

Proposed Text Changes – Petone Historical Society

Black Text – Original wording of the proposed plan change

Red Text – Officer’s recommended changes, as set out in the Council Officer Report

Red Text with yellow highlight – Additional changes proposed by Petone Historical Society – Also some notes in comment boxes.

Chapter 1 Introduction and scope of the plan	
1.10.1A Urban Environment	
AMENDMENT 4	<p>Add new Policy 1 Policy 1</p> <p>Provide for building height and density of urban form that enables:</p> <p>(a) as much development capacity as possible within the Central Commercial Activity Area and Petone Commercial Activity Area 2,</p> <p>(b) building heights of at least 6 storeys:</p> <ul style="list-style-type: none"> (i) within the Petone Commercial Activity Area 1 (except for the Jackson Street Heritage Precinct), (ii) within a walkable catchment of the Central Commercial and Petone Commercial Activity Area, (iii) within a walkable catchment of rapid transit stops, (iv) within and adjacent to the suburban centres of Avalon, Eastbourne, Moera, Stokes Valley and Wainuiomata, and (v) adjacent to the suburban centres of Avalon and Moera. <p>(c) building heights of at least 4 storeys adjacent to the suburban centres of Eastbourne, Stokes Valley, and Wainuiomata, and building heights of 4 storeys adjacent to the town centre of Petone Commercial Activity Area 1.</p> <p>(d) building heights of at least 3 storeys in the remainder of the urban environment, excluding Recreation, Hill Residential and Landscape Protection Residential Activity Areas.</p> <p>(d)(e) building heights no greater than provided for in Chapter 5B for the Jackson Street Heritage Precinct.</p> <p>Issue</p> <p>The urban environment of Lower Hutt is home to most of the city’s residents, businesses, and community services, recreation facilities, and much of the city’s infrastructure. Ensuring that the urban environment is well-functioning with recreation opportunities is of key importance to providing for the needs of people and communities. In addition, urban development is recognized as a matter of national significance in the National Policy Statement on Urban Development. The plan will influence the future urban form of the city.</p>
AMENDMENT 15	<p>Delete Explanation and Reasons – Historic Residential Activity Area</p> <p>Historic Residential Activity Area the :</p> <p>Patrick Street, Petone: This historic area was largely developed at the time of the 1905 Workers Dwellings Act when the first state housing schemes were built. A variety of designs were used, comprising both single and two storey dwellings. Appendix Historic Residential 1 details the specific elements that contribute to the character and amenity values of this historic area.</p> <p>Riddlers Crescent: This historic area was largely developed between 1906 and 1910 and consists of both villa designs and semidetached workers’ dwellings. Appendix Historic Residential 1 details the specific</p>

Commented [SA1]: Retain this text. PHS has requested the retention of this explanation to cover a future appeal if the group’s other submissions on the two heritage precincts are not accepted.

1.10.2 Amenity Values	
AMENDMENT 16 Explanation and Reasons	<p>Add new Explanation and Reasons – High Density Residential Activity Area</p> <p><u>High Density Residential Activity Area</u> The High Density Residential Activity Area covers residential areas with a higher level of access to commercial activities and community facilities. This includes areas <u>surrounding train stations, the Lower Hutt city centre, Petone metropolitan centre and other centres with similar levels of access to commercial activities and community services.</u></p> <p>Currently, development in neighbourhoods in the High Density Residential Activity Area is predominantly standalone housing with some multi-unit developments. However, the District Plan anticipates that the scale and form of residential development will change in this area in response to demand for housing in close proximity to employment, public transport, and other key services. As a result, low to high density development, including a mix of standalone houses, detached dwellings, terraced housing and <u>low rise</u> apartments of <u>at least six storeys and in some areas up to 4 storeys</u>, are provided for.</p> <p><u>As with the Medium Density Residential Activity Area, amenity values within the High Density Residential Activity Area vary and will develop and change over time in response to the diverse and changing needs of people, communities and future generations. This will include changes to the amenity of residential sites as well as amenity provided through public spaces and community/commercial centres.</u></p>
1.10.3 Residential Activity	
AMENDMENT 21 Explanation and Reasons	<p>Add new Policy 1 – Residential Activity Policy 1</p> <p>Except in circumstances where a qualifying matter is relevant:</p> <ul style="list-style-type: none"> (a) <u>Apply the Medium Density Residential Standards, or more enabling standards, across the Medium Density Residential and High Density Residential Activity Areas.</u> (b) For the areas of Eastbourne, Stokes Valley and Wainuiomata in the High Density Residential Activity Area, enable buildings of at least four storeys. (c) In all other areas in the High Density Residential Activity Area, enable buildings of at least six storeys. (b) <u>Apply the High Density Residential Activity Area in areas covered by Policy 1.10.1A.1(b) to provide for buildings of at least 6 storeys</u> (b)(c) <u>Apply High Density Residential Activity Area with a maximum building height of 4 storeys adjacent to Petone Commercial Activity Area 1</u> (e)(d) <u>Apply the Hill Residential and Landscape Protection Residential Activity Areas to areas with significant topographic constraints or amenity landscape values</u> (d)(e) <u>Apply the Medium Density Residential Activity Area in other urban residential areas</u>
1.10.10 Heritage	
AMENDMENT 27	<p>Add Policy (c) Policy</p>

Explanation and Reasons	<p>(a) To protect the heritage values of the City through ensuring that any alterations, repairs or modifications to the exterior of heritage buildings are managed.</p> <p>(b) To allow a wider range of activities to operate in identified heritage buildings, provided that the character and amenity values of neighbouring properties are not affected adversely by the activity.</p> <p>(c) <u>To limit building heights and densities in and adjacent to areas where intensification is required by the National Policy Statement on Urban Development, but are identified as having significant historic heritage value, in order to discourage incompatible development.</u></p>
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Chapter 4 Residential

AMENDMENT 44	<i>Amend opening paragraphs</i>
Opening paragraphs	<p>The residential areas of the City vary considerably and cover a variety of landforms from coastal environments to exposed ridge tops. They are characterised by low rise dwelling houses, with many split-level houses on steeper hillsides.</p> <p>Residential development has taken place on the valley floor, along the coastal areas of the Eastern Bays and Eastbourne, and on the Western and Eastern Hills, and the valley and hillside areas of Stokes Valley and Wainuiomata.</p> <p>Dwelling densities range from high to low, within the context of this City. Higher dwelling densities can be found in Petone between the Esplanade and Jackson Street, which are a reflection of historical subdivision patterns. Medium densities are found in most parts of the City, whereas low dwelling densities are present in the steeper hillside areas of the Western Hills, Stokes Valley, Wainuiomata, and Eastbourne, and also in parts of Woburn, Military Road and Lowry Bay.</p> <p>Residential areas of the City are seen not only as places to live, but places in which to work as well. As technology advances, it is becoming easier to conduct a business from home. While residential areas are generally free from large scale commercial and industrial activities, there are some non-residential activities which are suited to residential areas and can serve the local community.</p> <p>The Plan will provide opportunity for home occupations and non-residential activities while ensuring characteristics of the surrounding area, and the amenity values are maintained or enhanced.</p> <p>Access to education and emergency facilities is crucial to the overall wellbeing of residents of the City. Such facilities can be out of scale with surrounding areas, and it is necessary to ensure that adverse effects are managed.</p> <p>Taking into account the diverse topography, native bush and vegetation, different characteristics and amenity values present in the residential areas of the City, six residential activity areas have been identified. Emphasis is placed on maintaining and enhancing the characteristics and amenity values which contribute to each residential area.</p> <p><u>Five residential activity areas have been identified for the City, taking into account the diverse topography and native vegetation, and the</u></p>

Commented [SA2]: PHS is seeking retention of the Historic Residential Activity Area as a fall-back position if its other submissions are not accepted.

	<p>need to provide for sufficient residential development capacity while managing the effects of development on the surrounding area.</p> <p>The six Five activity areas are:</p>
AMENDMENT 46 Opening paragraphs	<p>Delete paragraph on Historic Residential Activity Area</p> <p>(b) Historic Residential Activity Area</p> <p>Recognises that several areas of the City have a collection of buildings with distinctive form, style and character, based on their historical significance. These areas are to be protected from inappropriate development.</p>
AMENDMENT 49 Opening paragraphs	<p>Add new paragraphs on High Density Residential Activity Area</p> <p>(g) High Density Residential Activity Area</p> <p>The High Density Residential Activity Area covers residential areas with good access to a range of commercial activities, community facilities and public transport. This includes areas surrounding train stations, the Lower Hutt city centre, Petone town centre and suburban centres.</p> <p>Opportunities for a variety of medium and high density residential developments such as detached dwellings, terraced housing and low-rise apartments are provided for in this Activity Area. Higher density development is enabled in the High Density Residential Activity Area by permitting multi-unit developments of up to three-storey buildings and enabling taller buildings through a resource consent process.</p>
Chapter 4C – Historic Residential Activity Area	
	<p>Retain complete chapter (not provided in zipped folder of chapters)</p>
Chapter 4F5 – Precincts and Scheduled Sites	
AMENDMENT 92 4F 5.1	<p>Add new section 4F 5.1 Residential Heritage Precinct</p> <p>4F 5.1 Residential Heritage Precinct</p> <p><i>Note: This precinct covers areas in both the Medium Density Residential and High Density Residential Activity Area.</i></p> <p>Several areas within the City contain a collection of buildings that, when considered together, hold significant heritage values. Development in these areas is restricted in order to preserve their distinct heritage values that provide connection, understanding or appreciation of the history and culture in the City.</p> <p>The areas are:</p> <p><u>In the Medium Density Residential Activity Area</u></p> <ul style="list-style-type: none"> • <u>Moera Railway Heritage Area – This area was the result of the Hutt railway workshop move from Petone to Woburn. Single-storey residential dwellings were developed to house employees of this workshop.</u> • <u>Wainuiomata Terracrete Houses Heritage Area – Represents a series of soil cement houses constructed by Terracrete</u>

Commented [SA3]: Deletion removed.PHS is seeking retention of the Historic Residential Activity Area as a fall-back position if its other submissions are not accepted.

Commented [SA4]: PHS is seeking retention of the Historic Residential Activity Area as a fall-back position if its other submissions are not accepted.

Commented [SA5]: This sits within the Medium Density Residential Area but includes areas within the High Density Residential Area. PHS opposed that confusion, and agrees with the change in the officer's report shown in red below. The wording below the heading may also need to be changed

	<p><u>Constructions Limited in the 1950's. This significant earth-building venture saw fifteen houses built in total with some initially used as state rental housing.</u></p> <p><u>In the High Density Residential Activity Area</u></p> <ul style="list-style-type: none"> • <u>Hardham Crescent Heritage Area and Petone State Flats Heritage Area (in the High Density Residential Activity Area) — Developed as part of a movement between the 1940s and 1960s for additional, larger social state housing. Both sites were built by the Department of Housing Construction and feature single and two-storey flats.</u> • <u>Hutt Road Railway Heritage Area — This area is a result of a national rail system that was proposed during the 1870's. This led to a railway workshop being built in Petone to support operations. The Railway Department owned a significant portion of additional land around the site and constructed single-storey cottages to house the workers of the workshop. Despite the workshop moving to Woburn many of these cottages remained.</u> • <u>Petone Foreshore Heritage Area — Poses a largely intact grouping of stylistic housing from early European settlement in Petone.</u> <p><u>Building heights and density within these areas must be restricted to protect the historic heritage of the area.</u></p> <p><u>All activities and development within the Residential Heritage Precinct must comply with and are assessed against the provisions of the underlying Residential Activity Area unless specified otherwise below.</u></p>
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Chapter 4G High Density Residential Activity Area

4G 1 – Introduction/Zone Statement

<p>AMENDMENT 105</p> <p>Introduction/Zone Statement</p>	<p><u>add new section 4G 1 Introduction / Zone Statement</u></p> <p><u>4G 1 Introduction / Zone Statement</u></p> <p><u>The High Density Residential Activity Area covers residential areas with a higher level of access to commercial activities and community facilities. This includes areas surrounding train stations, the Lower Hutt city centre and Petone town centre as well as some suburban centres.</u></p> <p><u>While areas in the High Density Residential Activity Area are predominantly residential in nature, non-residential activities are provided for within the Activity Area where they are compatible with residential activities.</u></p> <p><u>The planned urban built character for the High Density Residential Activity Area is high density residential development, including detached dwellings residential units, terraced housing and apartments. The urban built character of an area will arise from the flexibility provided for by the Plan for individual developments to take any low to high density form. This supports increasing the capacity and choice of housing within neighbourhoods. It is anticipated that the appearance of neighbourhoods in the High Density Residential Activity Area will</u></p>
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change over time, including through increased opportunities for terraced housing and apartments.

Built development is provided for in the High Density Residential Activity Area through a range of permitted activities and development standards that permit three dwellings residential units per site and buildings of up to six storeys in most of the Activity Area and four storeys for areas in Petone and four storeys for areas in Eastbourne, Stokes Valley and Wainuiomata. Standards for built development may be modified and/or limited by qualifying matters. Development standards also address:

- i. the impacts of built development on adjoining sites and the streetscape.
- ii. stormwater management, and
- iii. provision of open space for residents.

If a proposed development does not meet the development standards, resource consent is required in order to:

- i. achieve a high quality built environment;
- ii. manage the effects of development on neighbouring sites;
- iii. achieve high quality living environments; and
- iv. achieve attractive and safe streets and public spaces.

For developments requiring resource consent, these will be assessed against the policy framework set out by the relevant residential and overlay chapters. The resource consent process enables the design and layout of development to be assessed, recognising that quality design is increasingly important as the scale and density of development increases. Council provides design guidance for residential developments through design guides that sit outside the plan.

The planned urban built character of the High Density Residential Activity Area includes buildings of at least six storeys in most of the Activity Area and up to four storeys in parts of Petone and at least four storeys in Eastbourne, Stokes Valley and Wainuiomata. As buildings of this scale are likely to breach one or more development standard, resource consent is likely to be required. However, buildings of at least six storeys must be enabled within the walkable catchments of Lower Hutt city centre and the city's train stations, and up to four storeys within the walkable catchment of Petone towncentre.

Precincts and scheduled sites are listed under 4G 5 at the end of the chapter. This includes precincts that include provisions that address the potential impacts of development within historic heritage areas.

(b) Construction or alteration of a building that exceeds 50% building coverage is a restricted discretionary activity. Discretion is restricted to:

- (i) The planned urban built character for the High Density Residential Activity Area, including the requirements to enable buildings of at least six storeys within the High Density Residential Activity Area.
- (ii) The effects on the privacy of adjoining sites.

	(iii) The effects on the amenity of the surrounding residential area, the streetscape and adjoining public space
4G2 - Objectives	
AMENDMENT 108 Objective 4G 2.2	dd new Objective 4G 2.2 Objective 4G 2.2 Residential Activities are the dominant activities in the High Density Residential Activity Area. A limited range of non-residential activities are compatible with the amenity levels associated with high density residential development anticipated by the zone.
AMENDMENT 109 Objective 4G 2.3	dd new Objective 4G 2.3 Objective 4G 2.3 The High Density Residential Activity Area provides for a variety of housing types and sizes that respond to: i. Housing needs and demand, and ii. The neighbourhood's planned urban built character, including six-storey buildings in some areas.
AMENDMENT 114 Objective 4G 2.8	dd new Objective 4G 2.8 Objective 4G 2.8 Modify the general approach of the Activity Area in Petone Eastbourne, Stokes Valley, and Wainuiomata to have a planned urban built character of: i. Any low to medium density form of up to three storeys, or ii. A form of up to four storeys that achieves, for that development, the best practicable amenity outcomes for adjoining sites, or iii. A taller form if compatible with the amenity levels associated with high density residential development of four storeys.
Policies – 4G 3	
AMENDMENT 126 Policy 4G 3.11	MENDMENT 126 - Add new Policy 4G 3.11 Policy 4G 3.11 Require the design of built development of over six storeys to achieve outcomes for privacy, sunlight, and appearance consistent with that of the best practicable outcomes for a development of six storeys.
AMENDMENT 130 Policy 4G 3.15	MENDMENT 130 - Add new Policy 4G 3.15 Policy 4G 3.15 Manage development on sites neighbouring marae in the Community Iwi Activity Area to ensure that risks to cultural safety and tikanga from overlooking, visual dominance, and noise are adequately addressed.

Commented [SA6]: Reinstate this Objective and height provisions in relation to Petone town centre.

Commented [SA7]: Reinstate this Amendment, supported in PHS submission.

	<p>NEW POLICY</p> <p>Manage development on sites adjoining sites within Residential Heritage Precincts (see amendments 171 and 178) and Jackson Street Heritage Precinct to avoid visual dominance on places and items of heritage value.</p>
<p>AMENDMENT 131</p> <p>Policy 4G 3.16</p>	<p>add new Policy 4G 3.16</p> <p>Policy 4G 3.16</p> <p>Modify the general approach of the Activity Area in parts of Petone Eastbourne, Stokes Valley and Wainuiomata to enable buildings of up to four storeys, rather than six storeys, and achieve corresponding outcomes for amenity values including privacy, sunlight, and appearance.</p>
<p>Rules – 4G 4</p>	
<p>AMENDMENT 148</p> <p>Rule 4G 4.2.3 Building Height</p>	<p>add new Rule 4G 4.2.3 Building Height</p> <p>Rule 4G 4.2.3 Building Height</p> <p>(a) Construction or alteration of a building is a permitted activity if:</p> <p>(i) The building is within a specific height control overlay shown on the map and does not exceed the maximum height shown for that overlay.</p> <p>(ii) In any other case, the building does not exceed a maximum height of 14m.</p> <p>(b) Construction or alteration of a building that does not comply with rule 4G 4.2.3 (a) is a restricted discretionary activity.</p> <p>Discretion is restricted to:</p> <p>(i) The planned urban built character for the High Density Residential Activity Area, including the requirements to enable buildings of at least six storeys in the High Density Residential Activity Area.</p> <p>(ii) The effects on the amenity of the surrounding residential area and streetscape.</p> <p>(iii) The effects on the privacy of adjoining sites.</p> <p>(iv) The effects on shading of adjoining sites including the impacts on primary internal and external living areas throughout the year.</p> <p>(v) The impacts of shading and additional building bulk on any recreational grounds and their ability to provide outdoor amenity.</p> <p>(vi) Any design features or articulation to reduce the bulk of the building from neighbouring properties.</p> <p>(vii) The following design elements:</p> <ol style="list-style-type: none"> 1. Building height 2. End / side wall treatment 3. Building materials 4. Privacy and safety 5. Landscaping

Commented [SA8]: Reinstate this policy to apply to parts of Petone.

Commented [SA9]: Reinstate this provision and show the whole of Petone High Density Residential Activity Area beyond 800m of Ava and Petone Stations as a specific height control overlay with a maximum height of 14m, therefore being covered by rule 4G 4.2.3 (a)(i).

	<p><u>When considering the matters in (vii), the Council will be principally guided by its Medium Density Design Guide.</u></p> <p>Public notification is precluded for resource consent applications under Rule 4G 4.2.3(b).</p> <p><u>Links to:</u></p>	
<p>AMENDMENT 151</p> <p>Rule 4G 4.2.6 Height in relation to boundary</p>	<p><u>Add new Rule 4G 4.2.6 Heights in Relation to Boundary and Yards for Sites Abutting Marae in the Community Iwi Activity Area.</u></p> <p><u>Rule 4G 4.2.6 Height in Relation to Boundary and Yards for Sites Abutting Marae in the Community Iwi Activity Area</u></p> <p>(a) <u>Construction or alteration of a building on a site abutting a marae Activity Area is a permitted activity if the following height in relation requirements are met for any boundary shared with the marae:</u></p> <p>(i) <u>A maximum height in relation to boundary of 2.5m + 45°.</u></p> <p>(ii) <u>A minimum boundary setback of 1m.</u></p> <p>(iii) <u>One accessory building may be located in a side and/or rear yard where the building does not extend more than 6m along the length of the boundary.</u></p> <p><u>Where the boundary forms part of a legal right of way, entrance strip, or pedestrian access way, the height in relation to boundary applies to the boundary of that legal right of way, entrance strip, access site, or way.</u></p> <p><u>Eaves may encroach into the boundary setback by up to 0.6m.</u></p> <p><u>This rule is in addition to Rule 4G 4.2.4 Height in Relation to Boundary Yards.</u></p> <p>(b) <u>Construction or alteration of a building that does not meet the height, boundary and yard requirements of Rule 4G 4.2.6(a) is a restricted activity.</u></p> <p><u>Discretion is restricted to:</u></p> <p>(i) <u>Privacy, visual dominance, and noise impacts on the tikanga activities that occur at the marae.</u></p> <p>(ii) <u>Whether there are alternative methods, locations or designs that can reduce impacts on tikanga and cultural safety.</u></p> <p>(iii) <u>The outcomes of any engagement undertaken with tangata whenua for the marae, relevant to the effects of the standard not met.</u></p> <p><u>Public notification is precluded for resource consent applications under Rule 4G 4.2.3(b).</u></p> <p><u>Links to:</u></p> <p><u>Objective 4G 2.7</u></p> <p><u>Policy 4G 3.15</u></p> <p><u>NEW RULE 4G 4.2.6A (see comment box above)</u></p>	<p>Commented [SA10]: Add a new rule 4G 4.2.6A that applies to all sites which abut a heritage precinct, including the Jackson Street Heritage Precinct, on boundaries shared with the Precinct to the same effect as Rule 4G 4.2.6. Discretion would be limited to the effects of overshadowing and visual dominance on the values of the heritage precinct.</p>
<p>Residential Heritage</p>		

<p>Precinct – 4G 5.2</p>	
<p>AMENDMENT 171</p> <p>4G 4.2.6 Residential Heritage Precinct</p>	<p>Add new section 4G 5.2 Residential Heritage Precinct</p> <p>4G 5.2 Residential Heritage Precinct</p> <p><i>Note: This precinct covers areas in both the Medium Density Residential and High Density Residential Activity Area.</i></p> <p>Several areas within the City contain a collection of buildings that, when considered together, hold significant heritage values. Development in these areas is restricted in order to preserve their distinct heritage values that provide connection, understanding or appreciation of the history and culture in the City.</p> <p>In the High Density Residential Activity Area</p> <ul style="list-style-type: none"> • <u>Hardham Crescent Heritage Area and Petone State Flats Heritage Area</u> – Developed as part of a movement between the 1940s and 1960s for additional, larger social state housing. Both sites were built by the Department of Housing Construction and feature single and two-storey flats. • <u>Hutt Road Railway Heritage Area</u> – This area is a result of a national rail system that was proposed during the 1870's. This led to a railway workshop being built in Petone to support operations. The Railway Department owned a significant portion of additional land around the site and constructed single-storey cottages to house the workers of the workshop. Despite the workshop moving to Woburn many of these cottages remained. • <u>Petone Foreshore Heritage Area</u> – Poses a largely intact grouping of stylistic housing from early European settlement in Petone. <p>Building heights and density within these areas must may need to be restricted to protect the historic heritage of the area.</p> <p>All activities and development within the Residential Heritage Precinct must comply with and are assessed against the provisions of the underlying Residential Activity Area unless specified otherwise below.</p>
<p>AMENDMENT 178</p> <p>4G 5.3 Heretaunga Settlement and Riddlers Crescent Precinct</p>	<p>MENDMENT 178 - Add new section 4G 5.3 Heretaunga Settlement and Riddlers Crescent Heritage Precincts</p> <p>4G 5.3 Heretaunga Settlement and Riddlers Crescent Heritage Precincts</p> <p>Within the City there are some residential areas with distinct historic heritage value, characterised by a group of buildings with distinctive form and style. It should be ensured that any alterations or modifications to these buildings are consistent with their original form, and the surrounding area, to maintain and enhance historical values, and the visual coherence of the street.</p> <p>The Heretaunga Settlement (Patrick Street, Adelaide Street and The Esplanade) in Petone encompasses a considerable number of Workers Dwelling Act (1905) houses, which comprised the first state housing scheme in New Zealand. The designs were selected from a design competition, and those chosen represent the work of some of the most</p>

Commented [SA11]: This lead-in is not needed.

Commented [SA12]: PHS sought a map change to include no 1, 2, 2A Mill Rd and 105 Hutt Road to this Precinct.

Commented [SA13]: PHS is seeking Map changes to reinstate the whole area of these two Precincts.

respected architects of the period. Many of the Workers Dwelling Act houses remain intact, with only one house having been demolished.

Riddlers Crescent was originally settled by the Collets, the Bassets and the Riddlers. The street is characterised by many examples of Victorian villas and cottages, erected at the turn of the century by early settlers to Petone. These are both detached and semi-detached houses.

These specific buildings in the Heretaunga Settlement (Patrick Street, Adelaide Street and The Esplanade) and Riddlers Crescent have distinct characteristics, style, form and subdivision patterns which are to be protected from unsympathetic development. Design Guidelines will apply to any alterations or additions made to specific buildings within the precinct activity area. This is to ensure their distinct built form, style and character are maintained.

In addition to this, there are several buildings and sites within this precinct activity area, which while having no distinct historical value, were erected during the same period and are dispersed among the other buildings. These buildings make a valuable contribution to the atmosphere and coherence of the street. They have similar development and subdivision patterns in that they contain one building per site. Additions and alterations to such buildings will also be subject to specific design guidelines, to ensure they do not affect adversely the overall coherence of the street.

It must be ensured that non-residential activities and buildings within this precinct activity area do not adversely affect the visual coherence of the street.

The height of buildings, their proximity to site boundaries and their intensity, are all important elements of the distinctive form and character within this precinct activity area.

It is therefore important that such aspects of any new development within this precinct activity area be managed to reflect the existing development patterns.

The Plan will set minimum acceptable conditions for the Heretaunga Settlement Heritage Precinct and Riddlers Crescent Heritage Precinct.

(a) Net Site Area

The existing density of development will be retained. A specific net site area has been set to achieve this purpose.

(b) Site Coverage

Site coverage helps to control building density. A maximum acceptable site coverage has been calculated to maintain the exiting density on the site.

(c) Height in Relation to Boundary

The height in relation to boundary control is used to ensure some sunlight and daylight is available to adjoining sites when a building is erected, and manages the bulk of buildings above a certain height. Compliance with the angle from the street boundary is necessary to ensure the amenity values of the streetscape are maintained and enhanced. The height in relation to boundary control in this Precinct differs from the other

	<p><u>residential areas of the City, as it reflects the existing pattern of development. The height in relation to boundary control will apply to all buildings and structures on the net site area.</u></p> <p>(d) Yards</p> <p><u>The yard requirements have been set to reflect existing site development patterns and to ensure the visual amenity values of the residential environment are maintained and enhanced.</u></p> <p>(e) Height</p> <p><u>The height has been set at the maximum height of existing buildings on the site. This is to ensure new development is designed to maintain the form and characteristics of the existing buildings on the site.</u></p> <p>(f) Length</p> <p><u>The length of a building is managed to control the adverse effects of a bulky building in close proximity to a site boundary.</u></p> <p>(g) Accessory Buildings</p> <p><u>The height of accessory buildings within this activity area will be restricted to one storey. This is to ensure accessory buildings remain secondary in size to the main dwelling on the site, which in turn is a reflection of historical development patterns.</u></p> <p>(h) Fences</p> <p><u>Fence heights on street frontages are controlled to maintain the historic character of the street.</u></p> <p><u>All activities and development within the Heretaunga Settlement Heritage Precinct and Riddlers Crescent Heritage Precinct must comply with and are assessed against the provisions of the underlying High Density Residential Activity Area and the relevant Design Guide unless specified otherwise below.</u></p>
<p>AMENDMENT 189</p> <p>4G 5.3 Heretaunga Settlement and Riddlers Crescent Precinct</p>	<p>Add new Policy 4G 5.3.2.7 <u>Policy 5.3.2.7</u></p> <p><u>Minimise detractions from the existing pattern of development in the Heretaunga Settlement Heritage Precinct and Riddlers Crescent Heritage Precinct by managing the siting of buildings and structures and the height of fences on street boundaries.</u></p>
<p>AMENDMENT 190</p> <p>4G 5.3 Heretaunga Settlement and Riddlers Crescent Precinct</p>	<p>Add new section 4G 5.3.3 Rules <u>4G 5.3.3 Rules</u></p> <p><i><u>Note: All activities and development within the Heretaunga Settlement Heritage Precinct and Riddlers Crescent Heritage Precinct must comply with and are assessed against the provisions (including development standards) of the underlying High Density Residential Activity Area and the relevant Design Guide unless specified otherwise below.</u></i></p>

AMENDMENT 191	Add new Rule 4G 5.3.3.1 Redevelopment Alterations, Repair or Modification of Buildings or Structures in the Heretaunga Settlement Heritage Precinct and Riddlers Crescent Heritage Precinct
4G 5.3 Heretaunga Settlement and Riddlers Crescent Precinct	<p><u>Rule 4G 5.3.3.1 Redevelopment, Alterations, Repair or Modification of Buildings or Structures in the Heretaunga Settlement Heritage Precinct and Riddlers Crescent Heritage Precinct</u></p> <p>Permitted activities:</p> <p>1. Repair or alterations to existing buildings which are internal and not visible from the road or from the road frontage</p> <p>4-2. Front fences up to a height of 1.4m. For corner sites this height may be exceeded on one frontage.</p> <p>(a) New buildings and structures, or external alterations, external modification of an existing building or structure, and front fences height, in the Heretaunga Settlement Heritage Precinct and Riddlers Crescent are a restricted discretionary activity where the following apply:</p> <p>(i) <u>Minimum Net Site Area per Permitted Activity (excluding home and accessory buildings):</u></p> <p>(1) Patrick Street, Adelaide Street, The Esplanade, Jac (2) Riddlers Crescent and Hutt Road 300m².</p> <p>(ii) <u>Minimum Yard Requirements:</u></p> <p>(1) Patrick Street, The Esplanade, Adelaide Street, Jac Front Yard 6.0m South Side 1.0m North Side 2.0m Rear Yard 3.0m</p> <p>(2) Riddlers Crescent, Hutt Road Front Yard 3.0m Side Yard 1.5m Rear Yard 3.0m</p> <p><u>Provided that:</u></p> <p><u>In all cases, for through sites and corner sites, all roads are treated as front yards.</u></p> <p><u>An accessory building may be located up to 1.0m from the boundary provided that the length of the building shall not exceed 25% of the length of the boundary whichever is the shorter.</u></p> <p>(iii) <u>Maximum Height in Relation to Boundary:</u></p> <p><u>From all site boundaries: 2.75m+ 37°.</u></p> <p><u>Where the net site area boundary is immediately adjacent to the rear net site area then the maximum height in relation to the boundary shall be calculated from the furthestmost or outside boundary of the site.</u></p>

Commented [SA14]: PHS submission sought control over fence height on front boundaries. Rather than being a discretionary activity, as set out below, they could be added here as a permitted activity, or RD if heights are exceeded. Also, the words following item (vi) below should be clearly set out as a permitted activity.

Commented [SA15]: This paragraph should be a permitted activity rule. Redecoration, either internal or external should not be controlled.

	<p>(iv) <u>Maximum Height of Buildings and Structures:</u> The maximum height is that currently existing for the principal building on the site, except for accessory buildings (see below).</p> <p>(v) <u>Maximum Site Coverage: 35%.</u> The eaves of a building up to a maximum depth of 0.6m shall be excluded from this measurement.</p> <p>(vi) <u>Length of Buildings and Structures: 15m maximum.</u> This rule does not apply to redecoration, repair or alterations which are not visible from the road or from the road frontage.</p> <p><u>(vii) Front fences:</u> This rule applies to front fences above 1.4m in height, and does not apply to side fences, or, for a corner site, one frontage.</p> <p>Discretion is restricted to:</p> <p>(i) <u>Design and External Appearance of Buildings and structures:</u></p> <p>(ii) <u>For those buildings individually listed in Chapter 14G, the matters of discretion listed in section 14G 2.2.1.</u></p> <p>In assessing proposals Council will be guided by the extent to which any external additions or alterations to existing buildings, or the construction of new buildings, accessory buildings and structures meets the relevant design performance standards specified in the Residential Heritage Precinct Design Guide.</p> <p>(b) <u>Redevelopment, alterations, repair or modification of a building or structure in the Heretaunga Settlement Heritage Precinct and Riddlers Crescent Heritage Precinct that do not meet the restricted discretionary standards (i) to (vii) above are discretionary activities.</u></p>	<p>Commented [SA16]: This paragraph should be a permitted activity rule. Redecoration, either internal or external should not be controlled.</p>
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Anticipated Environmental Results – 4G6

<p>AMENDMENT 206 4G 6 AER</p>	<p>AMENDMENT 206 - Add new section 4G 6 Anticipated Environmental Results</p> <p><u>4G 6 Anticipated Environmental Results</u></p> <p>(a) <u>Retention of indigenous vegetation.</u></p> <p>(b) <u>Protection of historic heritage.</u></p>
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Commented [SA17]: Add a comprehensive list of AERs

Chapter 5B – Petone Commercial Activity Area

<p>AMENDMENT 253</p>	<p>Amend issue of section 5B 1.1.2A - Area 2 - Petone Mixed Use - Area generally Bounded by Hutt Road, Petone Avenue, Campbell Terrace, Victoria Street, Sydney Street and The Esplanade - Activities</p>
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<p>5B 1.1.2A Area 2 - Petone Mixed Use</p>	<p>Issue Mixed uses which complement and support each other, such as commercial, small-scale or low intensity light industrial, business and service activities, residential and large format retail activities in the western end of Petone would support the social and economic well-being of the area and the City as a whole. However, they could also detract from the established vibrancy and vitality of the <u>traditional retail areas in and around Jackson Street Heritage Precinct</u> Historic Retail Precinct (Petone Commercial Activity Area – Area 1) and Hutt City's <u>Central Commercial Activity Area</u>. It is also necessary to manage the potential adverse effects, including noise, dust, odour, glare, light spill and traffic, of activities so as to maintain and enhance the quality of the environment. In addition, potential reverse sensitivity effects and incompatibility effects between activities may occur.</p> <p>Objective To provide for a mixed use activity area within Petone which caters for a range of complementary commercial, small-scale or low intensity light-industrial, business and service activities, residential and large format retail activities, increasing the number of residents and workers in Petone, and avoiding or mitigating adverse effects so that amenity values and character of the area, neighbouring areas and the overall environment are maintained or enhanced.</p>
<p>AMENDMENT 254 5B 1.1.2A Area 2 - Petone Mixed Use</p>	<p><i>Amend policies of section 5B 1.1.2A - Area 2 - Petone Mixed Use - area Generally Bounded by Hutt Road, Petone Avenue, Campbell Terrace, Victoria Street, Sydney Street and The Esplanade – activities</i></p> <p>Policy</p> <ul style="list-style-type: none"> (a) Provide for a range of residential, commercial, small-scale or low intensity light industrial, business and service activities, and large format retail activities, provided their effects are compatible with each other and the character and amenity values of the area. (b) Manage larger scale retail activities to ensure they do not detract from the vibrancy and vitality of the <u>traditional retail areas in and around Jackson Street Heritage Precinct</u> Historic Retail Precinct (Petone Commercial Activity Area – Area 1) and Hutt City's Central Commercial Activity Area and create an attractive and public focused environment. (c) Restrict smaller scale retail activities to ensure they do not detract from the vibrancy and vitality of the <u>traditional retail areas in and around Jackson Street Heritage Precinct</u> Historic Retail Precinct (Petone Commercial Activity Area – Area 1) and Hutt City's Central Commercial Activity Area. (d) Provide for residential activities which have quality living spaces for residents, meet the service needs of this type of activity, and adopt <u>on-site</u> measures to mitigate potential incompatibility issues with other activities.

	<ul style="list-style-type: none"> (e) Restrict residential activities at ground floor level along Jackson Street, thereby retaining retail and commercial activities along the Jackson Street pedestrian focused frontage. (f) Restrict activities, including heavy industrial or late-night activities, which may be incompatible with residential and other activities and/or degrade the character and amenity values of the Petone Mixed Use Area. (g) Ensure that effects likely to be generated by each activity, such as noise, dust, odour and traffic, are managed to avoid or mitigate adverse effects on the amenity values and character of both the area and properties within the mixed use area and in nearby <u>Residential Activity</u> Areas. (h) Ensure that effects likely to be generated by each activity are managed to avoid or mitigate any adverse effects causing harm or damage to the receiving environment. (i) Manage the effects of development on the supply and demand of local infrastructure, including drainage infrastructure, to ensure that development is within capacity limits or the infrastructure capacity is upgraded.
<p>AMENDMENT 255</p> <p>5B 1.1.2A Area 2 - Petone Mixed Use</p>	<p><i>Amend explanation and reasons of section 5B 1.1.2A - Area 2 - Petone Mixed Use - Area Generally Bounded by Hutt Road, Petone venue, Campbell Terrace, Victoria Street, Sydney Street and The splanade – Activities</i></p> <p>Explanation and Reasons</p> <p>The area adjoins the Petone Foreshore which offers visual interest, open space and recreational opportunities. There is demand for an area within Petone to accommodate a range of complementary activities including residential, large format retail and commercial activities. Petone Commercial Activity Area - Area 2 is suitable as a mixed use area for the following reasons:</p> <ul style="list-style-type: none"> (a) There are a wide range of sites, in terms of size, configuration and existing built development which can be used, adapted or redeveloped to accommodate a range of activities. These activities would serve both the local and wider community; (b) The area adjoins the small scale speciality retail area of the <u>traditional retail areas within and around Jackson Street Heritage Precinct</u> Historic Retail Precinct (Petone Commercial Activity Area – Area 1) and thus a sense of place can be achieved which provides a range of complementary residential, retail and commercial activities; (c) The area is well situated in terms of the regional transportation network (including public transport) and other public and community infrastructure and services; and (d) The area adjoins the Petone Foreshore which offers visual interest, open space and recreational opportunities. <p>Providing for a wide range of activities in the Petone Mixed Use Area gives landowners flexibility in the use of land and buildings to meet the changing dynamics of the economy and society. This flexibility would assist in creating and maintaining a vibrant and attractive mixed use area which supports and recognises the established activities</p>

and qualities in Petone. This provision of mixed use seeks to make efficient use of the land within the western end of Petone, providing opportunities for the re-use and redevelopment of existing buildings and properties for different activities.

For mixed use areas with a business and [residential activity](#) mix to work well, compatibility issues need to be managed. These issues arise between different forms of development (bulk/scale) and also in relation to the effects of certain activities (including noise, glare, odour and parking). Provisions for the mixed use area are designed to manage these issues, while recognising that a mixed use area offers a different type of amenity and lifestyle opportunity, than that found in predominantly residential or business areas.

In providing for a wide range of activities, there is potential to cause adverse effects both within the Petone Mixed Use Area and in areas beyond its [boundary](#), such as nearby residential areas. These effects include dust, odour, noise and glare. The [Plan](#) manages these effects through applying performance standards to ensure these effects are avoided, remedied or mitigated.

Retail activities are continually changing in response to market pressures. The Petone Mixed Use Area has developed as a location for larger format retail activities. There is potential if a high number of smaller scale speciality or comparative shops develop in the Petone Mixed Use Area that they could degrade or undermine the vibrancy and vitality of the [traditional retail areas in and around Jackson Street Heritage Precinct](#) ~~Historic Retail Precinct~~ (Petone Commercial Activity Area – Area 1) which forms the core of the existing retail area in Petone and the Lower Hutt City central area. Therefore, a limitation is placed on the size of smaller and larger retail activities to maintain the role and economic, cultural and social wellbeing of these areas.

Retail provisions in Petone Commercial Activity Area – Area 2 are intended to provide a complementary retail role to existing retail activities within the [traditional retail areas in and around Jackson Street Heritage Precinct](#) ~~Historic Retail Precinct~~ (Petone Commercial Activity Area – Area 1).

Retail activities within the Petone Mixed Use Area are anticipated to be in the form of large format retail and other types of retailing (such as sale of bulky goods) which do not directly compete with the range of retail goods and services available within the [traditional retail areas in and around Jackson Street Heritage Precinct](#) ~~Historic Retail Precinct~~ (Petone Commercial Activity Area – Area 1).

It is anticipated that small-scale retail activity will remain concentrated in the [traditional retail areas in and around Jackson Street Heritage Precinct](#) ~~Historic Retail Precinct~~ (Petone Commercial Activity Area – Area 1) to protect the economic vitality of this area and its historical value and character. It is important to protect the economic vitality and viability of this area, in order to support the ongoing use of buildings in this precinct to fund the repair, maintenance and other improvements to buildings within this identified [Historic Precinct Area](#).

However, it is recognised there may be demand for individual small-scale retail activities in the Petone Mixed Use Area. Applications for smallscale retail activity in the Petone Mixed Use Area are expected to be accompanied by an assessment of their potential effects on the ~~retail efficiency and~~ economic vitality and viability of the ~~traditional retail areas in and around Jackson Street Heritage Precinct~~ ~~Historic Retail Precinct~~ (Petone Commercial Activity Area – Area 1), as well as identifying whether a more suitable location exists for this type of retail ~~within the Jackson Street Heritage Historic Retail Precinct~~. Although it is recognised that individual smallscale retail activities may have minor effects on the economic vitality and viability of the ~~traditional retail areas in and around Jackson Street Heritage Precinct~~ ~~Historic Retail Precinct~~ (Petone Commercial Activity Area – Area 1), the cumulative effect of such development is likely to be detrimental to the economic vitality and viability of this retail area.

The Petone Mixed Use Area is not considered suitable for largescale integrated retail developments (i.e. above 10,000m²) due to potential effects on the economic vitality and viability of the ~~traditional retail areas in and around Jackson Street Heritage Precinct~~ ~~Historic Retail Precinct~~ (Petone Commercial Activity Area – Area 1) and Hutt City's Central Commercial Activity Area, as well as potential increases in traffic volumes on the surrounding road network and natural hazard risks. This activity is considered to be more suitably located within the Central Commercial Activity Area (commonly referred to as Lower Hutt CBD).

It is anticipated the Petone Mixed Use Area will experience some residential development. Residential activities can positively contribute to the vibrancy and vitality of the area, as these residents have convenient access to retail, commercial, community and recreational amenities within the Petone area. In addition, with changing demographics of an aging population and smaller household units, providing for residential activities within the Petone Mixed Use Area gives another option for meeting the requirements of future residents in the City.

However, residential activities may be incompatible with some other activities in the Petone Mixed Use Area, in particular, they may be sensitive to noise from other activities. Rather than overly restricting other activities, it is appropriate that the residential activities mitigate this sensitivity by providing for external noise insulation. In addition, residential activities are restricted on the ground floor on Jackson Street to ensure activities on the ground floor have a positive relationship to the street where they provide interest, visual connection and an active edge.

The effects of activities in the Petone Mixed Use Area may have an adverse impact on the character or amenity values of an area or degrade the quality of the environment. These effects need to be managed to maintain and enhance the amenity and other values of the mixed use area and adjacent areas in other zones. A number of methods are available to avoid or mitigate adverse effects causing harm or damage to the environment. These methods include the use of good urban design, [landscaping](#), use of porous surfaces, sediment traps and

	<p>other low impact urban design solutions. The Petone Mixed Use Area Design Guide provides advice on the above.</p> <p>Particular care needs to be taken to avoid adverse effects on biodiversity values, natural character and open space/recreational values of the Korokoro Stream and Petone foreshore, situated outside of the Petone Mixed Use Area.</p> <p>Localised upgrades to reticulated infrastructure may be required where the capacity is not sufficient to meet the demand for new development. The provision of new or upgraded reticulated infrastructure would need to be designed and constructed to meet the future demand as a mixed-use area.</p>
5B 1.2 Site Development Issues	
<p>AMENDMENT 259</p> <p>5B 1.2.1 - Area 1 Distinctive Character and Built Form of the Area on Jackson Street generally between Victoria and Cuba Streets</p>	<p><i>MENDMENT 259 - Amend policies of section 5B 1.2.1 - Area 1 distinctive Character and Built Form of the Area on Jackson Street generally between Victoria and Cuba Streets</i></p> <p>Policy</p> <p>(a) External alterations, repairs, or modifications to existing buildings and structures plus and the construction of new buildings and structures in the area bounded by Victoria and Cuba Streets must Jackson Street Heritage Precinct comply with the specified design performance standards.</p> <p>(b) <u>External alterations, repairs, or modifications to existing buildings and structures and the construction of new buildings and structures in Area 1 outside the Jackson Street Heritage Precinct respect the significant historic heritage values, style, and character of the Jackson Street Heritage Precinct.</u></p>
<p>AMENDMENT 261</p> <p>5B 1.2.3 - Area 2 - Character and Building Form and Quality within Area 2 Petone Mixed Use</p>	<p><i>amend policies of section 5B 1.2.3 - Area 2 - Character and Building Form and Quality within Area 2 Petone Mixed Use</i></p> <p>Policy</p> <p>(a) Provide for alterations and minor additions to existing buildings, subject to minimum standards, and encourage a high quality urban and built form design for these building modifications.</p> <p>(b) Manage new buildings and developments and larger additions to existing buildings to be well designed and to contribute to the creation of an integrated, safe and attractive mixed use environment with a high standard of streetscape and amenity.</p> <p>(c) For Jackson Street, require buildings to provide and maintain an active, transparent and continual frontage, as well as shelter, to provide a pedestrian focused environment along this main gateway route.</p>

Commented [SA18]: Reinstate the full length of the Jackson Street Heritage Precinct. Replace the 22m height control applied to this area with a height of 10m.

	<p>(d) Manage the height and location of buildings to respond to their context and locality, with lower building heights for the areas:</p> <ul style="list-style-type: none"> - Adjoining and close to Residential Activity Areas to minimise effects on the amenity values, including shading, over dominance and privacy; and - Along the Jackson Street front road boundary with taller buildings setback from the street, thereby creating a streetscape with lower level buildings and protecting sunlight to public spaces within the street. <p>(e) Manage the height, location and design of Encourage buildings and development on The Esplanade to create a landscaped street frontage and to protection of sunlight access to the beach to avoid overshadowing.</p> <p>(f) Encourage all new buildings to provide appropriate levels of natural light to occupied spaces within the building.</p> <p>(g) Require a minimum level of amenity for future occupiers of residential buildings through the use of a permitted activity standard regarding outdoor space. In addition to encouraging good quality and amenity by guiding their design to ensure current and future occupants have useable internal space, ongoing access to daylight, and an external aspect.</p> <p>(h) Manage new buildings to be designed to manage adverse effects on amenity value, including visual, wind and glare.</p> <p>(i) Restrict-Manage the height of design of buildings and structures at the interface with adjoining residential areas to minimise effects on the amenity values, including shading, over dominance and privacy.</p> <p>(j) Ensure that new buildings higher than 12 metres are designed to avoid, remedy or mitigate any wind problems that they create (including cumulative effects with other buildings) and where existing wind conditions are dangerous, ensure new development improves the wind environment as far as reasonably practical.</p> <p>(k) Encourage buildings to be designed and located in a manner that enhances the safety, convenience, accessibility and amenity of pedestrian spaces and linkages within the Petone Mixed Use Area.</p> <p>(l) Manage the effect of development on adjacent areas identified for their historic heritage, cultural, and distinctive character and built form values, particularly Te Puni Urupā.</p> <p>(m) Ensure developments, including buildings and structures, are located, designed and constructed to reduce the risk to building failure and loss of life from seismic hazards, including fault rupture hazard, subsidence and liquefaction.</p>
5B2 - Rules	
AMENDMENT 264	<p>Add new Permitted Activity Rule 5B 2.1.1(f)</p> <p>(f) Redecoration, rRepair or alterations which are internal and not visible from the road or from the road frontage.</p>

Commented [SA19]: Reinstate these provisions

Commented [SA20]: Please see detailed explanation in submission

Permitted Activity Rule 5B 2.1.1(f)	
AMENDMENT 265 Permitted Activity Rule 5B 2.1.1(g)	Add new Permitted Activity Rule 5B 2.1.1(g) (g) Minor repair, alterations, and maintenance to the exterior existing facade of a building or structure, that does not require building consent;
AMENDMENT 268 Permitted Activity Condition 5B 2.1.1.1(b)	Amend Permitted Activity Condition 5B 2.1.1.1(b) Maximum Height of Buildings and Structures (b) Maximum Height of Buildings and Structures: (i) 10m within the Jackson Street Heritage Precinct (ii) 12.2m where not within the Jackson Street Heritage Precinct Maximum Height of Buildings and Structures: 10.0m.
AMENDMENT 274 Permitted Activity Condition 5B 2.2.1.1(a)	Amend Permitted Activity Condition 5B 2.2.1.1(a) Maximum Height and Recession Plane of Buildings and Structures (a) Maximum Height and Recession Plane of Buildings and Structures: 20.0m, with the following exceptions— i. 12.0m on the road front boundary of Jackson Street, Hutt Road and The Esplanade with a recession plane of 45° sloping inwards up to the permitted height in (ii)(iv) below; ii. 12.0m for properties abutting a General Residential Area; iii. 14.0m for properties to the east of Victoria Street, except for those sites which abut the General Residential Activity Area; iv. 14.0m for properties on the north side of Jackson Street, between Victoria and Gear Streets. The above height limits are illustrated in Appendix Petone Commercial 8—Petone Commercial Activity Area 2. No limit, except areas shown on the District Plan Map as having a specific height control overlay, in which case the maximum height of that overlay applies <u>except that along the road front boundary of Jackson Street the maximum height is 12.0m, with a recession plane of 45 degrees sloping inwards to a depth of 50m from the road frontage.</u>
5B Appendices Appendix Petone Commercial 1	

Commented [SA21]: Please see detailed explanation in submission

<p>AMENDMENT 284</p> <p>Part 1: Building Shape</p>	<p>Amend section 1.1 Background of Appendix Petone Commercial 1 1.1 Background</p> <p>Given the quality of old building stock fronting Jackson Street within the Jackson Street Heritage Precinct, refurbishments or new developments should reinforce the visual cohesion of the existing facades. Refurbishment or renovation of existing buildings should relate to the historical design traditions within the Street.</p> <p><u>5. For buildings within Area 1 outside the Jackson Street Heritage Precinct, building heights may be up to 14m in heights six storeys, but should be designed to mitigate visual dominance and provide a coherent and definite transition in height occurring outside the boundaries of the Heritage Precinct.</u></p>
<p>Appendix Petone Commercial 1 – Petone Mixed Use Activity Area Design Guide</p>	
<p>AMENDMENT 293</p>	<p>Amend in section 2.4 of Appendix Petone Commercial 2 – Jackson Street Design Objective – Guidelines</p> <p>Guidelines</p> <ol style="list-style-type: none"> 1. Residential uses along ground floor frontages should be avoided; 2. Buildings should be designed to address Jackson Street with road frontages featuring display windows and doors; 3. Buildings should be aligned with the Jackson Street front boundary and have a continuous frontage from side boundary to side boundary at ground floor level; 4. Corner buildings on Jackson Street should be built up to the street boundary and maintain continuity around the corner; 5. The access for vehicles to each site should occur from side streets and not increase the number of vehicle crossings to Jackson Street; 6. New buildings have a verandah or shelter attached between the ground and first floor level, extending the width of the site; 7. Buildings should be designed to reflect the modulation in the facade (including pattern of spacing in architectural elements) that exists with the buildings in the Jackson Street Historic Retail Precinct; and <u>8. Buildings in Jackson Street that are adjacent to the existing Jackson Street Historic Retail Precinct should be responsive to the form of those buildings to ensure the scale is complementary.</u>
<p>AMENDMENT 294</p>	<p>Delete <u>image and caption</u> from section 2.4 of Appendix Petone Commercial 2 – Jackson Street Design Objective – Guidelines</p>

Commented [SA22]: Unable to paste full Amendment. This is the change sought by PHS

Commented [SA23]: Reinstate this provision

Commented [SA24]: Provision unable to be pasted. Please reinstate Image and Caption

Appendix Petone Commercial 2							
Chapter 11 - Subdivision							
AMENDMENT 344 11.1.4 Special Areas	<p><i>Amend policies of section 11.1.4 Special Areas Policy</i></p> <p>(a) To ensure that land in the coastal environment, areas adjoining rivers and lakes and other environmentally sensitive areas are not subdivided to an extent or manner where amenity values, ecological, social, cultural and recreational conditions are adversely affected.</p> <p>(b) Protect the historic heritage values <u>of heritage items</u> and in the <u>Historic Residential Heritage Precinct and Heretaunga Settlement and Patrick Street-Riddlers Crescent Heritage Precincts</u> by managing density of development enabled by subdivision of land.</p>						
AMENDMENT 347 11.2.2.1 Allotment Design Table	<p><i>Amend Allotment Design table for Medium Density Residential Activity Area from section 11.2.2.1 Standards and Terms to include standards for High Density Residential Activity Area</i></p> <table border="1" data-bbox="400 1014 1003 1798"> <tr> <td data-bbox="400 1014 536 1176"><u>Medium Density and High Density Residential Activity Area, excluding the Heretaunga Settlement Heritage Precinct, Riddlers Crescent Heritage Precinct and Historic Residential Heritage Precinct and all sites containing items listed in Appendix 14F, Appendix Heritage 1 and 2</u></td> <td data-bbox="536 1014 1003 1176"></td> </tr> <tr> <td data-bbox="400 1176 536 1249">Minimum size of allotment:</td> <td data-bbox="536 1176 1003 1249">No minimum size required:</td> </tr> <tr> <td data-bbox="400 1249 536 1798"><u>Resulting allotments with residential units:</u></td> <td data-bbox="536 1249 1003 1798"> <p>(i) For every allotment where there is an existing dwelling:</p> <p>There shall be no increase in the degree of non-compliance with the relevant Medium Density Residential Development Standards specified in 4F 4.2.</p> <p><u>For any resulting allotment where there is an existing residential unit:</u></p> <p>A. <u>The subdivision complies with or does not increase the degree of non-compliance with the standards of any of the following rules:</u></p> <ol style="list-style-type: none"> 1. <u>Number of units per site,</u> 2. <u>Height in relation to boundary,</u> 3. <u>Setbacks,</u> </td> </tr> </table>	<u>Medium Density and High Density Residential Activity Area, excluding the Heretaunga Settlement Heritage Precinct, Riddlers Crescent Heritage Precinct and Historic Residential Heritage Precinct and all sites containing items listed in Appendix 14F, Appendix Heritage 1 and 2</u>		Minimum size of allotment:	No minimum size required:	<u>Resulting allotments with residential units:</u>	<p>(i) For every allotment where there is an existing dwelling:</p> <p>There shall be no increase in the degree of non-compliance with the relevant Medium Density Residential Development Standards specified in 4F 4.2.</p> <p><u>For any resulting allotment where there is an existing residential unit:</u></p> <p>A. <u>The subdivision complies with or does not increase the degree of non-compliance with the standards of any of the following rules:</u></p> <ol style="list-style-type: none"> 1. <u>Number of units per site,</u> 2. <u>Height in relation to boundary,</u> 3. <u>Setbacks,</u>
<u>Medium Density and High Density Residential Activity Area, excluding the Heretaunga Settlement Heritage Precinct, Riddlers Crescent Heritage Precinct and Historic Residential Heritage Precinct and all sites containing items listed in Appendix 14F, Appendix Heritage 1 and 2</u>							
Minimum size of allotment:	No minimum size required:						
<u>Resulting allotments with residential units:</u>	<p>(i) For every allotment where there is an existing dwelling:</p> <p>There shall be no increase in the degree of non-compliance with the relevant Medium Density Residential Development Standards specified in 4F 4.2.</p> <p><u>For any resulting allotment where there is an existing residential unit:</u></p> <p>A. <u>The subdivision complies with or does not increase the degree of non-compliance with the standards of any of the following rules:</u></p> <ol style="list-style-type: none"> 1. <u>Number of units per site,</u> 2. <u>Height in relation to boundary,</u> 3. <u>Setbacks,</u> 						

Commented [SA25]: PHS supports the changes in Amendment 343 and 344 recommended in officers' tracked changes.

		<p>4. <u>Building coverage,</u> 5. <u>Outdoor living space,</u> 6. <u>Outlook space,</u> 7. <u>Windows to street,</u> 8. <u>Landscaped area, or</u></p> <p>B. <u>Land use consent has been granted for non-compliance with the rules in (A), or</u> C. <u>The subdivision application is accompanied by a land use application for the non-compliances in (A) that will be determined concurrently with the subdivision application.</u></p> <p>Where subdivision is proposed between dwelling residential units that share a common wall, recession plane and yard requirements shall not apply along the length of the common wall.</p>
	<p><u>Resulting allotments with no residential units:</u></p>	<p>(ii) For every allotment where there is no existing dwelling, or for which no existing land use consent for a dwelling has been granted, or is being concurrently granted (in the case of joint land use and subdivision applications):</p> <p>It can be demonstrated that it is practicable to construct on all allotments, as a permitted activity, a dwelling which complies with all relevant Medium Density Residential Development Standards specified in 4F 4.2.</p> <p><u>For any resulting allotment with no existing residential unit:</u></p> <p>A. <u>It is practicable to construct a residential unit on the allotment as a permitted activity, or</u> B. <u>Land use consent has been granted for the proposed use of the site (including built development), or</u> C. <u>The subdivision application is accompanied by a land use application for the proposed use of the site that will be determined concurrently with the subdivision application.</u></p>

	Minimum frontage:	3m to ensure that there is driveon access to the allotment. For rear allotments the 3m frontage may be satisfied through a registered Right of Way outside the title (outside legal boundaries of the allotment).
AMENDMENT 360 11.2.4 Discretionary Activities	<p><i>Amend section 11.2.4 Discretionary Activities</i></p> <p>(a) <u>Avalon Business Activity Area.</u></p> <p>(b) Special Commercial Activity Areas 1 and 2.</p> <p>(c) Rural Residential Activity Area all subdivisions with direct access off Liverton Road.</p> <p>(d) Historic Residential Activity Area.</p> <p>(da) <u>Historic Residential Heritage Precinct and Heretaunga Settlement and Patrick Street-Riddlers Crescent Heritage Precincts.</u></p> <p>(db) <u>Subdivision of land containing a building or item in Appendix Heritage 1 or 2.</u></p> <p>(dc) <u>Subdivision of land containing a "site of significance to Māori Culture" listed in Appendix Significant Natural, Cultural and Archaeological Resources 1.</u></p> <p>(e) General, Special, River and Passive Recreation Activity Areas.</p> <p>(f) Extraction Activity Area.</p> <p>(g) Community Health Activity Area.</p> <p>(h) Any subdivision within the identified coastal environment as shown in Map Appendices 2A, 2B, and 2C.</p> <p>(i) Any subdivision which is not a Permitted, Controlled or Restricted Discretionary Activity.</p> <p>(j) Any subdivision located wholly or partially within Avalon Business Activity Area (SubArea 1).</p> <p>(k) On 2/76 Normandale Road, Pt Lot 1 DP 7984, any earthworks undertaken as part of a subdivision, in that part of the site identified to the north and east of the stream, as shown on Appendix Earthworks 3.</p> <p>(l) Any subdivision of the land identified in Appendix Subdivision 7 or Appendix Subdivision 8 that do not comply with the standards and terms for controlled activity under Rule 11.2.2.1 in respect of (a) Allotment Design.</p> <p>(m) Any subdivision of the land identified in Appendix Subdivision 9 that does not comply with the standards and terms for controlled activity under Rule 11.2.2.1 in respect of (a) Allotment Design relating to Minimum Size of Allotment, Minimum Frontage, Shape Factor, Number of Allotments, Access and Other but excluding No-development Areas.</p> <p>(n) <u>Any subdivision that creates building platforms within the Wellington Fault Overlay.</u></p> <p>(o) <u>Any subdivision that creates building platforms within the High Coastal Hazard Overlay.</u></p>	
Chapter 14F - Heritage Buildings and Structures		

Commented [SA26]: PHS supports this recommendation

AMENDMENT 391	<i>Amend introduction for Chapter 14F Heritage Buildings and Structures</i>
Introduction	<p>Introduction</p> <p>A range of buildings and structures exist throughout the City that make a contribution to the heritage of the City. The contribution they make can relate to the era in which they were constructed, association with a person of importance in the community or the event they commemorate. The buildings and structures may be individually important or significant because of their contribution to a group.</p> <p>The Act places importance on the retention of heritage in a number of ways. Within Part II, Sections 5, 6, 7, and 8 have aspects referring to heritage. These provisions place heritage within the fundamental purpose and principles of the Act. Part VIII of the Act refers to heritage orders and provides the mechanism for creating and administering both heritage protection authorities and heritage orders. The Act also outlines the procedures for the involvement of Heritage New Zealand Pouhere Taonga in the resource and building consent processes.</p> <p>Heritage New Zealand Pouhere Taonga has responsibilities with respect to historic places and areas, waahi tapu and waahi tapu areas and archaeological sites. The Heritage New Zealand Pouhere Taonga Act 2014 details the statutory framework and provides a registration process.</p> <p>Provision has been made in the Plan for those buildings and structures contributing to the heritage of the City in three ways</p> <ol style="list-style-type: none"> a. Objectives, policies, rules and design guides have been developed for buildings in Jackson Street, Patrick Street, Adelaide Street, The Esplanade/Adelaide Street and Riddlers Crescent. For Jackson Street these appear in the Petone Commercial Activity Area and those for Patrick Street (including four adjacent properties on Jackson Street), Adelaide Street, The Esplanade/Adelaide Street and Riddlers Crescent are in the Heretaunga Settlement and Riddlers Crescent Heritage Precincts in the Historic High Density Residential Activity Area. b. There are a number of buildings and structures in the City that are registered by Heritage New Zealand Pouhere Taonga. Heritage New Zealand Pouhere Taonga has also registered the Workers' Dwelling Act houses in Patrick Street as a Historic Area. Those properties registered by Heritage New Zealand Pouhere Taonga are listed in Appendix Heritage 1. There are a number of other individual buildings and structures that have been identified as making a notable contribution to local heritage. These are listed in Appendix Heritage 2.

	<p>c. There are a number of other individual buildings and structures that have been identified as making a notable contribution to local heritage. These are listed in Appendix Heritage 2. For those buildings and structures listed in Appendix Heritage 1 and 2, rules have been developed relating to demolition and relocation, to manage work to the exterior and some other structures <u>facades</u> and to provide the opportunity for a greater range of activities to be considered to assist in the retention of buildings. <u>Subdivision of sites in Appendix 1, 2 and 3 is managed to protect heritage values.</u></p> <p>d. <u>Other Some</u> buildings and structures, when grouped or considered together, can also make a contribution to heritage. These are listed in Appendix Heritage 3.</p>
<p>AMENDMENT 392</p> <p>Explanation and Reasons</p>	<p>Amend Explanation and Reasons of section 14F 1.1 Retention of Heritage Values</p> <p>Explanation and Reasons</p> <p>Buildings and structures are an important element in the heritage values of the City. Buildings and structures identified include:</p> <ol style="list-style-type: none"> a. those with a distinct architectural style; b. those associated with particular or important people in the city; and c. groups of buildings with a particular character <u>with significant heritage values when considered together.</u> <p>There are significant structures such as monuments, together with community, commercial, industrial and residential buildings. Generally it is the facade of buildings that contributes to the heritage of the City, through the visual impact of their style, architectural detail and cladding materials. <u>However, their settings also have heritage values.</u></p>
<p>AMENDMENT 393</p> <p>Rules</p>	<p>Amend Rule 14F 2.1(a)</p> <p>14F 2.1 Permitted Activity</p> <p>(a) Identified Heritage Buildings or Structures:</p> <p>Any alteration, repair or modification of any building listed in Appendix Heritage 1 or 2 <u>1, 2 or 3</u> involving either</p> <ol style="list-style-type: none"> i. <u>Redecoration, r</u>epair or alterations which are internal and not visible from the road frontage; or ii. Minor repair, alteration<u>s</u> or maintenance to the exterior of a building or structure. <u>which do not require a building consent.</u>
<p>AMENDMENT 397</p>	<p>AMENDMENT 397 - Add new Appendix Heritage 3 – Heritage Areas</p>

Appendices	<p>Appendix Heritage 3</p> <p>Heritage Areas</p> <p>Heretaunga Settlement Heritage Precinct, Petone</p> <p>Houses on Patrick Street, Adelaide Street and The Esplanade constructed under the Workers' Dwelling Act and adjoining houses on Jackson Street. The boundaries are shown on the district plan maps as the Heretaunga Settlement Heritage Precinct, HA-02.</p> <p>Jackson Street Heritage Precinct, Petone</p> <p>Buildings located along both sides of Jackson Street, between the intersection with Victoria Street in the west and CubaTory Street in the east. The boundaries are shown on the district plan maps as the Jackson Street Heritage Precinct, HA-04.</p> <p>Lower Hutt Civic Centre Heritage Precinct</p> <p>The Lower Hutt Civic Centre Heritage Precinct has road boundaries to the south, west and north. These are clockwise <u>Woburn Road, Queens Drive and Laings Road. To the east, Myrtle Street forms the boundary then continues around the Club grounds, and from there on, separates private property from Council owned and church owned land back to Woburn Road.</u> The boundaries are shown on the district plan maps as the Lower Hutt Civic Centre Heritage Precinct, HA-05.</p>
Planning Maps	
NO AMENDMENT NOS.	<ul style="list-style-type: none"> • Reinstate the full extent of the Historic Residential Activity Area in the current operative plan for the Patrick Street and Riddlers Crescent Areas as the Heretaunga Heritage Precinct and the Riddlers Crescent Heritage Precinct. • Reinstate the full extent of the Jackson Street Heritage Area. Reinstate the 10 m height limit for this area. • In all areas of Petone which are more than 800m from Ava Station and Petone station on the Railway Line, show a maximum Specific Height Control Overlay of 14 m (this includes the High Density Residential Activity Area, and the Petone Commercial Area 1 (where a lower Height is not already shown)). • Along the full length of the Jackson Street frontage from Victoria Street to the Hutt Road, show a Specific Height Control Overlay, rising from 12 m at the frontage on the basis of an angle plane control to a maximum height 50 m from the frontage. • Extend the Railway Area Heritage Precinct (HA3) to take in all the railway cottages, as explained in the submission.

Commented [SA27]: Add Riddlers Crescent Heritage Precinct, as it fits within (d) in the Introduction.