
SUMMARY OF SUBMISSIONS

PLAN CHANGE 11 - WESLEYHAVEN RETIREMENT VILLAGE
RATA STREET, NAENAE.

Further Submissions close on 2nd May 2008 at 5.00pm



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ADDRESS FOR SERVICE

Submission No.	Name/Organisation	Address
DPC11/01	Greater Wellington Regional Council C/- Ling Phang	P.O. Box 11-646 Wellington
DPC11/02	C. E. Holloway	216 Rata Street Naenae

PLAN CHANGE 11

DPC11/01

Submission No. Decision No. Submitter

DPC11/01 D1 Greater Wellington Regional Council

Decision Sought

Greater Wellington recommends the addition of new words (shown underlined) at the end of the new policy to 4E 1.2.2:

(b) To allow for the ongoing and enhanced use and development of the Wesleyhaven residential facilities on that part of Pt Lot 1 DP 14660 at 255 Rata St, Naenae that is below the 70m contour (as identified in Appendix Landscape Protection Residential 1). Any use and development must maintain the aquatic ecology and habitats of streams and other water bodies.

Submission No. Decision No. Submitter

DPC11/01 D2 Greater Wellington Regional Council

Decision Sought

Greater Wellington also seeks the addition of new words (shown underlined) to 4E 1.2.2 (e) to further clarify the intent of the new policy as follows:

(e) Exception – Wesleyhaven, 255 Rata Street Naenae

Wesleyhaven is the longest-established residential care facility for the elderly in New Zealand, and occupies a site which is entirely within the Landscape Protection Residential Activity Area, but which is in part flat. This flatter area (defined as below the 70m contour) can be used and developed more intensely than other parts of the site with little adverse effect on the environment.

However, any use and development must take into consideration the aquatic habitats of Waiwhetu stream and its tributaries which may not be visible but they are still of value because they are part of the larger stream system and play an important role in maintaining the function of the system. This defined area, where a greater range of activities and more intensive development is permissible, has been identified as Appendix Landscape Protection Residential 1 and specific rules enable its use and development for community-related purposes.

While a greater range of activities and more intensive development is allowed, earthworks associated with developments and activities that minimise changes to the flow of water in the streams will be encouraged. Earthworks associated with developments that lead to pollution discharges such as sediment from land clearance and stormwater run-off are not acceptable.

Submission No. Decision No. Submitter
DPC11/01 D3 Greater Wellington Regional Council

Decision Sought

Greater Wellington seeks the addition of a new policy (shown underlined) after the objective and policy under 4D 1.2.1 [page 4D/3, Chapter 4D (Hill Residential) of the District Plan] to address the adverse effects of subdivision, use and development of land close to water bodies and their margins as follows:

Policy (b)

That earthworks be managed to minimise the movement of dust and sediment beyond the area of the work particularly to streams to ensure that no sediment interferes with the functioning of aquatic ecosystems or reduces water quality.

Explanation and reasons

Dirt and excavated soils carried by wind or water or vehicles from an area of earthworks can cause a nuisance to neighbouring properties, in drainage channels and in the stormwater system. Sediment carried into streams and other waterbodies can reduce water quality or adversely affect the health of aquatic systems.

Development of the Wesleyhaven residential facilities on that part of Pt Lot 1 DP 14660 at 255 Rata Street, Naenae that is below the 70m contour (as identified in Appendix Landscape Protection Residential 1) must be managed to ensure that earthworks are restricted close to streams and other water bodies to prevent direct contamination.

Submission No. Decision No. Submitter
DPC11/01 D4 Greater Wellington Regional Council

Decision Sought

Greater Wellington seeks a new Permitted Activity Condition (shown underlined) to be added to 4E 2 Rules, 4E2.1.1 as follows:

(d) *Earthworks associated with streams - Wesleyhaven Site, 255 Rata Street*

Earthworks must be no closer than 5 metres from a stream.

Submission No. Decision No. Submitter
DPC11/01 D5 Greater Wellington Regional Council

Decision Sought

Greater Wellington seeks the inclusion of a new matter in which Council has restricted its discretion and standards and terms in terms of 4E2.2.1(c) as follows:

(iv) Effects of use and development on water bodies and related ecosystems

Provision needs to be made for the management of land use activities that have the potential to adversely affect water quality or any values associated with water.

The extent to which the activity adversely affects the values of water bodies and their margins. It should be demonstrated that appropriate measures are incorporated within the proposal to avoid any adverse effects on any stream. The landscape plan, as specified in (c)(iii) above, should include information about impacts on the streams and other water bodies and how they will be treated and integrated into the landscape plan.

DPC11/02

Submission No. Decision No. Submitter
DPC11/02 D1 C.E Holloway

Decision Sought

The submitter does not oppose the changing of the Plan, but is concerned about parking on Rata Street. The submitter is of the opinion that Wesleyhaven should have parking for their staff. The submitter also suggests that the footpath be moved so that it is hard up against his fence in order to gain more road space for parking cars.
