
Part 2: Public Notice

PUBLIC NOTICE

Public Notification of Proposed District Plan Change 12 to the City of Lower Hutt District Plan

Clause 5 of the First Schedule – Part 1 of the Resource Management Act 1991

Hutt City Council has prepared:

Proposed District Plan Change 12 - Amendments to Residential provisions and Financial Contributions Chapter

Proposed Plan Change 12 addresses the key issues that have arisen from a review of the current residential area provisions in the District Plan, including providing for future growth, encouraging appropriate higher density housing and ensuring efficient implementation of the District Plan provisions. It also amends the reserves contribution provisions in the District Plan to provide for a maximum dollar value for allotments in residential and rural areas.

In particular, the Plan Change extends the existing Higher Density Residential areas (which allow for smaller sites and greater building coverage than in other residential areas) to include residential areas around shopping centres and transport routes and amends the provisions relating to multi unit housing, including the introduction of design guides.

Minor amendments have been made to the provisions for accessory buildings, yard requirements, recession planes, decks, home occupations and childcare facilities to ensure they are workable and effective. In addition the building length provision is to be removed, while a new rule for minimum permeable surfaces will be added.

In addition a maximum dollar value for reserves contributions for subdivisions in Residential and Rural Activity Areas will be introduced.

Provisions in the District Plan affected by Proposed Plan Change 12 include Chapter 3 (Definitions), Chapter 4 (Residential Activity Areas), Chapter 12 (Financial Contributions) and Chapter 14A (Transport).

Documentation for Proposed Plan Change 12 consists of seven parts and can be inspected at:

- All Hutt City Council Libraries, and
- Customer Services Counter, Council Administration Building, 30 Laings Road, Lower Hutt.

Alternatively, copies of the documentation are available on the Council website

- <http://www.huttcity.govt.nz/publications-forms/District-Plan/Plan-Changes>

Copies can also be requested by contacting the Hutt City Council Customer Call Centre:

- ph. (04) 570 6666 or
- email contact@huttcity.govt.nz

If you have any questions please contact Council's consultant Jane Black (Incite) on telephone (04) 801 6862 or email jane@incite.co.nz

Submissions close on Friday 27 MARCH 2009 at 5.00pm

Any person may make a submission on Proposed Plan Change 12. You may do so by sending a written submission to Council:

- Post: Environmental Policy Division, Hutt City Council, Private Bag 31912, Lower Hutt 5040;
- Fax: (04) 566 7098;
- Email: contact@huttcity.govt.nz

The submission must be written in accordance with Form 5 as prescribed by the Act and must state whether or not you wish to be heard in respect of your submission. Copies of Form 5 (EP-FORM-309) are available from all of the above locations and the Council website.

The process for public participation in the consideration of this proposal under the Act is as follows:

- after the closing date for submissions, Hutt City Council must prepare a summary of the submissions and this summary must be publicly notified; and
- there must be an opportunity to make a further submission in support of, or in opposition to, the submissions already made; and
- if a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- Hutt City Council must give its decision on the proposal (including its reasons for accepting or rejecting submissions); and
- any person who has made a submission has the right to appeal the decisions on the proposal to the Environment Court.

Tony Stallinger
Chief Executive

21 February 2009