

Proposed District Plan Change 52

Alignment of the District Plan
with the New Zealand Heritage List

Summary of Decisions Requested (Summary of Submissions)

Publicly Notified:

15 January 2019

Further Submissions Close:

29 January 2019

PUBLIC NOTICE

Public Notification of the Summary of Decisions Requested for Proposed District Plan Change 52 to the City of Lower Hutt District Plan

Clause 8 of the First Schedule – Part 1 of the Resource Management Act 1991

Proposed District Plan Change 52: Alignment of the District Plan with the New Zealand Heritage List

Hutt City Council has prepared the Summary of Decisions Requested (Summary of Submissions) for Proposed District Plan Change 52.

Proposed District Plan Change 52 seeks to amend the District Plan to ensure that all buildings and structures in the district that are listed, or are nominated and anticipated to be listed, in the New Zealand Heritage List are identified and protected through the existing objectives, policies and rules of the District Plan.

The Proposed Plan Change also updates terms used in Chapter 14F: Heritage Buildings and Structures of the District Plan to reflect changes to legislation.

The Proposed Plan Change was notified on 16 October 2018 and submissions closed on 16 November 2018. Five submissions were received.

The summary of submissions and decisions sought as well as copies of the original submissions are available and can be inspected

- on Council's website: huttcity.govt.nz/pc52;
- at all Hutt City Council Libraries; and
- at the Customer Services Counter, Council Administration Building, 30 Laings Road, Lower Hutt.

Copies can also be requested by contacting Hutt City Council:

- Phone: (04) 570 6666
- Email: district.plan@huttcity.govt.nz

The following persons can make a further submission in support of, or in opposition to, the submissions already made:

- Persons who are representing a relevant aspect of the public interest; and
- Persons who have an interest in the Proposed Plan Change that is greater than the interest of the general public.

A further submission must be limited to a matter in support of or in opposition to the relevant submission. It must be written in accordance with RMA Form 6 and must state whether or not you wish to be heard on your submission. Copies of Form 6 are available from the above locations and on Council's website.

Please state clearly the submission reference number to which your further submission relates.

Further Submissions close on 29 January 2019 at 5.00pm

Further submissions may be lodged in any of the following ways:

- Email: submissions@huttcity.govt.nz
- Post: District Plan Division, Hutt City Council, Private Bag 31912, Lower Hutt 5040
- In Person: Council Administration Building, 30 Laings Road, Lower Hutt

Please note: In addition to serving a copy of the further submission on Hutt City Council, a copy of the further submission must also be served on the person(s) whose submission(s) you are supporting or opposing within five working days of sending your further submission to Hutt City Council.

Tony Stallinger
Chief Executive

15 January 2019

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SUMMARY OF DECISIONS REQUESTED (SUMMARY OF SUBMISSIONS) FOR PROPOSED DISTRICT PLAN CHANGE 52

DPC52/1 Historic Places Wellington - Felicity Wong				
Sub. Ref.	Amendment & Provision	Support / Oppose	Reason/Comment	Decision Requested
1.1	General	Support	The submitter fully supports the provisions and thinks that the Hutt City District Plan should align with the Heritage New Zealand listings.	To fully implement District Plan Change 52.
1.2	Amendment 2 (Nash House)	Support	The submitter provides some historic background and supports the listing of the Nash House in the District Plan.	
1.3	Amendment 3 (former Lower Hutt Central Fire Station)	Support	The submitter provides some architectural background and supports the listing of the former Lower Hutt Fire Station in the District Plan.	
1.4	Amendment 6 (former Naenae Post Office)	Support	The submitter provides some architectural and historic background and supports the listing of the former Naenae Post Office in the District Plan.	
1.5	Amendments 1 and 8 (ANZAC Memorial Flagpole) and Amendments 4 and 7 (former Petone Magistrate's Court)	Support	The submitter supports the upgrade of the ANZAC Memorial Flagpole and the former Petone Magistrate's Court to Appendix Heritage 1.	

DPC52/2 Heritage New Zealand Pouhere Taonga - Caroline Rachlin				
Sub. Ref.	Amendment & Provision	Support / Oppose	Reason/Comment	Decision Requested
2.1	General	Support	<p>The submitter refers to section 6(f) and section 74(2)(b)(iia) of the RMA and to Objective 15 of the Greater Wellington Regional Policy Statement.</p> <p>The submitter considers that the addition of new heritage items to the heritage schedule of the District Plan will ensure that these significant heritage places are identified and offered the same protection from inappropriate subdivision,</p>	That the proposed plan change is adopted as proposed, subject to the amendments sought elsewhere in the submission.

			<p>use, and development that is provided to buildings and structures that are currently identified in the District Plan.</p> <p>While not seeking to add additional heritage items through this submission, the submitter supports a comprehensive review of Council's Heritage Policy and the heritage provisions of the District Plan.</p>	
2.2	Amendments 1 and 8 (ANZAC Memorial Flagpole)	Support in part	The submitter considers the inclusion of the ANZAC Memorial Flagpole in Appendix Heritage 1 to be consistent with the structure of the Heritage Appendices and provides some background on the Heritage New Zealand listing.	Retain the proposed addition of the Anzac Memorial Flagpole as shown (and associated removal from Appendix 2), subject to an amendment to also include the HNZPT List Number 9438 within the listing description.
2.3	Amendment 2 (Nash House)	Support in part	The submitter supports the addition of Nash House to Appendix Heritage 1 because this recognises the significance of the building and provides for protection under the District Plan. The submitter provides some background information on the Heritage New Zealand listing and the history of the building.	Retain the proposed addition of Nash House to Appendix Heritage 1 and Planning Map C4, subject to an amendment to also include the HNZPT List Number 7742 within the listing description.
2.4	Amendment 3 (former Lower Hutt Central Fire Station)	Support in part	The submitter supports the addition of the former Lower Hutt Fire Station to Appendix Heritage 1 and provides some background information on the Heritage New Zealand listing and the architectural values of the building. The submitter considers that the inclusion provides for protection under the District Plan.	Retain the proposed addition of the Lower Hutt Central Fire Station (former) to Appendix Heritage 1 and Planning Maps C4 and D4, subject to an amendment to also include the HNZPT List Number 9319 within the listing description.
2.5	Amendments 4 and 7 (former Petone Magistrate's Court)	Support in part	The submitter considers the inclusion of the former Petone Magistrate's Court in Appendix Heritage 1 to be consistent with the structure of the Heritage Appendices and provides some background on the Heritage New Zealand listing.	Retain the proposed addition of the Petone Magistrate's Court (former) as shown to Appendix Heritage 1 (and associated removal from Appendix 2), subject to an amendment to also include the HNZPT List Number 9439 within the listing description.

2.6	Amendment 5 (Dudley Cottage)	Support in part	The submitter supports the removal of the listing from Appendix 1, given the place no longer exists. The submitter reminds that pre-1900 sites are subject to the requirements of the Heritage New Zealand Pouhere Taonga Act 2014, which may include the need for an archaeological assessment.	Retain the removal of the Dudley Cottage heritage item from Appendix Heritage 1 and Planning Map C5.
2.7	Amendment 6 (former Naenae Post Office)	Support in part	<p>The submitter considers the inclusion of the former Naenae Post Office. The submitter confirms that the building has been nominated and is considered a good candidate for entry onto the NZ Heritage List. The submitter provides some background on the heritage values of the building and considers that the inclusion provides for protection under the District Plan.</p> <p>The submitter notes that as the place is not currently on the NZ Heritage List, for consistency it should be inserted into Appendix Heritage 2, and that the listing description is amended to refer to the correct legal description for the site.</p>	<p>Retain the proposed addition of Naenae Post office (former) to the Heritage Schedules and Planning Map E3, subject to an amendment to:</p> <ul style="list-style-type: none"> • Re-position the scheduling of this heritage building item into Appendix Heritage 2. • Amend the legal description column for this proposed scheduled heritage by deleting the proposed legal description Pt Lot 5 DP24038 and replacing it with Pt Lot 1 DP 15073 and (abbreviated wording as required to) incorporate Section 1 Survey Office Plan 24113.
2.8	Replacement of Terms - Chapter 14F Introduction and Appendix Heritage 1	Support in part	The submitter supports the replacement of outdated terms but notes that in the Introduction 'Heritage New Zealand Pouhere Taonga' is incorrectly referred to as 'New Zealand Heritage Pouhere Taonga' and seeks correction for clarity and certainty	Retain the replacement of terms but ensure that where Heritage New Zealand Pouhere Taonga is inserted in full, that it is inserted as Heritage New Zealand Pouhere Taonga.

DPC52/3 Andy Mitchell				
Sub. Ref.	Amendment & Provision	Support / Oppose	Reason/Comment	Decision Requested
3.1	Amendment 6 (former Naenae Post Office)	Support	The submitter considers that the Naenae Post Office with its clock tower is the iconic architectural feature of Naenae's modernist shopping mall and that being sold into private ownership has increased the risk and highlights the	To action the recommended amendment, enacting heritage protection for this iconic

			immediate vulnerability of the building.	Naenae building and its clock tower.
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DPC52/4 Neil McGrath				
Sub. Ref.	Amendment & Provision	Support / Oppose	Reason/Comment	Decision Requested
4.1	14F Heritage Buildings and Structures Introduction, Paragraph (c)	Not stated	<p>The submitter refers to a 2012 Council resolution in which Council affirms "...that the District Plan will only list heritage buildings with the express written consent of the property owner, apart from New Zealand Historic Places Trust listed buildings."</p> <p>The submitter argues that PC 52 is the first opportunity to incorporate this Council determination in the District Plan rules about heritage.</p> <p>The submitter considers that it is now timely and proper for the following statement to be added to Paragraph (c) of the Introduction in Chapter 14F Heritage Buildings and Structures: "The District Plan will only list buildings and structures in Appendix Heritage 2 with the express written consent of the property owner."</p> <p>The submitter considers this to be similar to the existing condition in the District Plan regarding Notable Trees.</p>	To add the following statement to Paragraph (c) of the Introduction in Chapter 14F Heritage Buildings and Structures: "The District Plan will only list Buildings and Structures in Appendix Heritage 2 with the express written consent of the property owner."

DPC52/5 Emily Jane Innes				
Sub. Ref.	Amendment & Provision	Support / Oppose	Reason/Comment	Decision Requested
5.1	Amendment 6 (former Naenae Post Office)	Support	The submitter supports the amendment because the Naenae Post Office is a very important and much-loved building with much significance to Naenae and the Lower Hutt community as well as to NZ history and NZ architecture in general. The submitter considers that its iconic modernist design stands out in Hillary Court as a landmark and that it has been the heart of Naenae, physically and symbolically for 60 years.	That Council will make the amendments proposed as outlined in Plan Change 52, especially with regards to adding the Naenae Post Office to the list of heritage buildings in Appendix 1 of the District Plan.

ADDRESSES FOR SERVICE – PROPOSED DISTRICT PLAN CHANGE 52

Subm. No	Submitter Name/Organisation	Address 1	Address 2	Address 3
DPC52/1	Historic Places Wellington Attention: Felicity Wong	[REDACTED]	[REDACTED]	[REDACTED]
DPC52/2	Heritage New Zealand Pouhere Taonga Central Region Attention: Caroline Rachlin	PO Box 2629	Wellington 6140	crachlin@heritage.org.nz
DPC52/3	Andy Mitchell	[REDACTED]	[REDACTED]	[REDACTED]
DPC52/4	Neil McGrath	[REDACTED]	[REDACTED]	[REDACTED]
DPC52/5	Emily Jane Innes	[REDACTED]	[REDACTED]	[REDACTED]