

**Notification of Decisions on Private Plan Change 55 (PPC55) to the Upper Hutt City Council District Plan (2004) - Rezoning of 1135 Maymorn Road, Maymorn, known as the ‘Gabites Block’**

Notice is given, as required by Clauses 10, 11 and 29 of the First Schedule of the Resource Management Act (1991), that Upper Hutt City Council has made decisions on Private Plan Change 55 to the Upper Hutt City Council District Plan (2004), following a resolution at the Council Meeting on 1 February 2023.

Private Plan Change 55 (PPC55) seeks to enable low density and rural residential development on the property known as the ‘Gabites Block’ at 1135 Maymorn Road in Upper Hutt. The Gabites Block totals 74.5 hectares in area and is currently zoned Rural Production and General Rural. PPC55 provides for an additional housing capacity of 170 to 200 rural residential units, protection of the Gabites Block Natural Areas (GBNAs), maintains maintenance of the landscape values of the west-facing hillside and the rural residential character of the Maymorn area.

The private plan change rezones 1135 Maymorn Road to Settlement Zone with a site-specific Gabites Block Development Area (GBDA) and indicative Structure Plan. PPC55 also seeks to make the following changes to the District Plan (2004) including: the introduction of high-level objectives and policies for the new zone, applies the Settlement Zone to the site, introduces the GBDA, with six development densities tailored to the North-West, Valley Flats, Station Flats, Hilltops, Hilltop Basin and Hillside areas, applies district-wide and site-specific provisions for the GBDA, associated changes to the UHCC planning maps and definitions to the NPS District Plan (2021) version.

**Please note:** The copies of the Council’s decisions can be viewed on the Council’s website at: [upperhuttcity.com/PPC55](http://upperhuttcity.com/PPC55) and can also be inspected in-person at any of the following locations:

LOCATION	ADDRESS
Council Service Centre	HAPAI Puna Ratonga - Service Centre. 879-881 Fergusson Drive, Upper Hutt.
Upper Hutt Central Library	844 Fergusson Drive, Upper Hutt.
Pinehaven Branch Library	Corner of Pinehaven Road and Jocelyn Crescent, Pinehaven, Upper Hutt.

**Right of Appeal to the Environment Court**

In accordance with Clauses 14 and 29 of the First Schedule of the RMA (1991), any person who made a submission on PPC55 has the right to appeal to the Environment Court in respect of the following:

- a provision / matter included or excluded in the PPC55, or
- a provision which the decisions of the Council proposed to include or exclude in the PPC55.

This is provided the person referred to that provision or matter in the person’s submission on the proposed PPC55.

Under Clause 29 of the First Schedule of the RMA (1991), the person who made the private plan change request may also appeal the decision of the local authority to the Environment Court.

## **You and the Environment Court**

Any person considering an appeal should refer directly to Clause 14 of the First Schedule to the RMA (1991), and if any doubt about the procedures to be followed should consult a lawyer. The appeal process is independent of the Council's responsibilities.

Information about the appeals process is available on the Ministry for the Environment (MfE) website at: [environment.govt.nz/publications/you-and-the-environment-court/](https://environment.govt.nz/publications/you-and-the-environment-court/)

## **Notice of appeal to the Environment Court**

Form 7 of the RMA (Forms, Fees and Procedure) Regulations (2003) outlines the information required, and process which should be followed when lodging an appeal with the Environment Court.

A copy of the form is available on the Environment Court of New Zealand or Legislation Government New Zealand website at: [environmentcourt.govt.nz/forms-fees/](https://environmentcourt.govt.nz/forms-fees/) or [legislation.govt.nz/regulation/public/2003/0153/latest/DLM195868.html](https://legislation.govt.nz/regulation/public/2003/0153/latest/DLM195868.html)

## **Contact details for the Environment Court**

The contact details for the Environment Court are:

- Webpage: <https://environmentcourt.govt.nz/contact-us/>
- Street address: District Court Building, Level 5, 49 Ballance Street, Wellington, 6011,
- Postal address: The Deputy Registrar, Wellington Registry, PO Box 5027, Wellington, 6145,
- Phone: (04) 918 8300, or
- Fax: (04) 918 8303

## **Serve a copy of the Notice of Appeal**

A copy of the Notice of Appeal to the Environment Court must also be served to Upper Hutt City Council within 30 working days of service of this notice to the following:

- Address to: Attn: Emily Thomson, Planning (Policy) Manager, Private Bag 907, Upper Hutt, 5140.

You must also serve a copy of the Notice of Appeal on every person who made a submission on the matter to which the appeal relates to within 5 working days, after the Notice of Appeal is lodged with the Environment Court.

An address list of the submitters can be provided on request.

If you have any questions, or would like further information about Private Plan Change 55 (PPC55), please call us on (04) 527 2169 and we will arrange a call back from one of our Planners or email us at [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

### **Emily Thomson**

Planning (Policy) Manager  
Upper Hutt City Council

Post: Private Bag 907, Upper Hutt 5140

Email: [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

Telephone: (04) 527 2169