

29 August 2022

Email: democraticservicesteam@huttcity.govt.nz

## What is proposed as part of Plan Change 56?

Tēnā koutou katoa,

### Proposed Plan Change 56 and Heritage Areas

Plan Change 56 is required by Central Government and its primary purpose is to increase housing supply. The legislation sets out specific intensification requirements, including:

- Incorporating the ‘medium density residential standards’ (MDRS) – this permits 3 dwellings of up to 3 storeys on most residentially zoned sites and includes some other supporting standards such as site coverage and outdoor living space.
- Implementing Policies 3 and 4 of the National Policy Statement on Urban Development (NPS-UD)

Council can reduce the building heights and density required by the MDRS and NPS-UD to accommodate ‘qualifying matters’. This includes historic heritage. The plan change addresses historic heritage by proposing amendments to the provisions relating to some existing heritage areas within the Operative District Plan and proposes 6 new heritage areas. These areas are grouped into ‘precincts’. The table below summarises each of the areas and what the rules mean for future development within these areas.

Precinct	Is this a new area or existing?	Summary of proposed rules
Residential Heritage Precinct	Six separate areas in Petone, Moera and Wainuiomata. These are <b>new areas</b> .	<ul style="list-style-type: none"> <li>• Resource consent would be required for new development that either increases building height or the number of units on a site.</li> <li>• The proposed plan change <b>would not introduce any specific rules for:</b> <ul style="list-style-type: none"> <li>○ Additions/alterations to existing buildings, or</li> <li>○ Demolition.</li> </ul> </li> <li>• The rules of the underlying zone would apply for additions/alterations or demolition.</li> </ul>

<p>Jackson Street Heritage Precinct</p>	<p>Applies to areas of Jackson Street generally between Cuba Street and Victoria Street.</p> <p>This area has been identified in the District Plan as a heritage area <b>since the District Plan first became operative in 2003.</b></p>	<ul style="list-style-type: none"> <li>• The size of this precinct is proposed to be reduced (i.e. properties removed from the area)</li> <li>• The proposed plan change <b>does not change the rules for this area.</b></li> </ul>
<p>Riddlers Crescent Heritage Precinct</p>	<p>Riddlers Crescent has been identified in the District Plan as a heritage area <b>since the District Plan first became operative in 2003.</b></p> <p>The area is currently identified through the Historic Residential Activity Area.</p>	<ul style="list-style-type: none"> <li>• The proposed plan change would <b>rezone the areas to the High Density Residential Activity Area.</b></li> <li>• The area has been identified through the Riddlers Crescent Heritage Precinct (two of the properties in the current heritage precinct would be excluded from the precinct under the plan change, following the findings of the Heritage Inventory Review).</li> <li>• <b>The rules are the same as the Operative District Plan</b> - resource consent would be required for new buildings, external alterations, external repair and external modification.</li> <li>• <b>No additional rules are proposed for demolition</b> of buildings in the area.</li> </ul>

<p>Heretaunga Settlement Heritage Precinct (Patrick Street)</p>	<p>The Patrick Street area <b>has been identified in the District Plan as a heritage area since the District Plan first became operative in 2003.</b></p> <p>The area is currently identified through the Historic Residential Activity Area. However, twelve properties in the area are also identified in a separate heritage area in <i>Chapter 14F: Heritage Buildings and Structures.</i></p>	<ul style="list-style-type: none"> <li>• The proposed plan change would <b>rezone these areas to the High Density Residential Activity Area</b></li> <li>• The area has been identified through the Heretaunga Settlement Heritage Precinct in the plan change (five of the properties would be excluded from the precinct, following the findings of the Heritage Inventory Review).</li> <li>• The <b>rules are the same as the Operative District Plan</b> - resource consent would be required for new buildings, external alterations, external repair and external modification.</li> <li>• In addition, the heritage area in Chapter 14F would be replaced by the Heretaunga Settlement Heritage Precinct. As a result, <b>23 additional properties will be identified in Chapter 14F</b>, and resource consent would be required for <b>demolition or relocation</b> of buildings on these 23 properties where it was previously permitted.</li> </ul>
---	--	--

### ***How were these areas identified?***

A review of Council's Heritage Inventory has been undertaken as part of the full review of the District Plan, prior to the new legislation coming into effect. That assessment was undertaken by external heritage experts and has been used to inform PC56 to the extent that is possible within the scope of the legislation. A report that supports the findings is included on the [Plan Change 56](#) website under 'Technical Reports'.

### ***What is the process from here?***

Property owners can contact the Policy Planning team if they have specific questions about what this means for them. Anyone may make a submission on Plan Change 56 until 20 September 2022, including owners of properties within these proposed heritage areas. A summary of all submissions will be notified in late 2022, and further submissions can be made to support or oppose submissions made in the initial round. These submissions will be heard by an independent hearing panel in 2023 and submitters will have the opportunity to speak to their submission. The Panel will make recommendations to Council about what changes should be made to the plan change, and decisions must be made by 20 August 2023.

Ngā mihi nui, **Democratic Services Team**