

28 OCTOBER 2021, 7-9PM – ROTARY LOUNGE, UPPER HUTT LIBRARY

Introduction

Officers welcomed members and provided an update on the project timeline for Plan Change 50. Officers explained that this would be the final PC50 Residential Focus Group session.

Public Consultation Review

Officer provided an overview of the recent public consultation which was undertaken. This included details on the format of the consultation and the level of response received.

Officers then progressed to providing an overview of the feedback received via the available consultation options, including the feedback on the proposed provisions provided, and feedback received via the online spatial map which allowed people to provide comments on the proposed zoning.

Officers examined the main themes of the feedback which had been received during the consultation period, including the feedback received relating to:

- Density, bulk and location controls
- Amenity controls
- Secondary and communal dwelling
- Universal residential controls

Focus group members noted that a number of the comments received in relation to amenity controls were topics which had been discussed previously during the focus group sessions.

Officers progressed to the feedback which had been received on the proposed residential precincts. Members enquired as to the opposition which had been received with regards to the Naurist Precinct, with Officers explaining that the written feedback received was supportive, but that there was a potential misunderstanding within the objections that the proposal was enabling subdivision of the site.

Proposed feedback response

The session proceeded to discussing the proposed amendments to the PC50 proposal in response to the feedback received through the most recent consultation. However, officers explained how the new draft RMA Amendment Bill which had been recently released would drastically change the PC50 residential proposal.

Officers provided to members a brief overview of the specific changes that the proposed bill would make to the following elements of the PC50 residential proposal:

- Subdivision
- Sunlight Access
- Outdoor Living
- Setbacks
- Site Coverage
- Building Height
- Secondary and communal dwellings

In essence the proposed Bill would remove the more nuanced provisions which had been developed for the proposed residential zones through PC50, and would instead replace these with a single control for most standards irrespective of the proposed zone.

Members asked whether the proposal for intensification along the identified rapid transport route was still a core approach to PC50, and Officers explained that this was still the case as it was not removed by the proposed amendment.

Next Steps

Officers explained how the final PC50 residential provisions and zoning are highly dependent on the final form of the RMA amendment Bill, which is expected to be gazetted in mid-December 2021. However, Council will still need to notify to meet the requirements of the National Policy Statement for Urban Development and the proposed RMA amendment Bill by mid-2022.

Officers thanked the focus group members for their time and their contribution to the development of Plan Change 50 over the last 2 year period.