

PUBLIC NOTICE

Public Notification of Proposed Private District Plan Change 47 to the City of Lower Hutt District Plan

Clause 5 and Clause 26 of the First Schedule of the Resource Management Act 1991

Proposed Private District Plan Change 47: Major Gardens, Kelson – Rezoning to General Residential Activity Area and General Recreation Activity Area

Hutt City Council has accepted a request from Urban Edge Limited, on behalf of F.L.Y Building Limited, for a proposed change to the City of Lower Hutt District Plan. The purpose of the proposed change is to enable further residential development at 280 Major Drive, 50 Kaitangata Crescent and 204 Liverton Road, Kelson (“the site”). The proposed change seeks the following amendments to the District Plan:

- Rezoning the site to a combination of General Residential Activity Area and General Recreation Activity Area.
- Addition of two new policies to the Subdivision chapter of the District Plan (Chapter 11). The new policies relate to stormwater management and effects on Liverton Road.
- Amendment to the existing restricted discretionary activity Rule 11.2.3(d) and discretionary activity Rule 11.2.4(l) of the District Plan so that these rules apply to the site.
- Addition of a new non-complying activity rule to the Subdivision chapter of the District Plan.

Documentation for the proposed plan change can be viewed:

- On Council’s website: www.huttcity.govt.nz/pc47;
- At all Hutt City Council Libraries; and
- At the Customer Services Counter, Council Administration Building, 30 Laings Road, Lower Hutt.

Copies can also be requested by contacting Hutt City Council:

- Phone: 04 570 6666 or
- Email: district.plan@huttcity.govt.nz

Any person may make a submission on the proposed plan change. However, if the person could gain an advantage in trade competition through the submission, then the person may do so only if the person is directly affected by an effect of the proposal that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Submissions close on Tuesday, 10 September 2019 at 5.00pm.

Submissions may be lodged in any of the following ways:

- Email: submissions@huttcity.govt.nz
- Post: District Plan Division, Hutt City Council, Private Bag 31912, Lower Hutt 5040
- In Person: Council Administration Building, 30 Laings Road, Lower Hutt

Submissions must be written on, or in accordance with, Form 5 of the Resource Management (Forms, Fees and Procedure) Regulations, and must include:

- Details on the specific provisions the submission relates to;
- Whether the specific provision is supported or opposed or proposed to be amended, with reasons; and
- Precise details on the decision that is sought from Council.

Submissions must also address potential trade competition advantages and state whether or not you wish to be heard in support of your submission.

Submission forms (Form 5) are available:

- On Council's website: www.huttcity.govt.nz/pc47;
- At all Hutt City Council Libraries; and
- At the Customer Services Counter, Council Administration Building, 30 Laings Road, Lower Hutt.

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

- After the closing date for submissions, Hutt City Council must prepare a summary of decisions requested by submitters and this summary must be publicly notified.
- There must be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:
 - Any person representing a relevant aspect of the public interest.
 - Any person who has an interest in the proposal greater than the general public has.
 - The local authority itself.
- If a person making a submission asks to be heard in support of their submission, a hearing must be held.
- Hutt City Council must give its decision on the provisions and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decision within two years of notifying the proposal, and serve it on every person who made a submission.
- Any person who has made a submission has the right to appeal against the decision on the proposal to the Environment Court if:
 - In relation to a provision or matter that is the subject of the appeal, the person referred to the provision or matter in the person's submission on the proposal; and
 - In the case of a proposal that is a proposed policy statement or plan, the appeal does not seek the withdrawal of the proposal as a whole.

Please contact Nathan Geard (04 570 6996 or Nathan.Geard@huttcity.govt.nz) if you have any questions about the proposal.

Jo Miller
Chief Executive

13 August 2019