

6. ST ALBANS REZONING TO L3

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Corporate Plan Output: Environmental Improvement Plans	

The purpose of this report is to clarify the outcome of the presentation of a petition to the Resource Management Committee meeting of 2 September 1999.

Members will recall that representatives of the St Albans Residents Association expressed their concerns about the rezoning of part of St Albans from a Living 2 zone to a Living 3 zone and sought a rezoning back to Living 2. During the discussion that ensued it was explained that a Variation to the City Plan of this nature could not be supported at this stage. Instead, it was agreed that attention should be focused on the preparation of a Neighbourhood Plan for St Albans. The plan, focussing on non-regulatory options for improving the amenity of the area, including the design and appearance of new developments, to be progressed with the full participation of the community.

During the preparation of the plan the concerns of residents about the rezoning will be fully explored and the most effective means of allaying them be determined. It may well be that a change in the L3 rules in general is warranted. Other alternatives might be additional zoning categories more sensitive to their localities or non-statutory design guides. Should a change to the City Plan prove necessary an analysis of methods, benefits and costs will be required under Section 32 of the Resource Management Act. The preparatory work for the Neighbourhood Plan can form part of this analysis and can therefore be taken as a possible forerunner to the preparation of a change to the City Plan after it has become operative.

Chairman's

Recommendation: That the information be received.