

PLAN CHANGE 4

<u>Submission No</u>	<u>Name/Organisation</u>
DPC04/01	Geoffrey T Martel
DPC04/02	Sacred Heart Parish
DPC04/03	The Historical Society of Eastbourne Inc.
DPC04/04	Patrick Street Advisory Committee
DPC04/05	New Zealand Institute of Architects Wellington Branch Committee
DPC04/06	Ian Alexander Bowman and Erin Sylvia Beatson
DPC04/07	Rosemary McLennan
DPC04/08	Geoffrey Mew
DPC04/09	M. Conway
DPC04/10	Alison Margaret Rogers
DPC04/11	Juliet Lamb
DPC04/12	Warwick Alan Johnston
DPC04/13	Hutt City Uniting Congregations Parish
DPC04/14	Sylvia Haden
DPC04/15	ST James Anglican Church
DPC04/16	Tom Bennion and Megan Collins
DPC04/17	NZ Historic Places Trust/Pouhere Taonga
DPC04/18	William Charles Robert Clark
DPC04/19	Petone Community Board

DPC04/20	Greater Wellington Regional Council
DPC04/21	John Beyon
DPC04/22	Roy Hewson
DPC04/23	Hutt City Council Heritage Advisory Group
DPC04/24	Vera Ellen
DPC04/25	Sherry Phipps
DPC04/26	Jackson Street Programme Inc (Heritage Committee)

ADDRESS FOR SERVICE – PLAN CHANGE 4

DPC04/01	Geoffrey Martel	[REDACTED] Lower Hutt
DPC04/02	Sharron Cole Sacred Heart Parish	PO Box 33 143 Petone Lower Hutt
DPC04/03	Diana Staniland The Historical Society of Eastbourne	PO Box 41-135 Eastbourne Lower Hutt
DPC04/04	Ian Bowman Patrick Street Advisory Committee	C/- 10 Patrick Street Petone Lower Hutt
DPC04/05	Ian Bowman NZ Institute of Architects Wellington Branch Committee	PO Box 489 Wellington
DPC04/06	Ian Bowman & Erin Beatson	[REDACTED] Lower Hutt
DPC04/07	Rosemary McLennan	[REDACTED] Lower Hutt
DPC04/08	Geoffrey Mew	[REDACTED]

		[REDACTED] Lower Hutt
DPC04/09	M Conway	[REDACTED] Lower Hutt
DPC04/10	Alison Rogers	[REDACTED] Lower Hutt
DPC04/11	Juliet Lamb	[REDACTED] Lower Hutt
DPC04/12	Warwick Johnston	PO Box 38 243 Petone Lower Hutt
DPC04/13	Neville Price Hutt City Uniting Congregations Parish	PO Box 30-529 Lower Hutt
DPC04/14	Slyvia Haden	[REDACTED] Lower Hutt
DPC04/15	R.W Perry C/-Johnston Lawrence Solicitors	PO Box 1213 Wellington
DPC04/16	Tom Bennion and Megan Collins	[REDACTED] Lower Hutt
DPC04/17	Yvonne Legarth New Zealand Historic Places Trust	PO Box 2629 Wellington
DPC04/18	William Clark	[REDACTED] Lower Hutt
DPC04/19	Maureen Burgess Petone Community Board	[REDACTED] Lower Hutt
DPC04/20	Nicola Shorten Greater Wellington Regional Council	PO Box 11-646 Wellington
DPC04/21	John Beyon	[REDACTED] Lower Hutt
DPC04/22	Roy Hewson	[REDACTED] Lower Hutt
DPC04/23	Roy Hewson Hutt City Council Heritage Advisory Group	[REDACTED] Lower Hutt
DPC04/24	Vera Ellen	[REDACTED]

		[REDACTED] Lower Hutt
DPC04/25	Sherry Phipps	[REDACTED] Lower Hutt
DPC04/26	Ann Carroll (late submission) Jackson Street Programme	PO Box 33-017 Petone

PLAN CHANGE 4

PDC04/01

Submission No. *Decision No.* *Submitter*

DPC04/01 D1 Geoffrey T Martel

Decision Sought
Confirm change.

PDC04/02

Submission No. *Decision No.* *Submitter*

DPC04/02 D1 Sacred Heart Parish

Decision Sought
That the option of not publicly notifying an application be used sparingly, if at all.

Submission No. *Decision No.* *Submitter*

DPC04/02 D2 Sacred Heart Parish

Decision Sought
Confirm Plan Change.

PDC04/03

Submission No. *Decision No.* *Submitter*

DPC04/03 D1 The Historical Society of Eastbourne Inc.

Decision Sought
Confirm Plan Change.

PDC04/04

Submission No. *Decision No.* *Submitter*

DPC04/04 D1 Patrick Street Advisory Committee

Decision Sought
That relocation should be a restricted discretionary activity with discretion being restricted to the criteria developed by the NZHPT and ICOMOS New Zealand Charter for Places of Cultural Heritage Value used for assessment. These state that relocation should only be allowed where the site has no associated value such as where the building or structure has

already been relocated and that any new site should be compatible with cultural heritage values. Any new location should not have heritage values diminished by a relocated structure or building, and that the relocated structure or building should address the street, be oriented to match the original site and the site be similar in scale, form and landscaping.

Submission No. Decision No. Submitter

DPC04/04 D2 Patrick Street Advisory Committee

Decision Sought

Demolition of NZHPT registered category II and other Hutt City Council District Plan listed heritage structures should be an unrestricted discretionary activity.

Submission No. Decision No. Submitter

DPC04/04 D3 Patrick Street Advisory Committee

Decision Sought

That demolition of NZHPT registered category I heritage structures should be a prohibited activity.

Submission No. Decision No. Submitter

DPC04/04 D4 Patrick Street Advisory Committee

Decision Sought

That all consents for demolition or relocation be publicly notified.

Submission No. Decision No. Submitter

DPC04/04 D5 Patrick Street Advisory Committee

Decision Sought

That heritage values of the place being considered for demolition or relocation be thoroughly investigated using the NZHPT registration criteria or the World Heritage Convention criteria.

Submission No. Decision No. Submitter

DPC04/04 D6 Patrick Street Advisory Committee

Decision Sought

That, where relocation is being considered, a conservation plan is prepared by an appropriately qualified and experienced person, being either an architect member of the New Zealand Professional Conservator's Group or an architect with similar

qualification and experience who is recommended by the NZHPT.

Submission No. Decision No. Submitter

DPC04/04 D7 Patrick Street Advisory Committee

Decision Sought

That a thorough heritage inventory is prepared of all areas covered by the Hutt City Council District Plan to the highest possible heritage standards.

PDC04/05

Submission No. Decision No. Submitter

DPC04/05 D1 New Zealand Institute of Architects Wellington Branch Committee

Decision Sought

That relocation should be a restricted discretionary activity with discretion being restricted to the criteria developed by the NZHPT and ICOMOS New Zealand Charter for Places of Cultural Heritage Value used for assessment. These state that relocation should only be allowed where the site has no associated value such as where the building or structure has already been relocated and that any new site should be compatible with cultural heritage values. Any new location should not have heritage values diminished by a relocated structure or building, and that the relocated structure or building should address the street, be oriented to match the original site and the site be similar in scale, form and landscaping.

Submission No. Decision No. Submitter

DPC04/05 D2 New Zealand Institute of Architects Wellington Branch Committee

Decision Sought

Demolition of NZHPT registered category II and other Hutt City Council District Plan listed heritage structures should be an unrestricted discretionary activity.

Submission No. Decision No. Submitter

DPC04/05 D3 New Zealand Institute of Architects Wellington Branch Committee

Decision Sought

That demolition of NZHPT registered category I heritage structures should be a prohibited activity.

Submission No. Decision No. Submitter

DPC04/05 D4 New Zealand Institute of Architects Wellington Branch Committee

Decision Sought

That all consents for demolition or relocation be publicly notified.

Submission No. Decision No. Submitter

DPC04/05 D5 New Zealand Institute of Architects Wellington Branch Committee

Decision Sought

That heritage values of the place being considered for demolition or relocation be thoroughly investigated using the NZHPT registration criteria or the World Heritage Convention criteria.

Submission No. Decision No. Submitter

DPC04/05 D6 New Zealand Institute of Architects Wellington Branch Committee

Decision Sought

That, where relocation is being considered, a conservation plan is prepared by an appropriately qualified and experienced person, being either an architect member of the New Zealand Professional Conservator's Group or an architect with similar qualification and experience who is recommended by the NZHPT.

Submission No. Decision No. Submitter

DPC04/05 D7 New Zealand Institute of Architects Wellington Branch Committee

Decision Sought

That a thorough heritage inventory is prepared of all areas covered by the Hutt City Council District Plan to the highest possible heritage standards.

PDC04/06

Submission No. Decision No. Submitter

DPC04/06 D1 Ian Alexander Bowman and Erin Sylvia Beatson

Decision Sought

That relocation should be a restricted discretionary activity with discretion being restricted to the criteria developed by the NZHPT and ICOMOS New Zealand Charter for Places of Cultural Heritage Value used for assessment. These state that relocation should only be allowed where the site has no associated value such as where the building or structure has already been relocated and that any new site should be compatible with cultural heritage values. Any new location should not have heritage values diminished by a relocated structure or building, and that the relocated structure or building should address the street, be oriented to match the original site and the site be similar in scale, form and landscaping.

Submission No. Decision No. Submitter

DPC04/06 D2 Ian Alexander Bowman and Erin Sylvia Beatson

Decision Sought

Demolition of NZHPT registered category II and other Hutt City Council District Plan listed heritage structures should be an unrestricted discretionary activity.

Submission No. Decision No. Submitter

DPC04/06 D3 Ian Alexander Bowman and Erin Sylvia Beatson

Decision Sought

That demolition of NZHPT registered category I heritage structures should be a prohibited activity.

Submission No. Decision No. Submitter

DPC04/06 D4 Ian Alexander Bowman and Erin Sylvia Beatson

Decision Sought

That all consents for demolition or relocation be publicly notified.

Submission No. Decision No. Submitter

DPC04/06 D5 Ian Alexander Bowman and Erin Sylvia Beatson

Decision Sought

That heritage values of the place being considered for demolition or relocation be thoroughly investigated using the NZHPT registration criteria or the World Heritage Convention criteria.

Submission No. Decision No. Submitter

DPC04/06 D6 Ian Alexander Bowman and Erin Sylvia Beatson

Decision Sought

That, where relocation is being considered, a conservation plan is prepared by an appropriately qualified and experienced person, being either an architect member of the New Zealand Professional Conservator's Group or an architect with similar qualification and experience who is recommended by the NZHPT.

Submission No. Decision No. Submitter

DPC04/06 D7 Ian Alexander Bowman and Erin Sylvia Beatson

Decision Sought

That a thorough heritage inventory is prepared of all areas covered by the Hutt City Council District Plan to the highest possible heritage standards.

PDC04/07

Submission No. Decision No. Submitter

DPC04/07 D1 Rosemary McLennan

Decision Sought

Confirm change.

PDC04/08

Submission No. Decision No. Submitter

DPC04/08 D1 Geoffrey Mew

Decision Sought

Confirm change.

PDC04/09

Submission No. Decision No. Submitter

DPC04/09 D1 M. Conway

Decision Sought

Hutt City Council, not officers to make decisions re the environment.

Submission No. Decision No. Submitter

DPC04/09 D2 M. Conway

Decision Sought
New houses to be built in character.

PDC04/10

<i>Submission No.</i>	<i>Decision No.</i>	<i>Submitter</i>
DPC04/10	D1	Alison Margaret Rogers

Decision Sought
Confirm change.

PDC04/11

<i>Submission No.</i>	<i>Decision No.</i>	<i>Submitter</i>
DPC04/11	D1	Juliet Lamb

Decision Sought
To make it a priority to protect (and prevent removal) of heritage buildings.

<i>Submission No.</i>	<i>Decision No.</i>	<i>Submitter</i>
DPC04/11	D2	Juliet Lamb

Decision Sought
Place a moratorium on existing demolition permits.

PDC04/12

<i>Submission No.</i>	<i>Decision No.</i>	<i>Submitter</i>
DPC04/12	D1	Warwick Alan Johnston

Decision Sought
Confirm change.

<i>Submission No.</i>	<i>Decision No.</i>	<i>Submitter</i>
DPC04/12	D2	Warwick Alan Johnston

Decision Sought
City Council must increase its Heritage protection and preservation regime, set aside more resources for that protection and preservation, and guarantee continued protection.

<i>Submission No.</i>	<i>Decision No.</i>	<i>Submitter</i>
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DPC04/12 D3 Warwick Alan Johnston

Decision Sought

Applications be processed in the public arena.

Submission No. Decision No. Submitter

DPC04/12 D4 Warwick Alan Johnston

Decision Sought

A local historian should be appointed in an advisory capacity and work with the Council and the Heritage Advisory Group.

Submission No. Decision No. Submitter

DPC04/12 D5 Warwick Alan Johnston

Decision Sought

Heritage Advisory Group should be accepted as part of the formal Council Committee structure and have the same status and authority as other Council Committees.

PDC04/13

Submission No. Decision No. Submitter

DPC04/13 D1 Hutt City Uniting Congregations Parish

Decision Sought

Demolition should be a controlled activity.

Submission No. Decision No. Submitter

DPC04/13 D2 Hutt City Uniting Congregations Parish

Decision Sought

Oppose any provision that precludes this Parish utilizing its resources in the manner that best suits the ongoing life of its congregation.

PDC04/14

Submission No. Decision No. Submitter

DPC04/14 D1 Sylvia Haden

Decision Sought

Confirm change.

Submission No. Decision No. Submitter

DPC04/14 D2 Sylvia Haden

Decision Sought

Add a clause whereby anyone buying a heritage building must sign a document ensuring that they will not demolish or alter it or relocate it. Any new building should be made to be in character with the rest of the area.

Submission No. Decision No. Submitter

DPC04/14 D3 Sylvia Haden

Decision Sought

That decisions on heritage buildings be made by elected Councillors, not Council employees.

PDC04/15

Submission No. Decision No. Submitter

DPC04/15 D1 ST James Anglican Church

Decision Sought

Exemption from the provisions for Churches and other places of worship.

Submission No. Decision No. Submitter

DPC04/15 D2 ST James Anglican Church

Decision Sought

Exempt alteration provisions for Churches and other places of worship.

PDC04/16

Submission No. Decision No. Submitter

DPC04/16 D1 Tom Bennion and Megan Collins

Decision Sought

Confirms change with modifications to objective and policy 14F1.1.

Proposed Objective to read:

“To ensure that as far as possible, the heritage values of identified heritage buildings and structures are not lost through demolition or relocation, or compromised by any additional work.”

Submission No. Decision No. Submitter

DPC04/16 D2 Tom Bennion and Megan Collins

Decision Sought
Amend additional 14F1.1 Policy to read:

“To ensure that where demolition or relocation of listed heritage buildings and structures is proposed, a thorough assessment and determination is made of the need for that demolition or relocation and of the alternatives available, including alternative uses of the buildings or structures.”

Submission No. Decision No. Submitter

DPC04/16 D3 Tom Bennion and Megan Collins

Decision Sought
That the Council recommend that a separate Plan Change be developed to establish a heritage character area bounded by Victoria, Jackson, Collins Streets and The Esplanade, with rules making the demolition or removal of pre-1930s buildings a Discretionary Activity.

PDC04/17

Submission No. Decision No. Submitter

DPC04/17 D1 NZ Historic Places Trust/Pouhere Taonga

Decision Sought
Confirms change with the following amendments:

Amend 14F1.1 Objective to read:

“To ensure that heritage values of identified heritage buildings and structures are not compromised by any additional work and to promote the conservation of heritage places by protecting identified heritage buildings and structures from demolition and relocation.”

Add the following policies to 14F1.1:

“To ensure that where partial demolition or relocation is proposed, any significant components or significant heritage fabric is identified and the loss of these components or fabric is minimised.”

“To ensure that where any relocation is proposed, any assessment is required to determine if the site is of associated value, that

relocation is the only means for saving the structure, and if the relocation will provide continuity of cultural heritage value.”

“Demolition and relocation is generally acceptable within Jackson Street Historic Area where it can be proven that the subject building, or part of a building or structure, has been identified as having no heritage significance, is not contributory to the significance of the heritage place, or is intrusive.”

“Demolition may be acceptable where fire or other similar damage has occurred, where the condition of the place has been assessed as being beyond repair, both physically and economically.”

Submission No. Decision No. Submitter

DPC04/17 D2 NZ Historic Places Trust/Pouhere Taonga

Decision Sought

As an alternative the Council adopts the proposed Plan Change and recommends a separate Plan Change be prepared that reviews the objectives, policies, and assessment criteria with regard to Chapter 14.

Assessment Criteria:

- The matters contained in section 104 and 105, and in Part II of the RMA;
- Whether or not a structure has historical/archaeological significance;
- In relation to a heritage resource, the extent to which the principles under the ICOMOS NZ Charter have been considered;
- The extent to which the activity adversely affects streetscape, including the collective characteristics which give the heritage place, area or precinct its heritage values;
- Whether the condition of the place has been proven to be beyond repair;
- The extent to which the activity will have irreversible adverse effects on significant heritage sites, precincts or areas of historic and cultural values;
- The extent to which areas of significant value to Maori are affected, and any measures proposed to address any iwi concerns.

PDC04/18

Submission No. Decision No. Submitter

DPC04/18 D1 William Charles Robert Clark

Decision Sought

No demolition of heritage buildings or structures and no alterations to the outside except to restore to original and no relocation.

Submission No. Decision No. Submitter

DPC04/18 D2 William Charles Robert Clark

Decision Sought

Set up a fund to help owners to restore their buildings, same as what the Petone Borough Council did with great success.

PDC04/19

Submission No. Decision No. Submitter

DPC04/19 D1 Petone Community Board

Decision Sought

A further review of Issues, Objectives and Policies of 14F 1, be undertaken, for example, Objective 14F1.1 could be strengthened to provide protection and conservation of heritage buildings, not just because of “compromise by any additional work” as set out at present.

Submission No. Decision No. Submitter

DPC04/19 D2 Petone Community Board

Decision Sought

That Council completes a comprehensive Heritage Inventory right across the City, including buildings, structures and sites.

Submission No. Decision No. Submitter

DPC04/19 D3 Petone Community Board

Decision Sought

A formal process of consultation with the Board should be conducted on all aspects of Heritage within the Petone Community Board area.

PDC04/20

Submission No. Decision No. Submitter

DPC04/20 D1 Greater Wellington Regional Council

Decision Sought

Confirm change.

PDC04/21

Submission No. Decision No. Submitter

DPC04/21 D1 John Beyon

Decision Sought
Confirm change.

Submission No. Decision No. Submitter

DPC04/21 D2 John Beyon

Decision Sought
Demolition and relocation of heritage buildings should be publicly notified.

PDC04/22

Submission No. Decision No. Submitter

DPC04/22 D1 Roy Hewson

Decision Sought
Amend to include a statement that demolition and relocation demands public notification.

Submission No. Decision No. Submitter

DPC04/22 D2 Roy Hewson

Decision Sought
Conditions be tightened up and not open to interpretation.

PDC04/23

Submission No. Decision No. Submitter

DPC04/23 D1 Hutt City Council Heritage Advisory Group

Decision Sought
All applications to demolish or relocate a listed heritage building must be publicly notified.

Submission No. Decision No. Submitter

DPC04/23 D2 Hutt City Council Heritage Advisory Group

Decision Sought

Conditions set out in the plan should not be open for different interpretations.

Submission No. Decision No. Submitter

DPC04/23 D3 Hutt City Council Heritage Advisory Group

Decision Sought

Complete inventory of heritage buildings in the City and that these are listed both with Historic Places Trust and the City Council.

PDC04/24

Submission No. Decision No. Submitter

DPC04/24 D1 Vera Ellen

Decision Sought

Confirm change.

Submission No. Decision No. Submitter

DPC04/24 D2 Vera Ellen

Decision Sought

Further identification of heritage structures not currently included on the list should be carried out.

PDC04/25

Submission No. Decision No. Submitter

DPC04/25 D1 Sherry Phipps

Decision Sought

Council must safeguard the rights of property owners. Introduce a time limit on the Discretionary Activity, which might allow interested parties to come up with the money and gauge public support. At the end of this time period the wishes of the property owner prevails.

PDC04/26 – late submission

Submission No. Decision No. Submitter

DPC04/26 D1 Jackson Street Programme Inc (Heritage Committee)

Decision Sought

That the demolition or relocation of listed heritage buildings and structures must be publicly notified and not left to the discretion of person(s) within Council.