

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