

Wellington City District Plan – Omnibus Plan Change
Rezoning of 185, 306, 326 and 340 South Makara Road, Makara

Scope of Proposed Change

To review the zoning of 185 (adjacent to 340), 306, 326 and 340 South Makara Road, Makara to ensure this is fit for purpose, reflecting the established rural use of the land.

Background

An enquiry from the landowner of 340 South Makara Road, Makara was received by the District Planning Team with respect to the proposed Open Space Zone (OSZ) for the property.

As the enquiry was received a significant amount of time after the close of submissions (including the further submissions period) the opportunity for the landowner to make a formal submission on the Proposed District Plan (PDP) had passed. Therefore, while the OSZ provisions were heard through the 'Tranche 2' set PDP hearings, the zoning of 340 South Makara Road was not a matter considered by the Independent Hearings Panel or addressed in the Council's Tranche 2 decisions.

Historic zoning of the land

The land was zoned Rural Area in the 2000 District Plan. It is shown as Rural Area in the Spatial Plan. However, it was zoned for Open Space in the Draft District Plan 2021, and the notified 2022 PDP.

There are two other properties north of 340 South Makara Road, 306 and 326 South Makara Road that are also separate from the golf course but zoned Open Space. 185 South Makara Road includes a small triangular parcel of land to the east of 340 South Makara Road, that is also zoned OSZ.

A review of the Council's records has not provided any clarity or certainty with respect to the intent of the zoning. However, it appears that these properties may have inadvertently been zoned Open Space along with the adjoining Karori Golf Club, which was proposed to be rezoned to OSZ (from Rural Area in the 2000 District Plan). It also appears that, at least for 340 South Makara Road, this could have been due to the timing of subdivision that created this lot occurring around the same time that the zoning maps were prepared for the Draft District Plan in 2020.

Issue

This assessment considers whether the land at 185 (adjoining 340), 306, 340 and 326 South Makara Road should be rezoned from OSZ to General Rural Zone (GRUZ). Note that the remaining land parcels comprising 185 South Makara Road are not included in this plan change.

Assessment of Options

Relevant Options

For the purposes of this evaluation, the following options have been considered:

- Option 1: Status quo – retain Open Space Zone
- Option 2: Rezone 185, 306, 340 and 326 South Makara Road as General Rural Zone

Cost/Benefit Assessment

Option 1: Status Quo – Retain Open Space Zone

Costs

Environmental

- Nil.

Economic

- Cost to the landowners to obtain resource consent to utilise their land for rural residential purposes.

Social

- Severely constrains the ability of the landowners to utilise their land for rural residential purposes.

Cultural

- Nil.

Benefits

Environmental

- Nil.

Economic

- Nil

Social

- Nil.

Cultural

- Nil.

Effectiveness and efficiency

Option 1 is not considered to be an effective or efficient option to address the resource management issue as it unnecessarily constrains the use of privately-owned land that is rural in character and has, prior to the recent rezoning to OSZ, been used for residential activities in a rural setting. Two of the three properties are currently used for a residential purpose.

Overall evaluation of Option 1

Option 1 is not recommended.

Option 2: Rezone 185 (adjoining 340), 306, 340 and 326 South Makara Road as General Rural Zone

Costs

Environmental

- Nil. The General Rural Zone provisions will ensure that the rural character of this area is maintained.

Economic

- Nil.

Social

- Nil.

Cultural

- Nil.

Benefits

Environmental

- Nil.

Economic

- Enables landowners to utilise their land for rural residential purposes without the costs and uncertainty of obtaining resource consent.

Social

- Enables landowners to utilise their land for rural residential purposes.

Cultural

- Nil

Effectiveness and efficiency

Option 2 is considered to be an effective and efficient option to address the resource management issue as it results in the land being able to be used as intended.

Overall evaluation of Option 2

Option 2 is considered to be the most effective and efficient option as the General Rural Zone enables the reasonable use of these properties while also maintaining the rural character of the area.

Risk of acting/not acting

There is sufficient information to analyse the appropriateness of acting or not acting as:

- The issue is well understood and the recommended option is consistent with higher order direction and objectives of the 2024 District Plan; and
- Overall, the risk of not acting is considered to be greater than the risk of acting.

Consultation

Owners of the sites were consulted on the proposed change, with no feedback received.

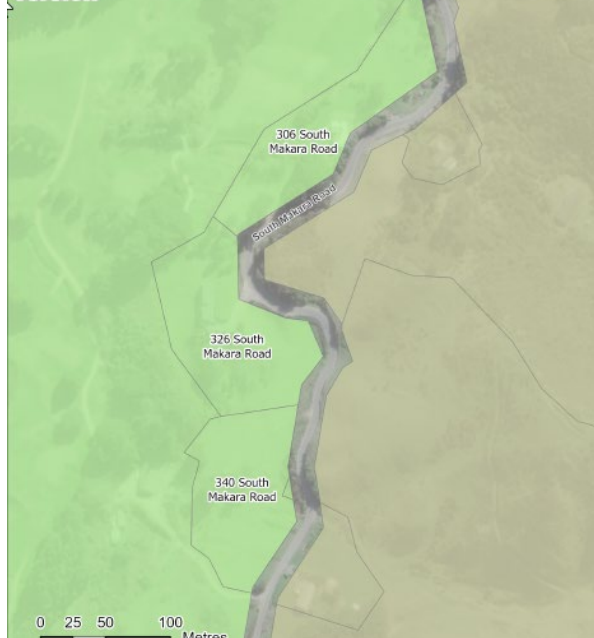
Recommended Option

Following the assessment above, Option 2 is the preferred option.

Recommended Changes

Rezone 185 (adjoining 340), 306, 326 and 340 South Makara Road, Makara from Open Space Zone to General Rural Zone.

Wellington City 2024 District Plan: Decisions Version



Proposed Plan Change

