

29 August 2022

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Summary of information provided on Plan Change 56 as at 26 August 2022

Tēnā koutou katoa

Communication and engagement about Plan Change 56

As part of our legislative requirements for the notification of plan changes, all properties (owners and occupiers) within the area affected by Plan Change 56 will receive a letter notifying them of the plan change.

We have received a number of enquiries this week as people have started to receive the letters. A large number of these are from people concerned about the changes. The enquiries we have received so far are typically:

- What does this mean and am I affected?
- Unhappy about potential 6 storey development on neighbouring properties
- Concerns about carparking
- Concerns about infrastructure.

Heritage areas in the plan change

Are Officers planning on attending the public meeting organised by Voluntary Heritage?

Officers will not be attending due to the political nature of the meeting and no public meetings are being held or attended by officers for this plan change.

Why does the July District Plan Review Subcommittee report specifically refer to Kāinga Ora?

The identification of heritage areas uses information gathered as part of the ongoing Historic Heritage Inventory Review which is part of the full District Plan review.

As part of that review all owners of potentially affected properties within the possible heritage areas or with potential individual listings were contacted to inform them about the work HCC was doing, including being invited to share additional information they had about the heritage values of their properties.

Most of this feedback was received in time to inform the October 2021 draft of the Historic Heritage Inventory Review, and related to individual properties, rather than entire areas. Kāinga Ora owns affected properties and so was consulted as part of this process.

Kāinga Ora engaged their own heritage experts to do their own assessment of Kāinga Ora's properties, in line with Policy 21 of the Wellington Regional Policy Statement.

This feedback was received after the October 2021 draft of the Historic Heritage Inventory Review. Council's heritage consultants reviewed the assessments provided by Kāinga Ora and in response to the new information made some adjustments to the heritage areas they had identified: this removed 5 properties from the Petone State Housing area and 3 properties from the Moera Railway area.

Have we written to the households that have already received a letter to tell them that the full DP is on hold now?

We wrote to property owners who have previously engaged with us on the heritage assessments in March this year to advise them of the change in timeframes for the full review of the District Plan, and that we would be progressing Plan Change 56 ahead of the full review to meet our statutory requirements.

These property owners will also receive the Plan Change 56 notification letter which has been sent to all property owners and occupiers and includes a summary of the plan change and information on how to find out more.

How many extra properties are affected by the heritage proposals in Plan Change 56?

The plan change proposes changes to existing heritage areas of the operative District Plan as follows:

- Patrick Street: No additions, 5 properties removed.
- Jackson Street: 7 properties added (of which 1 is already individually listed), and 14 removed.
- Lower Hutt Civic Centre: No additions, 1 property removed.
- Riddlers Crescent: 1 additional property (HCC reserve), 3 properties removed (of which 1 has now been added to Residential Heritage Precinct).

The Plan change also proposes 6 new heritage areas called Residential Heritage Precincts. These areas are a qualifying matter that restricts building height and density but do not include demolition controls. The areas and the number of properties affected are as follows:

- Hardham Crescent - 1 property
- Hutt Road Railway - 102 properties (of which 1 was formerly in the Riddlers Crescent Heritage Area)
- Moera Railway - 16 properties
- Petone Foreshore - 137 properties
- Petone State Housing - 23 properties
- Wainuiomata Terracrete Houses - 6 properties

How many properties are residential vs. commercial?

The table below provides some commentary on whether the area is predominantly a residential or commercial area.

Please note: the table does not include HA-10, which relates to a potential historic heritage area that has been identified for Somes Island. This is not part of the proposed plan change.

HA-01 - Hardham Crescent State Housing Heritage Area	1 - Residential
HA-02 - Heretaunga Settlement Heritage Area (Patrick Street)	35 - Residential
HA-03 - Hutt Road Railway Heritage Area	102 - Residential
HA-04 - Jackson Street Heritage Precinct	117 - While predominantly commercial, some buildings will be a mix of commercial and residential
HA-05 - Lower Hutt Civic Centre Heritage Area	11 - Civic buildings, including some commercial activities
HA-06 - Riddlers Crescent Heritage Area	48 - Residential
HA-07 - Moera Railway Heritage Area	16 - Residential
HA-08 - Petone Foreshore Heritage Area	137 - Residential
HA-09 - Petone State Flats Housing Area	23 - Residential
HA-11 - Wainuiomata Terracrete Houses Heritage Area	6 - Residential

Ngā mihi nui,

Democratic Services Team