

Proposed District Plan Change 15

**CORNER OF POTO ROAD, NORMANDALE
ZONING AS GENERAL RESIDENTIAL ACTIVITY AREA**

**Publicly Notified:
Submissions Close:**

**2 FEBRUARY 2010
5 MARCH 2010 at 5.00pm**

Part 1: Introduction

1. What is Proposed Plan Change 15?

The purpose of Proposed Plan Change 15 is to zone a Hutt City Council (Council) owned parcel of land on Poto Road, Normandale as *General Residential Activity Area* in the City of Lower Hutt District Plan (the District Plan). The site is situated on the northern side of Poto Road at its intersection with Normandale Road and is just over 4000m² in size. Plans of the site are attached at Part 4: Appendix One.

The site is presently made up of two parts:

- a) part of the site is a fee simple title owned by Council and legally described as Pt Sec 93 Normandale Settlement (SO33438), Title ref 26B/735. This parcel of land has no zoning over it.
- b) the remainder of the site was until recently classified as legal road. This land is identified in Gazette Notice 5/11/09, No. 161, p. 3894. A fee simple title will be issued for this site in the near future.

The operative District Plan Map B3 is attached at Part 4: Appendix Two.

2. Reasons for Proposed Plan Change

Since 2007 Council has been undertaking a review of all the land it holds in fee simple throughout the City. The objective is to ensure all Council owned land is being used for its best purpose. The review includes an assessment of the open space contribution each site is making to the community and city along with an assessment of the development potential of each site.

This site was included in the review as it was no longer required for the purpose it was acquired for - roading. The initial assessment deemed the land to have low open space/recreation potential and a further assessment of its development potential concluded it could be developed for residential purposes under the provisions of the District Plan for the General Residential Activity Area. Consultation under the Local Government Act followed.

It is the intent of Council to declare the land surplus (to be used for residential development) subject to the outcome of this proposed plan change process. In order for the land to be used for residential purposes it is first necessary to zone the land as part of the General Residential Activity Area.

3. Structure of this document

This document contains five parts:

Part 1 is this introduction

Part 2 contains a copy of the public notice of Proposed Plan Change 15 which was advertised in the Hutt News on Tuesday 2 February 2010

Part 3 shows the amendment proposed to the District Plan Maps (B3)

Part 4 is a copy of the *Section 32 Evaluation* prepared for Proposed Plan Change 15, as required by section 74 of the Resource Management Act 1991

Part 5 contains a copy of a submission form (Form 5)

All five parts of this document are publicly available from Hutt City Council as detailed in Part 2 of this document.

4. The Process of Proposed Plan Change 15

The process for preparing Proposed Plan Change 15 to date can be summarised as:

May to June 2008	Consultation with relevant parties (through Local Government Act proceedings)
12 August 2008	Need for Plan Change identified (resolution of Council)
12 August 2008	Council approval to prepare Proposed Plan Change
15 December 2009	Proposed Plan Change adopted by Council for public notification
2 February 2010	Proposed Plan Change notified

Upon notification, all interested persons and parties have an opportunity to make further input through the submission process. The process for public participation in the consideration of this proposal under the Act is as follows:

- After the closing date for submissions, Council must prepare a summary of the submissions and this summary must be publicly notified;
- There must be an opportunity to make a further submission in support of, or in opposition to, the submissions already made;
- If a person making a submission asks to be heard in support of his or her submission, a hearing must be held;
- 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.