

Hutt City Council has prepared District Plan Change 56, a change proposed to the City of Lower Hutt District Plan. The purpose of the proposed plan change is to meet the Council's obligations under the Resource Management Act 1991 to implement Policies 3 and 4 of the National Policy Statement on Urban Development and to incorporate the Medium Density Residential Standards.

The plan change also updates provisions relating to financial contributions and makes several other supporting and consequential changes, including to area wide strategic objectives and policies, definitions, subdivision standards, natural hazards, historic heritage sites and buildings, wind, and other chapters.

The plan change also proposes significant changes to the district plan maps, including the pattern of activity areas, and new and updated natural hazard and heritage overlays.

The plan change may be viewed:

- On Council's website: hutt.city/pc56
- At any Hutt City Council Library, or
- At the Customer Services Counter, Council Administration Building, 30 Laings Road, Lower Hutt
- Copies can also be requested by contacting Hutt City Council on **04-570-6666** or district.plan@huttcity.govt.nz.

Any person may make a submission on Proposed Plan Change 56. 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 may be lodged in any of the following ways:

- By email (preferably): 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 2003 and must state whether you wish to be heard on your submission.

Copies of Form 5 are available:

- On Council's website: hutt.city/pc56
- At any Hutt City Council Library

- At the Customer Services Counter, Council Administration Building, 30 Laings Road, Lower Hutt.
- By contacting Hutt City Council on **district.plan@huttcity.govt.nz** or **04-570-6666**.

If you have any questions about the proposed plan change, please contact the Policy Planning Team on district.plan@huttcity.govt.nz or phone **04-570-7426**.

Submissions close Tuesday 20 September 2022.

Plan Change 56 will be considered under the Intensification Streamlined Planning Process (Schedule 1, Part 6 of the RMA). The process for public participation in the consideration of this proposal is as follows:

- After the closing date for submissions, Hutt City Council will publish a summary of the decisions requested by submitters.
- Once public notice of this summary is given, the following may make a further submission in support of, or opposition to, a submission 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, and
 - Hutt City Council itself.
- The Council must establish an independent hearings panel ("IHP") of independent commissioners. This panel will conduct a hearing open to any submitter who wishes to be heard.
- The IHP will make recommendations to Council on the alterations to the plan change, which must be on matters raised in a submission or by the panel or any other person at the hearing.
- Hutt City Council must make its decision on each of those recommendations within one year of notifying this plan change, publicly notifying those decisions, and advise every person who made a submission.
- Recommendations that are accepted by Hutt City Council will become operative immediately. Recommendations that are rejected will be sent to the Minister for the Environment for a final determination.
- Under the Resource Management Act 1991, this process has no right of appeal.



Jo Miller

Chief Executive, on behalf of Hutt City Council
15 August 2022