

29 August 2022

Proposed Plan Change 56 and heritage areas

- Plan Change 56 is required by Central Government and requires the Council to incorporate the 'medium density residential standards' (MDRS) into the District Plan for most residential areas and implement 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 recognise matters such as historic heritage values. 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.
- An evaluation of Lower Hutt's historic heritage was recently completed by external heritage experts and the findings have been fed into this plan change. 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 new areas . | <ul style="list-style-type: none"> • Resource consent would be required for new development that either increases building height or the number of units on a site. • The proposed plan change would not introduce any specific rules for: <ul style="list-style-type: none"> ○ Additions/alterations to existing buildings, or ○ Demolition. • The rules of the underlying zone would apply for additions/alterations or demolition. |
| Jackson Street Heritage Precinct | <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 since the District Plan first became operative in 2003.</p> | <ul style="list-style-type: none"> • The size of this precinct is proposed to be reduced (i.e. properties removed from the area) • The proposed plan change does not change the rules for this area. |

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| <p>Riddlers Crescent Heritage Precinct</p> <p>Riddlers Crescent Heritage Precinct (Continued)</p> | <p>Riddlers Crescent has been identified in the District Plan as a heritage area since the District Plan first became operative in 2003.</p> <p>The area is currently identified through the Historic Residential Activity Area.</p> | <ul style="list-style-type: none"> • The proposed plan change would rezone the areas to the High Density Residential Activity Area. • 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). • The rules are the same as the Operative District Plan - resource consent would be required for new buildings, external alterations, external repair and external modification. • No additional rules are proposed for demolition of buildings in the area. |
| <p>Heretaunga Settlement Heritage Precinct (Patrick Street)</p> | <p>The Patrick Street area has been identified in the District Plan as a heritage area since the District Plan first became operative in 2003.</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"> • The proposed plan change would rezone these areas to the High Density Residential Activity Area • 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). • The rules are the same as the Operative District Plan - resource consent would be required for new buildings, external alterations, external repair and external modification. • In addition, the heritage area in Chapter 14F would be replaced by the Heretaunga Settlement Heritage Precinct. As a result, 23 additional properties will be identified in Chapter 14F, and resource consent would be required for demolition or relocation of buildings on these 23 properties where it was previously permitted. |

You can have a say on these changes

Plan Change 56 is open for public submissions until 20 September. Head to hutt.city/PC56 for more information about how to have your say. This is a formal submission process under the Resource Management Act, with an independent panel hearing submissions in the first half of 2023.

If you'd like help with understanding how to make a submission, we have a free and independent "friend of the submitter" service, funded by the Ministry for the Environment. You can call 021 0814 2991 or (04) 213 8880 or email friendofsubmitters@baylissconsulting.co.nz for assistance.