

1. Introduction

Welcome to the first community plan for the South Karori rural area!

This document sets out a plan for the future development of the South Karori rural area.

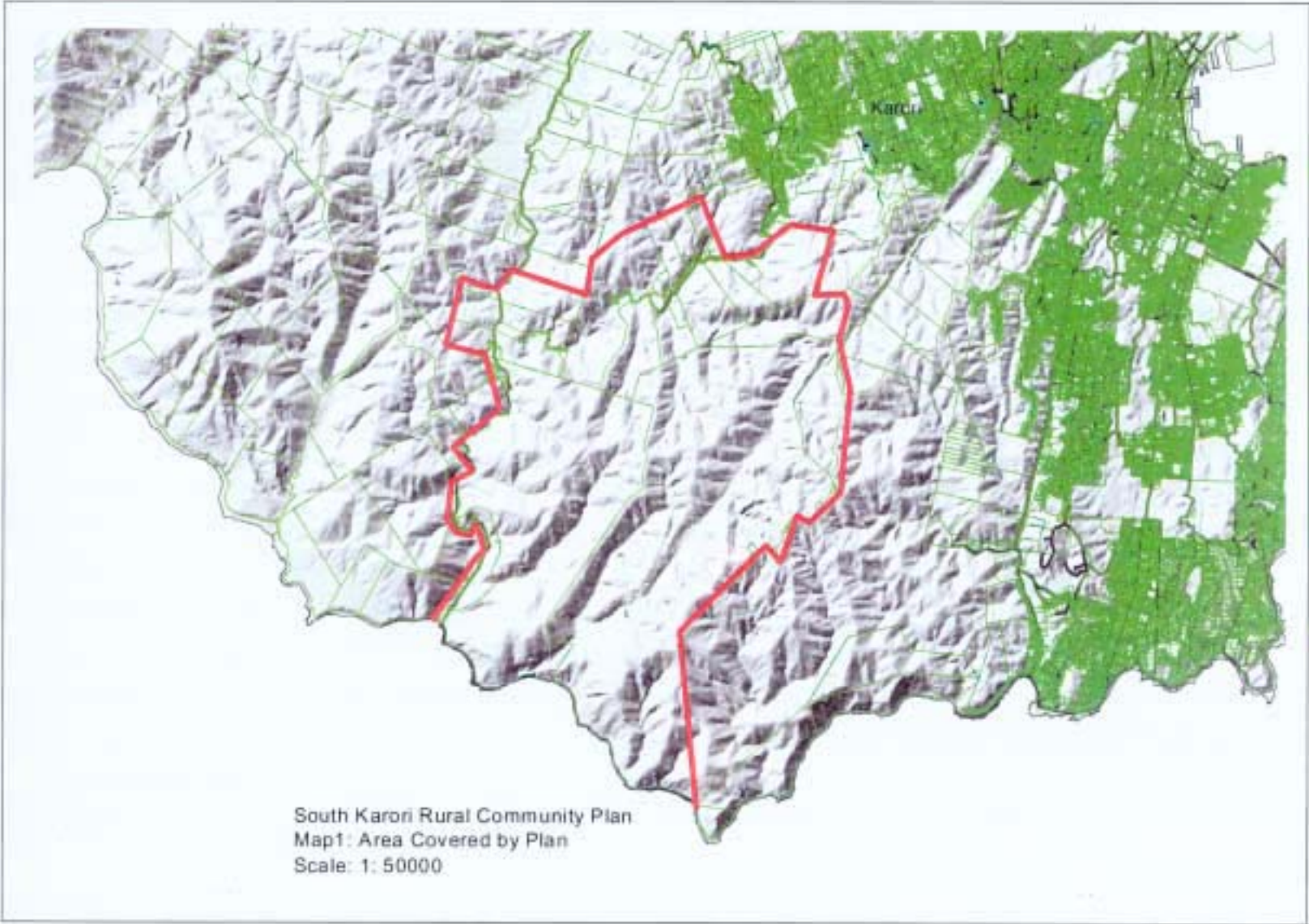
The South Karori Rural Community Plan covers the area from the Hawkins Hill/Te Kopahau Ridge to the South Karori Stream, and includes the Watson, Clayton-Bray and Warren properties as well as the smaller properties off South Karori Road (see Map 1).

The ideas and proposals in this document have been produced through extensive consultation over 2000/2001. The Makara/Ohariu Community Board extends its gratitude to the residents of South Karori for their enthusiastic participation in the planning process - the South Karori Rural Community Plan has benefited tremendously from the input of the area's committed and passionate residents.

How has it all come about?

Community input	Community Board and Council response
Provides views on visions for the rural area and the future of subdivision (Questionnaire in January 2000)	Formulates 'Rural Area Objectives' that capture the community's visions and the Community Plan process (South Karori, Makara, Ohariu Valley and Horokiwi)
Comments on 'Rural Area Objectives' and the Community Plan process (Discussion paper and questionnaire in October 2000)	Adopts revised set of 'Rural Area Objectives' and Community Plan process and timetable (January 2001)
Partakes in "South Karori community planning day" providing local responses to the 'Rural Area Objectives' (31 March 2001)	Summarises local community response to 'Rural Area Objectives' and explores ideas for subdivision and land use management
Meets with Council staff on individual properties and all together again at a workshop on 24 April 2001	
Verbal and written comments on the summary of local area responses to 'Rural Area Objectives' (May 2001)	Formulates draft South Karori Rural Community Plan
Comments on the draft South Karori Rural Community Plan (June 2001)	Adopts the revised South Karori Plan (July 2001).

2. The Area – South Karori



3. The Rural Area Objectives¹

The following objectives provide the framework for the development of the Rural Community Plan for South Karori. It should be noted that the objectives have not been prioritised – each carries equal weighting and collectively the objectives create a holistic vision for the rural area.

1. To encourage and facilitate community involvement in decision-making for the future of Wellington’s rural areas through the Makara/Ohariu Community Board, Resident Groups, and through the development of Rural Community Plans
2. To maintain and enhance rural character, amenity and identity for people living, working and visiting the rural area
3. To provide opportunities for rural living where the environment and the local infrastructure is able to support and accommodate growth
4. To allow for efficient, convenient and safe access for people and goods to and within the rural area
5. To monitor and, where necessary, improve the safety of rural roads to mitigate any traffic effects arising from rural living and land use activities
6. To protect important ridgelines, landscapes and views
7. To support the sustainable management of land by private landowners
8. To promote environmentally sustainable water, wastewater and rubbish disposal schemes
9. To improve indigenous biodiversity by protecting and enhancing natural features, indigenous vegetation and regenerating bush
10. To preserve and enhance the natural character of coastal and riparian environments
11. To support a variety of high-quality rural recreational opportunities that do not adversely affect the environment
12. To meet, support and enhance the social and economic needs of the rural community through co-operation between the Council and those living and working in the rural area
13. To meet, support and enhance the rural area’s contribution to the Wellington economy

¹ Adopted by the Council’s City Development & Business and Environment & Recreation Committees in January 2001.

14. To foster a safe environment for those living, working and visiting the rural area
15. To promote opportunities for the Council and mana whenua to work in partnership on rural issues



View Looking down into South Karori Road

4. The Community: Past, Present and Future

In order to know where we are going in the future, it is important to reflect upon where we have come from in the past, and where we stand now. Whilst the present community of South Karori has predominantly informed the development of this plan, it is important to recognise the strong cultural, historical and spiritual connections that exist between local iwi and the area.

South Karori was a significant region for local iwi as it contained cultivations and wahi mahinga kai (food gathering areas), specifically birding areas. The region was a natural area of movement with some small kainga located in South Karori.

The past is connected to the present via the strong spiritual links that still exist between Maori and the area.

Following the arrival of European settlers to Wellington, the area assumed some importance for farming and families began to settle in the area. Farming has subsequently scaled down as a primary activity with a combination of some traditional farming, recreation and rural lifestyle activities now predominating.

The present resident community of South Karori is a small one. Whilst the community is not particularly diverse demographically speaking, there is diversity in the range of values and life experiences. It has become apparent in the preparation of the Community Plan that the community is generally close-knit. This is particularly so for residents living in relatively close proximity to each other on South Karori Road.

It is difficult to predict who will be living in this area in the future. However, this plan, by encouraging sustainable management of resources, will help to ensure that future communities living in the area will be able to enjoy the key qualities that the present community appreciates.

5. The Community Plan

EXPLANATION

Listed below is each of the Rural Area Objectives that have been agreed by the Council to guide the development of this Rural Community Plan. Under each objective is a summary of the community's interpretation and response to the objective as it relates to South Karori. This response has been integral to the identification of the significant issues and potential environmental effects of concern, and the choice of methods to address these. Whilst there are a range of methods available, some will work better than others, depending on the issue. The range of possible tools from which the methods under each objective have been chosen are:

Community projects	<i>Projects or actions that have resulted from members of the community deciding to take action independent of any external person or organisation</i>
New Community Board/City Council projects	<i>Projects that the Board/Council advocate and there is budget available in the current/proposed Annual Plan</i>
The way in which City Council services are provided	<i>Existing service provision or proposed changes address the issue of concern</i>
The way in which other services are provided to the community	<i>Other organisations that provide facilities or services to the community are lobbied or encouraged to provide/improve services</i>
Advocacy, facilitation and education initiatives by the Community Board and the City Council	<i>The Community Board/Council takes an active non-regulatory role in providing advice, advocating good practice (eg land management, riparian planting) and facilitating activities which support and enhance the Community itself and the environment of the area</i>
Changes to the District Plan	<i>Objectives, policies and rules are introduced into the District Plan which address the significant issues raised through the Rural Community Plan process</i>
Individual Responsibility	<i>Individuals through their actions take responsibility for addressing the significant issues</i>
Other	<i>In some situations, there may be a specific method to address a particular problem</i>

THE SOUTH KARORI COMMUNITY'S RESPONSE TO THE RURAL AREA OBJECTIVES, SIGNIFICANT ISSUES AND PROPOSED METHODS

Rural Area Objective 1

To encourage and facilitate community involvement in decision-making for the future of Wellington's rural areas through the Makara/Ohariu Community Board, residents groups, and through the development of rural community plans

South Karori Community Response: *South Karori residents are very interested in the future of their area and have been very involved in the development of this community plan. There is a good community spirit and a culture of support for each other. It is important to note that the views expressed in the formation of this plan were not always unanimous and that this is an important aspect of the diversity within the community. Despite this, there is an overall willingness to work through the divergence and establish a basis on which a future of certainty can be achieved, both about each other's own interests, and the individual and collective relationship with the Council and Community Board.*

Significant Issues Identified:

South Karori Road area	Southern coast area
<ul style="list-style-type: none"> — Some residents do not feel that they are represented by the Makara/Ohariu Community Board and that their area of interest or concern is not generally the same — Sometimes it is not known that the Community Board is involved in issues affecting the area 	<ul style="list-style-type: none"> • Relationships with neighbouring landowners and the initiative of individuals have featured more in the past than collective input into decision-making

Proposed Methods:

Advocacy, facilitation and education initiatives by the Community Board and the City Council	<i>The Community Board/Council will use opportunities to be advocates/facilitators of community decision-making in South Karori</i>
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Rural Area Objective 2

To maintain and enhance rural character, amenity and identity for people living, working and visiting the rural area

South Karori Community Response: While ‘character’ is very subjective, there was a strong attempt within the community to try and define what it means. Thus, the area was described as having a special character defined by:

- rugged and mostly undeveloped hills, interesting landforms
- views and landscape environment
- relatively steep sided valleys (so houses are often close to the stream)
- its own microclimate
- a spectacular coastline and wild coastal environment that can be bleak and windswept
- pastoral land, useful land
- some original native forest and regenerating bush as well as some exotic trees
- range of animals
- streams and freshwater springs, uncontrived regenerating bush along the Karori stream
- fresh air, sense of remoteness
- low-density housing allowing privacy/seclusion, quiet lifestyle
- limited access (narrow, winding, no-exit roads)
- a distinctly rural area despite its proximity to Wellington City.

The residents in the area support each other in lots of ways and socialise together, reinforcing a close-knit identity.

To maintain and enhance this rural character, amenity and identity, population growth, land use activities and traffic growth in the South Karori area should be limited. There should be controls on new development to address any adverse effects on the existing rural lifestyle, farming and natural character of the area.

Significant Issues Identified:

South Karori Road area

- Loss of residential privacy, seclusion and bush-clad hill-side character
- Loss of significant landscapes: Wrights Hill

Southern coast area

- Loss of rugged, undeveloped coastal escarpment and beach
- Loss of rugged, empty and ‘wild’ character
- Loss of significant landscapes: Hawkins Hill/Te Kopahau Ridge

Proposed Methods:

Changes to the District Plan (see Appendix 1 for specific District Plan provisions which may be introduced through a formal District Plan Change)	<i>Performance Standards should be introduced to address potential effects on character and amenity arising from greater flexibility for subdivision and development</i>
Individual Responsibility	<i>Neighbours should consult together when they know they may do something which will have an impact on another's amenity or the wider amenity of the area</i>

Rural Area Objective 3

To provide opportunities for rural living where the environment and the local infrastructure are able to support and accommodate growth

South Karori Community Response: *Some limited further subdivision would be acceptable but not too much (some concern about effects on rural character and the capacity of South Karori Road for example). Larger landowners have greater land management issues to grapple with so it would be fair to allow some subdivision of larger lots. In relation to the southern coast area, there is some concern that subdivision could result in the loss of land with very unique and special character. Subdivision could be acceptable where natural features support and promote this, and enable the consolidation of families.*

Limited further subdivision should be allowed when:

- *It maintains the rural, low-density and bush/farming character of the area*
- *The overall number of additional new lots are limited so that there can be adequate management of additional traffic impacts*
- *Areas of regenerating bush are protected as far as possible*
- *The impact on water courses and run-off is carefully managed*
- *The impact on visual amenity for existing residences is negligible*
- *The impact on the natural environment is negligible*

Significant Issues Identified:

South Karori Road area	Southern coast area
<ul style="list-style-type: none"> • There are already smaller lots providing for 'rural living'. • Some more households could be accommodated on South Karori Road given the current infrastructure and environmental capacity 	<ul style="list-style-type: none"> • The environment and current infrastructure could support some further growth although the present roading infrastructure may restrict this in some situations • As the larger blocks have not been previously fragmented, the impacts on the environment and infrastructure will need to be monitored

Proposed Methods:

<p>Changes to the District Plan (see Appendix 1 for specific District Plan provisions which may be introduced through a formal District Plan Change)</p>	<p><i>Provisions within the District Plan providing for subdivision and land use activities will be clear and flexible. A "standards-based" approach will replace the traditional minimum allotment control. This approach will preserve the unique environmental features of the area, through environmental and amenity standards. Subdivision and land use activities which have the potential to cause significant adverse effects will be subject to a rigorous consent process.</i></p>
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Rural Area Objective 4
To allow for efficient, convenient and safe access for people and goods to and within the rural area

South Karori Community Response: *There have been problems with speed and dangerous driving. Some corners are considered to be particularly bad. A white line may help. Potential conflict with mountain bike users, pedestrians and cars is also an issue. It is imperative that vehicular speeds on rural roads should be reduced, that dangerous sections of road should be better managed and that all traffic (including cyclists) is (are) made aware of the restrictive nature of rural roads. Non-residential activities appear to generate more traffic than residences.*

Individuals with ideas for improvements to the roading system should be supported.

Significant Issues Identified:

South Karori Road area	Southern coast area
<ul style="list-style-type: none"> – Conflicts between road users – motor vehicles, cyclists, pedestrians, horseriders – Traffic generated by the Sewage Treatment Plant and other possible non-residential activities will need to be considered in relation to access down South Karori Road – Vehicle network capacity constraints during peak hours: Karori Road and Karori tunnel 	<ul style="list-style-type: none"> – The efficiency, convenience and safety of access is adequate for the present population • Vehicle network capacity constraints during peak hours: South Makara Road, Makara Road, Karori Road and Karori tunnel – Vehicle network access and capacity constraints during all hours: Brooklyn Hill and Ashton-Fitchitt Drive

Proposed Methods:

The way in which City Council services are provided	<i>Extension of line marking and signage improvements to be undertaken</i>
Changes to the District Plan (see Appendix 1 for specific District Plan provisions which may be introduced through a formal District Plan Change)	<i>More flexible subdivision and land use rules will require performance standards to be incorporated into the District Plan to address any potential effects on the efficiency, convenience and safety of the roading system in this area</i>

Rural Area Objective 5
To monitor and, where necessary, improve the safety of rural roads to mitigate any traffic effects arising from rural living and land use activities

South Karori Community Response: *Ongoing safety is important, especially if there is to be change. Many feel that the nature of the rural road adds to the character of the area and shouldn't be upgraded too much. One suggestion is that the back roads of the rural area be opened up for certain traffic – sewage treatment plant vehicles, cyclists, forestry trucks so that this traffic bypasses existing settlements.*

Significant Issues Identified:

South Karori Road area	Southern coast area
– Monitoring will be needed to assess the traffic and safety impacts of any further development on South Karori Road	– Monitoring will be needed to assess the traffic and safety impacts of any further development within the Southern Coast area

Proposed Methods:

The way in which City Council services are provided	<i>Extension of line marking and signage improvements</i>
Individual Responsibility	<i>Individuals through their actions take responsibility for driving safely</i>
Other	<i>Monitoring of traffic safety through various mechanisms including surveys and road accident records</i>



View Looking North from End of South Karori Road

Rural Area Objective 6

To protect important ridgelines, landscapes and views

South Karori Community Response: *There are different views on how ridgelines should be managed within the community. Some residents value undeveloped ridgelines, landscapes and views, although some consider the strict rules about development on the smaller ridgelines to be inappropriate. Others believe that ridgelines are a natural place to develop, provided development is undertaken in a sensitive manner. The area also has a topography which is quite limiting for the siting of buildings.*

Significant Issues Identified:

South Karori Road area	Southern coast area
<ul style="list-style-type: none"> – There are no specific identifiable ridgelines but the skyline view from the valley floor is important 	<ul style="list-style-type: none"> – The coastal escarpment, Wright’s Hill and Te Kopahau Ridgeline features are highly valued by some of the community and visitors to the area – There is an issue as to whether development could occur on other minor ridgelines and high points in this area but be subject to a design guide or other controls dealing with visual effects

Proposed Methods:

<p>Advocacy and facilitation actions by the Community Board and the City Council</p>	<p><i>Avoiding, remedying or mitigating adverse visual effects on ridgelines can be achieved by promoting good design, through publicity and information about good design in rural areas</i></p>
<p>Changes to the District Plan (see Appendix 1 for specific District Plan provisions which may be introduced through a formal District Plan Change)</p>	<p><i>The provisions covering the management of ridgelines and hilltops are currently under review (July 2001). There is likely to be a change to the District Plan which will include the relevant feedback through this rural community plan</i></p>

Rural Area Objective 7

To support the sustainable management of land by private landowners

South Karori Community Response: Landowners take the environment they live in seriously and are not interested in degrading it. Greater flexibility and freedom of choice as to what can be done with the land within the legal parameters is what is desired. People hold good ideas about how the land can be sustainably managed. Wellington City Council needs to be able to support people's initiatives.

Significant Issues Identified:

South Karori Road area	Southern coast area
<ul style="list-style-type: none"> – Current land management appears to be consistent with sustainable management principles and there is a growing desire to foster regeneration and biodiversity 	<ul style="list-style-type: none"> – Current land management practices are based on sustainable management principles but there is a concern that the ability to do this is restricted by some of the current district plan rules

Proposed Methods:

The way in which City Council services are provided	<i>The Council has an ongoing role to support, through its provision of services such as infrastructure and roading, the sustainable management of land by private landowners</i>
Advocacy and facilitation actions by the Community Board and the City Council	<i>The Council and Community Board will take opportunities to support and advocate for good land management practices by private landowners</i>
Changes to the District Plan (see Appendix 1 for specific District Plan provisions which may be introduced through a formal District Plan Change)	<i>Greater flexibility in providing for subdivision and land use activities should be introduced into the District Plan within a framework which supports and encourages private landowners choosing sustainable management practices</i>
Individual Responsibility	<i>Landowners have an ongoing responsibility to manage the land sustainably</i>

Rural Area Objective 8

To promote environmentally sustainable water, wastewater and rubbish disposal schemes

South Karori Community Response: *The current water supply, rubbish disposal and wastewater management in the area is generally adequate although a number of people feel that a rubbish collection scheme would result in better environmental quality overall.*

Significant Issues Identified:

South Karori Road area	Southern coast area
<ul style="list-style-type: none"> • There is already a Council wastewater network servicing South Karori Road. It is essential that any additional development utilises this network • Water supply and rubbish disposal are currently the responsibility of the land owner 	<ul style="list-style-type: none"> • Current population levels mean that individual systems to take water and dispose of wastewater and household rubbish are adequate • Future development may require the Council to take a role in promoting community schemes where this would be more environmentally sustainable

Proposed Methods:

The way in which City Council services are provided	<i>The Council has an ongoing role in maintaining the present infrastructure</i>
The way in which other services are provided to the community	<i>It is possible that landowners could contract their own rubbish disposal service and this would be encouraged where it would be more environmentally sustainable to do so</i>
Advocacy and facilitation actions by the Community Board and the City Council	<i>The Community Board and the Council each have a role in advocating good practices, particularly in on-site disposal of household wastewater and in the disposal of rubbish</i>
Changes to the District Plan (see Appendix 1 for specific District Plan provisions which may be introduced through a formal District Plan Change)	<i>The District Plan can encourage good practice through assessment criteria for the consideration of water supply, wastewater disposal and rubbish disposal</i>
Individual Responsibility	<i>Individuals need to take responsibility for ensuring the individual systems they use are environmentally sustainable</i>
Other	<ul style="list-style-type: none"> – <i>The Regional Council has objectives, policies and rules which address discharges to land and freshwater</i> – <i>Building Act requirements are also relevant to the type and standard of individual schemes</i>



Western Wastewater Treatment Plant

Rural Area Objective 9

To improve indigenous biodiversity by protecting and enhancing natural features, indigenous vegetation and regenerating bush

South Karori Community Response: Work done at the time of planning the sewage treatment plant suggests that, for that part of the area at least, podocarp/broadleaf forest was extensive. There are a few specimens of original forest here and elsewhere in the area but most of the South Karori area is characterised by areas of advanced regenerating bush and open pastoral land. The areas of regeneration are generally highly valued by residents and visitors. One concern expressed is that people should be very selective about cutting down native vegetation – only enough for a house and outdoor living area. Transpower New Zealand Ltd have indicated that some minor vegetation clearance would be necessary on occasions to allow for additions to existing structures or maintenance. Some landowners are interested in gifting bush covered land to the Nature Heritage Trust.

There are also many different types of birds and plant life, glowworms and wildflowers, and the presence of the speargrass weevil near the coast, all contributing to the unique biodiversity of this area. There is therefore a combination of indigenous and non-indigenous flora and fauna which is appreciated. The area adjoins the Karori Wildlife Sanctuary.

There is a need for effective pest control and protection of regenerating bush in the South Karori area.

Significant Issues Identified:

South Karori Road area

- The significant regeneration of native bush in the valley is providing a habitat and contributing to the City's biodiversity
- There is little current protection against the clearance of vegetation, including alongside the stream
- Loss of significant remnant vegetation: Jones' bush
- Loss of important regenerating vegetation: South Karori valley

Southern coast area

- There is considerable potential for this area to contribute to improving indigenous biodiversity
- There is little current protection against the clearance of vegetation, including alongside the stream and coast
- Protection of significant indigenous vegetation: Warren's bush, Willman's bush
- Loss of areas that have significant potential for bush regenerating

Proposed Methods:

Advocacy and facilitation actions by the Community Board, the City Council and the Regional Council	<i>The Community Board and City Council will be strong advocates for the protection and enhancement of regenerating bush areas by encouraging willing landowners to use measures such as fencing and covenanting to protect native bush areas</i>
Changes to the District Plan	<i>The District Plan needs to be changed to be more proactive in preventing the loss of indigenous vegetation</i>

(see Appendix 1 for specific District Plan provisions which may be introduced through a formal District Plan Change)	<i>and encouraging landowners to protect and enhance regenerating bush. The Department of Conservation have indicated that they would like to work alongside the Council in drafting provisions protecting indigenous vegetation. Any changes to the District Plan would need to recognise the practical necessity for vegetation clearance in certain circumstances, for example clearance necessary to maintain essential utility services</i>
Individual Responsibility	<i>Everyone has a responsibility for sustaining biodiversity</i>
Other	<i>Central Government has reinforced the role of individuals and communities in taking responsibility for halting the decline in New Zealand's indigenous biodiversity and addressing the effects of private land management on indigenous biodiversity. Further guidance is due to come from Central Government that will have an influence over future land management practices</i>

Rural Area Objective 10
To preserve and enhance the natural character of coastal and riparian environments

South Karori Community Response: *The presence of the South Karori Stream and other smaller streams and springs is highly valued for a range of reasons – helping prevent erosion, aesthetic values and fostering of a bird corridor, particularly within the South Karori valley. There has been an indication that fish life in the South Karori Stream is increasing. Some specific threats include the dumping of rubbish and discharges into the South Karori stream further upstream, particular land use activities that could have adverse effects if not properly managed, and the ongoing operation of the sewage treatment plant. The coastal environment is also a key part of the area but is also subject to other management techniques. Any increase in water quality and fish life in streams need to be protected from illegal rubbish dumping; off-road vehicle recreation; unsustainable harvesting and habitat destruction.*

Access to the streams is valued by non-residents but has been an issue in the past for some landowners. Some landowners have indicated that they are happy with present informal arrangements allowing members of the public access through their properties for camping, tramping etc. The Council needs to be consistent in its approach to what land it wants adjacent to the stream and whether it is for public access or for ecological/other reasons.

Significant Issues Identified:

South Karori Road area	Southern coast area
<ul style="list-style-type: none"> • Diverting spring and tributary water supply for household use thereby reducing the minimum flow level of the stream may be an issue if further development takes place • Pollution of the stream from runoff upstream, residential activities, agriculture, sewage discharge and transport activities is an ongoing risk • There is potential for destruction of riparian zone vegetation around the stream 	<ul style="list-style-type: none"> • There is potential for destruction of riparian and coastal vegetation and pollution of coastal waters • There are a number of instruments for managing the coastal escarpment and the coastal environment but there is still scope for the protection and enhancement of this area to be reinforced • Diverting spring and tributary water supply for household use thereby reducing the minimum flow level of streams may be an issue if further development takes place • Pollution of streams from residential activities, agriculture, forestry, sewage discharge and transport activities is an ongoing risk

Proposed Methods:

The way in which City Council services are provided	<i>The Council has an ongoing role to manage its own operations and activities so as to preserve and enhance the natural character of the coast and riparian environments</i>
Advocacy and facilitation actions by the Community Board and the City Council	<i>The Community Board and the Council have an advocacy role in promoting good management around streams and being involved in initiatives which support the stream and coastal environment</i>
Changes to the District Plan (see Appendix 1 for specific District Plan provisions which may be introduced through a formal District Plan Change)	<p><i>The District Plan is where rules are stipulated about when esplanade reserves (vested as Council reserve) or esplanade strips (remain in private ownership) are required at the time of subdivision for public access, the protection of conservation values and/or natural hazard mitigation. The purpose of this land is laid down in the Resource Management Act. The current rules in the Wellington City District Plan could be altered to be more specific about priority areas and which instrument is preferred. Alternatively, non-regulatory methods developed within a comprehensive vision may be used in tandem, or even instead of, District Plan provisions, to achieve the objectives outlined above. Such methods may be more effective than rules that require the provision of esplanade land upon subdivision, as subdivision tends to occur on a piecemeal basis. Policy work is currently underway in this area.</i></p> <p><i>Some streams within the area are either adjacent to the road which already facilitates public access or involves tributaries which do not meet the 3 metre average width required in the RMA.</i></p> <p><i>A decision on what, if any, changes will need to be made to the esplanade provisions of the District Plan will need to be made having regard to other ongoing Council projects of a non-regulatory nature, especially the Bush and Stream Regeneration Plan, and future Council policy regarding access tracks.</i></p> <p><i>Further analysis will be required prior to the recommendation of any changes to the District Plan, as to how achievement of the vision expressed in the objective above can best be attained.</i></p>
Individual Responsibility	<i>Individuals have a responsibility to ensure their actions do not pollute or damage the stream/coastal</i>

	<i>environment</i>
Other	<i>South Coast Management Plan (WCC - still to be finalised following consultation on a Draft Plan) Bush and Stream Regeneration Plan New Zealand Coastal Policy Statement Wellington Regional Policy Statement Wellington Regional Coastal Plan</i>

Rural Area Objective 11
To support a variety of high-quality rural recreational opportunities that do not adversely affect the environment

South Karori Community Response: *Current recreational activities within the area include walking/tramping (including connected routes to other parts of the rural area/coast), hunting, diving, fishing, motorsports, horseriding, archery and cycling. There are significant opportunities for further recreational activities in this area, both passive and active, and opportunities for eco-tourism. One suggestion is to facilitate the use of the legal road from the end of the South Makara formed road to the coast for non-motorised access.*

The traffic impacts of the Mountain Bike Park on South Karori Road need to be better managed, as should the impact of off-road vehicles on the landscape and stream quality.

Significant Issues Identified:

South Karori Road area	Southern coast area
<ul style="list-style-type: none"> • Increasing recreational use may result in more traffic and/or greater conflict between road users • There is a lot of potential for recreational opportunities to be expanded and developed 	<ul style="list-style-type: none"> • Public access is currently by permission of landowners or around the coast although there is a large area of Council land on the eastern boundary of the area. There is very little formal public access which may become an issue in the future if there is growth in the number of households and more interest in the recreational opportunities of this area, both passive and active

Proposed Methods:

Advocacy and facilitation actions by the Community Board and the City Council	<i>The Community Board and the Council are in a position to facilitate and encourage recreational use of the area</i>
Changes to the District Plan (see Appendix 1 for specific District)	<i>As above, the District Plan could be changed in relation to the public access linkages that could be provided alongside streams. Other performance standards controlling earthworks and building would also help to</i>

Plan provisions which may be introduced through a formal District Plan Change)	<i>address any potential adverse effects from recreational activities</i>
Individual Responsibility	<i>Individuals have a responsibility to act with respect if permitted access to private land for recreational purposes</i>
Other	<i>“Capital Spaces” – the Council’s Open Space Strategy</i>

Rural Area Objective 12
To meet, support and enhance the social and economic needs of the rural community through co-operation between the Council and those living and working in the rural area

South Karori Community Response: *Owners of larger landholdings should be allowed to subdivide their land as the historic land parcels have now become uneconomical. Limited improvements should be made to rural roads to support an anticipated increase in forestry production, recreational activity and residential population. Such changes in land use activities which improve the area’s economic potential should be supported.*

Significant Issues Identified:

South Karori Road area	Southern coast area
<ul style="list-style-type: none"> – A large proportion of properties are primarily residential and not relied upon for an economic return – The social needs of residents are generally covered by their proximity to the Karori urban area, their own self-sufficiency and strong community cohesion 	<ul style="list-style-type: none"> – Alternative ways of getting an economic return from larger blocks of land are being continually explored as farming becomes a less viable activity – The social needs of residents appear to be met although there is potential for isolation and lack of support from the wider community

Proposed Methods:

The way in which City Council services are provided	<i>The Council has a role in promoting community development and fostering the well-being of city residents generally</i>
The way in which other services are provided to the community	<i>Private companies or organisations can have quite an influence over social and economic well-being. They will be lobbied or encouraged when key services are needed in the South Karori area</i>
Advocacy and facilitation actions by the Community Board and the City Council	<i>The Community Board and the Council have a key role in facilitating actions or activities that help to meet, support and enhance the social and economic needs of the south Karori community</i>
Changes to the District Plan	<i>The purpose of the District Plan is to assist the Council to promote the sustainable management of</i>

(see Appendix 1 for specific District Plan provisions which may be introduced through a formal District Plan Change)	<i>natural and physical resources in a way, or at a rate, which enables people to provide for their social, economic and cultural well being and for their health and safety. The process of developing this community plan has indicated that the District Plan could be changed to reinforce this role</i>
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Rural Area Objective 13
To meet, support and enhance the economic needs and the rural area's contribution to the Wellington economy

Significant Issues Identified:

South Karori Road area	Southern coast area
– Most people do not make a living from the land. At present there does not appear to be a high level of demand for outside assistance to meet economic needs within the South Karori Road area	– The economic needs of the residents and their ability to contribute to the Wellington economy relies, at least in part, on landowner’s exploring different ways of making a financial return from large blocks of land

Proposed Methods:

Advocacy and facilitation actions by the Community Board and the City Council	<i>The Community Board and the Council have a key role in facilitating actions or activities that help to meet, support and enhance the economic needs of the south Karori community and facilitate their contribution to the Wellington economy</i>
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Rural Area Objective 14
To foster a safe environment for those living, working and visiting the rural area

South Karori Community Response: *The following general safety issues need to be addressed in the South Karori area: fire danger from gorse growth; conflict between different road users, theft of livestock; sewerage plant truck movements; sewerage plant odour emissions; and trespassing by walkers and cyclists onto private property. In some cases, an increase in the number of households may increase feelings of security and community cooperation on safety issues. It is noted that property and personal safety is not a real concern in the South karori Road area as there is a good neighbourhood watch system. However, there have been quite a few instances of illegal dumping of rubbish by the roadside.*

Significant Issues Identified:

South Karori Road area	Southern coast area
<ul style="list-style-type: none"> • There is an existing and potential fire hazard from vegetation such as forestry and gorse • Sewerage Treatment Plant trucks create traffic and odour effects • There appear to be occasions when the odour effects of the Sewerage Treatment Plant are experienced beyond the site boundary • There are existing and potential conflicts between road users – motor vehicles, cyclists, pedestrians, horseriders 	<ul style="list-style-type: none"> • There is an existing and potential fire hazard from vegetation such as forestry and gorse • There is a shaking hazard along the Long Gully fault line • Theft of livestock is an issue • Public access is sometimes assumed over private land rather than permission being sought. Formalising public access is an issue

Proposed Methods:

The way in which City Council services are provided	<i>The Council has a duty to ensure the provision of services provides for a safe environment and also that the way in which services are delivered is within health and safety requirements. The Council is also responsible for the efficient and safe operation of the sewage treatment plant</i>
Advocacy and facilitation actions by the Community Board and the City Council	<i>Encouraging individuals to act responsibly to improve safety for all is an important role for the Community Board, the Council and other key agencies</i>
Changes to the District Plan (see Appendix 1 for specific District Plan provisions which may be introduced through a formal District Plan Change)	<i>Existing DP provisions have a role in helping to foster a safe environment through objectives, policies and rules. These could be enhanced in the future to support the South Karori environment. Changes to the District Plan are also appropriate when more information is known about natural hazards</i>
Individual Responsibility	<i>Individuals have a responsibility to act safely and consider the safety of others in their actions</i>

Rural Area Objective 15

To promote opportunities for the Council and mana whenua to work in partnership on rural issues

Iwi Response: *The area is of high importance for a range of reasons and the relationship is an ongoing one, not just historic. Management of the coast, water and discharges to each are particular issues. Education is a key way in which iwi associations with the area can become more widely known and appreciated.*

WCC Response: *Ongoing consultation and strengthening of the relationship between the Council and its Treaty Partners is integral to the sustainable management of natural and physical resources in this area. It is hoped that, through this ongoing rural community plan process, an overall appreciation for the cultural and spiritual values associated with this area is enhanced and developed further.*

Significant Issues Identified:

South Karori Road area	Southern coast area
<ul style="list-style-type: none"> • The integrity of the stream in terms of water quality and its historic value and associations is very important • Discharges to the land and water are a key concern 	<ul style="list-style-type: none"> • The coast is of huge significance, including its role as a linkage point from the interior to the sea and across to the top of the South Island • The integrity of high points and their significance in terms of cultural associations, strategic sites and transport routes needs to be incorporated into decision-making

Proposed Methods:

<p>Advocacy and facilitation actions by the Community Board and the City Council</p>	<p><i>The Council has a role in assisting in the dissemination of knowledge about the cultural importance of this area and in reinforcing its own role as a Treaty Partner in the management of the natural and physical resources of the area</i></p>
<p>Changes to the District Plan (see Appendix 1 for specific District Plan provisions which may be introduced through a formal District Plan Change)</p>	<p><i>The District Plan currently recognises and provides for sites of significance in this area. The District Plan will be responsive to new information that requires any changes or additions to be made</i></p>



Long Gully Station

Appendix 1

Potential Changes to the District Plan – Preliminary Summary

The process of identifying alternative methods for addressing the significant issues in the Rural Community Plan has resulted in some specific rules or provisions being explored and developed. Whilst the process for formally changing the District Plan must follow a statutory procedure, below is an indication of the types of methods which might be introduced into the District Plan for the South Karori area.

Proposed DISTRICT PLAN methods to address the Significant Issues Identified

Rural Living/Low Density Housing/Bush Character

Limit number of additional buildings
Control clearance of vegetation
Require building platforms for future development to be identified at the time of subdivision consent and included in the consent notice
Limit housing development within a radius of existing dwellings (eg100m)
Design Guidelines for subdivision and development – control over colour, materials, size, scale, location, height, floor area etc of new development

Visual Amenity

Limit housing development within a radius of existing dwellings
Design Guidelines for subdivision and development including encouraging development to fit in with natural landforms
Landscape Study of South karori to support control of development on identified areas of visual sensitivity
Control visual impact of earthworks

Odour

Limit housing development within a radius of sewage treatment plant
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Views, Ridgelines and Hilltops

Design Guidelines for subdivision and development, including location of utilities
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Safety

Control number of vehicle access points onto road for traffic safety
Impose setbacks for development from identified faultline through Long Gully
Impose setbacks from transmission lines
Restriction on certain activities which may present a greater fire risk

Stormwater Runoff – Quality and Quantity

Limit areas of impermeable surfaces
Limit number of buildings and associated hard surfaces (driveways, accessory buildings etc)
On site retention of stormwater, mitigation measures
Assessment criteria to address stormwater disposal at the time of resource consent
Control certain activities (forestry, off-road motor vehicles, cows)
Control clearance of vegetation
Control activities that have potentially polluting discharges – eg septic tanks

Riparian/Stream Environment

Limit number of households to reduce extraction of water
Control clearance of vegetation near streams
Investigate whether Esplanade provisions are the most effective mechanism of providing public access and protecting biodiversity on the margins of waterways and the coast
Control earthworks near streams

Groundwater

Require new development to connect to infrastructure wherever possible
Control activities that have potentially polluting discharges – eg septic tanks
Monitoring of situation as limited knowledge as to whether a problem exists

Land and Soils

Control activities on steep slopes (eg 45 degrees or more)
Close monitoring of situation as has been relatively little development on steep slopes

Biodiversity, Natural features, Indigenous and Regenerating Vegetation

Limit number of domestic animals by limiting no of households (to protect and encourage birdlife)
Control clearance of vegetation
Encourage landowners to choose covenants as a means to protecting existing biodiversity
Purchase of land for reserve/ecological purposes where other options for protection not feasible
Zoning of land for Conservation/Open Space Purposes
Targeted means for protecting identified indigenous vegetation on Jones and Wilman properties and coastal escarpment (covenants, zoning, negotiated agreements)
Investigate Esplanade Strips as a mechanism
Promoting/advocating the potential for natural regeneration

Roads and road users

Limit number of activities which generate traffic, including households
Assessment criteria to address traffic effects at the time of resource consent
Control certain activities (eg forestry, commercial uses, factories etc)

Sewage Disposal

Require all South Karori Road development to connect to the mains sewer
Control potential effects of septic tanks at the time of building/resource consent

Water Supply

Limit number of households to reduce extraction of water
Control household water supply and water quality at the time of building/resource consent



Part of Old Farm Track Running from South Karori Road to the South Coast