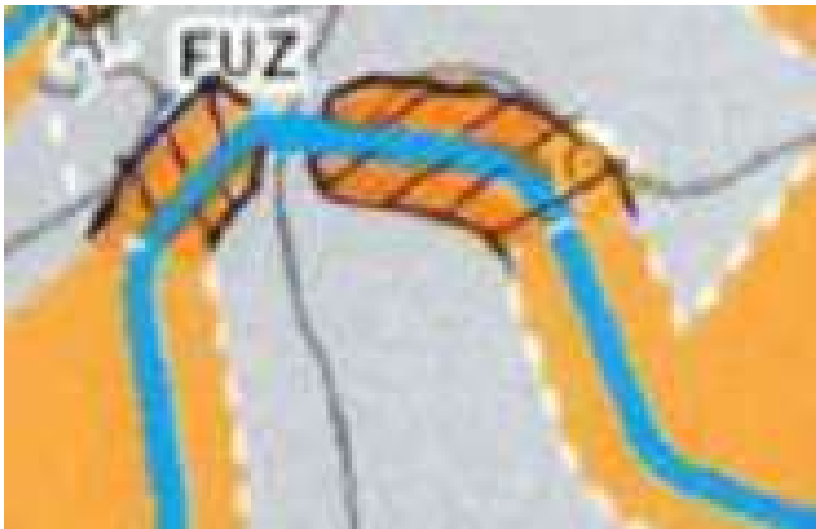
Area 4 - Southern End



Area 4 - Southern End

- Two small areas to West of Proposed Road.
- No SNA
- No Ridgelines.
- Southern area identified has no streams
- Northern area identified has a small stream running (south part only) which will be affected by road construction

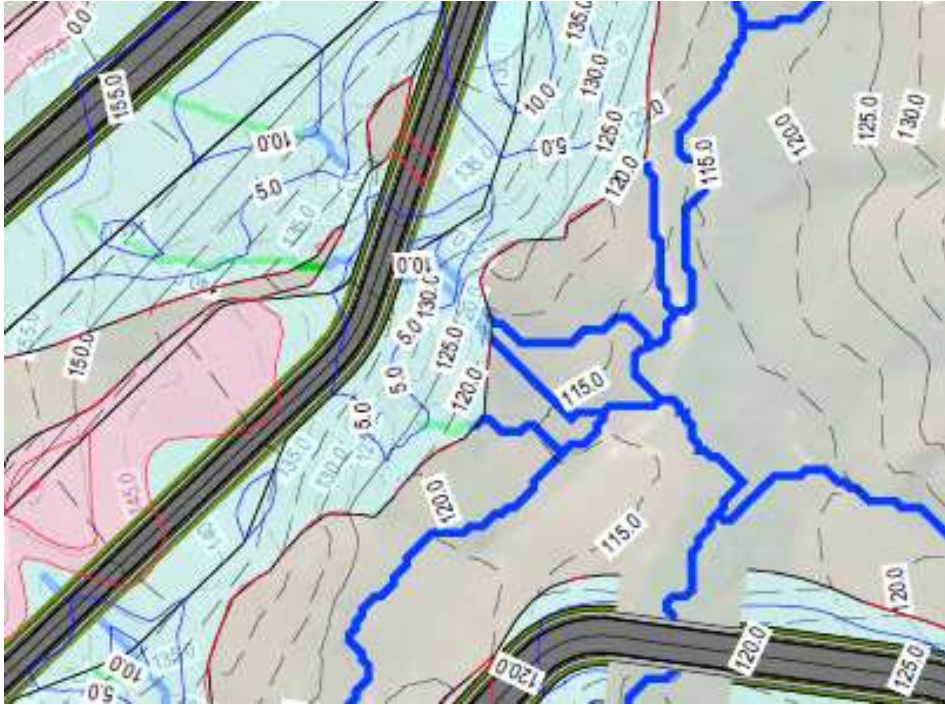
Area 5 - Middle Gully Road Crossing



Area 5 - Middle Gully Road Crossing

- Orogen Design shows developable land either side of Proposed Road
- No Streams lost
- NO SNA's
- Well below ridgeline
- Significant "dead running" road as currently notified.

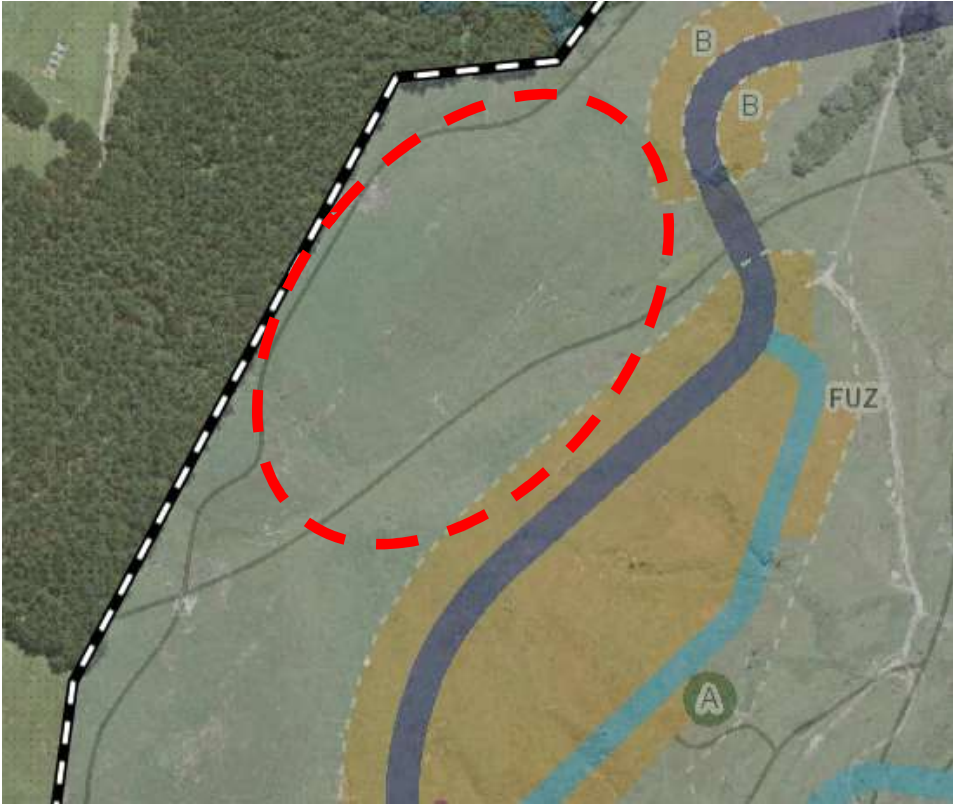
Area 6 - Western Collector Road



Area 6 - Western Collector Road

- Orogen Design shows developable land on Eastern Side of Proposed Road
- Some additional Stream length lost (in addition to Road) if MDRZ extended. This loss can be avoided if only the area to south of submission area is re-zoned.
- NO SNA's
- Well below ridgeline

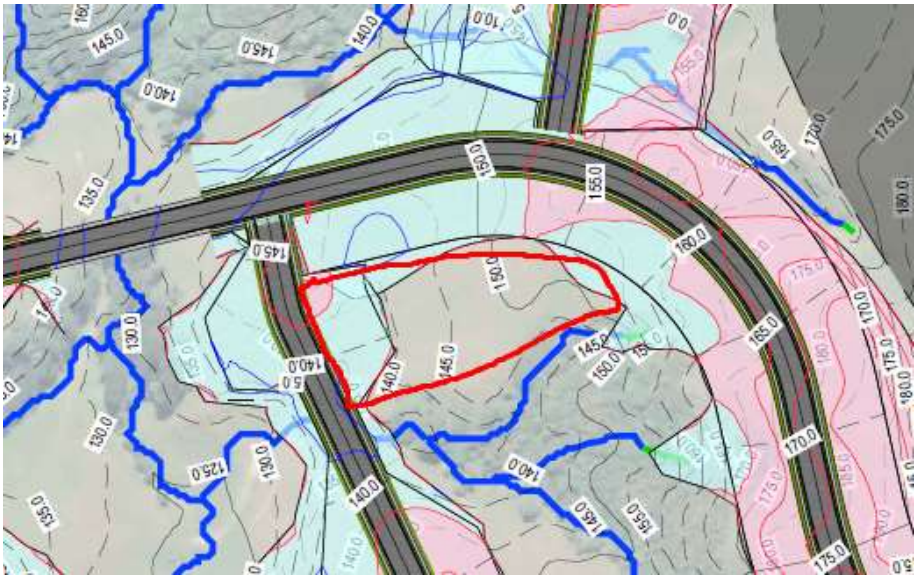
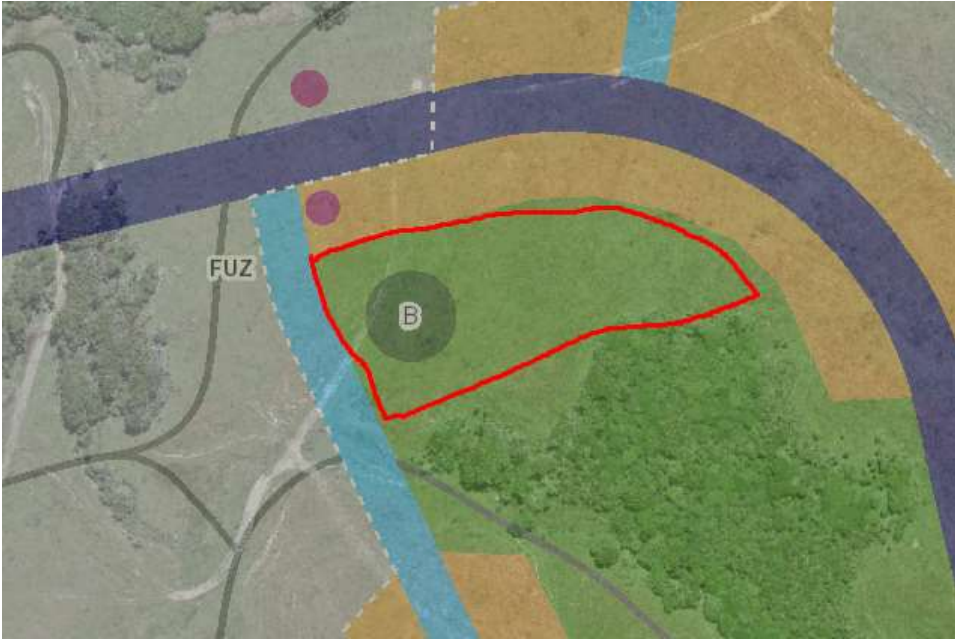
Area 7 - Western Boundary



Area 7 - Western Boundary

- Submission sought to remove 'no build' from this area to provide a future option to access over to Ohariu Valley
- Some Streams present
- Would impact Best Ridge
- Logical to ensure this land is not locked in perpetuity with a 'no build' status.
- May not be required in the life-time of the current PDP but certainly may occur in next 20+ years to provide for Growth & Provide Resilience.

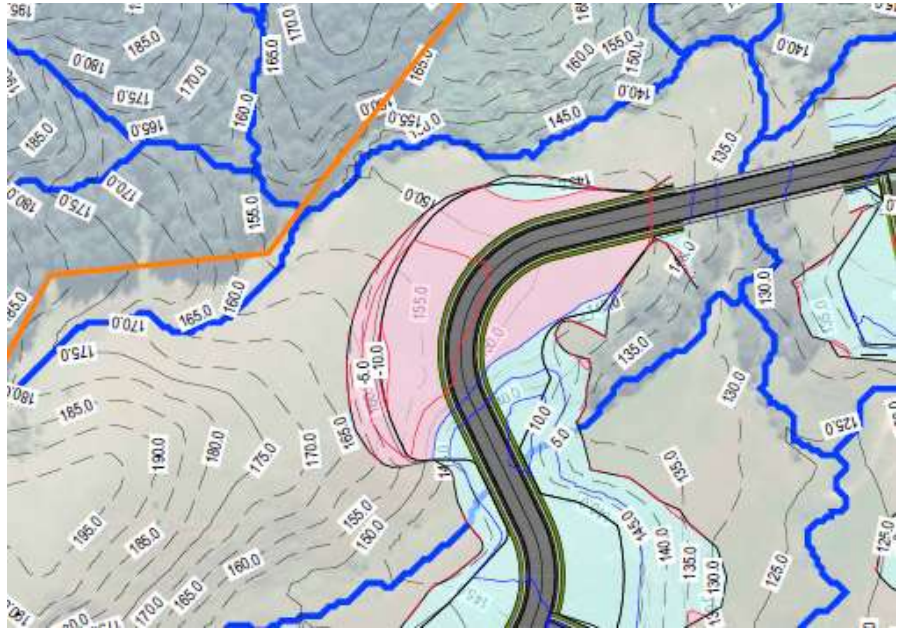
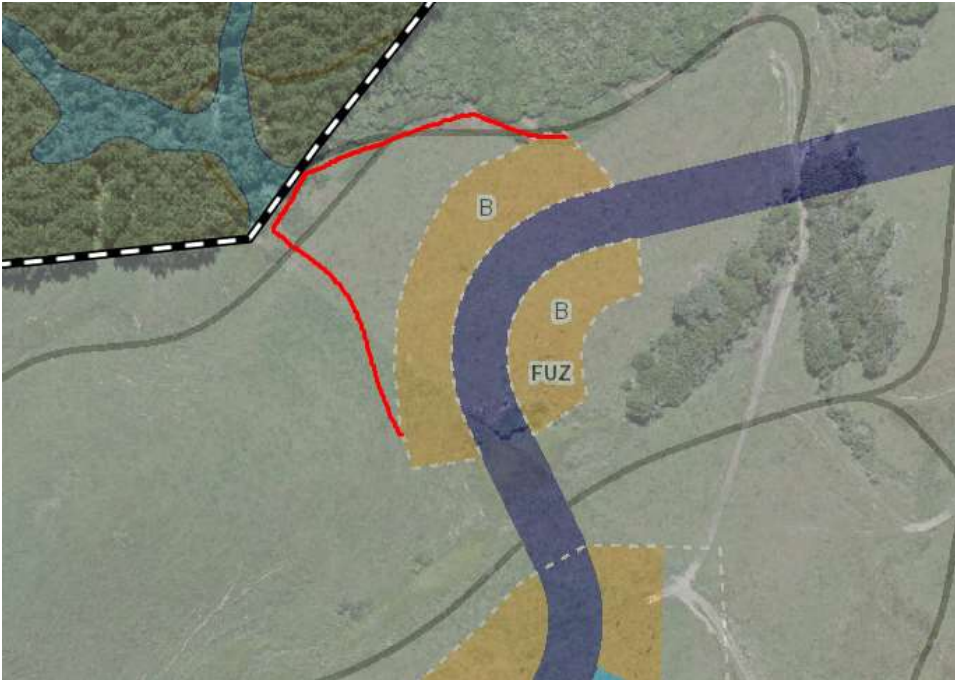
Area 8 - Northern



Area 8 - Northern

- No ridgeline
- No Streams
- Not SNA (but adjacent)
- Easy Contour

Area 9 – North-West Periphery



Area 9 – North-West Periphery

- No ridgeline
- No Streams
- Not SNA (but adjacent)
- Easy Contour