
Part 1: Introduction

1. The Purpose of Proposed Plan Change 12

The Hutt City Council recently undertook a review of the residential areas of the District Plan. This review covered all provisions, including the Issues, Objectives, Policies and Rules of all residential activity areas. In addition the provisions in the Financial Contributions chapter as they relate to residential and rural development were considered.

In reviewing these areas the Council found a number of issues that have arisen through the implementation of the District Plan. These relate to:

- Higher density residential areas
- Comprehensive residential development
- Yard requirements
- Accessory buildings
- Recession planes
- Decks
- Building length
- Home occupations
- Child care facilities
- Permeable surfaces
- Courtyard/outdoor living areas
- Reserves contributions

The purpose of Proposed Plan Change 12 is to address and resolve these key implementation issues.

A change to the District Plan is considered necessary to ensure that the District Plan is effective and efficient in achieving its objectives for the City's residential areas.

2. Structure of this document

This document contains six parts:

Part 1 is this introduction.

Part 2 contains a copy of the public notice of Proposed Plan Change 12.

Parts 3 & 4 state the amendments proposed to both the text and maps.

Part 5 shows how the District Plan will look if Proposed Plan Change 12 is made operative without any further amendment.

Part 6 is a copy of the *Section 32 Evaluation* prepared for Proposed Plan Change 12, as required by section 74 of the Resource Management Act 1991.

Part 7 contains a copy of a submission form (Form 5).

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

3. The Process of Proposed Plan Change 12

The process for preparing Proposed Plan Change 12 to date can be summarised as:

2007	Preparation of Issue papers
July 2008	Discussion document prepared and distributed to stakeholders for consultation
Oct 2008	Submission heard and Council approval to prepare Proposed Plan Change
Dec 2008	Proposed Plan Change adopted by Council's District Plan Committee for public notification
Feb 2009	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, Hutt City 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;
- 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.

4. Reasons for Proposed Plan Change

Higher Density Residential Areas and Housing

Currently higher density residential areas are provided around some shopping centres and along the main transport routes.

Demographic studies show that there is demand for greater housing choice and provision for smaller households. Future growth needs to be appropriately accommodated in the city and region. The objectives of the Wellington Regional Strategy provide guidance in this area.

Council is therefore proposing to expand the Higher Density Residential Area around local centres and provide for multi-unit housing options. Design guides have been developed to encourage quality development that contributes to the existing character of the neighborhood.

Bulk and location standards

A number of provisions are not as effective or efficient as they could be in achieving the objectives of the District Plan. To ensure clarity and workability it is proposed to make minor improvements to some of the residential standards.

5. Summary of Proposed Plan Change 12 amendments

In addressing the issues, the Proposed Plan Change either clarifies the intent or application of the provisions or adds new policy direction to address issues which were either unanticipated at the time of writing the District Plan or have since emerged as important in Regional Policy Statements or through consultation.

The proposed amendments affect the rules in Chapter 3 (Definitions), 4 (Residential), 12 (Financial Contributions) and 14A (Transport).

In particular, the Plan Change extends the existing Higher Density Residential Area around shopping centres and transport routes and amends the provisions relating to higher density housing. Applications for such developments will be required to address new design guides.

Minor amendments have been made to the provisions for accessory buildings, yard requirements, recession planes, decks, home occupations, childcare facilities and reserve contributions, 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.

The Proposed Plan Change also amends the reserves contribution provisions in the District Plan to provide for a maximum dollar value for allotments in residential and rural areas.