

**BEFORE THE INDEPENDENT HEARINGS PANEL
CONSTITUTED BY WELLINGTON CITY COUNCIL**

IN THE MATTER OF Proposed District Plan for Wellington City
by Wellington City Council – Stream 8
Hearing

IN THE MATTER OF Part 6 of the Resource Management Act 1991

**SUMMARY OF SUBMISSION POINTS FOR STREAM 8 HEARING AND
PLANNING MATTERS FOR KILMARSTON DEVELOPMENTS LTD AND
KILMARSTON PROPERTIES LTD**

24 APRIL 2024

[1] Amendments to the planning maps to retain the proposed Medium Density Residential Zone (MDRZ) areas of the subject land.

[2] To remove the proposed SAL overlay from this area;

[3] I have read the Statement of Supplementary Evidence prepared by the Reporting Officer – Hannah van Haven-Giles and agree with her recommendation to remove the SAL Overlay from the portion of the land that is zoned Medium Density Residential Zone.

[4] As supported by Ms. Van Haven-Giles supplementary evidence, the SALs have not been identified as a qualifying matter and the proposed district plan SAL overlay over the submitters land is not appropriate to achieve the relevant objectives and policies of the NPS-UD which is a high level national direction document.

[5] Therefore, the PDP is inconsistent with the NPS-UD and potentially unlawful (as outlined in Mr. Slyfield's legal submission).

[6] Associated with the subdivision consent, the Submitter holds regional permits and consents required to facilitate development. These consents authorise works in association with the consented subdivision, and a wider layout that incorporates the area currently zoned residential on the land.

[7] Existing CoC (Council File Reference: 1027410) issued by WCC under s139 of the RMA that provides for the clearance of vegetation from within the site consistent with the WCC subdivision consent and regional permits for the land. The CoC is relevant because it is consistent with the now proposed MDRZ. The same planning approach is relevant for the SAL in my view.

[8] From a planning perspective it makes sense to accept the Kilmarston submission point as it relates to removal of the SAL from the land that is subject to Residential Zoning (now Operative).

Dated 24 April 2024



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