

# PUBLIC NOTICE

## Public Notification of Proposed Private District Plan Change 58 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 58: 12 Shaftesbury Grove, Stokes Valley – Rezoning to Medium Density Residential Activity Area

Hutt City Council has accepted a request from M & J Walsh Partnership Ltd for a proposed change to the City of Lower Hutt District Plan. The proposal is to rezone 12.5 hectares of the site at 12 Shaftesbury Grove, Stokes Valley from a combination of the Hill Residential and the General Recreation Activity Areas to Medium Density Residential Activity Area.

The proposed plan change would also introduce provisions to the Subdivision chapter of the District Plan that would apply to future subdivision of the site. In particular:

- A map identifying a development area for the site (proposed Appendix Subdivision 10),
- A new Restricted Discretionary Activity rule for subdivision within the identified development area, with a set of assessment matters that relate specifically to subdivision of the site.
- A new Discretionary Activity rule for subdivision outside the identified development area (which provides for a greater range of assessment matters).

Documentation for the proposed plan change can be viewed:

- On Council's website: [www.huttcity.govt.nz/pc58](http://www.huttcity.govt.nz/pc58), and
- At the Customer Services Counter, Council Administration Building, 30 Laings Road, Lower Hutt.

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 Friday, 8 December 2023

Submissions may be lodged in any of the following ways:

- Email: [District.Plan@huttcity.govt.nz](mailto:District.Plan@huttcity.govt.nz)
- Post: Policy Planning Team, 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 Submission forms are available:

- On Council's website: [www.huttcity.govt.nz/pc58](http://www.huttcity.govt.nz/pc58),
- At the Customer Services Counter, Council Administration Building, 30 Laings Road, Lower Hutt, and
- On request, by contacting Hutt City Council at 0800 488 824 or [District.Plan@huttcity.govt.nz](mailto:District.Plan@huttcity.govt.nz).

Submissions 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.

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

- After the closing date for submissions, Hutt City Council will prepare a summary of decisions requested by submitters. This summary will be publicly notified.
- There is 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 will be held.
- Hutt City Council will 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 makes 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 Hutt City Council (04 570 6666 or [District.Plan@huttcity.govt.nz](mailto:District.Plan@huttcity.govt.nz)) if you have any questions about the proposal.

**Jo Miller**  
**Chief Executive**

**9 November 2023**