

Public Notification of Private Plan Change 52 to the Upper Hutt City Council District Plan (2004) - Rezoning of 20 Stroma Way, Mount Marua

The Upper Hutt City Council has received and accepted the following private plan change request to the Upper Hutt City Council District Plan (2004):

Proposed Private Plan Change 52 – Rezoning of 20 Stroma Way, Mount Marua.

Proposed Private Plan Change 52 (“Private Plan Change 52”) seeks to rezone the site at 20 Stroma Way in Mount Marua from Rural Hill Zone to Rural Lifestyle Zone. The site is subject to the Southern Hills Overlay Area. The proposed Rural Lifestyle Zone would provide for residential development at a rural lifestyle density level. To address the Southern Hills Overlay Area the Plan Change also proposes the introduction of a Structure Plan for the site. The Structure Plan provides details regarding the intended form and layout of the envisaged subdivision, contains a Landscape Masterplan that identifies areas of vegetation retention and future regeneration and introduces three sets of site specific principles that need to be considered at subdivision stage, relating to Earthworks and Sediment Control, Landscape and Visual Impact and Stormwater and Natural Hazards.

Please note this is a summary. The full Plan Change can be viewed on the Council website at consultation.upperhuttcity.com

Private Plan Change 52 can also be inspected at any of the following locations:

LOCATION	ADDRESS
Upper Hutt City Council Offices	Level 1 Reception Civic Administration Building 838-842 Fergusson Drive Upper Hutt
Upper Hutt Library	844 Fergusson Drive Upper Hutt
Pinehaven Branch Library	Corner of Pinehaven Road & Jocelyn Crescent Pinehaven Upper Hutt

If you have any questions, or would like further information about Private Plan Change 52, please contact Council’s planning consultant Corinna Tessendorf on 022 304 4187 or by email to corinna@urbanedgeplanning.co.nz

Making a submission

You may make a submission electronically or in writing to the Council in the following ways:

Online	consultation.upperhuttcity.com	Email	planning@uhcc.govt.nz
In person	Upper Hutt City Council Level 1 Reception Civic Administration Building 838-842 Fergusson Drive Upper Hutt	Post	Proposed Plan Change 52 Upper Hutt City Council Private Bag 907 Upper Hutt 5140

The submission must be completed on Submission Form (Form 5) and must state whether or not you wish to be heard on your submission. Copies of the Submission Form are available on the website and from Council.

Any person may make a submission on the proposal, but if you could gain an advantage in trade competition through the submission, then you may only submit so if you are 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.

The submission period closes on Friday **14 August 2020** at **5pm**.

Process for public participation

The proposal for public participation in the consideration of the proposal under the Act is as follows:

- after the closing date for submission, the Upper 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
- the local authority shall send copies of all submissions on the plan or change to the person who made the request; and
- if a person making a submission or the person who made the request asks to be heard in support of his or her submission, a hearing must be held; and
- after considering the private plan change and undertaking a further evaluation of the plan or change in accordance with section 32AA the Upper Hutt City Council
 - may decline, approve, or approve with modifications the plan or change; and
 - must give reasons for its decision; and
- the local authority shall give public notice of its decision within 2 years of notifying the proposal and serve it on every person who made a submission and on the person who made the request at the same time; and
- any person who has made a submission as well as the person who requested the private plan change 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.

Corinna Tessendorf
Planning Consultant
Upper Hutt City Council

Address for service: 838-842 Fergusson Drive
Private Bag 907
Upper Hutt 5140

Email: planning@uhcc.govt.nz

15 July 2020

Phone: (04) 527 2169