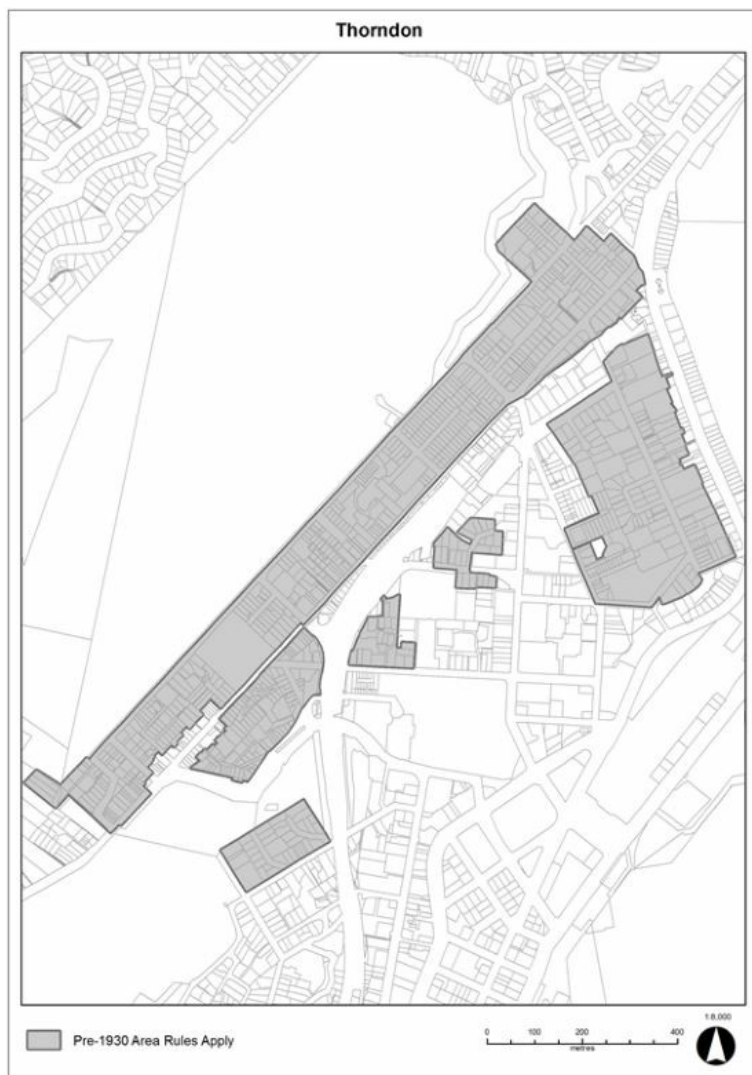
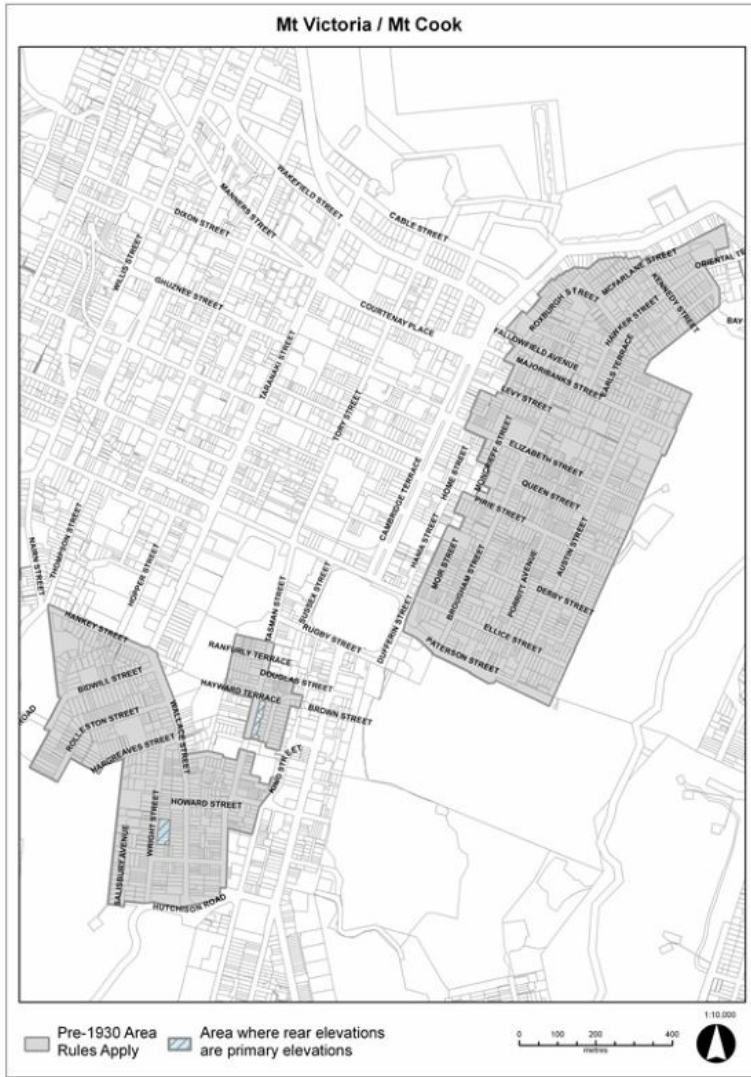


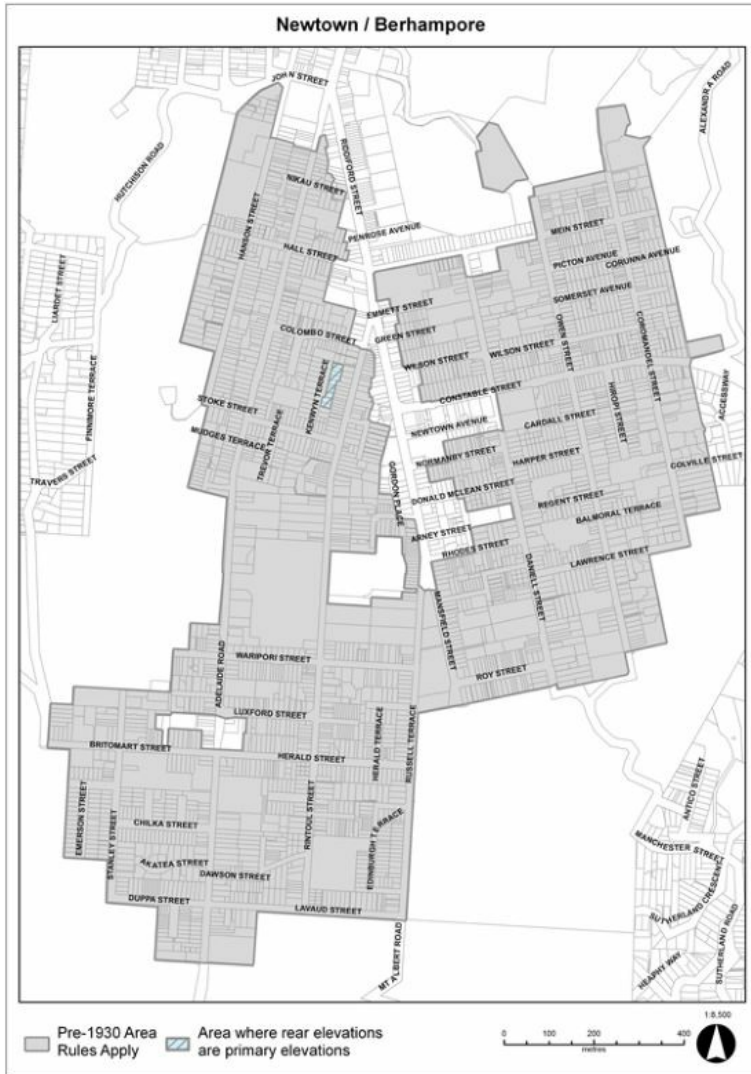
**Appendix 1. Residential Areas where pre-1930 demolition controls apply**



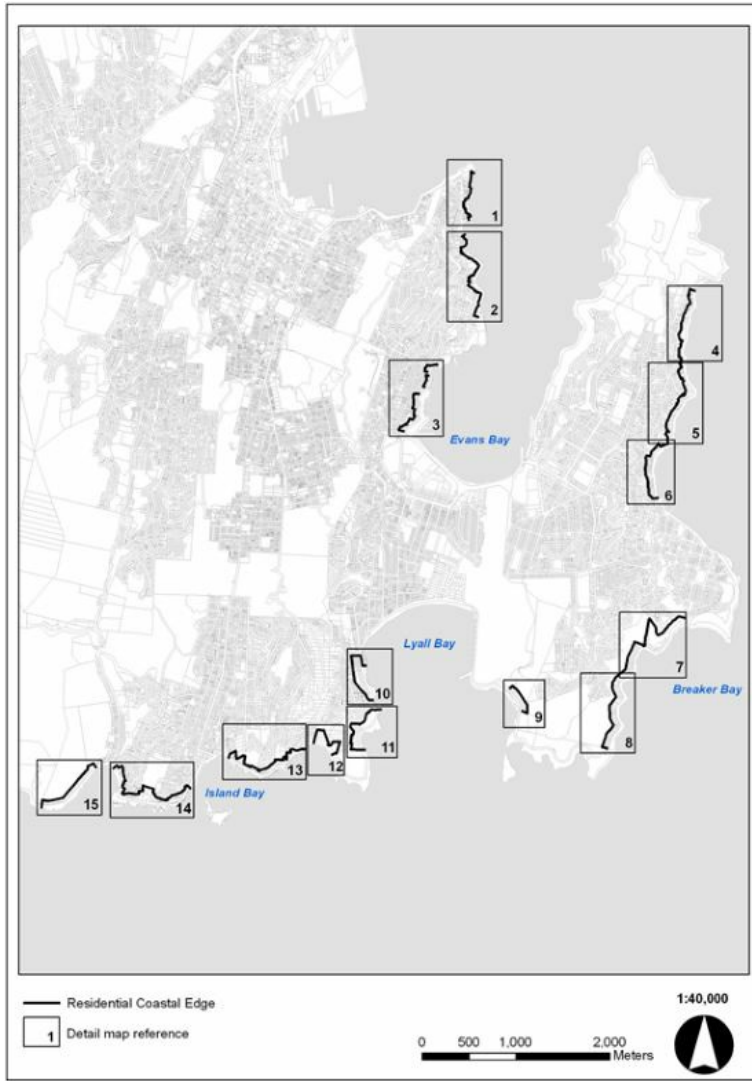








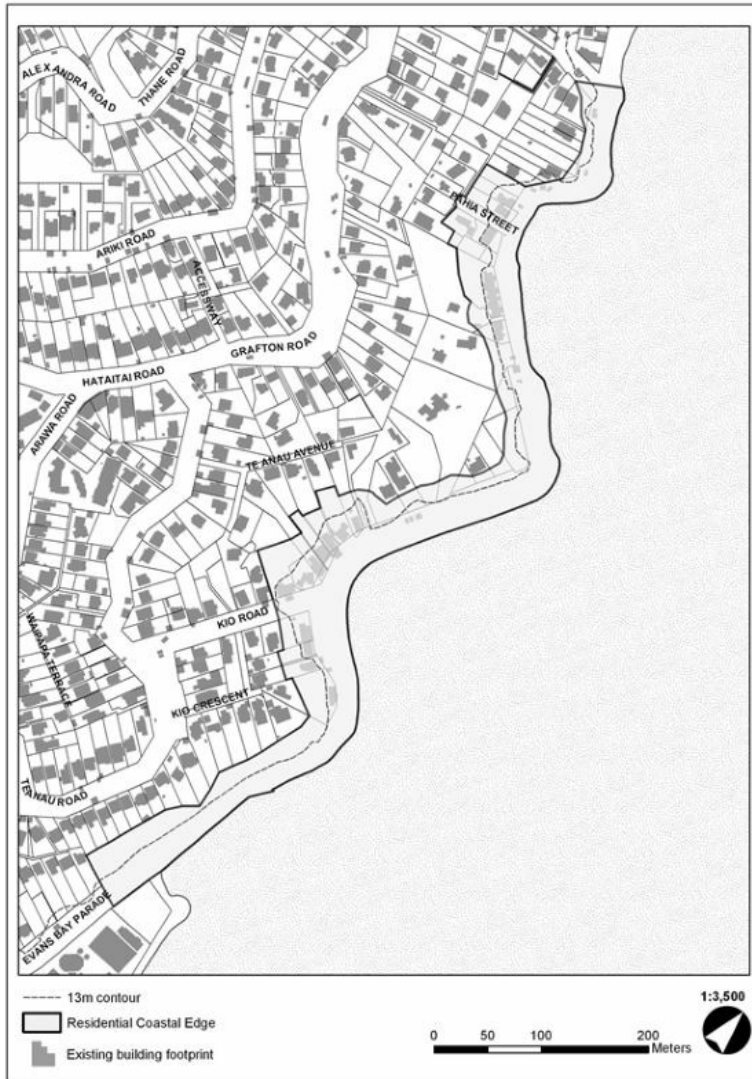
**Appendix 2. Residential Coastal Edge**



**Residential Coastal Edge - No CE1**

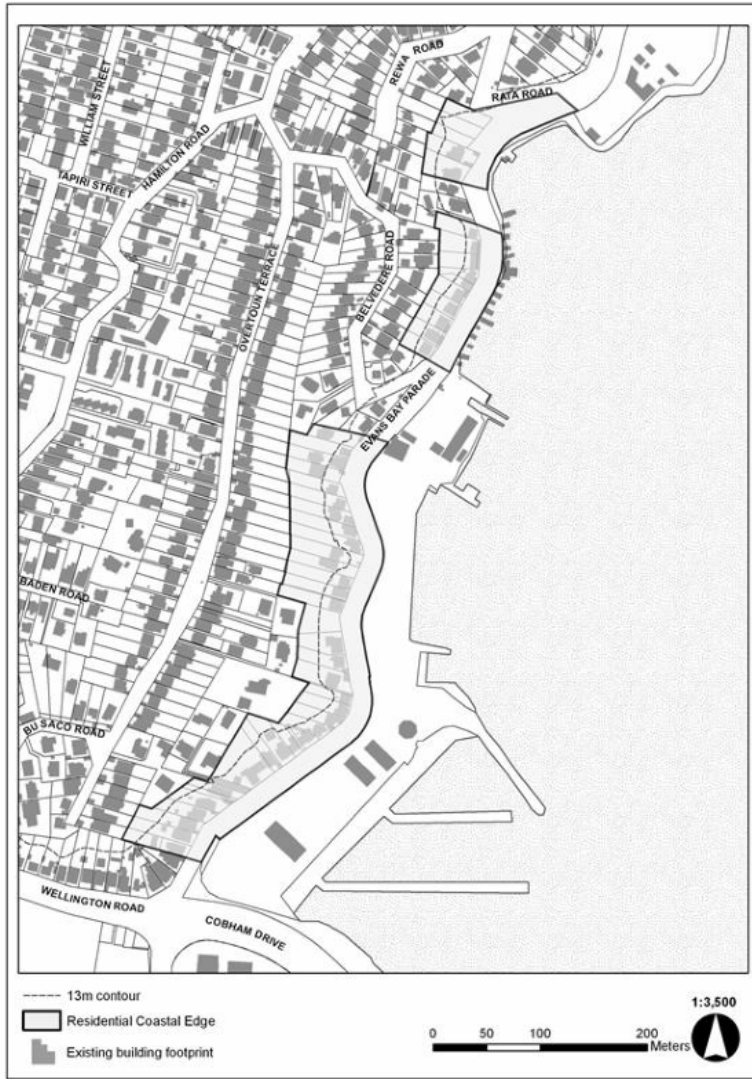


**Residential Coastal Edge - No CE2**

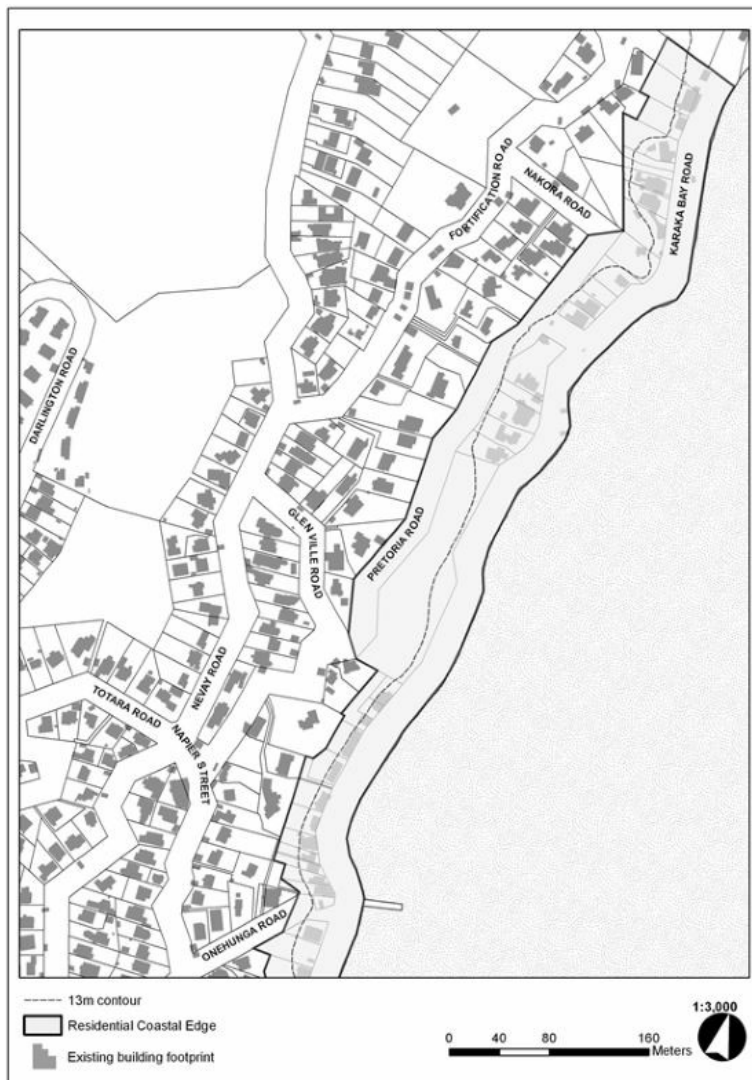


**Residential Coastal Edge - No CE3**

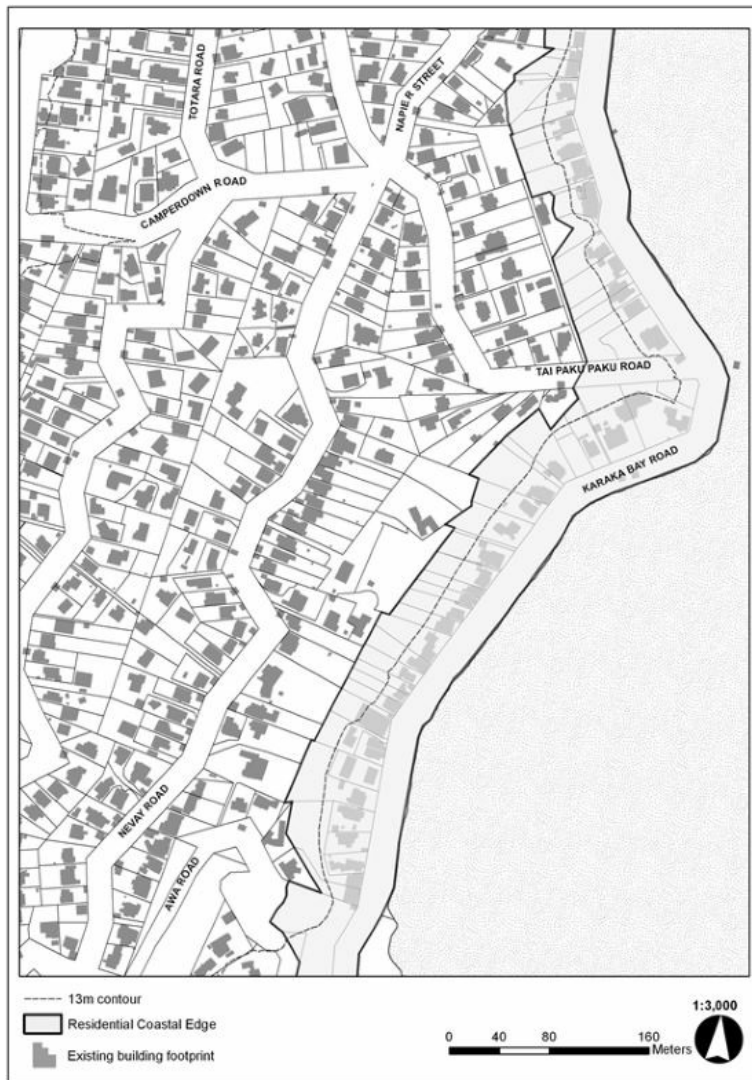




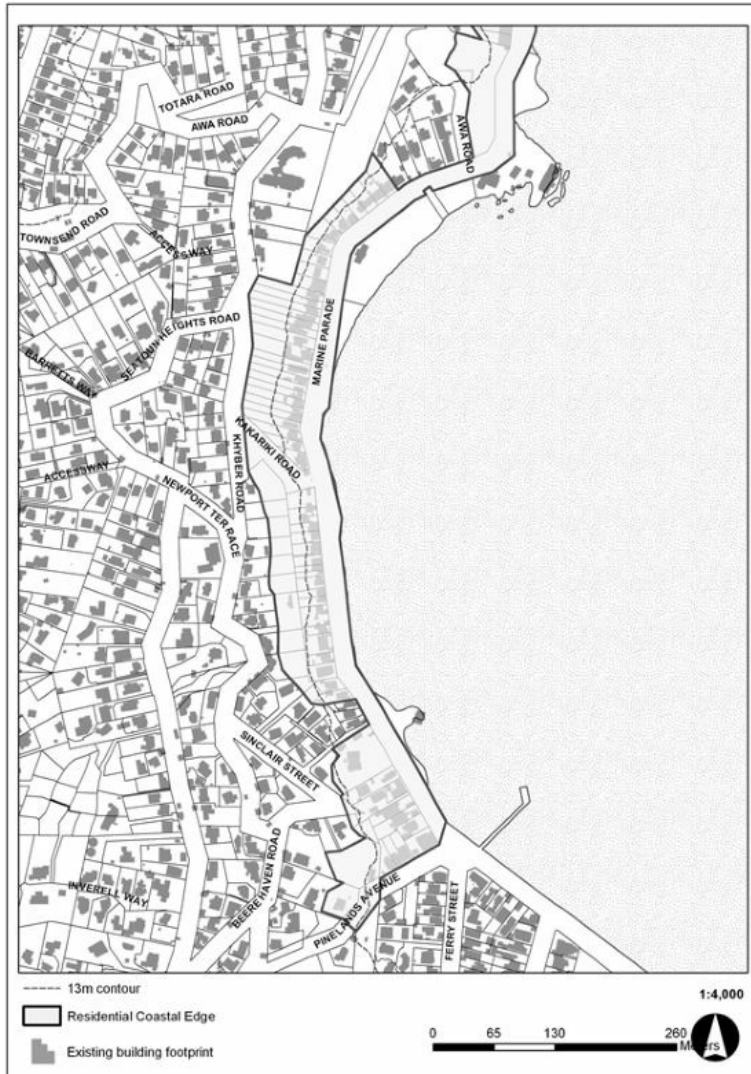
**Residential Coastal Edge - No CE4**



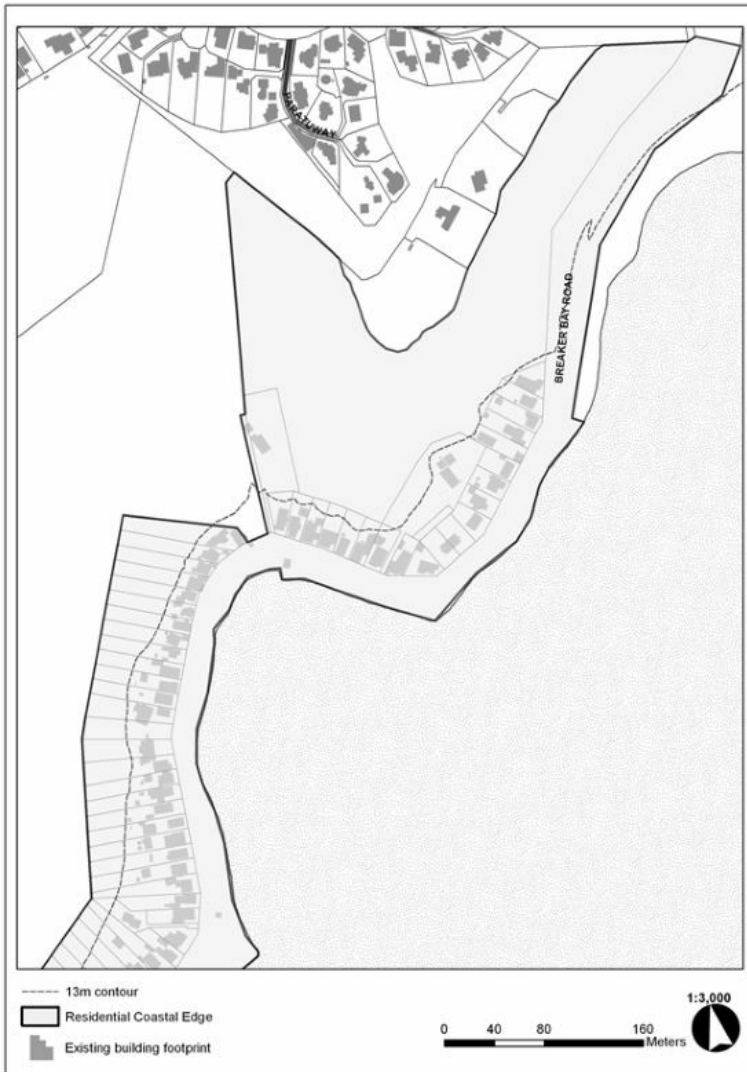
**Residential Coastal Edge - No CE5**



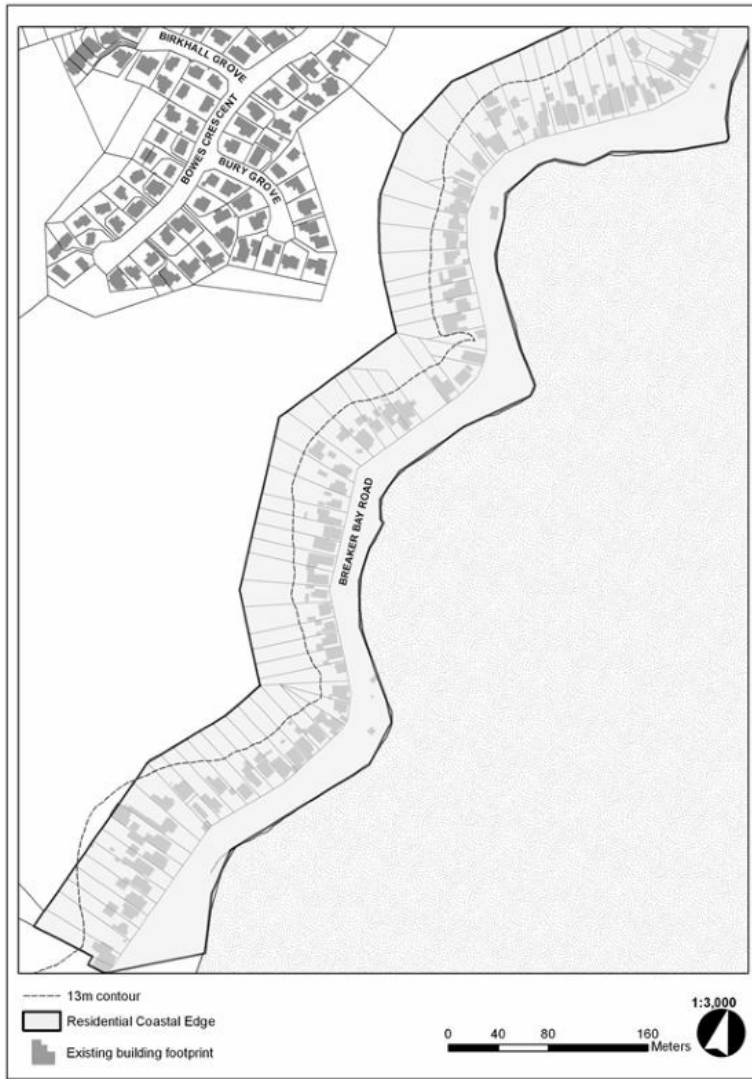
**Residential Coastal Edge - No CE6**



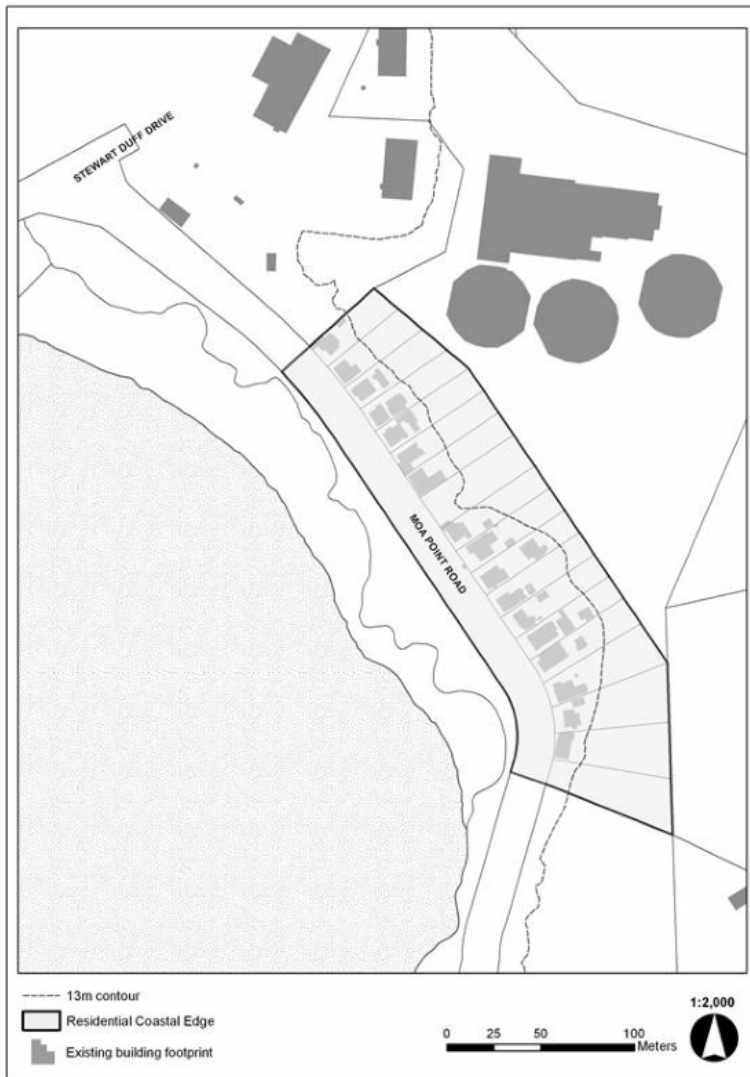
Residential Coastal Edge - No CE7



**Residential Coastal Edge - No CE8**



**Residential Coastal Edge - No CE9**

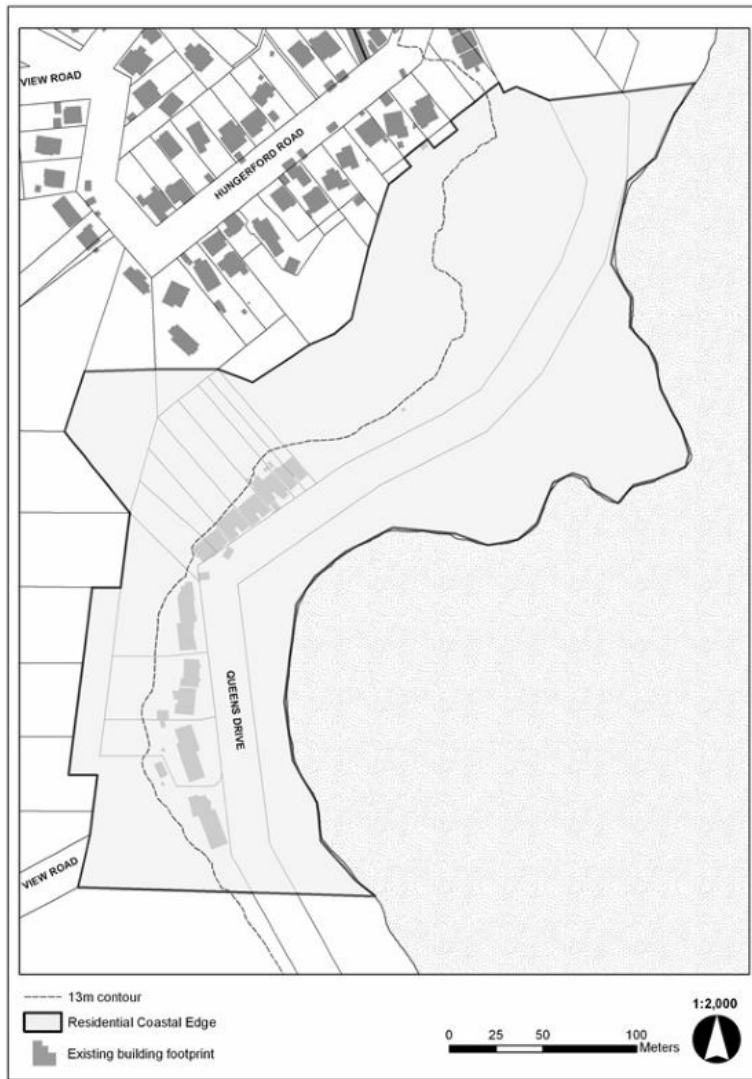


**Residential Coastal Edge - No CE10**

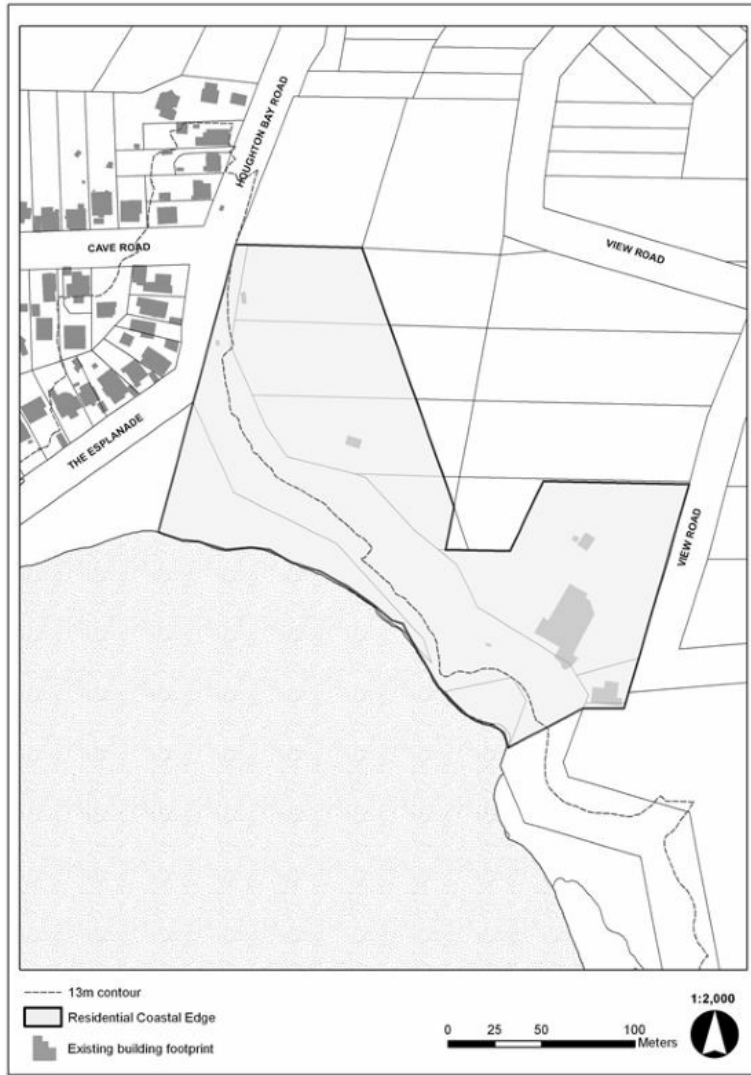


**Residential Coastal Edge - No CE11**

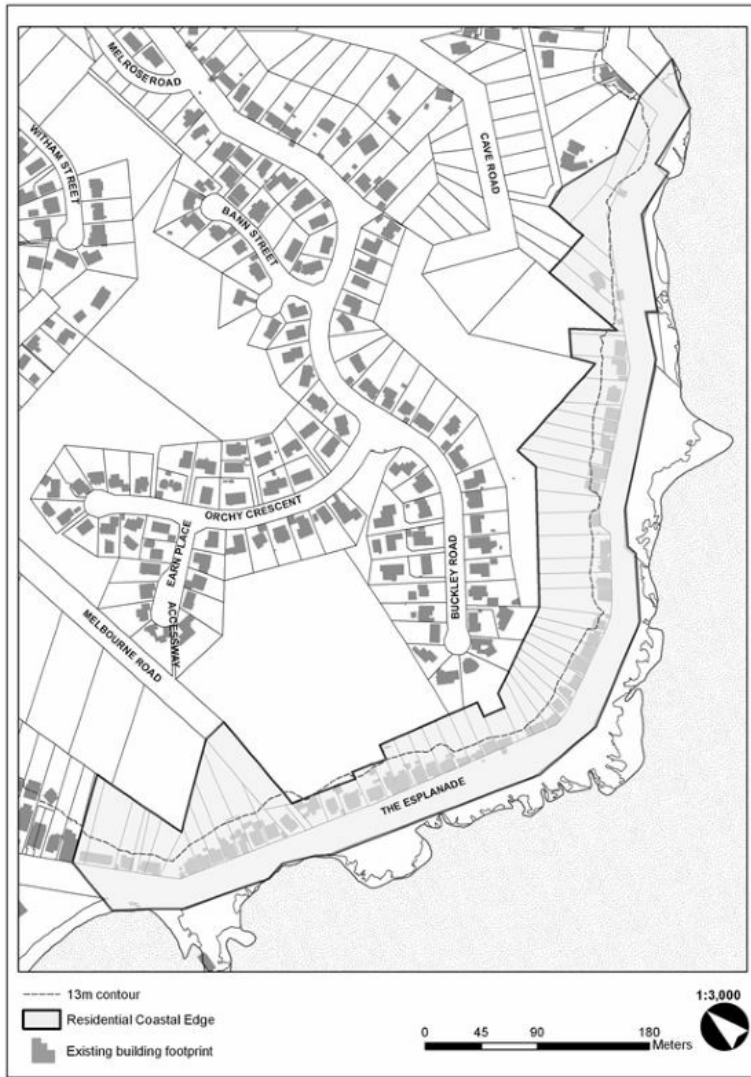




**Residential Coastal Edge - No CE12**



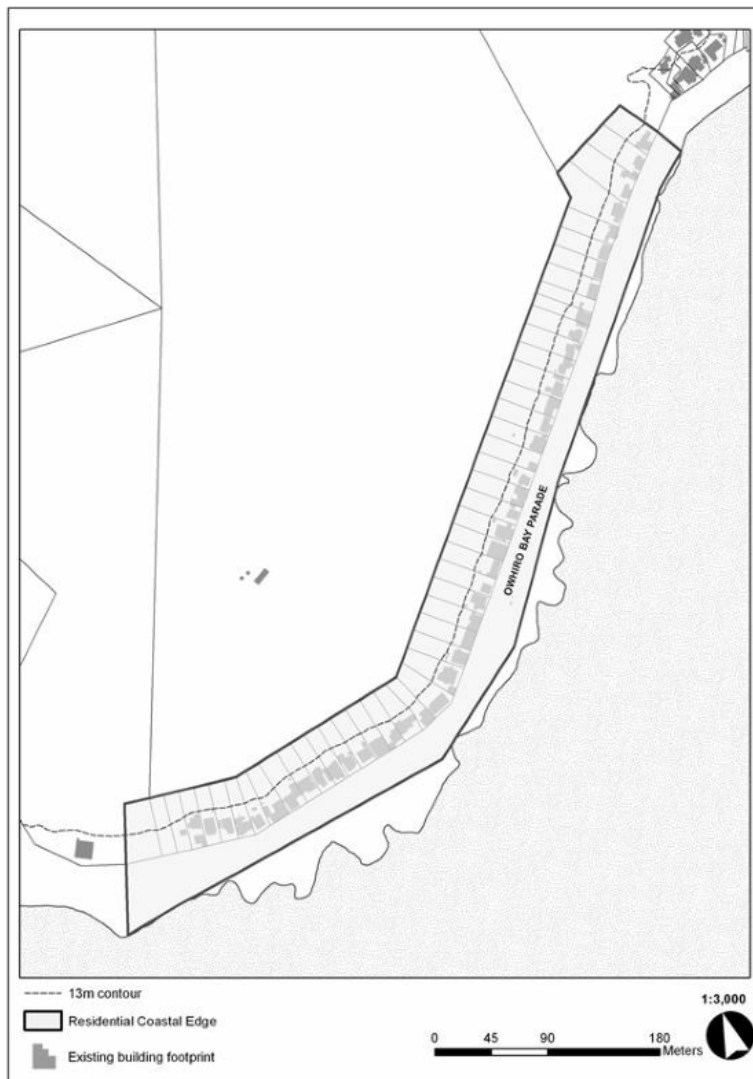
**Residential Coastal Edge - No CE13**



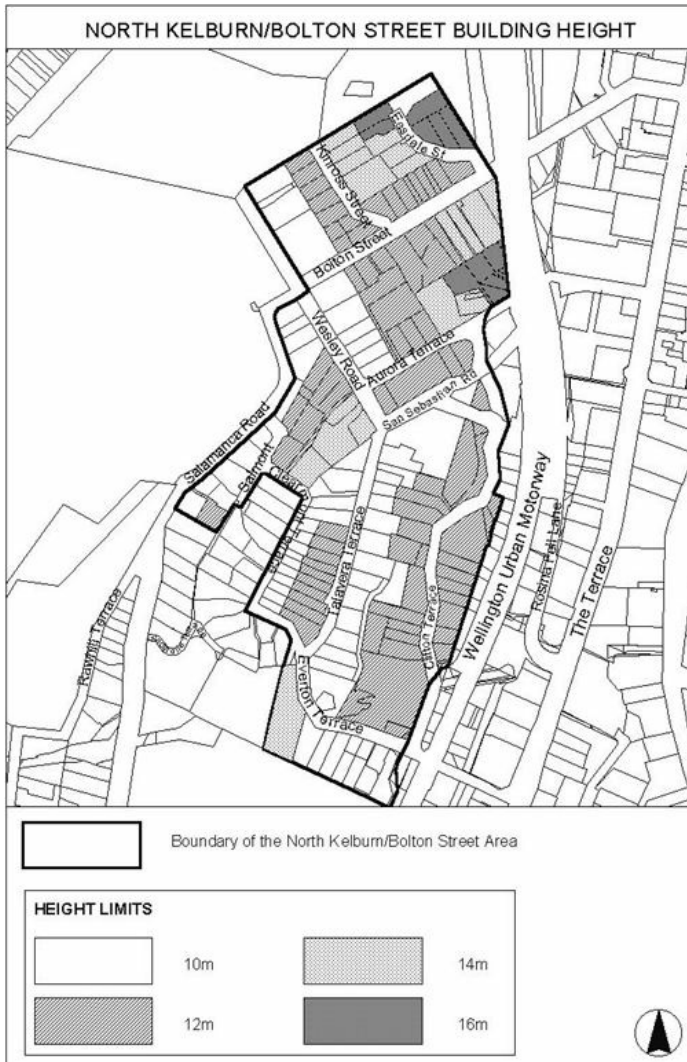
**Residential Coastal Edge - No CE14**



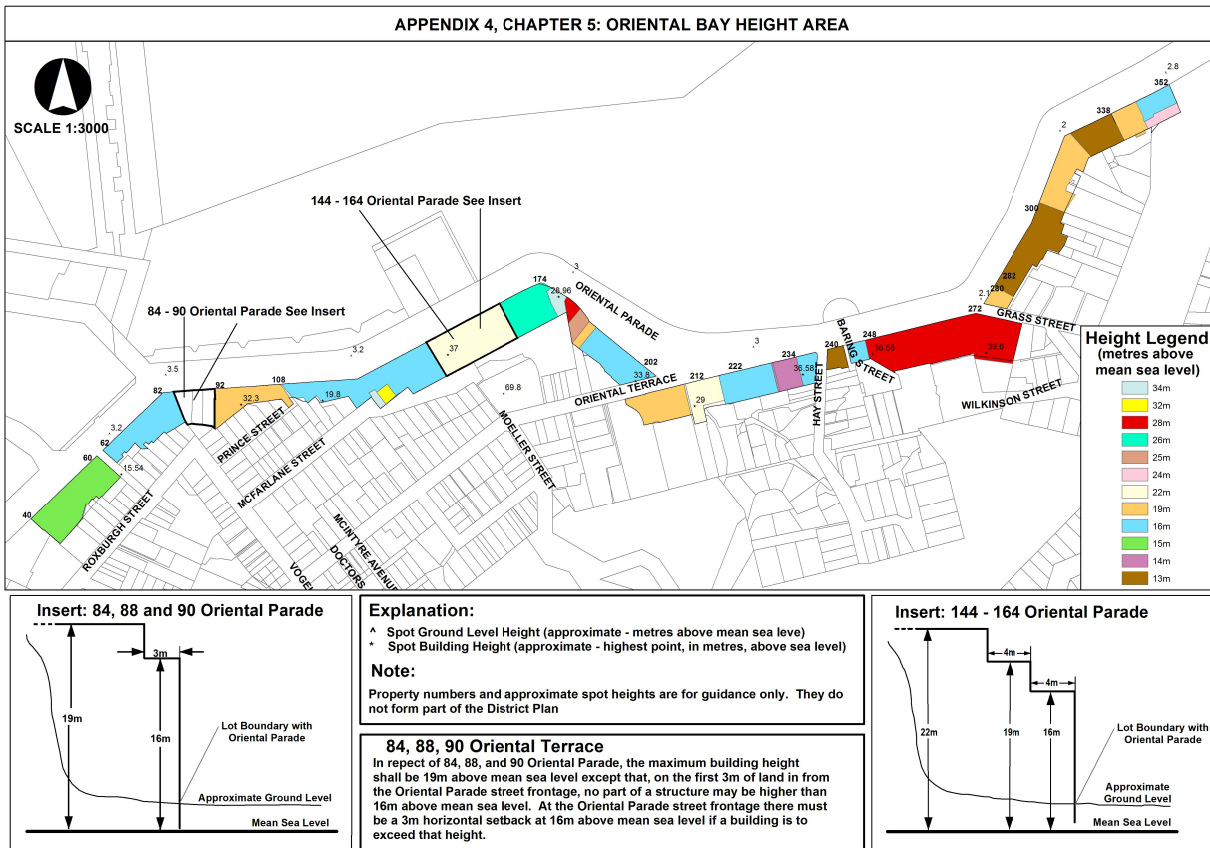
**Residential Coastal Edge - No CE15**



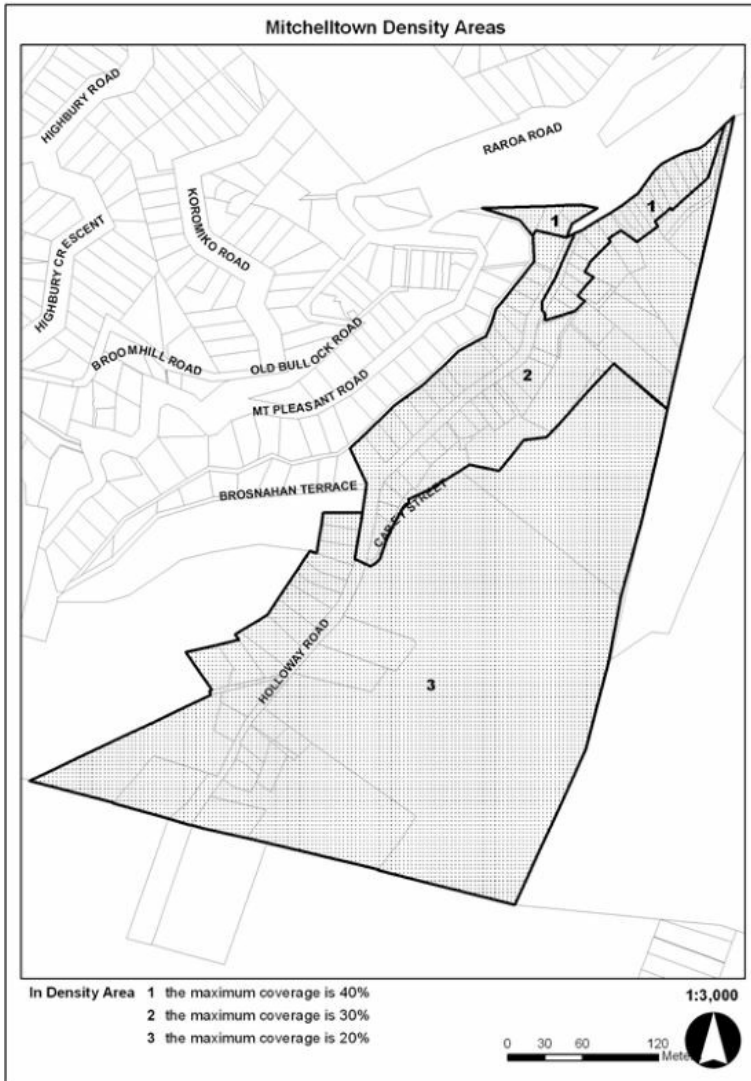
**Appendix 3. North Kelburn/Bolton Street Building Height**



**Appendix 4. Oriental Bay Height Area**

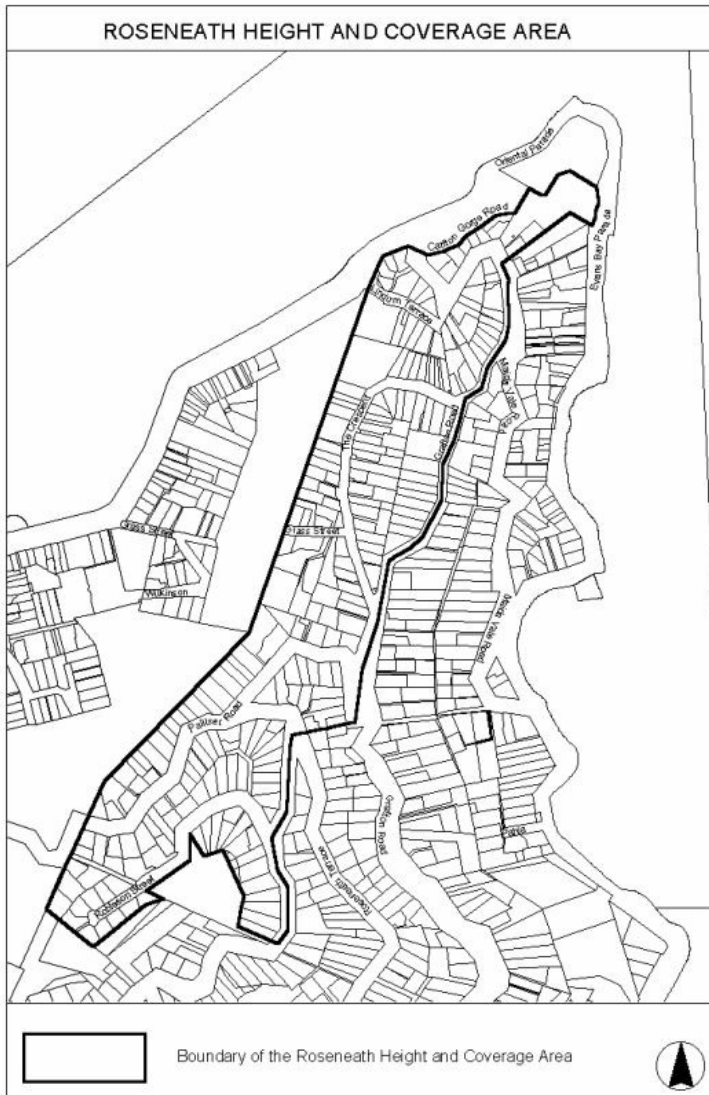


**Appendix 5. Mitchelltown Density Area**



**Appendix 6. Roseaneath Height and Coverage Area**





### Appendix 7. Particular provisions for the land described as Lot 1 DP 29604, CT 49D/212 (Wellington Registry) off the end of Silverstream Road, Ngaio

The following provisions were the result of settling the District Plan reference filed by Pavan Lands Limited (RMA 586/96) by Environment Court Consent Order dated 20/08/98.

1 Rules 5.2.2 and 5.2.3 of the Plan (relating to controlled subdivision) shall not apply and the following rule will apply:

**All subdivision on the land which is not a Permitted Activity shall be a Discretionary (Unrestricted) Activity.**

2 Rule 30.2.1 of the Plan (relating to earthworks) shall not apply and the following rule will apply:

**All earthworks and associated structures, which are not a Permitted Activity will be a Discretionary Activity (Restricted) in respect of:**

1. earthworks stability
2. erosion, dust and sediment
3. flooding hazard
4. earthworks associated with streams and wetlands
5. Visual amenity – general
6. Transport of material
7. The effects on any water body or coastal water arising from contaminants associated with earthworks
8. Erosion, falling debris, subsidence, slippage, or inundation from any source.

#### **Non-notification**

There will be no express provision to enable applications to be considered without the need to obtain the written approval of affected persons.

**Assessment Criteria**

In deciding whether to grant consent and what conditions, if any, to impose, in relation to the land Council will have regard to the following criteria:

9. The extent to which the earthworks and any associated structures will meet Policies 29.2.1.1 to 29.2.1.6, and 29.2.1.9 to 29.2.1.11.
10. Where the activity is within a Maori precinct, the outcome of consultation with tangata whenua and other Maori.
11. The extent to which any earthworks will cause adverse effects in terms of erosion, falling debris, subsidence, slippage or inundation from any source.

Policy 29.2.1.3 is designed to ensure that any earthworks are properly engineered and will be safe. Council is also concerned that earthworks should not adversely affect existing land forms or detract from the amenities of an area. Discretionary control has therefore been imposed so that any proposal may be evaluated.

With regard to the land situated in Silverstream Road, and more particularly described as Lot 1 on Deposited Plan 29604, CT 49D/212 (Wellington Registry), earthworks must be carefully considered through the resource consent process to ensure that any adverse environmental effects, in particular land stability issues, are avoided, remedied or mitigated.

## **Appendix 8. Particular Provisions for the Land described as Lot 2 DP 71465 on CT 40D/667 off Stockden Place and Lot 3 DP 71465 on CT 40D/668 and Lot 33 DP 1022 Section 39 Karori District on CT A2/321, off Allanbrooke Place**

The following provisions were the result of settling the District Plan reference filed by Briar Homes Limited (RMA 607/96) by Environment Court Consent Order dated 19/08/98.

### **For the land off Stockden Place (Currently being Lot 2 DP 71465 on CT 40D/667):**

- (a) The rules in Chapter 5 will apply to area 'A' on the block of land off Stockden Place as shown on the map attached to this Appendix.
- (b) For the area 'B' on the block of land off Stockden Place, as shown on the map attached to this appendix, being all that land outside the building line restriction, the following rules will apply:  
The construction, alteration of, and addition to residential buildings, including accessory buildings on area B are Discretionary Activities (Restricted) in respect of:  
– the visual effect of buildings on the ridgeline (the ridgeline is identified on the map attached).

**Non-notification**

The written approval of affected persons will not be necessary in respect of the above item. [Notice of applications need not be served on affected persons] 1 and applications need not be notified.

**Standards and Terms**

This activity must comply with all the standards for activities in 5.6.1, 5.6.2 and 5.6.3. If the activity exceeds the standard in 5.6.1, 5.6.2 and 5.6.3 then rules 5.3.1 and 5.3.9 shall apply.

**Assessment Criteria**

In determining whether or not to grant consent and what conditions, if any, to impose, Council will have regard to the following criteria:

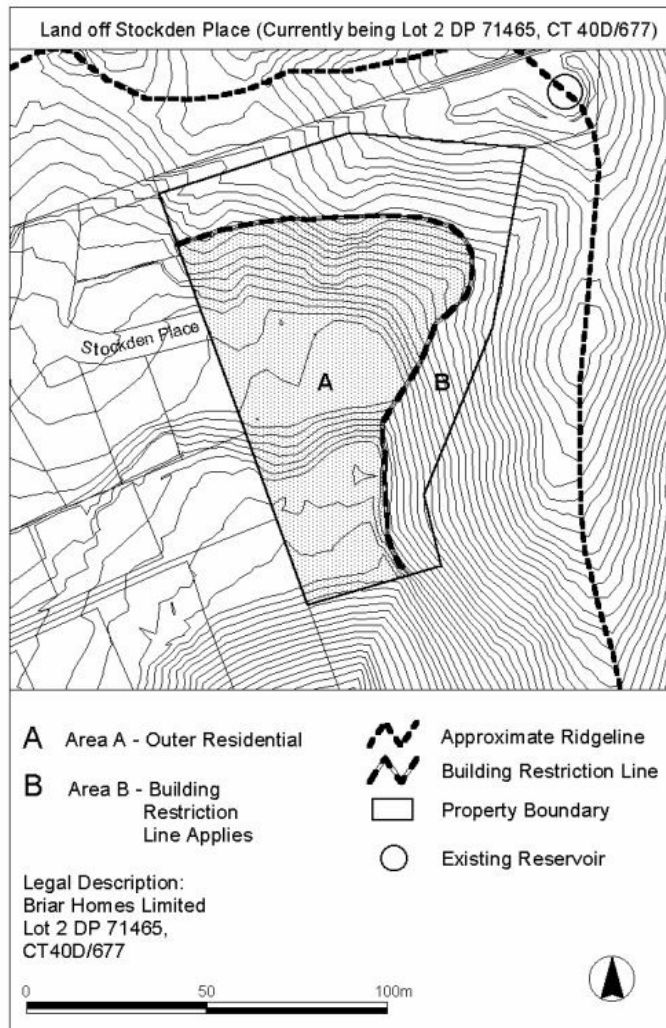
- whether the building will adversely affect the landscape value of the ridgeline.

### **For the land off Allanbrooke Place currently being Lot 3 DP 71465 on CT 40D/668 and Lot 33 DP 1022, Section 39 Karori District on CT A2/321:**

Rules 5.2.2 and 5.2.3 relating to subdivision as a Controlled Activity does not apply and all subdivision which is not a Permitted Activity will be a Discretionary Activity (Unrestricted).

The following additional assessment criteria to rule 5.4.7 will apply:

- the extent to which the indigenous vegetation or landscape values will be adversely affected.



## Appendix 9. Building Line Restriction – Section 105, Ohariu District CT 4A/80 (Wellington Registry) West of Cortina Avenue, Johnsonville

The following provisions were the result of settling the District Plan reference filed by James McDonnell Limited (RMA 485/96) by Environment Court Consent dated 19/10/98.

### Introduction

Council is concerned that building on the site should not adversely affect the Open Space B area to the west of the site, particularly the significant ridgeline which is included in this area. Therefore, specific building restrictions are applied to the southern part of the site because buildings on this part of the site are likely to be the highest relative to the ridgeline.

On the remainder of the site specific height limitations have not been established because the steepness of the site is likely to ensure that buildings are constructed at lower elevations and views of the ridgeline will remain. Council will seek to maintain this situation.

### The following rules will apply:

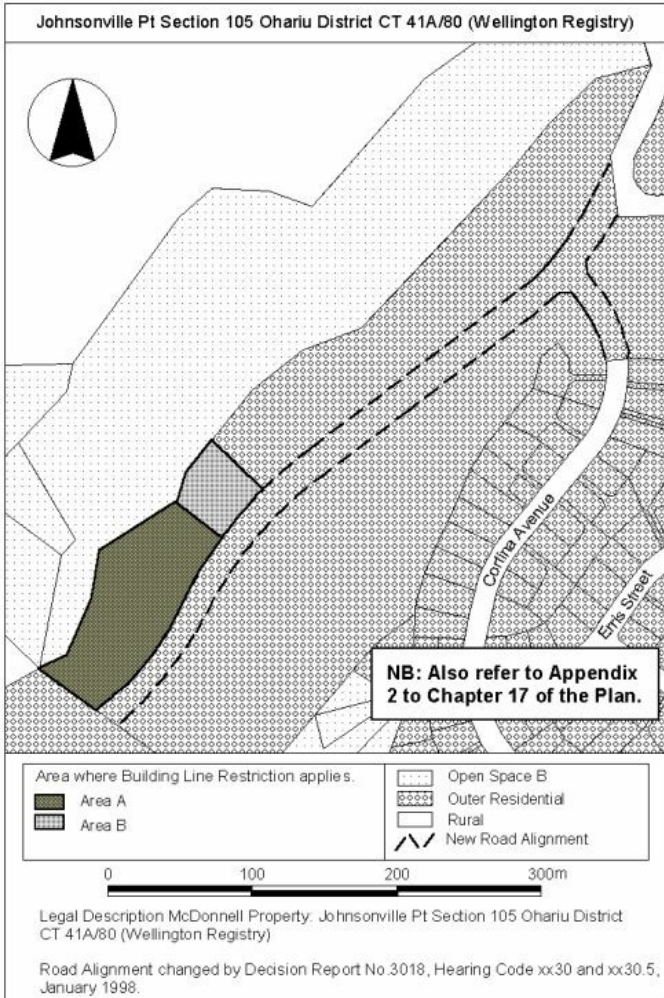
• Rule 5.1.7 of the District Plan applies together with the following additional standards:

On that part of section 105, Ohariu District, CT 4A/80 identified as Area A on the map which forms part of this appendix, the highest point of any building shall not exceed 243m above mean sea level.

On that part of section 105, Ohariu District, CT 4A/80 identified as Area B on the map which forms part of this appendix, the highest point of any building shall not exceed 238m above mean sea level.

• Building which exceeds either of the height standards for area A or B set out immediately above (but which otherwise meets the conditions of rule 5.1.7) will be a Discretionary (Unrestricted) Activity. In determining whether to grant consent and what conditions, if any, to impose Council will have regard to the following criteria:

The extent to which any building will adversely affect the visual quality and natural character of the Open Space B land to the west of the site, particularly the extent to which any building will be visible above the ridgeline.



**Appendix 10. Fort Dorset, Seatoun**



**Note:** The following table identifies the location of all Test Pits identified on the previous map using New Zealand Map Grid Co-ordinates. The previous map identifies all of the following Test Pit locations.

For the purposes of clarity only the 'Clean' Test Pits used to infer the boundary of Former Landfill within the Outer Residential Area of the Former Fort Dorset Site described in RMA 480/96 are numbered on the previous map. All of these Test Pit locations are identified and numbered in the Topographical Survey of Fort Dorset Test Pits (Available at Council - See File Reference 1042-37-23).

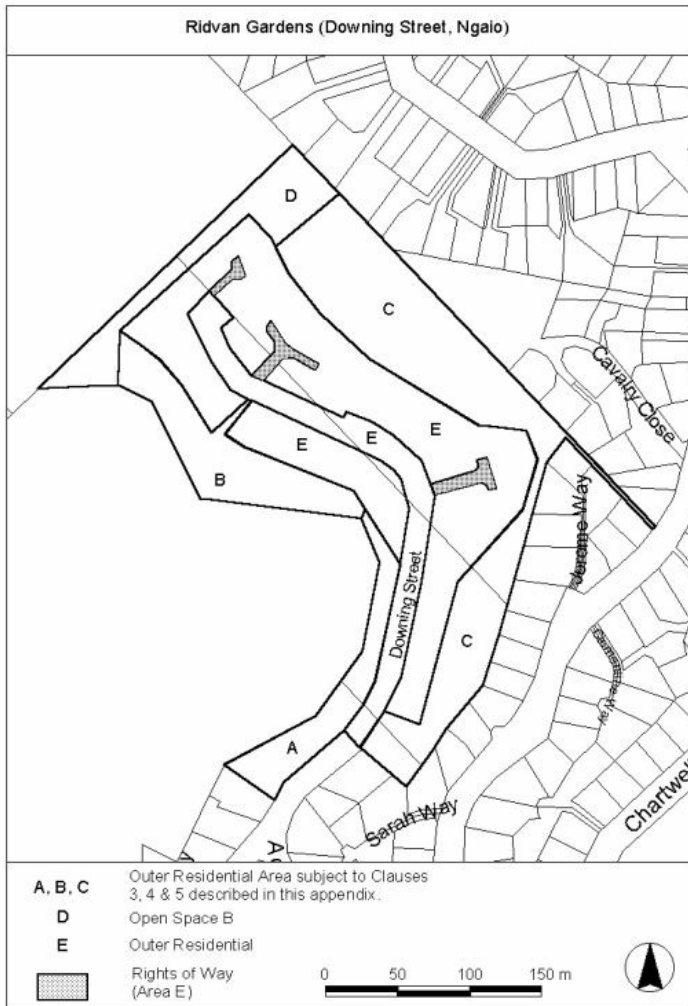
Test Pit ID	X Co-ordinate	Y Co-ordinate
P1	2663654.7	5985332.8
P2	2663716.1	5985401.6
P3	2663732.7	5985372.7
P4	2663751.2	5985346.6
P5	2663777.2	5985324.7
P6	2663783.5	5985287.6
P7	2663772.2	5985246.1
P8	2663756.2	5985270.1
P9	2663750	5985303.1
P10	2663729.4	5985334.6

P11	2663699.9	5985358.3
P12	2663684.6	5985395.8
P13	2663675.1	5985345.4
P14	2663693.3	5985316.5
P15	2663714.2	5985283.5
P16	2663670.4	5985302.6
P17	2663663.3	5985294.6
P18	2663684.1	5985268.7
P19	2663689.5	5985259.8
P20	2663724.4	5985249.2
P21	2663731	5985247.3
P22	2663734.1	5985255.2
P23	2663740.7	5985235.7
P24	2663733.4	5985209.4
P25	2663766.8	5985201.1
P26	2663772.8	5985210.4
P27	2663772.8	5985199.5
P28	2663815.9	5985237
P29	2663812.7	5985175.8
P30	2663788.3	5985178.7
P31	2663802.4	5985176.3
P32	2663824.7	5985167.6
P33	2663821.8	5985160.4
P34	2663835.7	5985147.8
P35	2663848.4	5985137.4
P36	2663858.2	5985129.1
P37	2663839.8	5985166.4
P38	2663807.4	5985201.4

## Appendix 11. Ridvan Gardens, off Downing Street, Ngaio

The following provisions were the result of settling the District Plan references filed by Ridvan Garden Developments Limited and AW & JD Muir (RMA 600/96) & (RMA 601/96) by Environment Court Consent Order dated 04/03/98.

1. In respect of the area shown on the attached map as 'D':
  - a) It is to be zoned Open Space B; and
  - b) The purpose of this zoning is to establish a clear boundary between the Residential Area and the Rural Area, and to protect existing vegetation.
2. The area marked 'E' on the attached map is to be zoned Outer Residential.
3. In respect of the areas marked 'A', 'B' and 'C' on the attached map:
  - a) They are all to be zoned Outer Residential; and
  - b) In these areas, the construction, alteration of and addition to buildings or structures is a Non Complying Activity except when construction, alteration or addition to structures is associated with the creation and servicing of any allotments approved under a subdivision consent in the area marked E, including roading and services as indicated on the attached map, in which case the provisions of Chapters 4 and 5 of the Plan shall apply.
  - c) In these areas, earthworks and the removal of indigenous vegetation is a Non Complying Activity, except when associated with the creation and servicing of any allotments approved under a subdivision consent in the area marked 'E', including roading and services as indicated on the attached map, in which case the provisions of Chapters 4 and 5 of the Plan shall apply.
  - d) In all other respects the provisions of Chapters 4 and 5 (Residential Areas) of the Plan shall apply to these areas.
4. In respect of the areas marked 'A', 'B', 'C' and 'E' on the attached map, the boundaries between any of them may be subject to minor variation during any development, or for the purposes of any subdivision consent, and where such variation involves a shift of no more than 3m in any direction, it shall be a Discretionary Activity (Restricted), and otherwise a Non Complying Activity.
5. Subject to Clause 3 above in the event that any of areas 'A', 'B' and 'C' are subdivided, whether or not that subdivision occurs in conjunction with any subdivision of area 'E', the resource consent authorising that subdivision is to record as a condition that areas 'A', 'B' and 'C' cannot be built on and trees and native bush cannot be removed, and the Council shall issue a consent notice under s221 which shall be registered against the titles created and shall be a covenant running with the land binding all subsequent owners.
6. Nothing in these orders is to be taken as requiring the Council to approve any application for resource consent, whether for subdivision, building, removal of indigenous vegetation, or earthworks, and any such application is to be considered in the usual way and assessed against the relevant statutory provisions in force at that time.



**Appendix 12. Subdivision of Lot 1 DP 25046 & Pt Sec 10 Kaiwharawhara District above Patna Street and Huntleigh Park Way, Ngaio**

The following provisions were the result of settling the District Plan Reference filed by Kilmarston Properties Limited and Stately Pleasure Dome Limited (RMA 482/96) by Environment Court Consent Order dated 10/08/98.

**Subdivision**

**Rules 5.2.2 and 5.2.3** of the District Plan relating to subdivision as a Controlled Activity does not apply to Lot 1 DP 25046 and Pt Sec 10 Kaiwharawhara District and all subdivision which is not a Permitted Activity is a Discretionary Activity (Unrestricted).

**Rule 5.4.7** of the District Plan relating to subdivision as a Discretionary Activity (Unrestricted) includes the following additional standards and terms in respect of Lot 1 DP 25046 and Pt Sec 10 Kaiwharawhara District:

- On Pt Sec 10 Kaiwharawhara District the maximum number of allotments shall be 30
- On Lot 1 DP 25046 the maximum number of allotments shall be 11.

Subdivisions exceeding the maximum number of allotments will be a Non-Complying Activity.

**Residential Buildings**

**Rule 5.1.7** of the District Plan relating to the construction of residential buildings including accessory buildings does not apply to the areas identified by shading on Map 1 attached to this appendix. Building within the identified areas will be a Non-Complying Activity.

**Rule 5.1.3** of the District Plan relating to the number of household units on a site includes the following additional conditions in respect of Lot 1 DP 25046 and Pt Sec 10 Kaiwharawhara District:

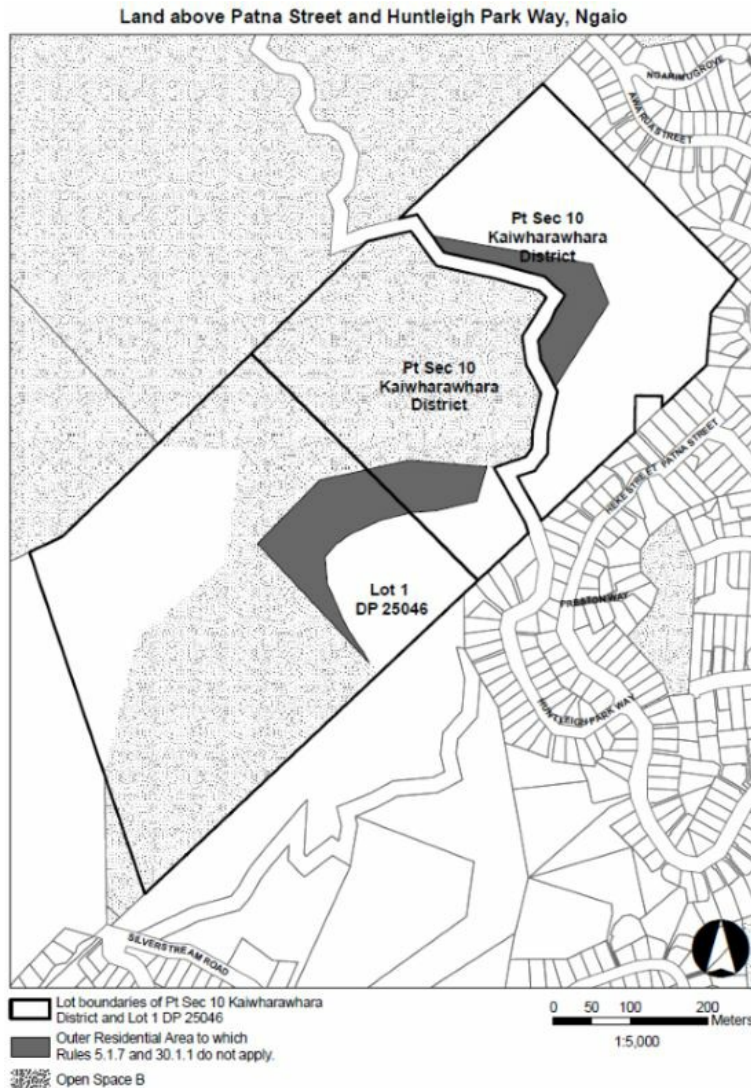
- On Pt Sec 10 Kaiwharawhara District no more than one household unit shall be permitted on any allotment and rule 5.3.4 does not apply.
- On Lot 1 DP 25046 no more than one household unit shall be permitted on any allotment and rule 5.3.4 does not apply.

Additional household units on a site will be a Non-Complying Activity.

**Earthworks**

**Rule 30.1.1** of the District Plan does not apply to the areas identified by shading on the map attached to this appendix and all earthworks in these areas

are a Discretionary Activity (Restricted) under rule 30.2.1.



### Appendix 13. Additional Assessment Criteria and Explanation – Lot 24, DP 70931 on CT 45B/95 (relating to outer residential part of that land), Stebbings Valley

The following provisions were the result of settling the District Plan reference filed by Best Farms Limited (RMA 591/96) by Environment Court Consent Order dated 10/02/99.

The following rules will apply:

Rule 5.4.7 (subdivision) of the Plan applies to the land described above along with the following assessment criteria and explanation.

#### Additional Assessment Criteria

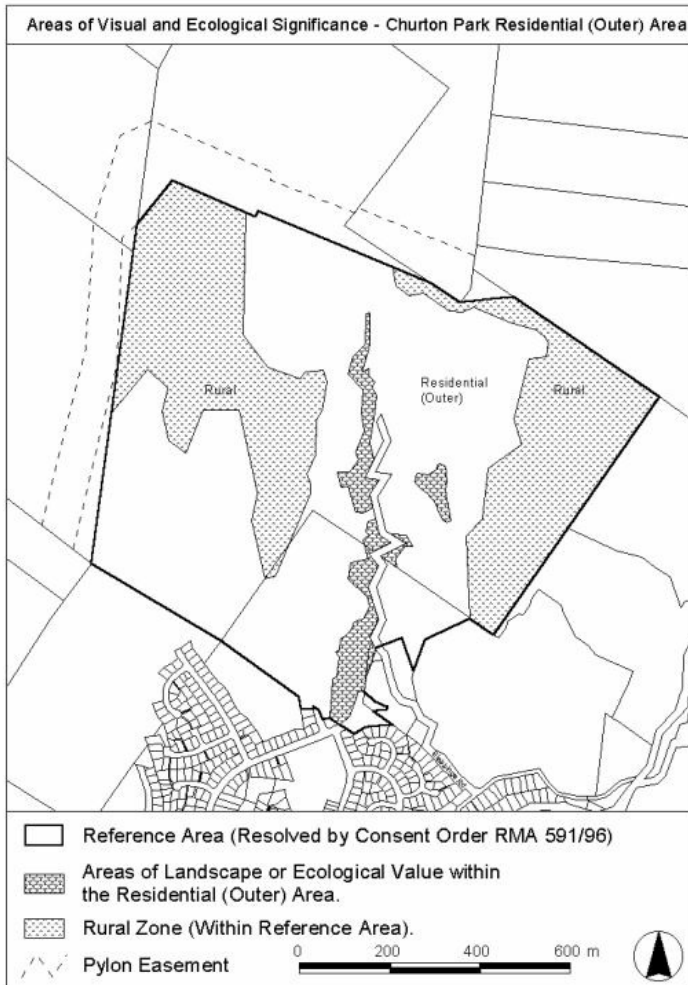
In particular, the extent to which the proposed subdivision and associated development will adversely affect the visual and/or ecological values of the areas identified on the map which forms part of this appendix.

#### Explanation

The map which forms part of this appendix identifies areas of visual and ecological significance within the Churton Park area. These areas do not represent decisions about where the reserves in the Churton Park area will ultimately be located. This is yet to be agreed between the Council and the appellant. Further work is required to identify appropriate reserve areas. A later plan change will be required to show the position of the reserves once they have been agreed.

It is further noted that areas of important visual and ecological value, including ridgeline areas and significant spurs, are located within those parts of the Churton Park area mapped rural. These areas are not identified on the map which forms part of this appendix as they are not within the Residential Area.





## Appendix 14. Subdivision of the Land Described in Lot 29, DP 1747 on CT 175/3 (or contained in any allotments created through subdivision of that land), off Freeling Street, Island Bay

The following provisions were the result of settling the District Plan reference filed by EW Tse (RMA 468/96) by Environment Court Consent Order dated 18/04/2000.

The following rules and additional explanation will apply to the land described above.

1. Rule 5.2.2 and 5.2.3 of the District Plan (relating to controlled subdivision) shall not apply and the following rule will apply:

**All subdivision (including any further subdivision on any allotments created on the land) which is not a permitted activity will be a discretionary (unrestricted) activity.**

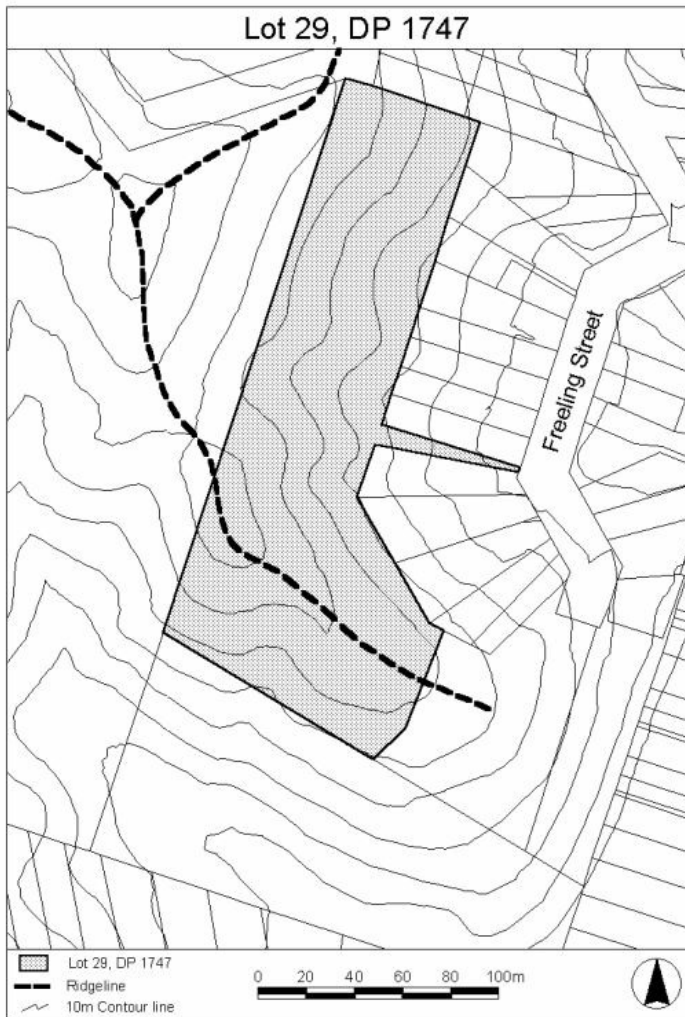
2. The following additional assessment criteria to rule 5.4.7 (discretionary unrestricted subdivision) of the District Plan will apply:

### Assessment Criteria

The extent to which the views, from the Parade or that part of Adelaide Road south of the Inner Residential Area, of the top of the spur shown on the map attached to this appendix are likely to be adversely affected by the subdivision.

3. The following additional explanation will apply:

*Lot 29 DP 1747 on CT 175/3 (including any future allotments created from subdivision of that land) includes part of a prominent spur. While not part of the main western Island Bay ridgeline, the position of the spur and its proximity to the centre of Island Bay means development close to the top of the spur could have an adverse visual effect (for example, rooflines seen to significantly cut the skyline). The extent to which any adverse visual effects can be adequately avoided, remedied or mitigated must be carefully considered. The top of the spur is identified on the map attached to this appendix.*



### Appendix 15. Controls on Building Location on Lot 7 DP 56102, Lot 3 DP 57160 and Lot 10 DP 56104, Off David Crescent and Parkvale Road, Karori

*The following provisions are a result of plan change 10 to rezone Lot 7 DP 56102, Lot 3 DP 57160 and Lot 10 DP 56104 Outer Residential.*

**The following rule will apply:**

Rule 5.1.7 of the District Plan relating to the construction of residential buildings (including accessory buildings) does not apply to the area identified on the attached map. Buildings within the identified area will be a Non Complying Activity.



## Appendix 16. Subdivision of Lot 2 DP 29604 and Lot 1 DP 319195, Downing Street and Silverstream Road, Crofton Downs

The following provisions were the result of a plan change requested by Ridvan Garden Developments Limited (Ref. 1044-02-24).

### Introduction:

The map1 that forms part of this appendix recognizes three areas. Area 'A' is zoned Outer Residential and it is the area in which most of the earthworks, all of the roads, accessways and houses, will be constructed. Area 'B' is zoned Open Space B and is intended to be vested in Council as full satisfaction of the Reserves Impact Fee. Area 'C' is zoned Open Space B as part of privately owned residential properties. It is land intended for the regeneration of native forest.

**The following rules apply** to Lot 2 DP 29604 and Lot 1 DP 319195, previously part of Lot 1 DP 303836 (the land):

### **Subdivision:**

**Rule 5.2.2 and 5.2.3** of the District Plan relating to subdivision as a Controlled Activity does not apply. All subdivision which is not a Permitted Activity is a Discretionary Activity (Unrestricted).

**Rules 5.4.7 and 17.3.4** of the District Plan relating to subdivision as a Discretionary Activity (Unrestricted) include the following additional standards and terms and assessment criteria:

### **Additional Standards and Terms**

- The maximum number of household units on the land shall be 44.

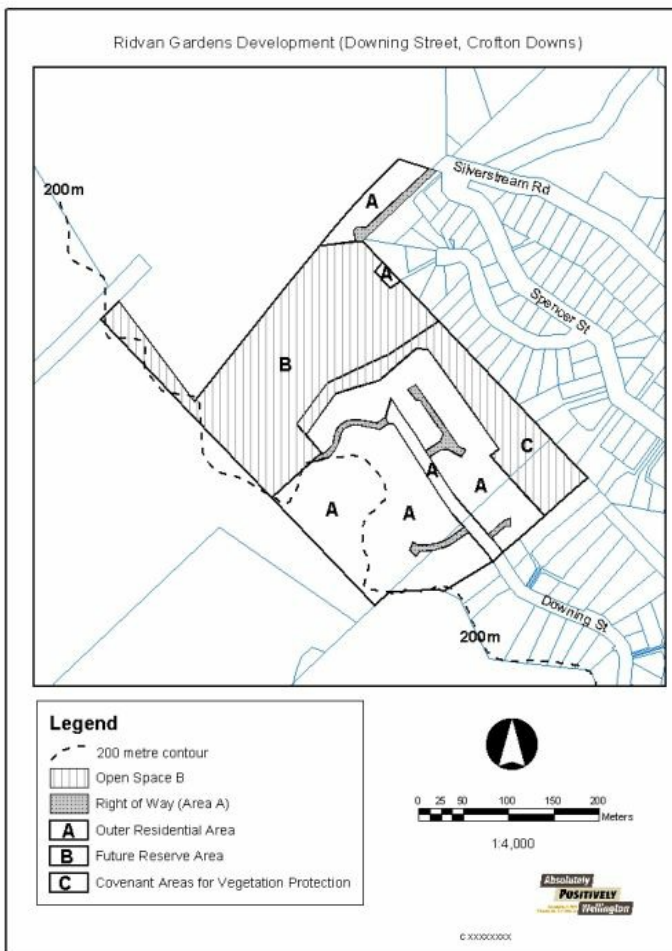
### **Additional Assessment Criteria**

- The extent to which the proposed earthworks and subdivision design avoids effects on existing landforms and gullies that sustain first order streams (those streams at the top end of a catchment) and natural stormwater flow.
- The extent to which houses, roads, paved surfaces and residential activities will affect the flow and water quality of the Silver Stream and the wider

Kaiwharawhara Stream system. Consideration will be given to how these effects can be practicably mitigated to slow the runoff of stormwater and reduce the quantities of sediment and other pollutants entering the stream system.

It is expected that design solutions will include detention devices that are designed to minimise peak stormwater runoff to levels similar to those of the non-developed state of the land, for a two year design storm of two hour duration. The solutions will also incorporate some form of pre-treatment basin(s) or pond(s) that assists in reducing potential pollutants in the runoff from all the residential part of the development.

- The extent to which construction of buildings will impact on the visual character of the ridgeline. The intention is to minimise impact on the visual character of the ridgeline. Council will seek to have building sites identified on any allotment that is above the 200m contour.
- The extent to which the subdivision proposal reflects the layout of the map and the use of the different areas intended under the plan change. It is anticipated that houses and other buildings will be restricted to Area 'A', and that only 44 household units will be constructed on the land. It is also anticipated that Area 'C', will be restricted to the protection of existing indigenous vegetation and the regeneration of native forest. Council will impose appropriate conditions on any subdivision consent to ensure these restrictions through either consent notices under s221 of the Act or a restrictive covenant (a Queen Elizabeth II Trust covenant or similar), or both. These restrictions will be registered against the title of each allotment and will run with the land and bind all subsequent owners.
- The extent to which any earthworks and structures that are necessary for subdivision development in Area 'A', undertaken prior to the registration of new titles, (for example, batters, retaining walls and services), will affect the existing indigenous vegetation in Areas 'B' and 'C' and the potential of this area to regenerate into native forest. The intention is to minimise impact on Areas 'B' and 'C'.
- The detail of planting proposed for Area 'B'. It is expected that the private landowner will restore the part of the native forest remnant that was cleared prior to the district plan change process. The planting proposal must be consistent with the recommendations of the Ecological Assessment, prepared by Ecological Research Associates of New Zealand, notified as a component of the Plan Change.



### Appendix 17. Subdivision of Outer Residential, Sec 1 SO 32138 and Part Lot 2 DP 53184, Khouri Avenue and Makara Road, Karori

The following provisions are a result of Plan Change 27 to rezone Sec 1 SO 32138 and Part Lot 2 DP 53184, to Outer Residential and Open Space B.

**The following rules will apply:**

**Subdivision**

**Rules 5.4.7** of the Residential Area rules applies to any subdivision of the area zoned Outer Residential on the map. All subdivision is a Discretionary Activity (Unrestricted) and includes the following additional standards and terms:

**Additional Standards and Terms**

- The maximum number of residential lots on Sec 1 SO 32138 and Lot 2 DP 53184 shall be 20.
- A minimum of five of the residential lots are restricted to one household unit. These lots shall include the five north-western lots on the hill face below Makara Road.

**Additional Assessment Criteria**

The following additional assessment criteria shall apply in addition to Rule 5.4.7:

- The extent to which the subdivision proposal reflects both the layout and the intended use of the different areas, as shown on the plan (Spencer Holmes Drawing Number SO2-0390-04 version D) that was prepared at the request of the commissioners hearing District Plan Change 27.
  - The extent that the subdivision proposal keeps earthworks to the minimum necessary for residential development and it will protect the existing vegetation and the future regeneration of native forest. It is intended that the use of the upper parts of the (five) north-western lots will be restricted, to ensure that the existing landforms and vegetation are retained.
  - The extent to which the proposed earthworks and subdivision design avoid adverse effects on existing landforms and gullies that sustain first order streams and natural stormwater flow.
  - The extent to which houses, roads, paved surfaces and residential activities will affect the flow and water quality of the local stream and the wider Karori Stream system. It is expected that design solutions will include on-site devices that are aimed at minimising peak stormwater runoff to levels similar to the non-developed state for a two-year design storm of 2-hour duration. The solution will also incorporate some form of pre-treatment that assists in the reduction of potential pollutants in the urban runoff from the development.
  - The extent that the subdivision proposal provides reasonable public access from Khouri Avenue to Makara Road and from the turning head of Khouri Avenue across, or along, the proposed right-of-way to the reserve area.
  - The extent that the subdivision proposal will provide a planted buffer area to provide privacy between the existing properties in Khouri Avenue and Makara Road, and the area of new residential housing; and the extent that ground levels of the buffer area after earthworks are designed to maintain the privacy of the existing properties.
- The buffer area must be protected by an appropriate means, such as Wellington City Council ownership or a restrictive covenant on private properties, to ensure a long term function as a buffer. It is expected that it be planted in appropriate native shrubs and trees and supported by a management plan that addresses the issues of long term maintenance of the vegetation, to ensure that it remains attractive and does not shade or otherwise affect the existing neighbouring properties. Council will impose appropriate conditions on any subdivision consent to ensure the registration of any legal covenants against the title of the associated allotments (if this mechanism is used) and the on-going administration of the management plan.
- The extent that the subdivision proposal is a comprehensive development that will be constructed at the one time, including all earthworks, roads and rights-of-ways, infrastructure, landscape planting and the construction of the public access paths to Makara Road and into the edge of the bush reserve adjoining the main right-of-way.

**Appendix 18. Tapu Te Ranga Land - 16-50 Rhine Street, Island Bay**



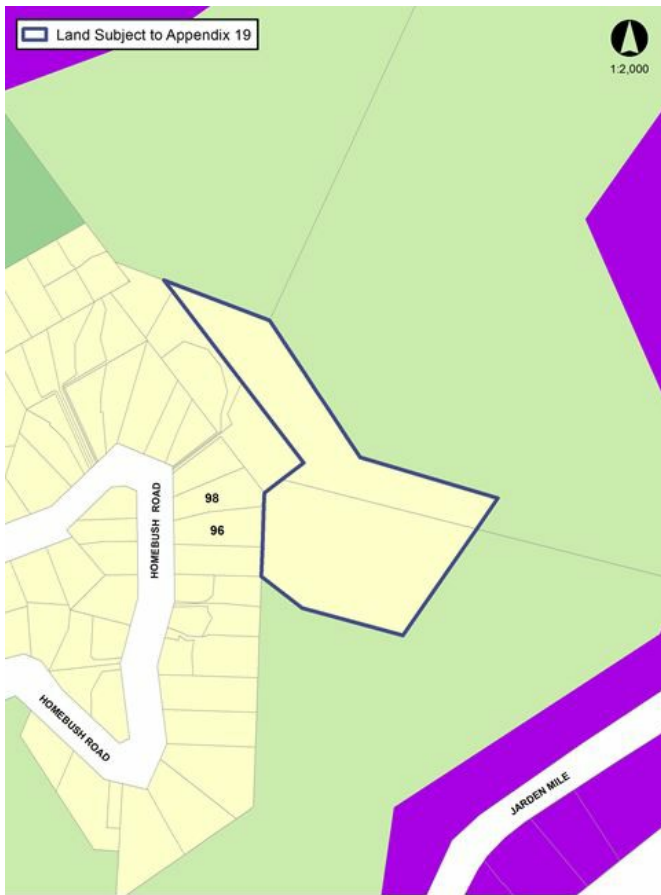
## Appendix 19. Additional Rules Applying to Land at Homebush Road, Khandallah

The following additional rules apply to land at Homebush Road shown on the plan below.

1. **All subdivision which is not a Permitted Activity shall be a Discretionary (Unrestricted) Activity.**

Note: The effect of the above rule is that rule 5.2.3 of the District Plan (relating to controlled subdivision) shall not apply.

2. **Rule 17.1.15 of the Open Space Rules shall apply until resource consent has been obtained for subdivision of the land.**



**Appendix 20. Huntleigh Park Way – Area Affected by Zone Changes**



**[Appendix 21. Subdivision of Outer Residential Area, Part Lot 103 DP 340021 & Part Lot 15 and 16 DP 2205 – Bellevue Estates, Newlands**

The following provisions are a result of Plan Change 62, which included (among other matters) the rezoning of Part Lot 103 DP 340021 & Part Lot 15 and 16 DP 2205 to Outer Residential Area.

The following rules will apply:

Rule 5.4.7 of the Residential Area rules applies to any subdivision in the area zoned Outer Residential Area on the following map. All subdivision is a Discretionary Activity (Unrestricted). In addition to the requirements under Rule 5.4.7 the following additional requirements shall apply:

**Additional Standards and Terms**

- No more than one household unit shall be erected on the residential lots that result from the subdivision of the land zoned Outer Residential Area on the following map.
- Buildings within the “Building Height Restriction Area” shown on the following map shall be single storey and shall not exceed 6 metres in height.
- No vegetation shall be removed from and no buildings shall be erected on the area so identified on the following map.

**Additional Assessment Criteria**

- The extent to which the effects of earthworks and the removal of native vegetation on the ecological values of the site and the immediately adjoining rural land can be avoided, remedied or mitigated.
- The extent to which any adverse visual effects resulting from earthworks and the removal of native vegetation can be mitigated particularly through the use of landscaping and/or planting.
- The extent to which any proposed subdivision provides for the roading and pedestrian connections as shown on the following map.
- The extent to which any proposed subdivision provides reasonable public access into the area zoned Conservation Site (Gilbert Bush – reference 5I) below the site.



**Additional Information Required**

In addition to the relevant information requirements of section 3.2 of the District Plan, an application for a residential subdivision of the area must be accompanied by:

- (i) a landscape and planting plan demonstrating how the relevant criteria will be complied with, including details of the planting proposed for the "indicative planting" area shown on the following map; and
- (ii) an earthworks management plan/assessment demonstrating how the relevant assessment criteria are complied with. The plan should include the location and extent of proposed cuts and fills in relation to the stream and the area of native vegetation to be removed. The information should be consistent with the principles and guidelines in the Greater Wellington Regional Council's Small Earthworks, Erosion and Sediment Control for Small Sites (June 2006) and/or Greater Wellington Regional Council's Erosion and Sediment Control Guidelines (reprinted 2003).

**Area to be Covenanted**

In the event that the area zoned Outer Residential on the following map is subdivided, the resource consent authorising that subdivision is to record as a condition that the "Area to be covenanted" (located on Part Lot 16 DP 2205) and shown on the following map cannot be built on and trees and native bush cannot be removed. The Council shall issue a consent notice under s221 which shall be registered against the titles created and shall be covenant running with the land binding all subsequent owners.

**Rural Area**

- Any activities in the Rural Area shown on the following map that are not Permitted Activities under Chapter 15, the District Plan will require resource consent under the Rural Area Rules.
- The position of the house site within the Rural Area shown on the following map is indicative only and subject to resource consent.

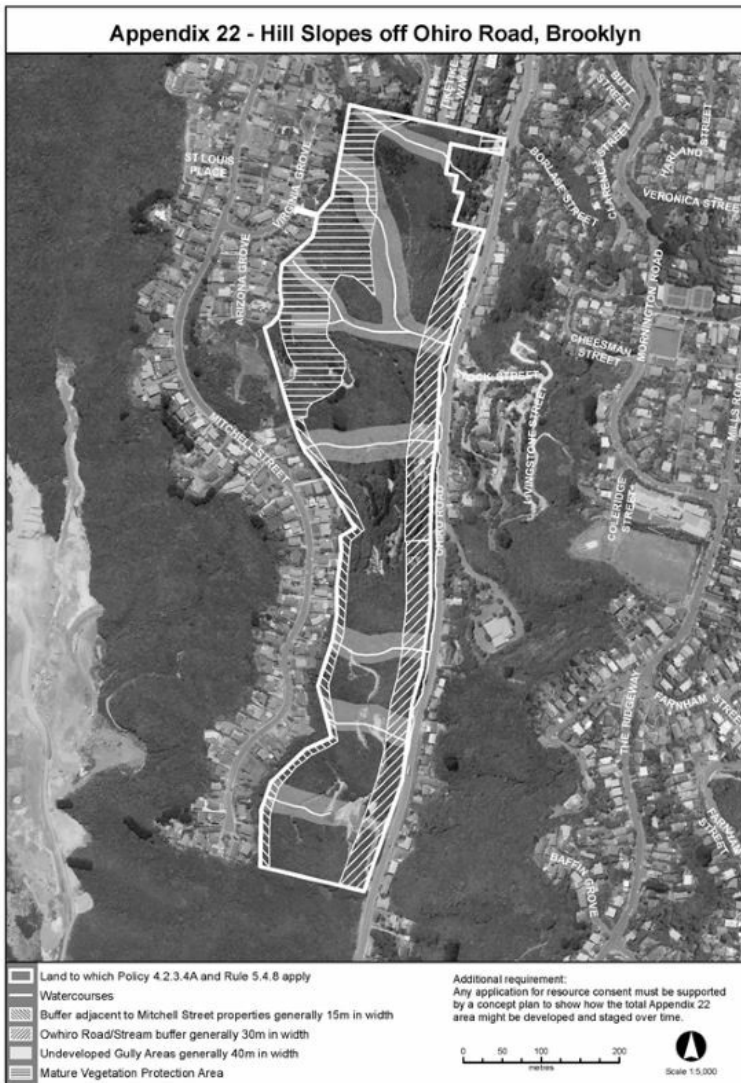
**Explanation**

The land zoned Outer Residential Area shown in Appendix 21 follows an application for a Private Plan Change which included an indicative subdivision layout, including roading, pedestrian access, and earthworks. The plan change process does not allow that level of detail to be included in the District Plan. The rezoning indicates that the land is suitable for residential development, subject to further consideration of an actual development by way of resource consent. However, in order to mitigate potential adverse effects of residential development, and future subdivision will be guided by the additional standards and terms, information requirements and assessment criteria which have been included in Appendix 21. These include:

- a limitation of one dwelling per residential lot to reduce the overall density;
- the delineation of an area between a future road and the southern edge of the area where future buildings are limited in height to reduce the visual impact of the site when seen from below;
- the identification of other areas, including within the Rural Zone, where vegetation must not be removed.]PC62

Stage 8 - Bellevue Subdivision





**Appendix 23. Residential Buildings and Subdivision of 43 Spenmoor Street, Newlands (Lots 8-10, 24-30 and 33 DP403079)**

The following District Plan rules, Pukehuia Structure Plan and Pukehuia Design Guide apply to Lots 8-10, 24-30 and 33 DP 403079, 43 Spenmoor Street, Newlands, and result from a Consent Order that settled the District Plan Reference ENV-2010-WLG-000047 on Plan Change 67 filed by Prime Property Group Limited on 30 April 2010.

**1 Comprehensive development of the land**

Residential buildings and subdivision shall be a discretionary (restricted) activity at 43 Spenmoor Street (Lots 8-10, 24-30 and 33 DP 403079), in accordance with the following provisions:

**Residential development**

1.1 **Rule 5.3.7** of the Operative District Plan shall apply to all new residential buildings at 43 Spenmoor Street, Newlands (Lots 8-10, 24-30 and 33 DP 403079) with the following additional provisions:

**Add** a new 'matter of discretion' in 5.3.7, which shall only apply to new residential buildings at 43 Spenmoor Street, Newlands (Lots 8-10, 24-30 and 33 DP 403079):

- landscape management and maintenance

**Add** a new 'Standard and Term' under 5.3.7:

- The number of household units shall not exceed 90 over Lots 8-10, 24-30 and 33 DP 403079 and the development must be consistent with the Pukehuia Structure Plan and the Pukehuia Design Guide.

**Subdivision**

- 1.2 **Rule 5.3.12** (subdivision) shall apply to 43 Spenmoor Street (lots 8-10, 24-30 and 33 DP 403079), except that provisions relating to 'Ridgelines and Hilltops' shall not apply to the land as long as the subdivision is consistent with the Pukehuia Structure Plan.

**Design Statement**

- 1.3 In addition to the relevant information requirements of section 3.2 of the District Plan, any consent applications submitted for subdivision or residential buildings within this Appendix area shall be accompanied by a Design Statement that assesses the proposal for consistency with the Pukehuia Structure Plan and the Pukehuia Design Guide.

**Non-notification**

- 1.4 Applications pursuant to the provisions contained in this Appendix need not be publicly notified (unless special circumstances exist) or limited notified.

**2 Development not complying with Appendix 23 provisions**

- 2.1 Applications for residential buildings and subdivision at 43 Spenmoor Street, Newlands (Lots 8-10, 24-30 and 33 DP 403079) not in accordance with the provisions contained in this Appendix shall be assessed as a discretionary (unrestricted) activity in accordance with Rules 5.4.7 (subdivision) and the following rule:

- 2.1.1 The construction, alteration of, and addition to residential buildings, accessory buildings and residential structures at 43 Spenmoor Street, Newlands (Lots 8-10, 24-30 and 33 DP 403079), which do not comply with the provisions in this Appendix (including the structure plan) are a discretionary activity (unrestricted).

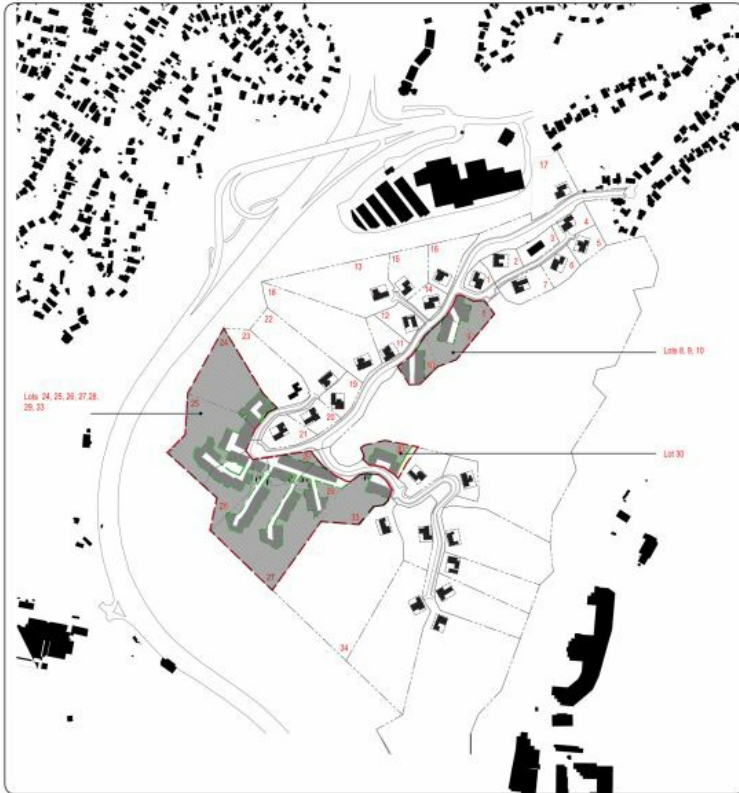
In determining whether to grant consent and what conditions, if any, to impose, Council will have regard to assessment criteria listed under Policy 4.2.4.1.

**Explanation**

Once subdivision and residential development resource consents for Lots 8-10, 24-30 and 33 DP 403079 have been undertaken in accordance with the provisions contained in this Appendix, the standard District Plan provisions shall apply to subsequent subdivision and development of the land, except that the 90 Lot limit referred to above, will not be able to be exceeded unless approved in accordance with discretionary (unrestricted) activity rules 5.4.7 (subdivision) and Rule 2.1.1 above.

Lots 1-7, 11-23, 31 and 32 DP 403079 (43 Spenmoor Street) are zoned Outer Residential Area but are not subject to any of the provisions in this Appendix. These allotments are subject to resource consent decision SR 14029 dated 9 June 2006, which limits each allotment to 1 dwelling in a specified location.

Where the proposals are consistent with the Pukehuia Structure Plan and the Pukehuia Design Guide applications will be assessed as discretionary (restricted) activities and will be processed on a non-notified basis without the need for affected party approval.



Key:

MAP 1

-  - Protected reserve area.
-  - Shared Landscape reserve areas.
-  - Privately owned residential building + open space.
-  - Indicative street layout.
-  - Indicative extent of building and driveway area.
-  - Boundary of Structure Plan.



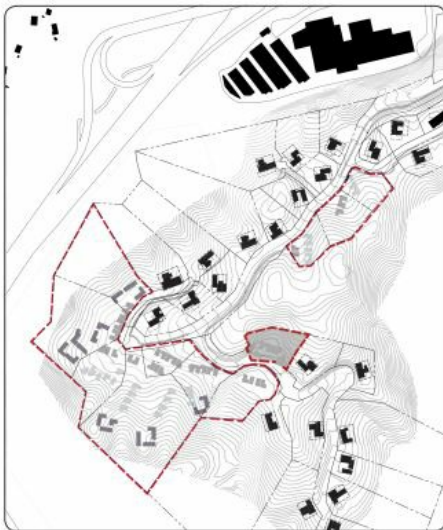
- LANDSCAPE STRATEGY**
- > Housing arranged in clusters to allow wide bands of indigenous revegetation to occur. Buildings generally located on one side of the street / driveways.
  - > Existing pine shelter belt partly retained - where removed they will be replaced by indigenous revegetation.
  - > Usable public open space including playground is provided at centre of clusters.



**LANDSCAPE STRATEGY - SITE PLAN**

- 0 20m
- Potential public open space (playground with play hedges, lawn + swing)
  - Ecological corridor
  - Existing pine shelter belt partly retained
  - Indicative proposed residential mass
  - Boundary of Structure Plan
  - Potential Village hub (located on main access)

PUKEHUIA - Structure Plan



Indicative Typology Layout.

- Key:
- - Spur End
  - - Spur
  - - Terrace

**1. Terrace House**

- Terrace house typology - 2/3 bedroom, 30m<sup>2</sup> - 120m<sup>2</sup>
- Higher density housing model
- Built from recycled steel, galvanneal and finished conditions
- Positioned on existing areas of flat land below 40m ASL
- Supports quality site well maintained publicly accessible car parking and open space
- Works to meet edge to ensure continued use of existing roadbed sections resulting from its construction
- Provide the ability for the site to make best use of prime flat land with well planned medium density housing to respond positively to requirements of local economy & business centres

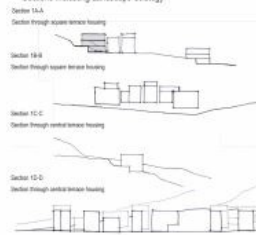
**Precedents + Sketch Perspectives of Scheme**



**Section Locator Plan**



**Sections Indicating Landscape Strategy**



**Indicative Typology Plans**



2. Spur House

- Spur house typology - 34 bedrooms (150m<sup>2</sup> - 170m<sup>2</sup>)
- House type associated with inner suburbs that directly aligned with a spur but set off the edge allowing the natural surface to remain intact, be vegetated and be defined by hilltops leading the street spine into the valley
- House type allows allowing opportunity for built to inhabit the built edge
- Houses are partially obscured by the spur and further obscured by encouraged regenerated vegetation
- South sides of houses are generally designed to ensure maximum shelter and harbour views
- Position relative to spur allows extended sunlight hours to western facades
- South side occupation of spur together with regeneration designed to minimise or eliminate visual impact from any neighbouring hilltops or valleys

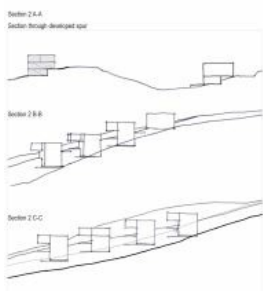
Precedents + Sketch Perspectives of Scheme



Section Locator Plan



Sections Indicating Landscape Strategy



Indicative Typology Plans



3. Spur End House

- Rural / Out-look model - 40 bedrooms, 200m<sup>2</sup>+
- Larger houses in small clusters that occupy the sides of spurs at the end of selected sections
- These houses are larger in number and occupy the most isolated and valuable collection of the site to the south and also in selected north-facing areas adjacent to road sections covered by others
- These are intended to capture biodiversity and help to integrate with the type of housing that will be encouraged by the existing situation
- These dwellings cluster in groups of 1 - 3 around the descending slopes of spurs just above the established base line and contour. This is intended to ensure that only 1 - 2 houses are seen on each spur from neighbouring residential areas
- Spur houses are intended to be able to see the most distinctive and unimpeded back to the development
- They are lower in number with large spaces of bush between and they tend to define an occupation consistent with traditional rural habitat probably more consistent with low density high quality housing in conservation or reserve areas such as Coromandel, Abel Tasman and Pukekohe Forest & Catchment

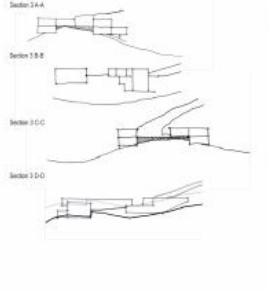
Precedents + Sketch Perspectives of Scheme



Section Locator Plan



Sections Indicating Landscape Strategy



Indicative Typology Plans



**Pukehuia Design Guide**  
**Design Objectives / Guiding Principles**  
**STRUCTURE PLAN INTENTION [Refer Drawing1]**

**Site planning**

- Create a comprehensive development with a strong sense of community that is tailored to the site-specific conditions of the landscape

**Integrity of landscape**

- Recognise and provide for areas of high landscape value [pine tree shelter belts, hilltops]

**Relationship between built and natural form**

- Promote a sensitive relationship between built and natural form by:
  - siting roads and buildings in a way that minimises earthworks; and
  - clustering buildings between bands of regenerative natural landscape

**Open space network/pedestrian connectivity**

- Create a place with a strong sense of community that derives its identity from the natural character of the landscape
- Create a network of pedestrian connections and quality open spaces (public and private)
- Create a diverse typology of landscape spaces both natural and constructed that is responsive to site specific conditions

**Landscape strategy**

- Develop and implement a comprehensive landscape strategy that maintains and enhances the natural character of the site

**House design/typology**

- Provide diversity of house types designed in response to the variation of topographical conditions
- Site houses to optimise solar access and views and mitigate wind exposure

**Sustainability**

- Promote environmental sustainability by adopting low impact urban design, low impact subdivision and energy efficient building design

**Design Guide Objectives & Guiding Principles****1 SITE PLANNING****Comprehensive Integrated Site Planning**

**Objective 1:** Create a site layout that responds to the existing physical context and clearly identifies features of landscape value that should be maintained as well as areas suitable for development [refer Drawing 2]

**Objective 2:** Locate driveways, dwellings and open space as a coherent whole and in a way that complements the specific character of the landform, optimises amenity and liveability, and reflects the best aspects/precedents of Wellington's residential hill-side development.

*P: Locate streets and buildings as generally indicated on the Structure Plan [refer Drawing 1].*

*P: Create identifiable residential clusters comprised of house types designed to fit in with the site specific topographical conditions [refer Drawings 3 and 4].*

*P: Create pedestrian links and develop driveways [as shared spaces for cars and pedestrians] to maximise pedestrian connectivity and foster a sense of community.*

*P: The location and layout of driveways should follow the contours of the land to ensure ease of access and to create driveways with acceptable gradients and minimal earthworks. Driveway retaining structures should be avoided or minimised where practicable by integrating as part of a building structure.*

*P: Create public and private open spaces that provide for a diverse array of recreation and amenity.*

**2 INTEGRITY OF LANDSCAPE**

**Objective 3:** Maintain the integrity of the underlying land form and its characteristic ridgelines, hill tops and significant vegetation/tree clusters/shelter belts.

**Objective 4:** Ensure the street network and any built structures relate to the existing landform in a sensitive manner.

*P: Protect ridge lines from development.*

*P: Introduce significant areas of indigenous planting to help integrate structures into the landscape as part of a long-term revegetation strategy*

*P: Recognise and provide for existing pine shelter belts for wind shelter and visual screening from surrounding areas. Locate buildings at a sufficient distance from the identified pine shelter belts, except in relation to the 'spur end' houses where some removal may occur (refer Drawing 2 for general locations). In these cases it will need to be demonstrated that the quality of the built form will enhance the overall setting without compromising the integrity (visual or structural) of the remaining stand of trees.*

*P: Minimise street width in response to steepness of the site to avoid extensive earthworks.*

*P: Incorporate diverse native shrub and tree planting into the detailed design of the driveways' edges as a means of achieving a well integrated outcome.*

*P: The design and construction of any driveways or built structures should minimise earthworks. Earthworks should be:*

- small scale and self supporting by natural batter and able to be planted; or
- be retained and concealed by housing as an integral part of the overall building structure

**3 BUILT FORM**

**Objective 5:** Ensure that the collective built form of the development is complementary to the existing landscape setting, while making reference to the general scale and visual character of the adjacent Residential Areas.

*P: Ensure an appropriate balance between built/developed areas and open space areas in which the natural character (landform and vegetation) of the site remains its dominating feature.*

*P: Introduce building typologies tailored to fit the three distinct topographical conditions of the land identified as suitable for development, namely spur, spur ends, and essentially flat land or terraces [refer to Drawings 3 and 4].*

*P: Arrange buildings in identifiable groupings/clusters separated by areas of open space forming a distinct green network surrounding the clusters. The location of the building clusters should be positioned around the flatter parts of the site except on spurs where clusters will follow the landform with minimal earthworks and gradients.*

*P: Design houses as individual free-standing buildings. The separation distances between the individual buildings within the clusters should be sufficient to:*

- allow and support some areas of amenity planting to assist integration with the landscape setting; and
- enhance the individual scale/presence of each building in close-up and mid range views and provide amenity and visual privacy. As a general guidance, the separation distances should have some variation and provide opportunity to park a car at some locations.

*P: To achieve a good level of integration between built and natural form and enhance the character and amenity of the development, the following should be incorporated into the detailed planning and design of the residential clusters:*

- provide mass planting in the spaces between building clusters and/or individual buildings to enhance their visual separation and provide a sense of scale. Select and plant species that will attain sufficient height to provide vertical scale and reduce visual impact of buildings.
- introduce variation in driveway width to reduce any linear effect and perception of length by allowing for landscape treatment at edges.
- vary frontage setbacks, building orientation and size/shape of building footprints, as well as building height and roof form (as appropriate per the house typology) to create diversity and visual interest.

#### **4 OPEN SPACE NETWORK/PEDESTRIAN CONNECTIVITY**

**Objective 6:** Create a well connected community through a network of pedestrian connections and quality open spaces (both public and private).

*P: Provide public open space including lookout points, play areas and unprogrammed spaces of varying size and topography to facilitate informal gatherings of the community. These should be provided in the approximate locations indicated on the Structure Plan [refer Drawing 4]. Ensure the majority of the most prominent open space areas are centrally located and publicly accessible via well defined pedestrian links or driveways and overlooked by houses to facilitate informal surveillance.*

*P: Provide private open space for each dwelling which is of high quality, with a pleasant outlook, and creates a visually attractive setting. Individual private open space should be:*

- usable, well integrated into the dwelling and appropriate to its type; and
- directly connected to the main living area of the unit.

*P: Private open spaces will be developed in the form of a defined area incorporating both hard and soft landscape elements. This may include decks and/or natural ground depending on the land form and the house type. The use of predominantly indigenous planting is encouraged. Generally an area of 50m<sup>2</sup> will be provided for each unit.*

**Objective 7:** Develop a clear network of pedestrian connections throughout the development that link to existing walkways.

*P: Develop cross-site pedestrian walkways linking to the footpaths along the existing streets and intended driveways to ensure the different parts of the development and the intended areas of open space for shared use are well connected. [refer Drawing 2 for the location/layout of the intended pedestrian links].*

#### **5 LANDSCAPE STRATEGY**

**Objective 9:** Develop and implement a comprehensive landscape strategy that derives its identity from the natural character of the site.

*P: The landscape strategy should:*

- re-vegetate all areas that are outside the indicated areas for development with indigenous planting appropriate for the site
- provide a landscape concept for the treatment of private open space to ensure it has a positive effect on the local streetscape and its quality is consistent throughout the development
- provide a management regime of all planted and public spaces that ensures long term viability, protection and enhancement of landscape values
- use planting as a predominant boundary marker or exterior walls that are designed as an integral part of the dwelling, avoiding the need for fences. If fences are required they should be generally low (e.g. 1.2m high) and temporary while planting is established.
- develop a low level lighting strategy as an integral part of the landscape strategy to minimise effects on views from the wider Residential Areas

#### **6 HOUSE DESIGN / TYPOLOGY**

##### **Building Character and Identity**

**Objective 10:** Deliver diversity of housing types designed to fit in with the topographical conditions and to foster a closer sense of community.

*P: Intended house typologies include [refer Drawings 3 and 4]*

- 'spur' house
- 'spur end' house
- 'terrace' house

*P: The distribution of the three house types is indicated on the Structure Plan [refer 'Indicative Typology Layout', Drawing 3]. Variations within each house typology are intended to provide a sense of diversity, allow for personalisation and enhance the individual sense of address for each residential unit. Any such variations are to be developed and achieved as part of an integrated and coherent design framework*

**Objective 11:** Ensure that the design of the main building frontages contribute to the safety, amenity and character of the local streetscape.

*P: Incorporate design detail on the main building frontage to provide a sense of human scale and expressive three-dimensional facade modelling.*

*P: Create legible entrance areas to each house enhanced via design features and detail*



*P: Integrate garages into the bulk of the dwelling and use planting and hard landscape elements to reduce their visual impact*

**Objective 12:** Ensure that the collective roofscape of the separate housing clusters provides a sense of variation that enhances the identity and visual character of the development in views from within the surrounding Residential Areas while making reference to the scale and character of the wider residential environment.

*P: Introduce a combination of sloping roof forms with variable pitch and orientation interspersed with some flat roofs.*

#### Residential amenity

**Objective 13:** Ensure the orientation of each dwelling, as well as the location and design openings optimise amenity, and maximise solar access and views, as well as shelter from the wind.

### 7 SUSTAINABILITY

**Objective 14:** Promote environmental sustainability through low impact urban design, low impact subdivision and energy efficient building design.

**P:** Employ designs that promote:

- passive heating and natural ventilation
- the use of renewable/recyclable materials
- the use of products which minimise transport requirements

**Objective 15:** Minimise extent of site services reticulation.

**P:** This can be achieved through

- clustering of units so that service requirements can be localised and agglomerated
- minimising areas for capture of storm water, increase natural control and use of rainwater within green spaces
- **P:** Maximise infiltration of stormwater by diverting streets and roof runoff into shallow gradient swales for gradual dispersal into ground water.

## Appendix 24. Controls on Accessory Buildings on Lot 2 DP 14867 Carlton Gore Road, Roseneath

The height of accessory buildings within the area marked 'A' shall have a maximum height of 3m (to be measured from ground level directly below all parts of the accessory building).

