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**REPORT 2**  
*(1215/11/IM)*

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**DISTRICT PLAN CHANGE 68: A REQUEST TO  
CHANGE THE ZONING OF LAND OFF HOMEBUSH  
ROAD IN KHANDALLAH FROM OPEN SPACE B TO  
OUTER RESIDENTIAL.**

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**1. Purpose of Report**

To report to Council the recommendations of the District Plan Hearing Committee concerning District Plan Change 68 – a request to change the zoning of land off Homebush Road from Open Space B to Outer Residential.

**2. Recommendation**

It is recommended that the Council:

1. *Receive the information.*
2. *Approve the recommendations of the District Plan Hearing Committee in respect of District Plan Change 68, a request to change the zoning of land off Homebush Road from Open Space B to Outer Residential.*

**3. Background**

District Plan Change 68 is a private plan change that seeks to change the zoning of approximately 1.2 hectares of land off Homebush Road from Open Space B to Outer Residential.

DPC 68 has been notified, submissions received and a hearing held on 2-3 April 2009.

**4. Discussion**

Having considered the requirements of the Resource Management Act 1991 and the issues raised by the Request, the submissions, and the submissions and evidence given at the Hearing, the Hearing Committee considers that the land should be rezoned “Outer Residential”. However, the Committee has recommended two additional site specific rules.

The first site specific rule is to require that any subdivision of the land is a Discretionary Activity Unrestricted and subject to the notification provisions of the RMA 1991. This will enable the unrestricted assessment of the effects of any future subdivision proposal. It will also enable affected persons to participate in the resource consent process.

The second site specific rule is to retain the Open Space B controls to prevent the removal of indigenous vegetation until such time as an application for subdivision has been obtained. This will safeguard existing areas of indigenous vegetation and enable an assessment of effects of any clearance to be assessed by the Council at the subdivision stage when the detail is known.

The reasons for the Hearing Committee's recommendations are outlined in the attached report.

Once approved by Council the decision will be publicly notified and served on the parties. They have the option of appealing the matter to the Environment Court within 30 working days. If no appeals are made, DPC 68 as approved by Council will become operative.

**Report from: *Councillor Leonie Gill* Chair of the District Plan Hearings Committee**