

Background

1. My name is Shayne Patrick Hodge, our family trust owns 25 Buick Street Petone, on behalf of my daughter, Paige Hodge. 25 Buick Street is part of the proposed Petone foreshore heritage zone.
2. We object to the PC 56 concerning the proposed Petone foreshore heritage zone because:
 - a. of the lack of consultation as promised,
 - b. The process to determine what qualified as significant heritage is flawed and mostly without merit. It won't protect heritage. By councils' own admission homeowners can demolish but not increase the footprint of the home.
 - c. The council is using the heritage exemption as means of preventing intensification.
 - d. costs to owners in heritage areas such as insurance premiums and time and cost of obtaining a resource consent for any modification have not been adequately taken into account.
3. In late 2020 my daughter Paige commenced the process of purchasing her first home with a desire to locate within the wider Petone area
4. As is unfortunately normal these days the bank of mum and dad was required to assist with the deposit to enable her to get on the "property ladder."
5. Her attraction to the Petone area was the high level of amenity eg restaurants, cafes, ease of access to Wellington and the Hutt valley, with recreational areas such as the foreshore.
6. The character of the small villas that predominantly feature in Petone was also an attraction.
7. Paige was looking either to buy and renovate or purchase a renovated villa.
8. My only advice at the time was "don't buy in Patrick Street" given it had heritage status and in my opinion, renovation would be fraught with extra cost and time delays – something Paige could ill afford.
9. This opinion of heritage was based on real estate agent advice that owners in Patrick Street suffered and were often frustrated when simple things like putting up fence become a protracted and costly exercise, potentially involving a resource consent.
10. In January 2021 Paige identified a property at 25 Buick Street that was coming to auction 17 February 2021 – **see attached flyer Appendix 1.**
11. This appeared to meet or exceed her criteria for being a well-maintained turn of the century villa tastefully renovated. But not all homes in Buick Street are of a similar standard. These are the photos of Paige's neighboring "heritage homes" homes – **see appendix 1A**
12. We conducted normal due diligence -valuation, building report and had an architect inspection as to the potential of adding an additional story to accommodate a potential master bedroom. It also included visiting the council to confirm requirement if we could build an additional story. Subject to meeting requisite setbacks and a building consent there was no impediment. This reflected the architect's advice. I asked the council officer if there was anything else we should be aware of. There was no mention of the heritage review that was being undertaken by the council at that time. I was aware that the council had undertaken several heritage reviews in 2005, 2010 and as recently as 2018 so was confident that any heritage homes would have already been included on the register.
13. I note that one of the authors of the August 2022 Hutt City Council Heritage Inventory Report, Ian Bowman, by Chessa Stevens own submission (para 5a) "had conducted multiple

heritage inventory reviews for Hutt city council.” Why did Mr. Bowman miss these homes in his last 3 reviews?

14. We completed DD and were successful at auction on 17/2/21 and settled the property 10/3/21.
15. Around oct/nov 2021 Paige engaged a preferred architect – Andrew Dobbs to prepare plans for a second story. He was unable to start work until the first half of 2022. This timeframe suited Paige.
16. **The council’s process has been inadequate.**
17. In November 2021 Paige received a letter from HCC (see attached Appendix 2) concerning a review of heritage and confirming that 25 Buick Street had *“significant heritage value”*. It also confirmed that the council **“may restrict demolition and we may require permission before any modifications or additions”** However, thankfully, council confirmed we could still paint our so-called heritage house!
18. For the record this has been the only formal correspondence we have received from the council in respect of the proposed change in status to our home.
19. The letter finished with the reassurance **“NO FINAL DECISIONS ON PROTECTION WILL BE MADE UNTIL FULL AND FINAL PUBLIC CONSULTATION HAS BEEN COMPLETED AND THE NEW DISTRICT PLAN HAS BEEN FINALISED”** the letter encouraged us to contact the writer if we had any questions – we did.
20. I contacted HCC Benjamin Haddrell and arranged a meeting.
21. We meet with Mr Haddrell and his heritage consultants WSP. Mr Haddrell was a nice chap but couldn’t provide any substantive feedback on the implications of heritage. He was simply there to gauge feedback. He wouldn’t confirm if the feedback was overly positive or negative. He also couldn’t confirm what the rules would be if heritage status was applied to our house in the event of us wanting to modify it. But said there was a process to go through and re stated that nothing would occur until the new district plan was finalised. In other words, existing planning rules would prevail.
22. WSP wouldn’t tell me what other areas in the Hutt they had designated as Heritage. They pushed back at my suggestion that the Petone foreshore area was *no more “heritage” than the rest of Petone*. I used the analogy that if I blindfolded them and took them to a selection of other streets, they could easily apply their so-called heritage lens to those streets ie houses in those streets were largely similar to ours and why wasn’t the whole of Petone being afforded the protection of this heritage zone. They rejected that analogy.
23. I also questioned the relevancy of the proposed Petone foreshore heritage area by dint of the fact that a subdivision had occurred in 1903 and 1904 – that rationale could be claimed by virtually all Petone – but in of itself is not a heritage matter. Evidently the prolific recent subdivisions being created by Williams Corporation are potentially tomorrow’s heritage areas. I also expressed the view that a significant number of homes in the proposed area had either been modified, replaced, or were derelict. It would appear the few homeowners who tastefully refurbished to maintain the character of their homes were now being penalised for doing so.
24. WSP rebutted my comments. The distinct impression was they were the experts and that was that.

25. I again questioned when the community would be more fully consulted. Mr. Haddrell said there would be community consultation in 2022 prior to the draft of that plan being released in 2022.
26. On that basis we continued with our plans for the addition of a second story in the knowledge that existing *general residential rules* would apply. **See Appendix 3**
27. We were due to lodge building consents around August/September 2022 that fully complied with the existing town planning requirements and setbacks etc
28. The community consultation never transpired. All that was provided was a virtual web portal where residents could lodge their submissions – that is not community consultation. I suspect most affected homeowners were blissfully ignorant of this web portal. We received no additional correspondence informing us of the opportunity to submit. It was only through a fortuitous facebook post from VHG we became aware of this portal.
29. **Then the bomb shell!** On 18 August 2022 the council notified that the PC 56 would take effect immediately from that date until the district plan was finalized apparently late 2023 early 2024. **Effectively freezing our property in time.** The sole relief to residents was to present to this panel in April 2023. That smacks of pre-determination by council and I submit that the council has not undertaken a proper, open, and full consultation, as promised. I submit that is what needed to be undertaken as the Petone zone will include some 200 homes making it the largest heritage area in the Hutt valley. It has placed undue stress and anxiety on my daughter due to the uncertainty as to what she can or cannot do with her home. She has spent over \$10,000 of her hard-earned savings on architectural plans. That is money now down the drain. That is an overreach by public officials imputing private property rights.
30. The only public meeting was held by VHG on 29 August 2022. I understand Council officers and their advisors were invited but refused to attend due to forthcoming council elections. The mayor and some councilors did attend but when questioned as to the lack of consultation simply said the independent review was our only option.
31. Council officers continued to provide incorrect advice to our architect and us. **Appendix 4**
 - a. On the 19/9 – council advised our architect - no heritage restrictions in place.
 - b. 19/9 I questioned this advice from HCC specifically confirming a proposed increase in height.
 - c. 23/9 Council again confirmed it was in a high-density residential zone.
 - d. 27/9 redacted that advice and confirmed a RC was required as two stories will not comply with the value of a heritage zone
32. **These are not heritage homes.**
33. I understand that the council's heritage consultant has relied upon wellington regional councils' policy statement – that applies to properties with "significant heritage value".
34. I am also aware of statements made by the Hon David parker "I just want to dwell very quickly on that term "historic heritage" because that is defined in the RMA. The definition includes a contribution to the understanding of New Zealand's history and culture. That's a quite a high bar to reach – a nationally important historic measure."
35. Yes, it's a high bar and the council should be slow to impose heritage on private homes for that reason.

36. The council officers have stated in their submission as such – “as the majority of buildings are held in private ownership it is also necessary to balance protecting property rights and maintaining heritage values.” I agree with that statement.
37. Further under amendment 27 © they seek to limit building heights and densities in areas that are identified as “**having significant historic heritage value.**” However, in this instance they haven’t eaten their own dog food.
38. In my opinion the council has unduly lowered the significant heritage bar and have acted with undue haste.
39. The HCC is not genuine in its endeavor to protect so called heritage given, by the council officers own admission, the proposed plan change will “restrict building height and density to the current level in newly identified heritage areas to protect their surroundings and context, but do not provide demolition controls as this is not a valid ISPP purpose.”
40. What’s the purpose of creating a heritage area if all the homes can be replaced with new homes? Where is the so-called heritage area then?
41. In in the April 25 2023 stuff article
<https://www.stuff.co.nz/national/wellington/131838430/council-using-tenuous-heritage-homes-to-avoid-density-rules-residents-say?cid=app-iPhone>
 Alison Geddes, director of environment and sustainability at the council, said the homes were included in the zones because they met the “strict requirements” for heritage. Ms Geddes clearly believes that heritage once recognized can then be knocked down. This is simply unheard of in any heritage designation.
42. Heritage is at best a contentious issue when being applied to private homes. No demolition controls make a mockery of the term Heritage and exposes the council to what this is – a cynical use of the Heritage exemption under the new intensification rules. It seems to be more of a heritage solution looking to solve an intensification problem.
43. I suspect that if this commission allows these so-called Heritage areas to prevail the next district plan will reimpose demolition controls on these new heritage areas.
44. In the meantime, ironically, once the true cost of owning a home in a heritage area is understood it is likely to push homeowners to demo and rebuild rather than refurbish or maintain the character of their existing home.
45. Heritage classification for homes in the proposed Petone foreshore area will create a **twilight zone not a heritage zone** whereby owners have lost existing intensification rights afforded under the councils existing general residential rules - which would have allowed Paige to build a second story to accommodate another bedroom, and now neither the ability to expand the size of the home – we can’t go up or out. Effectively freezing in time, small homes cosigned to be an historical oddity not capable of meeting modern family requirements.
- 46. The heritage process was rushed.**
47. Chessa Stevens submission confirms the timeline for completing the heritage review as follows: September 2020 - April 2021 desk top review - **7 months**. May – June 2021 site investigations- **2 months**, June 2021 HCC given draft for review - **a short 9-month period in total**. Considering the recommendation is to include 300 + homes and 6 new heritage areas I submit this is a tight timeline considering by Chessa Stevens own submission (para 92) “Lower hutt is a large city” in which to consider what merits “significant heritage”

48. In Chessa Stevens submission she was at pains to protest the claim that her process was an incomplete heritage analysis. Responding in her submission she explained the process in clauses 5 – 27.
49. In Clause 43 she attempts to provide some justification of the heritage value of the Petone foreshore area, but it mainly repeats the Wellington regional council's policy 21 and contains no examples in support of her statements and assertions.
50. Perversely then in clause 47-49 based on the submission of a Graeme Lyon and Laura Skilton Chessa Stevens recommends a further 80 homes to be added in Beach and Bay streets given they "are not substantially different to Queen, Buick and Bolton Streets" This ironically was my argument to her at our first meeting back in November 2021 – and I would argue so is most of the Petone foreshore area. Clearly these homes were hiding in plain sight. I suggest, despite the protestations of the authors, its systematic of a rushed and poorly prepared heritage report.

51. Heritage is costly to owners.

52. Insurance will be more costly and potentially problematic – see appendix 5

53. Mr David Chow from ICIB confirms that **all insurers** will apply an endorsement for heritage homes.
54. Some will apply a higher premium.
55. In higher risk areas ie EQ and tsunami prone, insurance cover may be difficult to obtain as a result of the additional risk of heritage
56. If Heritage homeowners can get cover, they will bear a disproportionate cost (70/30) of any repairs that require compliance with Heritage requirements.

57. In Summary

58. The promised consultation by HCC did not occur and has been wholly inadequate. They did not keep their promise to do so,
59. The homes in the Petone Foreshore heritage are not heritage and certainly do not meet the high bar of significant heritage value. Under the rules, homeowners will be able to demolish their 'heritage' houses, which is simply unheard of in any heritage designation.
60. It's not fair that Paige and her fellow homeowners in the proposed area pay with their house so the Council officers can satisfy themselves into having some pretense of control. If the Council didn't like the intensification law, they should have followed Christchurch and rejected it from the outset.
61. They didn't, so they need to live with the consequences, rather than forcing over 200 everyday Petone residents into heritage controls that have all the control and none of the heritage.
62. Our neighborhood deserves better than a fabricated history imposed by the council. I urge the commissioners to reject the proposed fake heritage "" Petone foreshore heritage zone"" and allow us to get our lives and lively hoods back.
63. Thank you.



25 BUICK STREET PETONE

Appendix 1

Shane Brockelbank

Licensed Real Estate Salesperson

M 021 459 622

E shane@redcoats.co.nz



Luke Johnson

3



1



1





BEAUTIFUL ON BUICK

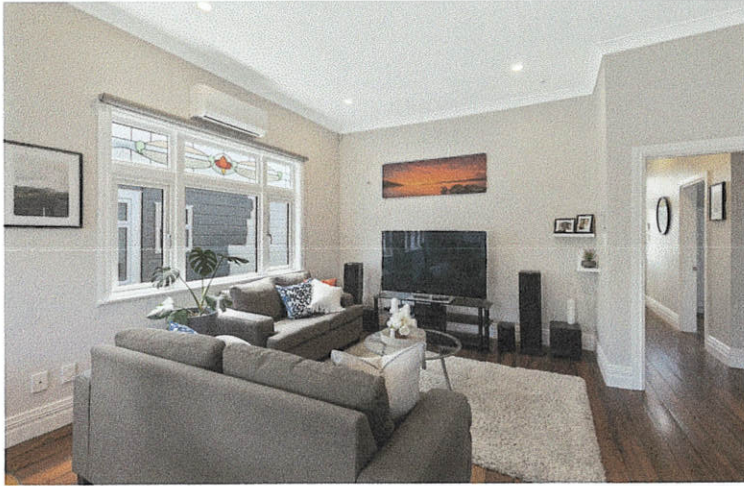
THREE BEDROOMS

OPEN PLAN LIVING

MODERN KITCHEN

TWO HEAT PUMPS

SINGLE GARAGE WITH
ATTACHED OFFICE



WHAT IS IT ABOUT PETONE THAT MAKES IT A GREAT PLACE TO LIVE?

There is a lot of interest in Petone because of its central location and character homes, Petone is one of Lower Hutt's oldest suburbs. Conveniently located alongside the beach it has an excellent shopping and cafe culture in Jackson St.

25 BUICK STREET

Wait until you see this little treasure of a Villa that we have found for you on Buick Street, Petone! Three bedrooms, one bathroom, open plan dining and lounge that lead out to the North facing deck. A well-designed kitchen for both day to day life and entertaining, plus a separate laundry room. All this and it has all been beautifully renovated. Add in two Heat pumps, gas hot water/cooking and fully landscaped garden. Fully insulated, double glazed, rewired, re-plumbed, Matai timber floors and all new LED lights. Single garage with attached office/hobbies room.

[VIEW ONLINE AT REDCOATS.NZ/RED22106](http://REDCOATS.NZ/RED22106)



FEATURES

LAND AREA	364 sqm approx	ROOFING	Iron
FLOOR AREA	110 sqm approx	EXTERIOR CLADDING	Weatherboard
BEDROOMS	3	RV	\$940,000
BATHROOMS	1	LV	\$520,000
GARAGE	1	RATES	\$3,883
YEAR BUILT	1900's	PRIMARY	Petone Central School
INSULATION	Ceiling, Wall, Underfloor	INTERMEDIATE	Petone Central School
		SECONDARY	Hutt Valley High School

CHATTELS

Fixed floor coverings, Light fittings, Blinds, Curtains, Smoke detector(s), Dishdrawer x 2, Refrigerator, Oven - electric, Hob - gas, Air Extractor, Waste disposal, Heatpump x 2, Heated towel rail x 1, Security system, Irrigation system



AUCTION AT 28 CORNWALL ST, 12.00PM
WED 17 FEB (WILL NOT BE SOLD PRIOR)

CALL SHANE BROCKELBANK
ON
021 459 622





Shane Brockelbank

PERSONAL PROFILE

Passionate about real estate, Shane is one of the best in the business and an expert in his field. Consistently winning awards both nationally and internationally, his proven success speaks for itself. He attributes this success to his people and negotiation skills which he combines with effective marketing.

"To be a good real estate salesperson you need the ability to adapt and build a rapport with everybody in the market place including both sellers and buyers. It doesn't matter if it's a \$100,000 home or a \$3,000,000 home you are selling, it is all about relationships at the end of the day".

Being a good listener with high integrity, it's Shane's pressure-free marketing approach and his emphasis on relationship management which sees him consistently deliver outstanding results for his clients.

STATEMENT OF PASSING OVER INFORMATION

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Appendix 1A.



21 - 23 Buick Street.



27 - 29 Buick Street .

Appendix 2



Hutt City Council
30 Laings Road
Private Bag 31912
Lower Hutt 5040
New Zealand
www.huttcity.govt.nz
T 04 570 6665
F 04 569 4290

12th November 2021

L Hodge, MR S P Hodge, N M Moody
222 Marine Drive
Petone
LOWER HUTT 5012

Benjamin Haddrell
Policy Planner
District Plan Team
Ph 04 570 6865
heritagereview@huttcity.govt.nz
Ref:HA-08

Dear Property Owner(s),

Historic heritage and your property

Hutt City Council is reviewing and updating Lower Hutt's district plan, the city's main document for managing land use and development.

An important topic to be covered during the review is historic heritage, which addresses how we preserve our past. Historical heritage is a key contributor to our city's vibrancy and sense of place, particularly when it is retained, celebrated and maintained. Protecting historic heritage from inappropriate subdivision, use and development is a matter of national importance. Council is required to do this under the Resource Management Act and policies put in place by the Greater Wellington Regional Council.

We are writing to you now to let you know that your property has been identified in the initial assessment as potentially **having significant historic heritage values.**

The heritage specialists have now completed their initial assessment, and their assessment indicates that your property at 25 Buick Street is part of a historic heritage area that holds significant heritage values. Historic Heritage areas are clusters of places or features that collectively have special heritage values.

We are keen to discuss the draft assessment with you. It's important to us that you have the opportunity to tell us if we are missing any important information in relation to the heritage values of your property. All your feedback will be considered by our heritage experts before the draft evaluations are finalised.

The draft assessment of the heritage area is attached and includes a historical summary, physical description, evaluation and recommendations. We have also provided a list of frequently asked questions about what this may mean for you.

If you would like to discuss the findings of this assessment, or have some information to add to the assessment, please contact the District Plan team at 04 570 6865 or email us at heritagereview@huttcity.govt.nz.

Next steps

In the coming months, we will also be drafting a new District Plan. This is the blueprint for making sure our city functions well and adequately protects the things that make it special. We will be engaging with communities, seeking feedback on whether the draft is appropriate, or where it could be improved.

Measures to protect areas and buildings of historic heritage will be part of that, just as they are in the current District Plan. These measures may restrict demolition and may require you to get permission from council before you do modifications or additions. However, it's likely the plan will enable you to undertake general maintenance and repairs, including the repainting of your house. We will be consulting with the public on what those measures should be, and we encourage you to have your say in this process.

No final decisions on protection measures will be made until full and final public consultation has been completed and the new District Plan has been finalised.

If you have any questions about historic heritage and the District Plan Review, please contact our District Plan team at 04 570 6865 or heritagereview@huttcity.govt.nz.

Sincerely,



Benjamin Haddrell
Policy Planner
District Plan Team
Ph 04 570 6865
heritagereview@huttcity.govt.nz

Historic Heritage Frequently Asked Questions

What is Historic Heritage?

Historic heritage refers to the places, buildings and structures that people value for their historical, physical, and cultural significance.

The Resource Management Act (RMA) defines historic heritage as:

Those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:

- archaeological
- architectural
- cultural
- historic
- scientific
- technological, and

Includes:

- historic sites, structures, places, and areas
- archaeological sites
- sites of significance or sacred to Māori, including wāhi tapu
- surroundings associated with the natural and physical resources

Therefore, heritage places can be many kinds of buildings, public and private, commercial, industrial, or residential, or even places where no physical structures may be visible.

Heritage places are associated with Lower Hutt's history and are places that provide a connection, understanding or appreciation of the history and culture in Lower Hutt.

What will this mean for my property if it is identified as historic heritage in the District Plan?

The District plan is the blueprint for making sure our city functions well and adequately protects the things that make it special. At this stage, we have yet to consult with the community on what the new plan will include and this engagement will happen in the first quarter of 2022, so nothing is yet confirmed. However, as part of the public consultation and review of the plan, it may be decided demolition of heritage is restricted and that consent should be sought for certain activities that result in major changes to a property identified as having historic heritage. This could mean you may require consent to undertake activities like external modifications, additions, alterations, and relocation.

However, it's likely that you won't need resource consent to carry out all the usual repairs and maintenance that you would on any other property, such as repairs using the same materials, general maintenance, painting your house and interior modifications or alterations.

No final decisions on these measures are to be made until the District Plan is finalised in mid-2022. A Draft District Plan will be released for public comment early next year. We encourage you to get involved to let us know how we should protect heritage in Lower Hutt.

Does this mean anything for my property right now?

Unless your property is already listed in the current District Plan, there are no immediate changes to your property. We will discuss with property owners and wider community about how we protect heritage before the listings and provisions are finalised in the new District Plan and we encourage you to be part of this.

Why is historic heritage important?

As our city grows and changes, taking steps to protect heritage places and buildings becomes very important. Historical heritage is a key contributor to our city's vibrancy and sense of place, particularly when it is retained, celebrated and maintained.

What support can heritage property owners expect?

We have set aside a \$1.5 million fund to support owners of heritage sites and buildings to maintain these treasures over the next ten years.

The fund can be used for:

- specialist advice including heritage, conservation, architectural, and structural
- conservation plans
- building and resource consent fees
- emergency building work
- seismic strengthening work
- conservation and restoration building work

More information about the Built Heritage Incentive Fund can be found on our website or contact us further information at heritage.fund@huttcity.govt.nz
(<http://www.huttcity.govt.nz/Services/Funding/Built-heritage-incentive-fund/>)

Why is council doing this work?

All councils are required by the Resource Management Act to review the contents of their District Plan at least every 10 years. In undertaking this review, we are required by Central Government and Greater Wellington Regional Council policies to identify and protect historic heritage.

The Resource Management Act lists "the protection of historic heritage from inappropriate subdivision, use and development" as a matter of national importance.

The Greater Wellington Regional Policy Statement requires us to identify places, sites and areas with significant historic heritage values and to protect these from inappropriate subdivision, use, and development.

There are indications that there are a number of sites and buildings in Lower Hutt with notable historic heritage values that have not been listed in the District Plan. This limited listing of historic heritage may have resulted in the loss of buildings perceived by some people to be historic heritage, such as the Oddfellows Hall in Petone.

At the same time, increasing development pressure and government requirements to enable more intensive housing create the risk of losing more historic heritage if it is not protected.

How does the current District Plan protect heritage?

Councils across the country have policies and rules in their district plans that help protect heritage buildings and sites from inappropriate development. Lower Hutt's current District Plan places restrictions on demolition of historic heritage buildings and requires resource consent for some modifications. However, minor alterations, repairs, and redecoration are permitted.

How were potential historic heritage buildings, sites, structures, places, and areas chosen? What criteria were used to identify historic heritage?

The Regional Policy Statement (RPS) for the Wellington Region sets out criteria for identifying historic heritage. According to Policy 21 of the RPS, district plans must identify places, sites, and areas with significant historic heritage values under one or more of the following criteria:

- **Historic Values:** these relate to the history of a place and how it demonstrates important historical themes, events, people, or experiences
- **Physical Values:** these values relate to the physical evidence present
- **Social Values:** these values relate to the meanings that a place has for a particular community or communities
- **Tangata Whenua Values:** the place is sacred or important to Māori for spiritual, cultural or historical reasons
- **Surroundings:** the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development
- **Rarity:** the place is unique or rare within the district or region
- **Representativeness:** the place is a good example of its type or era.

A team of heritage specialists from WSP New Zealand was commissioned to carry out an assessment to identify historic heritage values in Lower Hutt, based on the criteria set out in Policy 21 of the RPS, as set out above. These specialists have undertaken initial research for this assessment and the initial research has now been verified through fieldwork and site visits.

How have tangata whenua values been assessed?

Tangata whenua values (those relating to the active protection of resources of importance to Maori) are an important component of the historic heritage of Lower Hutt. The initial research carried out

by WSP New Zealand has not included a full assessment of these values due to a lack of the specific expertise required for this. A separate assessment of these will be carried out by mana whenua (those Māori with ancestral rights and responsibilities to protect their taonga) in the near future.

What is the difference between an individual listing and a historic heritage area?

An individual listing refers to single building or item that may hold significant historic heritage values. A historic heritage area is a group of buildings or items that collectively, or when considered together, may hold significant historic heritage values.

In some cases, a property may be included in a historic heritage area and also be identified as having significant heritage values on its own. While some properties may be located in an area but have no significance as an individual building or item.

Both heritage areas and individual buildings or items are assessed using the Regional Policy Statement Policy 21 criteria referred to above.

Will a heritage listing affect my property value?

We cannot comment on what effects a heritage listing on property values might be. Values are affected by a variety of factors.

What are the next steps?

We encourage you to contact us with any questions, and to discuss the potential historic heritage values identified on your property. We are particularly interested in whether there is missing information in the evaluation sheets or if there is additional information that might be valuable to complete the draft assessment.

We are eager to receive your feedback on the draft evaluation for your property as soon as possible. This will then be reviewed by our heritage specialists before any draft evaluations are finalised.

In early 2022 we will also be releasing a new draft District Plan. This is the blueprint for making sure our city functions well and adequately protects the things that make it special. We will be engaging with communities, seeking feedback on whether the draft is appropriate, or where it could be improved.

Measures to protect areas and buildings of historic heritage will be part of that, just as they are in the current District Plan. We will be consulting with the public on what those measures should be, and we encourage you to have your say in this process.

We are aiming to notify a proposed District Plan, including the reviewed approach to historic heritage, in mid-2022. At this point, everyone living in Lower Hutt will have the opportunity to submit on the proposed plan and to be formally involved in a public hearing process.

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Heritage Inventory Assessment Form *HISTORIC AREAS*



HA-08 Petone Foreshore Heritage Area

Queen Street, Buick Street, and Bolton Street, Petone



Figure 1: The Petone foreshore residential area, 1920.
Source: Auckland Library Heritage Images, ID: 1370-U020-01

Historic Heritage Areas (HHA) are groupings of interrelated, but not necessarily contiguous, places or features that collectively represent historic value. These individual components of an area collectively form a streetscape, townscape or cultural environment that has value for its architectural style, town planning or urban design excellence, landscape qualities, strong historic associations, or legibility as an archaeological landscape. The emphasis is on the collective values of the area, rather than the significance of individual places.¹ Change in these areas and landscapes needs to be carefully managed to preserve heritage values. Demolition, relocation, or inappropriate additions can undermine the collective integrity of historic areas and landscapes.²

¹ Methodology and Guidance for Evaluating Auckland's Historic Heritage, 2020

² HNZPT Info Sheet 17, 2007



Criteria for Historic Heritage Areas:³

- Patterns of historical development, visual changes in historic character, natural features/landforms, historic features, land-use or modern barriers (such as a motorway)
- The heritage values of the area and how they manifest spatially
- Key heritage features/contributing places of the area
- What is included and what is excluded – is it clear?
- The immediate setting and whether the boundary contextualises the historic heritage values adequately
- The area as a whole. An HHA should not have gaps or holes, instead, non-contributing places within the area should be identified as such
- Likewise, a boundary should run around, rather than through a space, street or land parcel. Avoid boundaries that run down the middle of a street.

1. Historical Summary⁴

Petone was the site initially chosen for the settlement of Wellington by New Zealand Company surveyor William Mein Smith (1799-1869). Smith's employer, Colonel William Hayward Wakefield (1801-1848), landed in Petone in 1839 and began negotiating with Maori to obtain land for British settlers. A beach settlement of small wooden houses and tents was established, which was initially called Britannia. The earliest European settlers found life hard. Nevertheless, the settlement grew: the population of "Pito-one and Hutt" in 1845 was given as 649, compared to, "Town of Wellington" of 2,667. However, the exposed nature of the Petone site, particularly prone to flooding from the Hutt River, prompted the removal of the settlement to Thorndon. Those who stayed had to cope with regular floods until 1900, when the completion of a series of stopbanks reduced flooding. About 1852 William Buick, the son of parents who had arrived on the Arab in 1841 and established themselves in Karori, was allocated a block of land in Petone, being the majority of 100 acre block No 7, which became known as 'Greenvale Farm'. In 1903, William Buick advertised a mass subdivision of his estate on newly formed Buick Street and its adjoining section with The Esplanade. In 1904, a second sale was advertised for properties along the newly formed Bolton Street, to the east of Buick Street.

Petone began to flourish and soon became an important industrial centre with woollen mills, railway workshops, meat processors, and car assembly plants. As one of the first well-established sites of settlement in New Zealand the area retains many historic buildings and structures, however in the years since its founding, many of these have been lost. A few streets still retain largely intact groups of residential housing – Queen Street, Buick Street, and Bolton Street are among the best examples of these, with a high percentage of intact historic fabric and very little modern interventions.

³ Methodology and Guidance for Evaluating Auckland's Historic Heritage, Section 9.1.1, 2020

⁴ Fill, Barbara, 'Riddler's Crescent' (1992); and Te Ara Encyclopaedia of New Zealand; and <https://jewellian.wixsite.com/blackbridge-cemetery/buick-family>

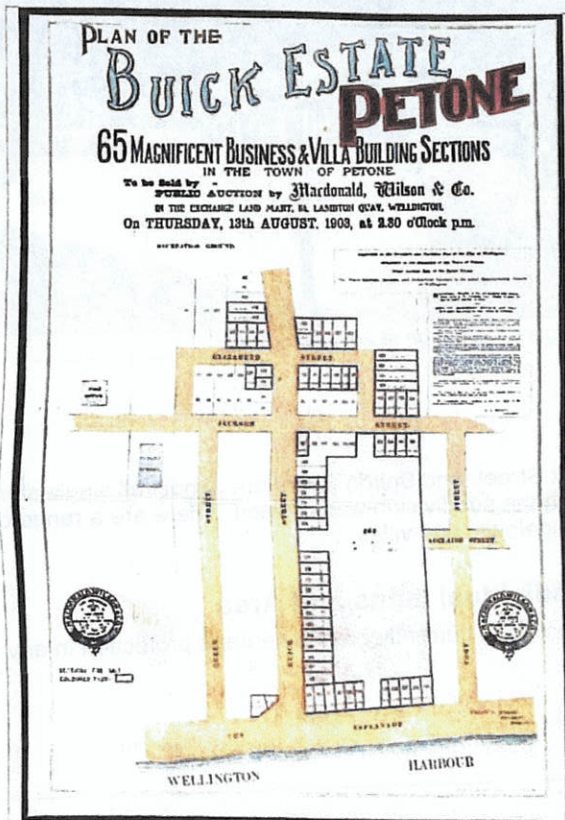


Figure 2: Advertisement of the sale of properties in Buick Street and The Esplanade, 1903.
Source: ATL



Figure 3: Advertisement of the sale of properties in Bolton Street, 1904.
Source: ATL

2. Physical Description

2.1 Setting - Site Description

The Petone Foreshore Heritage Area comprises a section which includes the parallel Queen Street (1-48), Buick Street (1-43), and Bolton Street (1-46), all from their intersections with their Esplanade to the south, to their intersections with Jackson Street to the north. See Section 4.5 for the full extent of place defined. The area is flat, and features wide, straight streets which are highly original from their 1903/1904 construction.

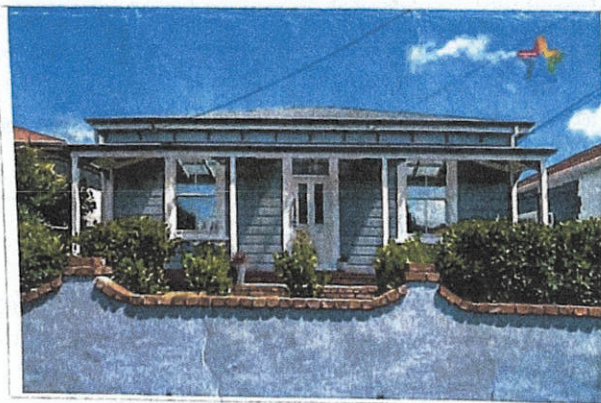


Figure 4: Cottage at 25 Buick Street.

Figure 5: Villa at 18 Buick Street.



Figure 6: Cottage at 8 Queen Street.

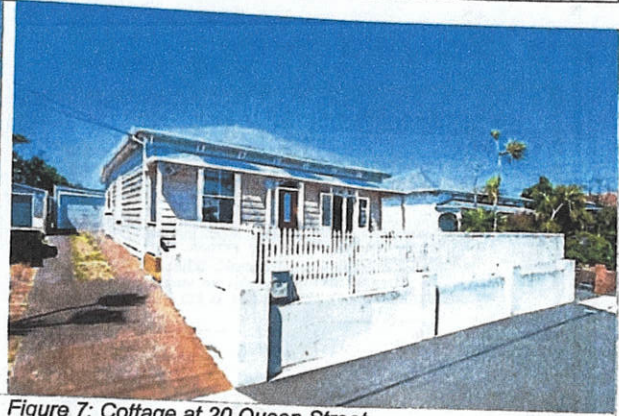


Figure 7: Cottage at 20 Queen Street.

2.2 Buildings or Structures Included

The individual buildings located on Queen Street, Buick Street, and Bolton Street are almost all single storey timber-framed structures built between 1900-1910 when the subdivision was created. There are a range of architectural typologies including workers cottages; bungalows, and villas.

2.3 Existing Listing/Scheduling Status of Individual Items and Area

The individual buildings listed above, and the area as a whole, currently has no heritage protection in any form.

3. Evaluation⁵

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: The place is associated with late 19 th and early 20 th century residential development of the Petone area.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	Level of Significance: None Explanation: The place is not known to be associated with any notable historic events.
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	Level of Significance: Moderate Explanation: The place is associated with the Buick family, who arrived in 1841.
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.</i>	Level of Significance: High Explanation: The place has high social significance for its association to early domestic and residential experiences from the past and a strong contribution to our understanding of life and culture in Petone at the time.

⁵ Criteria taken from GWRC RPS.

3.2 Physical Values	High
<p>i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.</p>	<p>Level of Significance: High Explanation: While there are no formally recorded archaeological sites on the three streets, the area is known to have been occupied prior to 1900 and therefore has high architectural significance.</p>
<p>ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</p>	<p>Level of Significance: High Explanation: The dwellings reflect a range of architectural styles from the early 20th century.</p>
<p>iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.</p>	<p>Level of Significance: High Explanation: The surroundings of the place have high significance to the street as a whole, as it was originally a plot of large farmland which was later to be subdivided.</p>
<p>ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.</p>	<p>Level of Significance: Moderate Explanation: Most of the dwellings used traditional methods and materials for the time period, giving them moderate technological significance.</p>
<p>v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.</p>	<p>Level of Significance: High Explanation: As a group, the identified area has high integrity value overall, despite a handful of non-contributing buildings sitting in the area.</p>
<p>vi) Age - the place is particularly old in the context of human occupation of the Wellington region.</p>	<p>Level of Significance: High Explanation: As the land was occupied from the mid-late 19th century, and the current residences date to the early 20th century, the place has high age value as a whole.</p>
<p>vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.</p>	<p>Level of Significance: High Explanation: The place has group value as a collection of late 19th and early 20th century residential dwellings which contribute to the heritage values of the wider Petone area.</p>

3.3 Social Values	High
<p>i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.</p>	<p>Level of Significance: High Explanation: The place has high sentimental value for the generations of families lived in the dwellings.</p>

ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place has high recognition value as the group of dwellings are well-known by the local community and contribute to a sense of shared history and identity in the Petone area.
---	---

3.4 Rarity	
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: High Explanation: The group of dwellings has high rarity value as a remarkably intact group of early 20 th century dwellings.

3.5 Representativeness	
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High Explanation: The group of dwellings are a good representative of their type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	HA-08
Thematic Reference	Early Settlement
Overall Heritage Significance	High
Importance Level	Local
Current Protection	None
Recommended Changes	Add to proposed 'Schedule of Heritage Areas'
Extent of Place/Listing	See Section 4.2 Below
Primary Feature of Listing:	Early 20 th century dwellings
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

4.2 Extent of Place






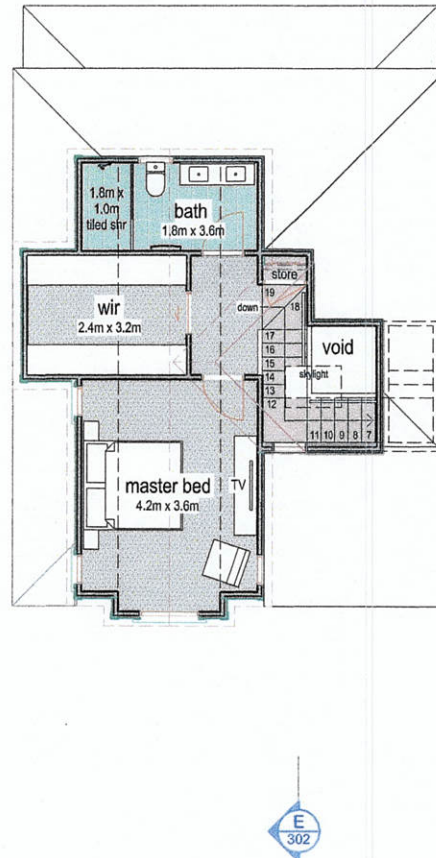
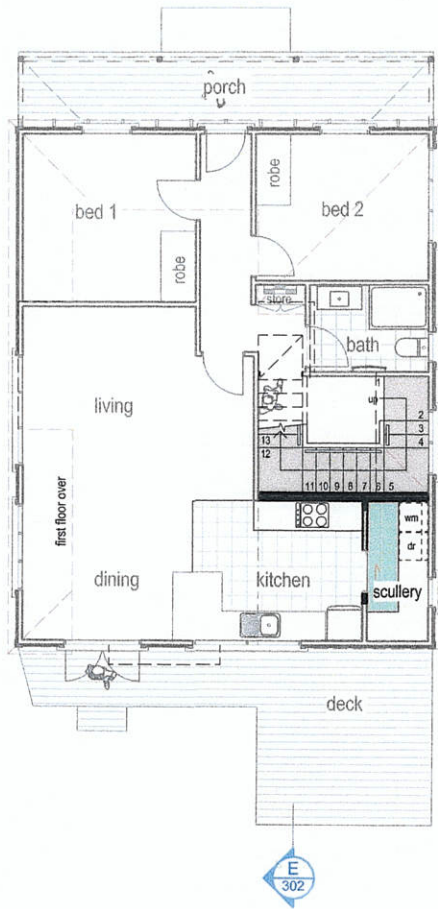
-  Unscheduled Contributing Buildings/Areas
-  Boundary of Heritage Area
-  Proposed Individually Scheduled Buildings

Figure 8: Extent of place for the Petone Foreshore Heritage Area.

Ground floor area = 88m²
 First floor area = 45m²
 Total floor area = 133m²



Rev. A - Concept	27/05/22
revision	date

All dimensions to be checked onsite
 Do not scale off drawings
 Any discrepancies to be notified to consultants

ARCHITECTURAL
DRAWINGS

Hodge Alteration

25 Buick Street
Petone

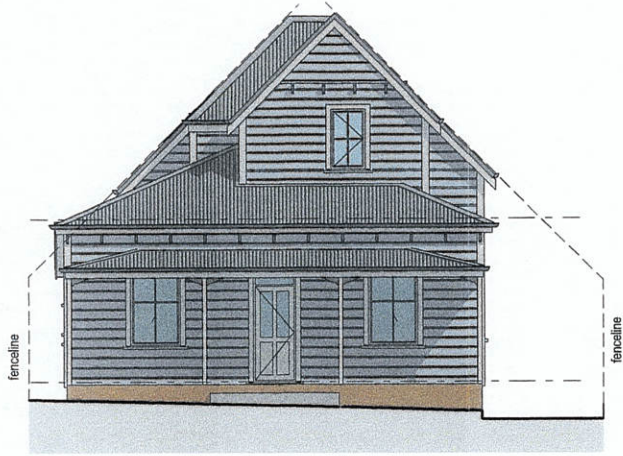
drawn:	AD
approved:	LB
issue date:	27/05/2022
scales:	1:100 @ A3

sheet title:
Proposed Floor
Plans

project #: NBA 01995
sheet :

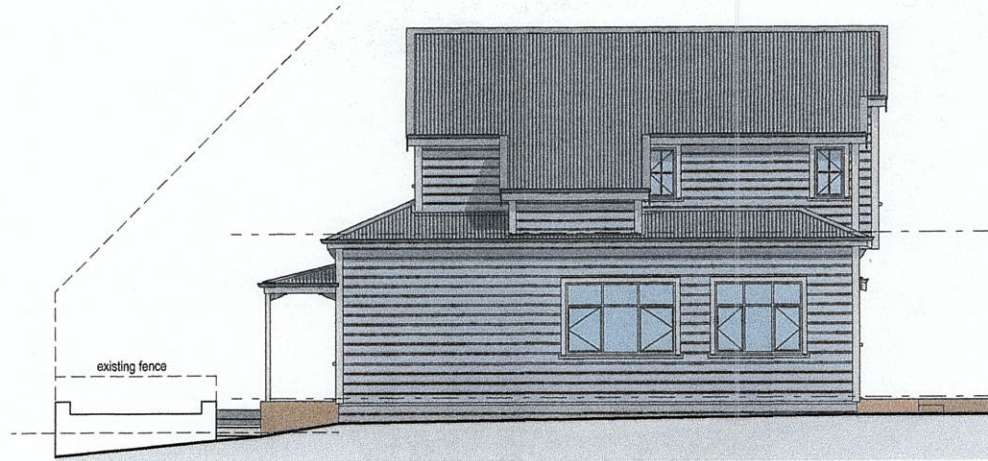


100 Paeleawa Road Petone | 0211 603 498 | andrew@nbarchitects.co.nz



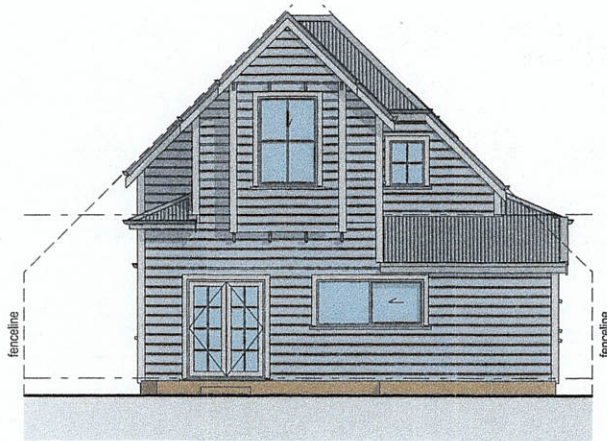
East Elevation

Scale 1:100



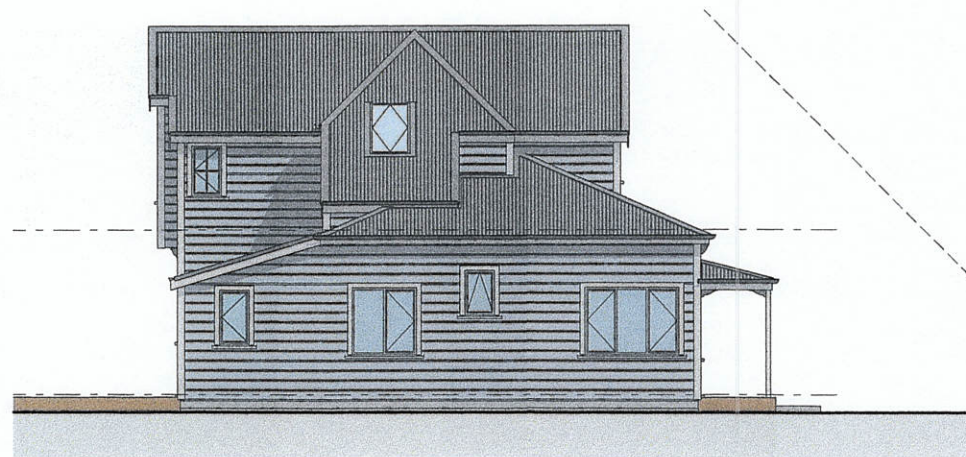
North Elevation

Scale 1:100



West Elevation

Scale 1:100



South Elevation

Scale 1:100

Rev. A - Concept	27/05/22
revision	date

All dimensions to be checked onsite
Do not scale off drawings
Any discrepancies to between drawings
to be notified to consultants

ARCHITECTURAL
DRAWINGS

Hodge Alteration

25 Buick Street
Petone

drawn:	AD
approved:	LB
issue date:	27/05/2022
scales:	1:100 @ A3

sheet title:
Elevations

project #: NBA 01995

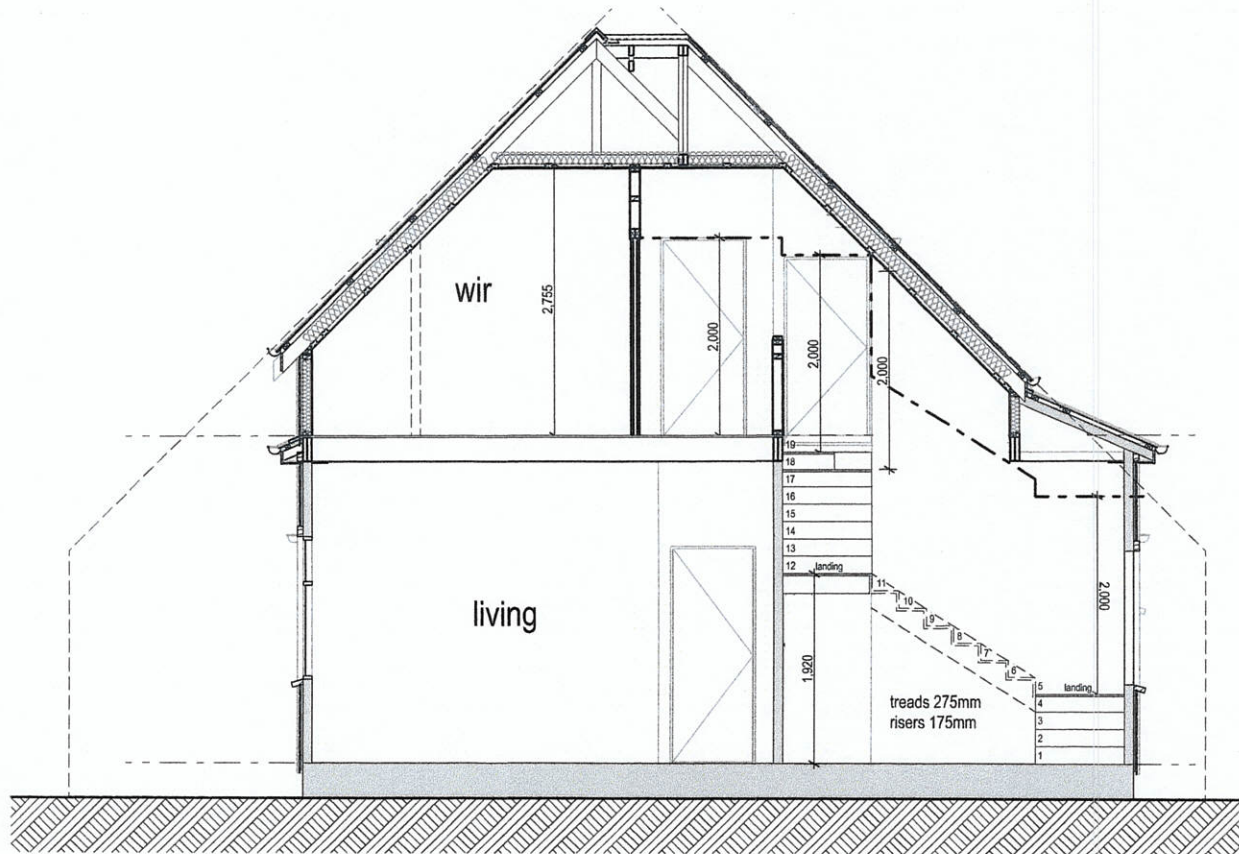
sheet :

201

Printed : 27/05/2022 @9:34 am

100 Piriatawa Road Petone | 0211 800 488 | andrew@bararchitects.co.nz





Section A-A
Scale 1:50

Rev. A - Concept	27/05/22
revision	date

All dimensions to be checked onsite
Do not scale off drawings
Any discrepancies to between drawings
to be notified to consultants

ARCHITECTURAL
DRAWINGS

Hodge Alteration

25 Buick Street
Petone

drawn:	AD
approved:	LB
issue date:	27/05/2022
scales:	1:50 @ A3

sheet title:
Section A-A

project #: NBA 01995

sheet :

301

Printed : 27/05/2022 @9:34 am



100 Paalawa Road Petone | 0211 603 498 | andrew@nabarchitects.co.nz

Shayne Hodge

From: Andrew Dobbs <andrew@nbarchitects.co.nz>
Sent: Friday, 27 May 2022 10:41 am
To: Paige Hodge; Shayne Hodge
Subject: RE: Site visit
Attachments: 25 Buick St Petone CONCEPT 27-5-22.pdf

Hi guys,

Please find attached a design concept for your comments.

The stair proved to be a challenge to fit under the recession plane due to the 3.3m distance from ground floor to first floor, and the 2m head clearance required in accordance with the building code.

The beam & sloping roof over the dining room can be removed and the ceiling will become 3m high and align with the living room ceiling. The kitchen ceiling will remain as is.

Let me know what you think. I look forward to your feedback.

Regards,

Andrew Dobbs

On behalf of:



Associate

m: 021 160 3498
a: 100 Paetawa Road, Peka Peka, Kapiti Coast
w: www.nbarchitects.co.nz e: andrew@nbarchitects.co.nz



From: Paige Hodge <Paige@thehodgegroup.co.nz>
Sent: Friday, 20 May 2022 9:55 am
To: Andrew Dobbs <andrew@nbarchitects.co.nz>; Shayne Hodge <shayne@thehodgegroup.co.nz>
Subject: RE: Site visit

Thanks for the update 😊

From: Andrew Dobbs <andrew@nbarchitects.co.nz>
Sent: Thursday, 19 May 2022 1:13 pm
To: Paige Hodge <Paige@thehodgegroup.co.nz>; Shayne Hodge <shayne@thehodgegroup.co.nz>
Subject: RE: Site visit

Hi Paige & Shayne,

Sorry for the delay in your project. I've managed to fit the house under the recession planes, so there will be no need for neighbours consent.

However it has been difficult! I am still working on it and should have something for you next week. Thanks for your patience.

Regards,

Andrew Dobbs

On behalf of:



NB ARCHITECTS

Associate

m: 021 160 3498
a: 100 Paetawa Road, Peka Peka, Kapiti Coast
w: www.nbarchitects.co.nz e: andrew@nbarchitects.co.nz



From: Paige Hodge <Paige@thehodgegroup.co.nz>
Sent: Tuesday, 26 April 2022 9:50 am
To: Andrew Dobbs <andrew@nbarchitects.co.nz>; Shayne Hodge <shayne@thehodgegroup.co.nz>
Subject: RE: Site visit

Yup see you then

From: Andrew Dobbs <andrew@nbarchitects.co.nz>
Sent: Tuesday, 26 April 2022 7:28 am
To: Paige Hodge <Paige@thehodgegroup.co.nz>; Shayne Hodge <shayne@thehodgegroup.co.nz>
Subject: RE: Site visit

Nice one. 10am ok?

Regards,

Andrew Dobbs

On behalf of:



NB ARCHITECTS

Associate

m: 021 160 3498
a: 100 Paetawa Road, Peka Peka, Kapiti Coast
w: www.nbarchitects.co.nz e: andrew@nbarchitects.co.nz

Shayne Hodge

From: Shayne Hodge
Sent: Wednesday, 28 September 2022 7:19 am
To: Andrew Dobbs
Subject: Fwd: [EXTERNAL] 25 Buick St Petone
Attachments: image004.png; mime-attachment.png; image001.png; image002.png; image003.png; image001.png; image002.png; image003.png; HDRAA Information Sheet - Basic Rules.pdf; Summary of Immediate Legal Effect Information.pdf

See below - frozen in time!

Regards
Shayne hodge
Director
The Hodge Group
0274 548881

Begin forwarded message:

From: Keerthana Arunachalam <Keerthana.Arunachalam@huttcity.govt.nz>
Date: 27 September 2022 at 10:26:38 PM NZDT
To: Shayne Hodge <shayne@thehodgegroup.co.nz>
Cc: Zachery Montgomery <Zachery.Montgomery@huttcity.govt.nz>
Subject: FW: [EXTERNAL] 25 Buick St Petone

Kia ora

25 Buick street PETONE lies in an High Density Residential but overlays Residential Heritage Precinct and Coastal Hazard Area.

We recommed approaching a professional consultant as two storeys will not comply with the value of the heritage zone.

As the Policy and objectives of the Heritage zone is to retain the existing building density and height to reduce the dominant effect.

A professional report is required to develop out of the character as described in the Heritage zone (Amendment 98)

A [resource consent](#) is required for the proposed activity.

Apologies for the inconveniences.

Thank you
Keerthana

Keerthana Arunachalam
Planning Technician

Hutt City Council, 30 Laings Road, Lower Hutt 5040
P: 04 570 1060 M: W: www.huttcity.govt.nz

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From: Resource Consents
Sent: Friday, 23 September 2022 9:24 am
To: Shayne Hodge <shayne@thehodgegroup.co.nz>
Subject: RE: [EXTERNAL] 25 Buick St Petone

Kia ora

25 Buick St Petone was previously in General residential zone and now in High density residential.

The following rules will be applicable as attached.
The summary of Immediate legal effect is also attached.

Regards,

Keerthana Arunachalam
Planning Technician

From: Shayne Hodge <shayne@thehodgegroup.co.nz>
Sent: Monday, 19 September 2022 3:54 pm
To: Andrew Dobbs <andrew@nbarchitects.co.nz>; Resource Consents <Resource.Consents@huttcity.govt.nz>
Subject: RE: [EXTERNAL] 25 Buick St Petone

Keerthana

Our architect has forwarded your response below.

For the avoidance of doubt can you confirm we can increase the height of the property at 25 Buick street petone - subject to set back and building consent requirements.

We are want to incorporate an additional bedroom,ensuite and wardrobe.

Is there any requirement to have a resource consent?

Does proposed plan change 56 have any impact on our ability to complete the proposed extension?

Regards

Shayne hodge

Director

The Hodge Group

0274 548881

On 19/09/2022, at 2:01 PM, Andrew Dobbs <andrew@nbarchitects.co.nz> wrote:

Hi Shayne,
See below from the planning department.

Regards,

Andrew Dobbs

On behalf of:

Associate

m: 021 160 3498

a: 100 Paetawa Road, Peka Peka, Kapiti Coast

w: www.nbarchitects.co.nz e: andrew@nbarchitects.co.nz

From: Resource Consents <Resource.Consents@huttcity.govt.nz>

Sent: Monday, 19 September 2022 1:43 pm

To: Andrew Dobbs <andrew@nbarchitects.co.nz>

Subject: RE: [EXTERNAL] 25 Buick St Petone

Kia ora

25 Buick St Petone has no Heritage restrictions on place.

It was previously in General residential zone and now in High density residential.

Regards,

Keerthana Arunachalam

Planning Technician

From: Andrew Dobbs <andrew@nbarchitects.co.nz>

Sent: Monday, 19 September 2022 8:47 am

To: Resource Consents <Resource.Consents@huttcity.govt.nz>

Subject: [EXTERNAL] 25 Buick St Petone

Hello,

I have a client who is planning a renovation to an existing house at 25 Buick Street Petone. Are there any Heritage restrictions / requirements that apply to this address?

Regards,

Andrew Dobbs

On behalf of:

Associate

m: 021 160 3498

a: 100 Paetawa Road, Peka Peka, Kapiti Coast

w: www.nbarchitects.co.nz e: andrew@nbarchitects.co.nz

Appendix 5.

Shayne Hodge

From: David Chow <David@icib.co.nz>
Sent: Tuesday, 30 November 2021 4:03 pm
To: Shayne Hodge
Subject: RE: 25 buick street Petone
Attachments: Historic Places.pdf

Hi Shayne

I assume your building is also subjected to heritage status.

1. Some Insurers will charge slightly more premiums, but I don't believe that they can justify that. See point 2
2. All the Insurers will apply a Historic Places Endorsement. Attached is wording from AIG. Other Insurers will have wording that may not follow word for word, but the effect is the same.
3. It does make the risk less attractive to Insurers as an overall risk because the likelihood of claim dispute. See below.
4. On high earthquake risk areas, Insurers tends to shy away from it.

In a real life, situation, I arrange insurance on a building in Mt Eden built in 1930's . A drink driver ploughed through junction and damaged it. The claim was settled on 70/30 (client pays) basis and easily settled given it was around \$20K, but could be tricky if it is a sizeable claim. The tricky bit is which part is deemed historic that is subjected to the endorsement. The higher the specification of historic elements in the building the larger proportion you will need to bear.

Trust the above helps.

ICIB

David Chow ANZIIF (Snr Assoc) CIP AIBANZ
Executive Broker

M +64 27 482 6832
D +64 9 307 9877
E david.chow@icib.co.nz
www.icib.co.nz

Level 7, 26 Hobson Street
Auckland 1010
PO Box 3174 Shortland Street
Auckland 1140, New Zealand

[Disclosure Statement](#)

Here are some useful resources
to help you stay on track.

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NZbrokers

IMPORTANT REMINDER

ICIB has a new bank account number for invoice payment.
The new bank account is shown below. Please ensure to update your records accordingly.

38-9023-0364684-02 ICIB LIMITED



Endorsement

SME Combined Policy

This endorsement, effective 4:00 PM <> forms part of
Policy Number: SBS
Issued to:
By: **AIG Insurance New Zealand Limited**

Historic Places Endorsement

It is understood and agreed that in the event of damage to the building, the materials that will be used in the repairs or reconstruction will be modern, equivalent materials.

This policy will not provide an indemnity in respect of costs or losses incurred directly or indirectly as a result of a need for compliance with the requirements of the Cultural Heritage status or registration with the New Zealand Historic Places Trust.

All other terms, conditions and exclusions remain unchanged.



Bring on tomorrow

AIG Insurance New Zealand Limited

The AIG Building, Level 19

PO Box 1745

Shortland Street

Auckland 1140

T +64 9 355 3100

F +64 9 355 3135

www.aig.co.nz

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