

Public Notification of Private Plan Change Request 55 to the Upper Hutt City Council District Plan (2004) - Rezoning of Gabites Block at 1135 Maymorn Road

Upper Hutt City Council has received a private plan change request to rezone 74.5 hectares of land at 1135 Maymorn Road, known as 'Gabites Block'. The plan change request seeks to rezone the land from General Rural (previously Rural Hill) and Rural Production (previously Rural Valley Floor) to a newly introduced Settlement Zone. The site would also be subject to the Gabites Block Development Area. The plan change request would allow for approximately 170 – 200 residential units on the site.

The applicant has proposed a range of objectives, policies and rules to manage future development on the site. The proposed provisions seek to:

- Allow for lots with a minimum area of 400m² in the north western corner of the site, with an average lot area of 600m²
- Allow for lots with either a minimum area of either 1000m² or 2000m² on the valley flats
- Allow for lots with a minimum area of 1 hectare along the vegetated western hill escarpment
- Allow for lots with either a minimum area of either 1000m² or 2000m² on the upper plateau
- Protect the areas of significant vegetation on the site
- Provide for a new roading network on the site
- Provide for a new public cycleway connecting to the Remutaka Rail Trail
- Require landscaping along the Maymorn Road frontage of the site; and
- Allow for the construction of new residential units on the future sites, subject to the proposed bulk and location provisions

Please note this is a summary. The full Private Plan Change can be viewed on the Council website at: letskorero.upperhuttcity.com/ppc55 and 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 55, please call us on (04) 527 2175 and we will arrange a call back from one of our planners or email us at planning@uhcc.govt.nz

Making a submission

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

Online	Letskorero.upperhuttcity.com/ppc55	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 Private Plan Change 55 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 Wednesday 13th of April 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.

Emily Thomson
Planning Policy Manager
Upper Hutt City Council

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

Email: planning@uhcc.govt.nz

Wednesday 9 March 2022

Phone: (04) 527 2169