

# PUBLIC NOTICE

## **Public Notification of Proposed District Plan Change 43 to the City of Lower Hutt District Plan**

*Clause 5 of the First Schedule of the Resource Management Act 1991*

### **Proposed District Plan Change 43: Residential and Suburban Mixed Use**

Hutt City Council has prepared Proposed District Plan Change 43 which seeks to provide for greater housing capacity and a wider range of residential development within the existing urban area of the city.

The proposed plan change reviews the existing Chapter 4A General Residential Activity Area to enable additional residential growth, provide greater flexibility and review outdated provisions. It provides for comprehensive residential development on larger sites and is more enabling of traditional infill including minor additional dwellings.

Proposed Plan Change 43 also seeks the introduction of two new activity areas and a Medium Density Design Guide. A new Suburban Mixed Use Activity Area covers selected suburban centres with good access to public transport, shops, schools and recreation areas and encourages a range of retail, commercial, business and residential activities in a medium density environment. A new Medium Density Residential Activity Area applies to residential properties in close proximity to Suburban Mixed Use Activity Areas and provides for a variety of residential development. A new Medium Density Design Guide applies to more intense developments that require resource consent.

The proposed plan change also seeks amendments to Chapter 3 Definitions and Chapter 11 Subdivision and proposes a number of consequential changes to other chapters.

Documentation for Proposed Plan Change 43 can be viewed:

- on Council's website: [huttcity.govt.nz/pc43](http://huttcity.govt.nz/pc43);
- 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: [PC43consultation@huttcity.govt.nz](mailto:PC43consultation@huttcity.govt.nz)

Any person may make a submission on Proposed Plan Change 43 but, 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 may be lodged in any of the following ways:

- Online: [huttcity.govt.nz/pc43](http://huttcity.govt.nz/pc43)
- Email: [submissions@huttcity.govt.nz](mailto: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 RMA Form 5 and 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.

Form 5 is available:

- on Council's website: [huttcity.govt.nz/pc43](http://huttcity.govt.nz/pc43);
- at all Hutt City Council Libraries; and
- at the Customer Services Counter, Council Administration Building, 30 Laings Road, Lower Hutt.

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## Submissions close on Friday 9 March 2018 at 5pm

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

- after the closing date for submissions, Hutt City Council must prepare a summary of decisions requested by submitters and give public notice of the availability of this summary and where the summary and submissions can be inspected; and
- 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; 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 provisions and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decision within 2 years of notifying the proposal and serve it on every person who made a submission at the same time; and
- 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 Corinna Tessendorf (04 560 1043 or [Corinna.Tessendorf@huttcity.govt.nz](mailto:Corinna.Tessendorf@huttcity.govt.nz)) if you have any questions about the proposed plan change.

**Tony Stallinger**  
**Chief Executive**

**7 November 2017**