

HUTT CITY COUNCIL
PROPOSED PRIVATE PLAND CHANGE 53: 190, 236 AND 268 STRATTON
STREET, NORMANDALE – REZONING TO RURAL RESIDENTIAL ACTIVITY
AREA

MINUTE 5 OF INDEPENDENT HEARING PANEL

Hearing closure

1. We adjourned the hearing on 10 September 2021 to:
 - a) provide time for the Requestor and the Council to respond to several questions posed by us at the hearing; and
 - b) allow time for the Requestor's right of reply.
2. Further to our receipt of the responses and right of reply from the Requestor and the Council, and as documented in Minute 4 (dated 23 September 2021), we then sought further information and clarification from the Requestor and the Council in relation to the following matters:
 - a) an amended Appendix Subdivision 9 map which included the 'sliver' area of vegetation type 1b within No Development Area B;
 - b) clarification with respect to the Council's ecological expert Dr van Meeuwen-Dijkgraaf's view on whether vegetation area 9 met the criteria of RPS Policy 23 or not, any areas of remaining contention with the Requestor's ecological expert Dr Herbert's revised/updated Ecological Assessment on this specific matter and, in the event that Dr van Meeuwen-Dijkgraaf did have a different view, advice from the planners for both the Requestor and the Council (Ms Tessendorf and Mr Kellow) of any planning/policy based resolution to the potential contested issue; and
 - c) comment from Ms Tessendorf and Mr Kellow as to whether it would be helpful to reinstate the wording of the No Development Area provisions relating to the identification and registration on certificates of title by way of consent notice of building platforms for dwellings and related main access ways.
3. Having reviewed all of the information provided by the Requestor and the Council in response to these requests, we are satisfied that there is no further information required to deliver our recommended decision on the proposed plan change.
4. We have completed our deliberations, and accordingly advise all parties that the hearing is now closed.

Process from here

5. We are now in the process of writing our decision report. The report will be circulated to all parties in due course.

6. In the meantime, we wish to thank all the parties again for their constructive input before, during and after the hearing.

DATED this 11th day of October 2020



DJ McMahon
Chair – Independent Hearings Panel

For and on behalf of:
Commissioner EA Burge
Councillor Simon Edwards