

RMA Form 5

Submission on Proposed City of Lower Hutt District Plan 2025

Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

Via email to district.plan@huttcity.govt.nz.

1. This is a submission from PETONE HISTORICAL SOCIETY INC. (PHS) on the Proposed Lower Hutt District Plan 2025.
2. PHS's email address for service is petonehistories@gmail.com. For correspondence between June and 15th October, please also copy to petonehistories2@gmail.com.
3. PHS could not gain an advantage in trade competition through this submission.
4. The specific provisions of the proposal that my submission relates to, my submission on those provisions, and the decisions I seek are shown in the below table. I also seek all further, alternative, necessary, or consequential relief as may be necessary to fully achieve the relief sought in this submission.
5. PHS wishes to be heard in support of its submission.
6. If others make a similar submission, PHS will not consider presenting a joint case with them at the hearing.

Petone Historical Society Inc

c/o Nik Zangouropoulos, President – [REDACTED]

Sylvia Allan, Committee Member – [REDACTED]

Pam Hanna, Committee Member – [REDACTED]

2nd May 2025

Decisions Requested

Submission Number	Chapter or Provision	Specific Provision/Matter	Position	Reason(s) for Submission	Decision Requested/Relief sought
1	Part 1 - HOW THE PLAN WORKS and Part 3 – AREA SPECIFIC MATTERS	Whole Parts	Oppose	The whole Plan is not clear as to how the more specific Objectives, Policies and Rules apply when part of a Zone is subject to more specific provisions apply than in the generality of the Zone. Examples are Heritage Areas within Zones, more specifically in relation to District Wide Provisions. Common sense would dictate that the more specific provisions over-ride the general provisions. However, this does not seem to be clearly stated anywhere in Part 1 of the Plan.	<p>Include specific and clear explanation of how “nested” provisions such as the objectives, policies and rules for Areas and Overlays within Zones relate to the more general zone provisions.</p> <p>Our submissions are predicated on the expectation that, eg, policy for signs on Heritage Buildings, Structures and Areas is all that applies, and a person cannot make and appeal to a more generic provision applying in the wider zone or another overlay.</p>

Submission Number	Chapter or Provision	Specific Provision/Matter	Position	Reason(s) for Submission	Decision Requested/Relief sought
2	Part 1 - HOW THE PLAN WORKS	Plan in General	Oppose	The plan is very fragmented and difficult to follow, even for experts. We suggest that more cross-referencing should be used where specific connections may not be obvious. For example – natural hazards provisions are spread over several sections.	Add cross-referencing and Notes to check for other relevant provisions to assist comprehension and to ensure relevant provisions are not overlooked.

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3	Part 1 INTERPRETATION	Definition of “Contributing Building or Structure”	Support in part	<p>This definition is crucial in terms of the management of Petone’s Heritage Areas, which have been recognised and protected in District Plans since the 1980s. Over that time, there have been changes to many buildings, all managed through design guide or other processes, where former building fabric (sometimes whole buildings) have been replaced by modern fabric in sympathy and cohesion with the character of the Area or Precinct (often in consultation with Heritage NZ and with expert heritage advice). This has enabled renewal of decrepit building and has provided building owners to contribute to the ongoing vitality and viability of the Heritage Areas.</p> <p>The major change in approach in this proposed District Plan means that some buildings that now contribute considerably to the heritage character of the Areas are left in ambivalent situations, largely just because of their recent age. We seek an addition to this definition to make it clear that a Contributing Building or Structure may include one that contributes to the character of the Heritage Area, even though it may have been built or modified recently.</p>	<p>Add at the end of the definition, the words “and may include buildings and structures that have been built or substantially modified while contributing to the heritage character of the Area”.</p> <p>Alternative wording may be acceptable.</p>

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4	Part 1 INTERPRETATION	Definitions - Definition of Alteration and Definition of Height	Oppose in part	<p>The Definition of Alteration in relation to the Definition of Height is potentially open to interpretation. This is of concern in terms of the rules for Heritage Buildings and Structures. It is not clear that the height applies to every part of the building. In the definition of Alteration, it could be read that the height is the maximum height of the building, and not the part where the alteration is taking place. Suggestions to clarify this are:</p> <p>Add clarification to the definition of Alteration to say “the existing height of the building where the alteration is taking place” or similar;</p> <p>or,</p> <p>Add a diagram to the definition of Height to make it clear that height applies to every part of a building or structure; or make changes to both definitions.</p>	Clarify the meaning of Height is relation to the definition of Alteration through changes in either or both definitions.
5	Part 1 INTERPRETATION	Definition of Relocation	Oppose in part	<p>The current definition seems to encompass demolition – viz “or remove it from the site”. This needs to be clarified by a simple addition to the definition, as in the relief sought.</p>	Add after “or remove it from the site” “with the purpose of shifting it to another site” (or re-establishing it on another site, or similar).
6	Part 1 INTERPRETATION	Definition of Specified Overlay	Support	<p>This definition is supported as it applies to Heritage Areas and the sites of heritage buildings and structures.</p>	Retain the definition, particularly (a).

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7	Part 1 INTERPRETATION	Definition of well-functioning urban environment	Support in part	<p>We acknowledge that the definition of well-functioning urban environment is taken directly from the National Policy Statement on Urban Development. However, that was developed for a specific purpose and is not necessarily applicable to the many uses that it has in the Proposed District Plan.</p> <p>Unfortunately the definition omits any reference to cultural/heritage interests unless Maori or any of the “qualifying matters” that provide much of the character and interest, and also safeguards (such as natural hazards protections) within urban environments. This means that often the use of the term in the Proposed Plan’s objectives and policies does not cover aspects which the legislation requires, such as heritage recognition and protection and protection from natural hazards.</p>	Add a further item to the definition along the lines of: “recognises and provides for qualifying matters”.

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8	Part 1 INTERPRETATION	Missing Definitions	Oppose	There are no definitions which help clarify the permitted activity rule for heritage buildings, heritage structures, and buildings and structures in heritage areas. It is therefore not clear what is meant by maintenance and repair . We seek definitions which make it clear to building/structure owners and others just what is permitted. Although there is no definition in the National Planning Standards, a number of District Plans do include such definitions. We would support a definition similar to Christchurch City Council's two separate definitions which provides for, amongst other things, building code upgrades which may be needed to meet relevant standards, as part of the repairs.	Include and appropriate definition, or definitions, for the permitted activity terms, maintenance and repairs.

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9	Part 1 INTERPRETATION	Definition of Commercial Activity, and associated further definitions	Support in part	The definition of commercial activity, taken from the NZ National Planning Standards, is very broad brush, and requires some clarification so that it is clear that it includes retailing and hospitality activities, and potentially that other things are not included. This is because the nature of various commercial activities and their associated effects is very varied. The distinction between retailing, offices, service stations, etc, in the current operative district plan has always been important for the management of actual and potential effects on the environment. Lack of this refinement of meaning will lead to a range of potential incompatibilities and adverse effects in the urban environment and also problems in interpreting policies.	Reinstate definition of Commercial Activity from the Operative District Plan, and all definitions associated with that definition, including retail activity.
10	Part 2 - Strategic Direction	UDSD-O2	Support	We generally support the outcomes for well-functioning urban environments, particularly h. which relates to the city's historic heritage	Retain objective as currently worded
11	Strategic Direction	USD-O11	Support	We fully support the recognition of heritage and character as a key objective in the Plan.	Retain objective as currently worded

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12	Strategic Direction	USD-O12	Oppose	While this Objective may seem appropriate, it is notable that Petone's historic centre has been omitted. This is because it has been wrapped together with the adjacent business zone within a Metropolitan Centre Zone, which is not covered by this objective. As there are no definitions applying to either the Central City or neighbourhood centres, it is inevitable that a zone- name based interpretation would be applied. Petone's centre will not be included in the areas to be "maintained and enhanced". It is important that Jackson Street is recognised as having a neighbourhood centre function in relation to the surrounding Petone residential area.	Ensure that this objective is reworded to apply also to Petone's historic town centre, eg by reference to Jackson Street, Petone in the objective, or by introducing a new definition of "neighbourhood centre" which includes Jackson Street, Petone.
13	Strategic Direction	UDSD- 13	Oppose in part	As above, we feel that this Centres Hierarchy will not be applied to Petone, as it is neither the central city nor has a neighbourhood centres zone. Clarification is required to make it apply to the Petone area.	Ensure that this objective applies to Petone, with the centre being Jackson Street, Petone. This can also be achieved by the relief sought in relation to UDSD-12. A way of addressing the submission could be to refer to commercial centres (as defined) rather than business centres.

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14	Strategic Direction	UDSD-O14	Oppose in part	This statement needs a qualifier, such as "Recognise that industrial and business activities ..." or "Enable industrial and business activities to ..."	Change the wording of this objective so that it is consistent in form to other objectives and purposeful.
15	Historical Heritage - Introduction	HH	Oppose in part	The second paragraph refers to the requirement to provide for the protection of historic heritage against "inappropriate activities". This does not reflect the RMA section 6 requirement for the protection of historic heritage from inappropriate subdivision, use, and development.	Replace "activities" with "subdivision, use and development".

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16	Historical Heritage - Introduction	HH – Heritage Areas	Oppose in part	While we accept that Heritage Areas may include a range of buildings and structures that have different levels of heritage importance, we are concerned that the ease of demolition for both contributing and non-contributing structures is too easy and may result in gaps which have both short and long-term significant adverse effects on the heritage character of the area. We seek recognition of this concern in this section, along with other minor wording changes.	<p>Paragraph 2 should state that there may be non-contributing structures within a heritage area, rather than indicating that all three classifications are found in all heritage areas.</p> <p>Add a new paragraph along the lines that “to retain the integrity of a heritage areas, demolition may be provided for, but only when a consent for a replacement building has been granted, or in the case of a contributing building is being sought at the same time that consent for a replacement building is sought and both consents are to be considered together”.</p>
17	Historical Heritage - Introduction	HH Responsibilities	Oppose in part	The responsibilities of GW in preparing and administering the RPS, which District Plans must give effect to, has been omitted.	Add the RPS to the responsibilities of Wellington Regional Council

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18	Historical Heritage - Introduction	HH Responsibilities	Oppose in part	District and Regional Plans are where the responsibilities for identifying and protecting historic heritage lie in the RM system. This needs to be clarified and emphasised by adding a statement on the Responsibilities of Hutt City Council. This is not adequately explained in the introductory section. Many people mistakenly think a place or building only has value if it has been identified by HNZPT, which is not the case.	Add a clear statement that HCC through the District Plan has responsibilities to identify and protect historic heritage in its area. These responsibilities come directly from the RMA but also through the Wellington RPS (eg Objective 15).
19	Historical Heritage - Objectives	HH-O1	Support	This is what the RMA requires	Retain this objective
20	Historical Heritage - Objectives	HH-O2	Support	This is an appropriate objective	Retain this objective

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21	Historical Heritage - Policies	HH-P2	Support in part	<p>The policy is appropriate, however the reference to “identified historic heritage values” begs the question of where these values are actually identified. The Plan appears not to include any explanation of any of the Heritage Areas and Design Guides, which gave an inkling of the heritage, have been omitted. Without some sort of clear statement it will not be possible to interpret this policy.</p> <p>The National Planning Standards clause 10.14.c notes that a description of the values of sites should generally be included in schedules (although this is not specific to heritage).</p>	<p>Include a clear statement in the Schedules to the Plan as to why each of the Heritage Areas have been identified and what the historic heritage values of each are (eg, as in the Manawatu District Plan). Alternatively, include a cross-reference to a publicly-available Heritage Inventory with analysis which has been carried out and forms the basis for the application of this policy.</p>

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22	Historical Heritage - Policies	Policies HH-P1, HH-P3 to P-9	Support	<p>These provisions are important to underpin the rules relating to heritage buildings, structures and areas.</p> <p>While we support the policies, we note that several of them refer to “where significant historic heritage values are protected” and in one case “where identified historic heritage values are maintained”. We consider that the Plan should include some description of what those values might be. This has been done in the past by Design Guides, but these have been removed and there is no recognition of or reference to replacing them, whether within or outside the Plan. We note that there are references to DGs in the Metropolitan Centres Zone, and the Medium and High Density Residential Zones, but in previous District Plans those have not referred to historic heritage – heritage design guides have always been separate and targeted. We have made other submissions seeking a statement about the heritage values of each Heritage Area and the retention of a Design Guide for each of the heritage Areas in the Proposed Plan.</p>	<p>Retain policies unchanged.</p> <p>Provide and reference a Design Guide for each of the Heritage Areas.</p>

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23	Historical Heritage - Policies	Policy HH-P10	Support in part	This policy is generally appropriate, but it is not strongly enough worded. The test of being compatible is weak.	Add the words “and do not detract from” between “compatible with” and “the existing form....” in a., and an “and” after “site”
24	Historical Heritage - Policies	Policy HH-P11	Oppose in part	Item b.ii is completely inappropriately worded. The Purpose of the Zone which applies for many of Petone’s listed buildings is set out in MCZ – O1, which is not a relevant consideration for heritage. Similarly, many listed buildings are in High Density Residential zones, where the zone purpose is intensification for residential purposes. This policy consideration would work contrary to the more detailed purpose of heritage protection. [Note that this is a good example of the relationship between detailed plan provisions and more general provisions is poorly handled (see earlier submission)]	Delete b.ii in this policy.

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25	Historical Heritage - Policies	Policy HH-P12	Generally support	<p>We support this policy for contributing and non-contributing buildings and structures. Demolition of such buildings should only be allowed (except where there is an immediate threat to life) if there is a high likelihood of an appropriate replacement building being built within the near future.</p> <p>Despite rules in the Metropolitan Centres Zone that technically should prevent any buildings being demolished in the Jackson Street Heritage Area without a replacement building being planned, we are concerned that the weakness of this policy may result in long-term gaps in the continuous frontage which contributes strongly to the heritage values of the area (but is not specifically mentioned anywhere in the Plan).</p>	<p>Retain this policy (and provide a link to the rules that apply to demolition in both circumstances – see later submission).</p> <p>Add to b.i “and the new building or structure is a consented building, or consent for a new building or structure is being sought concurrently.”</p>

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26		Historical Heritage - Policies – new policy	Oppose omission of Policy	We seek a further policy that applies to non-contributing buildings and structures in heritage areas. We acknowledge that these buildings are of lower heritage significance and may even detract from the overall value of a heritage area, demolition of such buildings should be allowed (except where there is an immediate threat to life) only if there is a high likelihood of an appropriate replacement building being built within the near future. Despite rules in the Metropolitan Centres Zone that technically should prevent any buildings being demolished in the Jackson Street Heritage Area without a replacement building being planned, we are concerned that the weakness of this policy may result in long-term gaps in the continuous frontage which contributes strongly to the heritage values of the area (but is not specifically mentioned anywhere in the Plan).	Add a new policy relating to the demolition of non-contributing buildings or structures in Heritage Areas which mirrors HH - P12 and includes a policy requirement that the demolition is only allowed if a replacement building is consented or consent is being sought concurrently.

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27	Historical Heritage - Policies	HH- P13 and P14	Generally support	<p>Although we accept the need for demolition of non-contributing buildings in heritage areas, particularly where they detract from the overall value of the particular area, we are concerned that demolition should not occur without replacement of any type of building in historic areas so that long-term gaps are not left in the area.</p> <p>In terms of HH-P14, we seek stronger wording as in relation to HH-P10.</p>	<p>Retain HH-P13 as worded but include a policy requirement that the demolition is only allowed if a replacement building is consented or consent is being sought concurrently (unless this is addressed by the new policy requested above). In HH-P14, add the words “and do not detract from” between “compatible with” and “the existing form....”.</p>
28	Historical Heritage - Rules	Note at start	Support subject to clarification.	<p>This explanation is useful, but is not entirely clear. A casual reader may not appreciate that the rules apply to ALL buildings and structures on A SITE listed in Schedule 1, and ALL buildings and structures within the areas shown on the Plan Maps for the heritage areas listed in Schedule 2 (whether or not they are identified as Schedule 1 or Contributing Buildings).</p>	<p>Clarify the wording as requested in reason for submission.</p>

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29	Historical Heritage - Rules	HH-R2.1	Oppose in part	We are concerned that, with the large number of non-contributing buildings in Jackson Street and other Heritage Areas, this could allow for highly-inappropriate changes to these buildings as permitted activities. We understand that there are provisions in the MCZ which would further limit the ability of uncontrolled alterations or rebuilding of heritage fabric (including non-contributing buildings), but that does not seem to apply in other Heritage Areas, and there would seem to be no design control over altered fabric or non-contributing buildings other than a requirement to meet bulk and location standards (and note our concern expressed earlier about the interpretation of the definition of Height). We seek that the permitted status for alterations to such buildings is limited to internal alterations. It is important that the heritage values of heritage areas are maintained and that external changes are evaluated as restricted discretionary activities under Rule 2.4.	Delete HH - R2 bii

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30	Historical Heritage - Rules	HH - 2.4	Generally support	This rule is very important in retaining the character of identified Heritage Areas which include non-contributing buildings. For the Jackson St Heritage Area we seek an additional matter of discretion relating to contribution to the Jackson Street street façade.	Add an additional matter of discretion for the Jackson Street Heritage Area along the lines of: "the contribution that the façade of the building will make to the heritage values of the Jackson Street Heritage Area".
31	Historical Heritage - Rules	HH-R4 – HHR-7	Generally support	Generally these rules appear to provide an appropriate level of control	Retain the rules as notified
32	Historical Heritage - Rules	HHR-7	Support	There have been problems with lack of control of fences in Heritage Areas in the past. We particularly support HHR-7b.ii as an appropriate control. However, this is a bit of a problem for corner site fence heights. Good practice would allow for a secluded back yard.	Retain the rule largely as notified, but add "except that for a corner site half the length on one boundary may exceed 1.2m"
33	Historical Heritage - Standards	Standards	Support	These standards provide the minimum requirements for manage change in the Heritage Areas as listed	Retain the standards as notified
34	Historical Heritage - Rules	General	Oppose	In some places there should be cross-references to relevant rules in other parts of the Plan. We consider that particularly the rules which apply to demolition/alternations and new buildings in the MCZ generally should be cross-referenced in relation to the Jackson Street Heritage Area.	Add key cross-referencing.

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35	Historical Heritage - General	General	Oppose	We oppose the lack of any Design Guidance or other information as to the historic heritage values and outcomes that are intended to be achieved by the recognition of the individual Historic Areas and by the various objectives and policies for Historical Heritage in the Plan.	Incorporate appropriate information/explanatory statement and Design Guidance for each of the Heritage Areas in the Plan
36	Subdivision	SUB-02	Support in part	We support the inclusion of the need to provide for and protect identified historical and cultural values as an objective in this part of the Plan. As noted elsewhere, we are concerned about the lack of "identification" of the values throughout the Plan.	Retain or enhance the wording of 4.
37	Subdivision	SUB-P8	Support in part	Esplanade reserves should take into account any impact on heritage values	Retain the wording of 2.c.
38	Subdivision	SUB-P16	Support in part	We consider that there should be an underlying presumption against the subdivision of sites containing heritage buildings or structures. That is because the curtilage of such buildings and structures provides much of their significant setting. We consider that the policy needs strengthening to discourage subdivision, by adding a further word so that subdivision is the exception rather than a general expectation.	Add the word "only" between "Heritage structures" and "where" in the introductory sentence to this policy.

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39	Subdivision	SUB P-17	Support in part	<p>We consider that there should be an underlying presumption against the subdivision of land within Heritage Areas. That is because the subdivision pattern within heritage areas usually comprises a significant component of the historic character and values of such areas, particularly in urban settings. We consider that the policy needs strengthening to discourage subdivision, by adding a further word so that subdivision is the exception rather than a general expectation.</p> <p>We have noted earlier the need for Design Guides for each heritage area. Subdivision would be a matter to be addressed in such a document and could clarify appropriateness.</p>	Add the word “only” between “Heritage Areas” and “where” in the introductory sentence to this policy.
40	Earthworks	EW – Earthworks – whole Chapter	Support	<p>Earthworks need to be limited in relation to heritage areas and sites. We generally support the recognition of the importance of the Heritage New Zealand Pouhere Taonga Act 2014, including the recognition and management of archaeological sites, the objective and policies EW – P9 and P10, and the relevant rules.</p>	Retain the introduction, objective, policies and rules in this chapter.
41	General District-Wide Matters - Signs	SIGN-O1	Support	<p>We support the effective management of signs in relation to local character, amenity and historic heritage values.</p>	Retain the objective as worded.

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42	General District-Wide Matters - Signs	SIGN-P1	Support in part	We generally support this Policy, except that 1.d needs to recognise Overlays and Precincts, and 3 needs to recognise heritage values. The character of the specific sub-Zone areas needs special mention, as otherwise it is only the more general character, etc, of the Zone that would be considered under this policy, and historic values are as important (or more as section 6 , not section 7 matters) as general amenity and character.	Add reference to Overlays and Precincts after Zone in 1.d Add heritage values in 3 Retain other content as currently worded.
43	General District-Wide Matters - Signs	SIGN-P3	Support in part	As with our submission on SIGN-P1, this section only refers to Zones, and not to Overlays and Precincts which may have a different purpose, character and amenity values.	Add reference to Overlay and Precincts in the first sentence.

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44	General District-Wide Matters - Signs	SIGN-P5	Support in part	<p>This enabling policy is too generous. Signs can be a major detraction from heritage character in heritage areas and on heritage buildings. We seek that this policy is more limiting and that the location of a sign on a building is considered as well. Signs provisions are generally not well-policed, particularly in Jackson St.</p> <p>Other concerns include that signs can damage heritage fabric, obscure architectural features, detract from architectural and streetscape values of buildings and heritage areas.</p> <p>We seek some minor changes to the wording of this policy - alternatively, consider replacing this policy with one that is similar to the Wellington Proposed District Plan – SIGN – P3.</p>	<p>Add “only” between “...areas” and “where....” In the first sentence of the policy.</p> <p>Add “location on the building or within the area” in 3.</p> <p>Alternatively, replace the whole policy with something similar to the Wellington District Plan – SIGN – P3.</p>
45	General District-Wide Matters - Signs	SIGN – General	Oppose	<p>We do not understand how the policy or rules apply to moving images (illuminated or other) on signs on heritage items or in heritage areas. We would oppose these, except where they are within shop display windows and related to the service or product being sold.</p>	<p>Clarify provisions for moving images in heritage areas and on heritage buildings and structures, and ensure that such signage is not enabled.</p>

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46	General District-Wide Matters - Signs	SIGN-R4	Support in part	There are a number of problems with this rule. Although the provisions apply to all sites within a Heritage Area, the provisions in 1 and 2 only apply if buildings are heritage or contributing buildings. We do not understand how item 2 of this rule would work in relation to signs on non-contributing buildings. This is of considerable concern, given the number of non-contributing buildings in the Jackson Street Heritage Area. There appears to be a typo in 2a which should refer to SIGN-R4.1.	Correct reference to permitted rule in 2. Clarify rule in relation to non-contributing buildings in heritage areas.
47	Part 3 – Area Specific Matters – Metropolitan Centre Zone	MCZ – Metropolitan Centre Zone - Introduction	Support in part.	While this introduction refers to the Jackson St Character Transition Precinct, it does not clarify that it contains another equivalent planning device in the Jackson Street Heritage Area, which happens to be biggest, most socially and economically integrated, and highly-valued Historic Heritage Area in the City. This should be strongly signalled in the Introductory section for this Zone.	Add further explanation to acknowledge that the Zone contains the biggest, most socially and economically integrated, and highly-valued Historic Heritage Area in the City.
48	Part 3 – Area Specific Matters – Metropolitan Centre Zone	MCZ – Metropolitan Centre Zone – Introduction - MCZ-PREC1 – Jackson Street Character Transition Precinct	Support in part.	Consistent with our later submission, and for the reasons set out there, remove the reference to this precinct applying at both ends of Jackson St, and refer only to the western end.	Change wording to ...”The Jackson Street Character Transition Precinct applies at <u>the western</u> either end of Jackson Street outside the...”

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49	Part 3 – Area Specific Matters – Metropolitan Centre Zone	MCZ – Objectives – MCZ- O4	Oppose in part	It is striking that the Objectives for the Zone do not recognise that, nested within this Zone, is the City’s biggest, most socially and economically integrated, and highly-valued Historic Heritage Area. This aspect MUST be recognised in the Objectives for the Zone, or it will blur and downgrade the importance of this special place within the wider zone.	Add a further item along the lines: “that recognises and protects the significant heritage values of the Jackson Street Heritage Area”
50	Part 3 – Area Specific Matters – Metropolitan Centre Zone	MCZ – P6	Oppose	This policy does not recognise that the MCZ includes the City’s biggest, most socially and economically integrated, and highly-valued Historic Heritage Area, which is based on heritage buildings and a finely-grained subdivision pattern. This pattern predates the industrial takeover of former housing land to the west of the heritage area due to earlier zoning patterns which enabled amalgamation of sites and establishment of larger footprint industrial and later retailing uses. This policy should recognise that the heritage area requires activities at particular scale – particularly ground-floor activities – which will be smaller in scale than those which are able to establish further west. Consequently, such-smaller scale activities should be favoured in the Historic Area and discouraged from establishing elsewhere in the Zone, as has been the case for the past 35+ years.	Add at the end of this policy, words such as: “except that small-scale retail and hospitality activities are to remain concentrated in the Jackson Street Heritage Area and discouraged elsewhere in the Zone”. (Food and beverage activities may be appropriate instead of hospitality).

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51	Part 3 – Area Specific Matters – Metropolitan Centre Zone	MCZ – P7	Support in part	The Jackson Street Heritage Area is effective as a traditional “main street” and has been able to keep its vitality and bustling character because in the past it has been managed under policy and rules that seek to retain and enhance these characteristics and separate its commercial and business functions from the functions of nearby formerly industrial and more recently mixed use zones particularly to the west. This approach has been an essential underpinning for the management of the area. The two types of activity that have largely contributed to the vitality of the area are retail and hospitality activities. These need to be specifically recognised in this policy.	Add mention of retail and hospitality activities (including food and beverage activities) before housing in MCZ-P72. (note earlier submission seeking to add further definitions relating to those activities in the Plan).

Submission Number	Chapter or Provision	Specific Provision/Matter	Position	Reason(s) for Submission	Decision Requested/Relief sought
52	Part 3 – Area Specific Matters – Metropolitan Centre Zone	Missing Policy - MCZ	Oppose	<p>There needs to be an additional policy that relates to the management of activities within the zone to ensure that the Jackson Street Heritage Area continues to be a vital area with activities that bring people into the area and underpin the continuing economic viability of its heritage and associated buildings.</p> <p>We are seeking an approximately equivalent policy to the current applicable policy in the operative District Plan 5B 1.1.2A (b) and (c), which state: (b) <i>Manage larger scale retail activities to ensure they do not detract from the vibrancy and vitality of the traditional retail areas around Jackson Street (Petone Commercial Activity Area – Area 1) and Hutt City’s Central Commercial Activity Area and create an attractive and public focused environment.</i>(c) <i>Restrict smaller scale retail activities to ensure they do not detract from the vibrancy and vitality of the traditional retail areas around Jackson Street (Petone Commercial Activity Area – Area 1) and Hutt City’s Central Commercial Activity Area.</i></p> <p>However, the focus would be on avoiding detracting from the vibrancy and vitality of Jackson Street Heritage Area, rather than Hutt City Centre Zone.</p>	Add an additional policy under a heading like “Ensuring the Continuing Vitality/Vibrancy of the Jackson Street Heritage Area”. The policy should indicate that small-scale retail, service and hospitality (food and beverage) activities are restricted throughout the Zone apart from in the Jackson Street Heritage Area.

Submission Number	Chapter or Provision	Specific Provision/Matter	Position	Reason(s) for Submission	Decision Requested/Relief sought
53	Part 3 – Area Specific Matters – Metropolitan Centre Zone	MCZ R2 Demolition or removal of structures <u>other than buildings.</u>	Oppose	This should have an exclusion for structures in the Jackson Street Heritage Area.	Add an exclusion for structures in the Jackson Street Heritage Area. Demolition of structures in this area should be provided for as a discretionary activity, not a permitted activity.
54	Part 3 – Area Specific Matters – Metropolitan Centre Zone	MCZ R3 to MCZ R6 Demolition or removal of buildings, new minor buildings, and new buildings, etc	Support in principle	We are registering an interest in these rules as we do not fully understand how they would work in relation to buildings within the Jackson Street Heritage Area. It is important that no gaps are allowed to remain in the Jackson Street Heritage Area frontage. These rules manage building demolition and rebuilding in the Jackson Street Heritage Area, as well as throughout the MCZ. They address our concerns that, under the Heritage Area Rules, demolition appears more straightforward than at present in the Plan, and we support control over all changes to buildings within the Jackson Street Heritage Area. As there are other rules relating to various demolition opportunities in the Historic Heritage parts of the Plan we remain concerned about the clarity of administration of these provisions.	Retain these rules in relation to the Jackson Street Heritage Area, and ensure that there is a clear link between these rules and the applicable provisions in the Historical Heritage part of the Plan. Ensure that these rules are sufficient to protect frontages in the Jackson Street Heritage Area from being left vacant for long periods.

Submission Number	Chapter or Provision	Specific Provision/Matter	Position	Reason(s) for Submission	Decision Requested/Relief sought
55	Part 3 – Area Specific Matters – Metropolitan Centre Zone	MCZ R12 and MCZ R13 – Food and Beverage Activities and Grocery Stores and Supermarkets	Oppose in part	<p>These activities are permitted at any scale throughout the MCZ. This means that such activities can establish in diverse and widespread locations within the zone where they can have an adverse effect on the vitality and sustainability of the Jackson Street Heritage Area.</p> <p>Replace the permitted activity rules with rules that provide a minimum size for such activities throughout the zone, except in the Jackson Street Heritage Area, where there is no minimum size.</p> <p>Reinstate a rule which is similar to the existing rule which applies to retail activities and sets a minimum size of 500m² gross floor area throughout the zone except in the Jackson Street Heritage Area for these activities.</p> <p>Add appropriate matters of discretion where larger areas are proposed, which would include impact on the vitality and viability of the Jackson Street Heritage Area.</p>	<p>Add a required minimum size for these activities throughout the zone of 500m² gross floor area, except within the Jackson Street Heritage Precinct.</p> <p>Add appropriate matters of discretion where larger areas are proposed, which would include impact on the vitality and viability of the Jackson Street Heritage Area.</p>

Submission Number	Chapter or Provision	Specific Provision/Matter	Position	Reason(s) for Submission	Decision Requested/Relief sought
56	Part 3 – Area Specific Matters – Metropolitan Centre Zone	MCZ 14 and MCZ 15 - Integrated Retail Activities and Retail Activities not otherwise provided for, and missing rule for small-scale retailing.	Oppose	<p>See earlier submission relating to the activity category of “Retailing” within Commercial activities, seeking reinstatement of a definition.</p> <p>These rules for the CZM set maximum sizes for the activities throughout the zone, but do nothing to support the vitality of the Jackson Street Heritage Area by limiting small-scale retailing elsewhere in the Zone. It is not clear what the logic is for limiting the size of retail activities (including integrated retail activities) throughout the zone and we do not oppose that, but we seek an additional rule for retailing that limits the minimum size of individual retailing activities to no more than 500m² gross floor area except within the Jackson Street Heritage Area.</p> <p>Add appropriate matters of discretion where larger areas are proposed, which would include impact on the vitality and viability of the Jackson Street Heritage Area.</p>	<p>Ensure that the size of all retail activities throughout the zone, except in the Jackson Street Heritage Area is greater than 500m² gross floor area, including a new rule for retail activities that are not integrated commercial activities.</p> <p>Add appropriate matters of discretion where larger areas are proposed, which would include impact on the vitality and viability of the Jackson Street Heritage Area.</p>
57	Part 3 – Area Specific Matters – Metropolitan Centre Zone	MCZ-PREC1 – Jackson Street Character Transition Precinct	Oppose in part	<p>We do not oppose this precinct at the western end of Jackson Street, but we seek rewording so that it applies only to this area and not to the eastern end of the Jackson Street Heritage Area. This submission needs to be read alongside our submission on the Plan Maps.</p>	<p>Remove mention of the east end of the Jackson Street Character Area.</p>

Submission Number	Chapter or Provision	Specific Provision/Matter	Position	Reason(s) for Submission	Decision Requested/Relief sought
58		MCZ-PREC1-O1	Support in part	We support this objective for the Jackson Street Character Transition Precinct for the western end of Jackson Street only.	Retain this objective (but remove the precinct from the Plan Maps at the east end of Jackson Street around Cuba Street).
59	Plan Maps	Mixed Use Zone	Oppose on Hutt Road, Cuba Street, and in and around Britannia Street, Petone.	The three areas opposed do not meet the “scenarios” set out in the introduction to this zone for the justification for this zone. The zone is entirely unnecessary for the areas this submission applies to, and has the potential to undermine the vitality and vibrancy of nearby areas, particularly the Jackson Street Heritage Area and parts of the Metropolitan Centre, but also the various Industrial Zones in the vicinity in Petone. Therefore it does not contribute to a “well-functioning urban environment”. The High Density Residential Zone makes ample provision for Home Businesses and a range of other activities. The proposed zone will also change the character of the areas, and detract from the general residential character and amenity that these areas generally have (due to, eg signage, additional traffic, on-street parking as a result of the more generous rules for non-residential activities).	Remove Mixed Use Zones in the areas identified – ie Hutt Road, Cuba Street, and in and around Britannia Street, Petone. Revert to the Residential Zone that currently applies in all areas identified in this submission.

Submission Number	Chapter or Provision	Specific Provision/Matter	Position	Reason(s) for Submission	Decision Requested/Relief sought
60	Plan Maps	Extent of Jackson Street Heritage Area	Oppose and seek extension of Jackson Street Heritage Area to the east to Cuba Street (ie, return to Heritage Area/Zone as identified in the Plan prior to PC 56 and as in HNZPT registered Heritage Area).	The extent of the Heritage Area as currently delineated does not recognise the history of Jackson Street, including the almost 30-year history of recognition in Plans and by the HNZPT, and does not recognise that “surroundings” of heritage areas are important in assessing heritage values. Also, that buildings without identified heritage values, including those that have been modified under heritage controls under a previous District Plan, can be part of a Heritage Area and have played an important part in managing the precinct to date.	Extend Jackson Street Heritage Area to the east to Cuba Street (ie, return to Heritage Area/Zone as identified in the Plan prior to PC 56 and as in HNZPT registered Heritage Area).
61	Plan Maps	Height control along Jackson Street	Oppose 22m height between proposed Heritage Area and Cuba Street	The 22m height to the eastern end of the Jackson Street Heritage Area up to Cuba Street detracts for the heritage values of the Jackson Street Heritage Area. It does not recognise the history of Jackson Street, including the almost 30-year history of recognition in Plans and by HNZPT, and does not recognise that “surroundings” of heritage areas are important in assessing heritage values.	Reinstate the 10m height limit for the full length of the eastern end of the Jackson Street Heritage Area as far as Cuba Street (this also relates to various submissions seeking reinstatement of the full former length of the Jackson Street recognised Heritage Area).

Submission Number	Chapter or Provision	Specific Provision/Matter	Position	Reason(s) for Submission	Decision Requested/Relief sought
62	Plan Maps	Proposed Jackson Street Character Transition Precinct at east end of Jackson St Heritage Area	Oppose	These provisions are not needed if the full length of the Jackson St Heritage Area is reinstated as far as Cuba St. The description that is applied to this transition precinct does not apply, as three of the small number of sites have been developed in recent years under the Design Guide and rules that apply in the current Jackson Street Heritage Area (Petone Commercial 1).	Remove the identification of the Jackson Street Character Transition Precinct at east end of Jackson St Heritage Area. Reinststate the Jackson Street Heritage Area as far as Cuba Stret.
63	Plan Maps	Correct error in Plan Maps	Oppose	The east end of the south side of Jackson Street Heritage Area appears to stop at Tory St, which does not reflect the PC56 decision to include further properties between Cuba Street and Tory Street. The group of 3 buildings has not been included in the Jackson Street Character Transition Precinct, leaving it stranded with no relevant controls. Retain the 10m height overlay in this area	Appropriately address the gap in the Plan Maps relating to the three buildings to the east of Tory St. Retain the 10m height overlay in this area. Note that this submission would be met by including the full length of Jackson St to Cuba Street within the Heritage Aea.

Submission Number	Chapter or Provision	Specific Provision/Matter	Position	Reason(s) for Submission	Decision Requested/Relief sought
64	Plan Maps	Extent of Heretaunga Settlement Heritage Area.	Oppose in part, and seek extension of Heretaunga Settlement Heritage Area to include 4 properties on Jackson Street and 1 property on Esplanade (ie, return to Heritage Area/Zone as identified in the Plan prior to PC 56).	The extent of the Heritage Area as currently delineated does not recognise the history of the Heretaunga Settlement, including the almost 40-year history of recognition in Plans. It also does not recognise that the context and “surroundings” of heritage buildings are important in assessing and appreciating heritage values, including values of heritage areas. Also that buildings without identified heritage values, including those that have been modified under heritage controls under a previous District Plan, can be part of a Heritage Area. The area sought to be reinstated as part of the Heretaunga Settlement Heritage Area includes two houses that pre-date the Workers Dwellings, and one that was built under the Design Guidelines that have applied to the Area for 30 years.	Extend Heretaunga Settlement Heritage Area to include 4 properties on Jackson Street and 1 property on Esplanade – that is, include the lots containing 424, 426, 428 and 430 Jackson Street and 225 The Esplanade within the Heritage Area (ie, return boundaries to Heritage Area/Zone as identified in the Plan prior to PC 56).
65	SCHEDULE 1	Heritage Buildings and Structures	Support	We support the inclusion in Schedule 1 of all items which are within the Petone area. These all	Retain all items within Petone. For the avoidance of doubt, we have included a scanned copy of the Schedule, with all those buildings identified by a tick, as Attachment 1 to this submission.

Submission Number	Chapter or Provision	Specific Provision/Matter	Position	Reason(s) for Submission	Decision Requested/Relief sought
66	SCHEDULE 1	Heritage Buildings and Structures	Oppose	<p>We oppose the omission of the following buildings from Schedule 1:</p> <p>47 Patrick Street 227 The Esplanade 11, 13 and 15 Patrick Street, and seek their inclusion in Schedule 1.</p> <p>All were built under the Worker's Dwelling Act 1905. Two (476 Patrick St and 227 The Esplanade) are part of the original settlement and have equivalent or better heritage values than other buildings which resulted from the design competition and were built at the time. They are also very important 2-storey corner buildings which give the Heritage Area much of its character. The remaining 3 (11, 13 and 15 Patrick St) were built in 1908 and have a particularly interesting history and association with Woburn Temple who is an important NZ architectural and administrative historic character. These buildings have a particular place in NZ Worker's Dwelling Act History and are worthy of recognition as Heritage Buildings (refer to Barbara Fill book "Seddon's State Houses".)</p>	<p>Include the following places (legal boundaries) Schedule 1.</p> <p>47 Patrick Street 227 The Esplanade 11, 13 and 15 Patrick Street</p>

Submission Number	Chapter or Provision	Specific Provision/Matter	Position	Reason(s) for Submission	Decision Requested/Relief sought
67	SCHEDULE 1	Heritage Buildings and Structures	Oppose	<p>We oppose the omission of the following buildings and structures which are listed in the Operative District Plan, but which are not included in Schedule 1 in the proposed District Plan:</p> <p>105-115 Hutt Road 162 Hutt Road 13 and 15 Nelson Street 34 and 34A Nelson Street 25 Nelson Street</p> <p>These listed buildings currently represent housing types which have been important in Petone's history but which have no representation or protection in the District unless they are retained as listed items in the District Plan. Some of the Hutt Road properties are all part of an intact Railway Cottage settlement in this area. There appear to be no other Railway Cottages protected anywhere in Lower Hutt District (e.g. Moera, which had a much more extensive area of such houses). 162 Hutt Rd is one of the oldest remaining houses in Petone, built in 1878. The Nelson Street houses, nos 13 and 15, are original narrow workers dwellings, which were once widespread in Petone, but only a few now remain because of industrial encroachment over time. The other Nelson Street houses are semi-detached more substantial dwellings. These were also more widespread, and only a handful remain. These</p> <p>Currently protected samples should continue to be protected. Otherwise there is a risk of significant historic heritage being lost to our area.</p>	<p>Reinstate the following items (currently listed in the Operative District Plan to Schedule 1:</p> <p>105-115 Hutt Road 162 Hutt Road 13 and 15 Nelson Street 34 and 34A Nelson Street 25 Nelson Street</p>

Submission Number	Chapter or Provision	Specific Provision/Matter	Position	Reason(s) for Submission	Decision Requested/Relief sought
68	SCHEDULE 1	Heritage Buildings and Structures	Oppose	<p>We oppose the omission of the following buildings which were recommended by the Council's consultants to be included in an extensive residential heritage precinct at the western end of Petone:</p> <p>1, 2, 2a and 4 Mill Road</p> <p>These buildings form part of an intact Railway Cottage settlement in this area. There appear to be no other Railway Cottages protected anywhere in Lower Hutt District (the ones currently protected in the Operative Plan are proposed to be removed). This listing was supported by the Council's heritage consultants and the area was proposed to be incorporated in a larger Heritage Area which has not been proceeded with.</p>	Include 1, 2, 2a and 4 Mill Road in the list of buildings in Schedule 1.

Submission Number	Chapter or Provision	Specific Provision/Matter	Position	Reason(s) for Submission	Decision Requested/Relief sought
69	SCHEDULE 2	Heritage Areas – HA01	Support in part. Oppose in part	<p>We seek to have the original Patrick St/Heretaunga Settlement Heritage Precinct (former Historic Residential Zone) prior to PC 56 reinstated in full as a Heritage Area. This requires a change to the Heritage overlay (see earlier submission) and modification to Schedule 2.</p> <p>We seek that all Workers Dwelling Act buildings are identified equally as Schedule 1 Buildings.</p> <p>We seek that all other buildings within the original precinct are identified as contributing buildings, including ones that have been built/modified/rebuilt under the earlier rules and design guide that applied to the former Historic Residential Zone)</p>	<p>Under Location, add Jackson Street.</p> <p>Under Heritage Buildings and Structures, add 11, 13 and 15, 47 Patrick St and 227 The Esplanade (and remove them from the Contributing Building column).</p> <p>Under Contributing Buildings or Structures, add 424, 426, 428 and 430 Jackson Street and 225 The Esplanade.</p>
70	SCHEDULE 2	Heritage Areas – HA03 - Riddlers Crescent Heritage Area	Support	This provides continuity of recognition and protection for an important area representing the historic development of Petone.	Retain Schedule as notified

Submission Number	Chapter or Provision	Specific Provision/Matter	Position	Reason(s) for Submission	Decision Requested/Relief sought
71	SCHEDULE 2	Heritage Areas – HA03 – Jackson St Heritage Area.	Support in part. Oppose in part.	We seek to have the original Jackson Street Heritage Precinct (ie, return to Heritage Area/Zone as identified in the Plan prior to PC 56 and as in HNZPT registered Heritage Area) prior to PC 56 reinstated in full as a Heritage Area. This requires a change to the Heritage overlay (see earlier submission) and modification to Schedule 2.	Under Location, add “and adjacent streets where relevant (see Plan Maps)”. Make a number of changes to the buildings and structures listed Under Heritage Buildings and Structures, and under Contributing Buildings or Structures. The decisions requested along with some further information as to the basis of the requests are provided in Attachment 2 to this submission.
72	SCHEDULE 2	Heritage Areas – HA03 - Petone Recreation Ground Heritage Area	Support	We fully support the identification and recognition of the Petone Recreation Ground Heritage Area	Retain HA03 in full.
73	TREE – Notable Trees and SCHEDULE 3	Notable Trees	Support	We support in full the provisions of Chapter TREE and all the trees identified in Petone which have been included in this Schedule. Significant trees often have heritage significance and contribute to the character of heritage areas.	Retain full content of Chapter TREE and all trees on Schedule 3 which are within Petone.

Submission Number	Chapter or Provision	Specific Provision/Matter	Position	Reason(s) for Submission	Decision Requested/Relief sought
74	SASM – Sites and Areas of Significance to Māori and SCHEDULE 6	Areas of Significance to Maori	Support	We support in full the provisions of Chapter SASM and Schedule 6. This is in accordance with Section 6(e) of the RMA which the Plan is required to recognise and provide for.	Retain full content of Chapter SASM and all items/areas in Schedule 6 which are within Petone.

Attachment 1 to
PHS Submission

SCHED1 — Heritage Buildings and Structures

Unique ID	Address	Name	Legal Description	New Zealand Heritage List Rārangi Kōrero	Extent of Place
H001	1 Fry Street, Boulcott	The Glebe	Lot 2 DP 91194	4144, Cat 1	Legal boundaries
H002	Pencarrow Head	Pencarrow Lighthouse	Sec 2 Blk V Pencarrow SD	34, Cat 1	1858 Lighthouse
H003	73 Eastern Hutt Road, Taitā	Christ Church Taitā (Anglican)	Sec 554, Pt Sec 59 Hutt District	1325, Cat 1	Legal boundaries
H004 ✓	Hutt Road, Petone Rail Station, Petone	ANZAC Memorial Flagpole	Section 13 SO 430549	9438, Cat 1	Flagpole
H005	499-501 Hutt Road, Alicetown	Western Hutt Railway Station	Lot 1 DP 66824	1327, Cat 1	Station building
H006	38 Normandale Road, Normandale	Norbury	Lot 1 DP 88473	7424, Cat 1	Legal boundaries
H007 ✓	43 Adelaide Street, Petone	House	Sec 17 Blk II DP 5172	3592, Cat 1; 7028, Historic Area	Legal boundaries
H008 ✓	54 Adelaide Street, Petone	House	Sec 2 Blk II DP 5172	3593, Cat 2; 7028, Historic Area	Legal boundaries
H009 ✓	2 Patrick Street, Petone	House	Sec 22 Blk VIII DP 5172	3582, Cat 2; 7028, Historic Area	Legal boundaries
H010 ✓	4 Patrick Street, Petone	House	Sec 20 Blk VIII DP 5172	3583, Cat 2; 7028, Historic Area	Legal boundaries
H011 ✓	8 Patrick Street, Petone	House	Sec 16 Blk VIII DP 5172	3584, Cat 2; 7028, Historic Area	Legal boundaries
H012 ✓	10 Patrick Street, Petone	House	Sec 14 Blk VIII DP 5172	3585, Cat 2; 7028, Historic Area	Legal boundaries
H013 ✓	14 Patrick Street, Petone	House	Sec 10 Blk VIII DP 5172	3586, Cat 2; 7028, Historic Area	Legal boundaries
H014 ✓	16 Patrick Street, Petone	House	Sec 8 Blk VIII DP 5172	3587, Cat 2; 7028, Historic Area	Legal boundaries
H015 ✓	18 Patrick Street, Petone	House	Sec 6 Blk VIII DP 5172	3588, Cat 2; 7028, Historic Area	Legal boundaries
H016 ✓	19 Patrick Street, Petone	House	Sec 13 Blk II DP 5172	3589, Cat 1; 7028, Historic Area	Legal boundaries
H017 ✓	22 Patrick Street, Petone	House	Sec 10 Blk III DP 5172	3590, Cat 1; 7028, Historic Area	Legal boundaries
H018 ✓	24 Patrick Street, Petone	House	Sec 8 Blk VIII DP 5172	3591, Cat 2; 7028, Historic Area	Legal boundaries
H019 ✓	49 Adelaide Street, Petone	House	Sec 15 Blk III DP 5172	Not Listed	Legal boundaries
H020 ✓	52 Adelaide Street, Petone	House	Sec 1 Blk VIII DP 5172	Not Listed	Legal boundaries
H021	14 St Albans Grove, Woburn	Nash House	Lot 7 DP 8552	7742, Cat 1	Legal boundaries
H022 ✓	36 Riddlers Crescent, Petone	Collett House	Lot 2 DP 10877	7479, Cat 1	Legal boundaries

H023	✓	The Esplanade, Petone	Wellington Provincial Centennial Memorial (Settlers Museum)	Lot 2 DP 69217	206, Cat 1	1940 building and plaque/memorial
H024		155-157 Waterloo Road, Hutt Central	Lower Hutt Central Fire Station	Lot 100 DP 553151	9319, Cat 1	Legal boundaries
H025	✓	2 Britannia Street, Petone	St David's Church (Presbyterian)	Pt Lot 14 Deeds Plan 109	2887, Cat 2	Legal boundaries
H026	✓	12 Britannia Street, Petone	St. Augustine's Church (Anglican)	Lot 1 DP 460173	1323, Cat 2	Legal boundaries
H027		24 Coast Road, Wainuiomata	Wainuiomata Pioneer Church	Pt Sec 3 Wainuiomata District	7310, Cat 2	Legal boundaries
H028	✓	13 Elizabeth Street, Petone	Former Petone Magistrate's Court	Lot 2 DP 547829	9439, Cat 2	Legal boundaries
H029		16 Hamerton Street, Naenae	Balgownie House	Lot 2 DP 89487	4140, Cat 2	Legal boundaries
H030		16A Hamerton Street, Naenae	Balgownie Generator Building	Lot 1 DP 89487	4141, Cat 2	Generator building only
H031		149-151 High Street, Hutt Central	Lower Hutt Post Office	Lot 1 DP 90205	4145, Cat 2	Legal boundaries
H032		705 High Street, Boulcott	Coppelle Cottage	Lot 6 DP 8039	4142, Cat 2	Legal boundaries
H033		132 Kings Crescent, Hutt Central	Orr House	Lot 1 DP 41913	1326, Cat 2	Legal boundaries
H034		64 Knights Road, Hutt Central	Offices	Lot 2 DP 28029	7185, Cat 2	Legal boundaries
H035		1 Homedale Road, Wainuiomata	Wainuiomata Museum Building (former school)	Pt Sec 2 Wainuiomata District	7508, Cat 2	1902 school building
H036		Marine Drive, Days Bay	Days Bay Wharf	Pt Section 33 Harbour District	3574, Cat 2	Wharf structure (to the extent that it is not located in the coastal marine area)
H037		611A Marine Drive, Days Bay	Wellesley College	Pt Sec 33 Harbour District	3575, Cat 2	1903 Main Block building
H038		603A Marine Drive, Days Bay	Beauchamp Cottage	Lot 1 DP 307236	3579, Cat 2	Legal boundaries
H039		Marine Drive, Lowry Bay	Skerrett Boat Shed	N/A	3580, Cat 2	1906 shed structure (to the extent that it is not located in the coastal marine area)
H040		111 Marine Parade, Eastbourne	House (111 Marine Parade)	Pt Lot 56 DP 1256	3576, Cat 2	Legal boundaries
H041		Marine Parade, Eastbourne	Rona Bay Wharf	Lot 1 DP 30383	7474, Cat 2	Wharf structure (to the extent that it is not located in the coastal marine area)

H042	283 Muritai Road, Eastbourne	The Glen (Katherine Mansfield)	Lot 6 DP 15621	3578, Cat 2	Legal boundaries
H043	287 Muritai Road, Eastbourne	Glenwood	Lot 1 DP 75547	3577, Cat 2	Legal boundaries
H044	493 Muritai Road, Eastbourne	Eastbourne Borough Council Omnibus Service Garage	Lot 1 DP 422935	7644, Cat 2	Legal boundaries
H045	60 Penrose Street, Woburn	Penrose House	Lot 2 DP 24290	7190, Cat 2	Legal boundaries
H046	49 Pretoria Street, Hutt Central	House (The Crescent)	Lot 1 DP 18312	7199, Cat 2	Legal boundaries
H047	43 Seaview Road, Seaview	Ford Motor Company Workshop	Lot 2 DP 521877	3581, Cat 2	1935 workshop buildings only
H048 ✓	66 Sydney Street and 25 Campbell Terrace, Petone	House (Price's Folly)	Lots 7 and 8 DP 412	2886, Cat 2	Legal boundaries
H049 ✓	The Esplanade, Petone	Iona Memorial Cross	Lot 2 DP 69217	1322, Cat 2	Memorial structure
H050A	73-75 Woburn Road, Woburn	Vogel House	Lot 1 DP 22396	7757, Cat 1	Legal boundaries
H050B	73-75 Woburn Road, Woburn	Vogel House Gatehouse	Lot 1 DP 22396	7757, Cat 1	Legal boundaries
H051	125 Western Hutt Road, Tirohanga	Lochaber/Prospect College	Sec 1 SO 37208	2889, Cat 2	1889 residence
H052	760 Western Hutt Road, Tirohanga	Casa Loma	Lot 7 DP 54222	1324, Cat 2	1911 residence
H053A	Laings Rd, Hutt Central	Hutt City Council Administration Building	N/A	7520, Historic Area	Administration Building only
H053B	Laings Rd, Hutt Central	Hutt City Council Town Hall	N/A	7520, Historic Area	Town Hall building only, excludes new Events Centre building
H054	Queens Drive, Hutt Central	Little Theatre and Library	N/A	7520, Historic Area	Little Theatre and War Memorial Library building only
H055	59-61 Woburn Road, Hutt Central	St James Church	Lot 2 DP 17883	7520, Historic Area	St James Church building only
H056	27 Hillary Court, Naenae	Naenae Post Office (former)	Pt Lot 1 DP 15073 and Section 1 SO 24113	9806, Cat 1	Legal boundaries
H057 ✓	34 Bay Street, Petone	Bay Lodge Boarding House	Lot 26 DP 51	Not Listed	Legal boundaries
H058 ✓	52 Beach Street, Petone	Petone Labour Hall (Lighthouse Cinema)	Lot 1 DP 430698	Not Listed	Legal boundaries
H059 ✓	4 Britannia Street, Petone	Presbyterian Manse	Pt Lot 14 Deeds Plan 109	Not Listed	Legal boundaries
H060 ✓	6 Britannia Street, Petone	Petone Community House	Pt Lot 1 DP 295	Not Listed	Legal boundaries

H061	✓	32 Britannia Street, Petone	House (32 Britannia Street)	Lot 1 DP 29647	Not Listed	Legal boundaries
H062	✓	41 Britannia Street, Petone	Sacred Heart Church Façade	Lot 3 DP 51283	Not Listed	1933 church façade remnants
H063	✓	57 Britannia Street, Petone	House (57 Britannia Street)	Lot 6 DP 1363	Not Listed	Legal boundaries
H064		Burdan's Gate, Eastbourne	Wahine Memorial	Section 2 SO 438753	Not Listed	1968 Wahine mast memorial and associated plaques
H065		103 Coast Road, Wainuiomata	August Cottage	Lot 3 DP 25757	Not Listed	Legal boundaries
H066		202 Coast Road, Wainuiomata	Cottage	Lot 4 DP 15751	Not Listed	Legal boundaries
H067		728 Coast Road, Wainuiomata Coast	Jackson's Farm	Pt Sec 15 Wainuiomata Dist	Not Listed	1860s cottage building only
H068		Fitzroy Bay, Pencarrow Head	Paiaka Wreck	N/A	Not Listed	1906 wreck only
H069		1/2 Trinity Avenue, Boulcott	Anson House	Lot 4 DP 78049	Not Listed	Legal boundaries
H070		68 Hine Road, Wainuiomata	Sinclair House	Lot 3 DP 20657	Not Listed	Legal boundaries
H071	✓	83-85 Hutt Road, Petone	Alfred Coles House	Pt Lots 3 & 4 DP 702	Not Listed	1905 Alfred Coles Homestead building only
H072		Korokoro, Belmont Park, Maungaraki	Korokoro Stream Dams	Pt Sec 3 Maungaraki Village	Not Listed	1903/1904 concrete dams and associated structures
H073	✓	1 Maungaraki Road, Korokoro	House (1 Maungaraki Road)	Lot 2 DP 29729	Not Listed	Legal boundaries
H074		19 Myrtle Street, Woburn	House (19 Myrtle Street)	Lot 1 DP 439826	Not Listed	Legal boundaries
H075	✓	42 Nelson Street, Petone	Wesley Methodist Church	Lot 1 DP 531518	Not Listed	Legal boundaries
H076	✓	Cnr. Nelson St & Udy Street, Petone	Drill Hall	Sec 1 SO 37671	Not Listed	Legal boundaries
H077	✓	38 Rakeiora Grove, Korokoro	Taumata	Pt Lot 2 DP 25354	Not Listed	Legal boundaries
H078		81 Stokes Valley Road, Stokes Valley	Old Stokes Valley School House	Lot 1 DP 19539	Not Listed	Legal boundaries
H079	✓	49 Sydney Street, Petone	House (49 Sydney Street)	Pt Lots 24 and 25 DP 321	Not Listed	Legal boundaries
H080	✓	The Esplanade, Petone	Petone Rowing Club	Lot 2 DP 69217	Not Listed	1928 Rowing Club building
H081	✓	The Esplanade, Petone	Petone Wharf and Gates	Lot 3 DP 69217	Not Listed	Gates, and wharf structure (to the extent that it is not located in the coastal marine area)

H082A	✓	Western Hutt Road/Cornish St, Korokoro	Woollen Mills Marble Wall (south)	Lots 28 & 29 DP 33346 and Pt Road	Not Listed	Section of marble stone wall built in 1912
H082B	✓	Western Hutt Road/Cornish St, Korokoro	Woollen Mills Marble Wall (north)	Lots 28 & 29 DP 33346 and Pt Road	Not Listed	Section of marble stone wall built in 1912
H083		313-319 Waiwhetu Road, Fairfield	Epuni School	Sec 115 Epuni Hamlet	Not Listed	1903 school building
H084	✓	184 Hutt Road, Petone	Bay Villa (184 Hutt Road)	Lot 12 DP 2143	Not Listed	Legal boundaries
H085	✓	186 Hutt Road, Petone	Bay Villa (186 Hutt Road)	Lot 13 DP 2143	Not Listed	Legal boundaries
H086	✓	188 Hutt Road, Petone	Bay Villa (188 Hutt Road)	Lot 14 DP 2143	Not Listed	Legal boundaries
H087	✓	6 Patrick Street, Petone	House	Section 18 Blk VIII Heretaunga Settlement	Not Listed	Legal boundaries
H088	✓	12 Patrick Street, Petone	House	Section 12 Blk VIII Heretaunga Settlement	Not Listed	Legal boundaries
H089	✓	45 Adelaide Street, Petone	House	Section 18 Blk VIII Heretaunga Settlement	Not Listed	Legal boundaries
H090	✓	20 Patrick Street, Petone	House	Section 12 Blk VIII Heretaunga Settlement	Not Listed	Legal boundaries
H091	✓	21 Patrick Street, Petone	House	Section 11 Blk VIII Heretaunga Settlement	Not Listed	Legal boundaries
H092	✓	23 Patrick Street, Petone	House	Section 10 Blk VIII Heretaunga Settlement	Not Listed	Legal boundaries
H093	✓	25 Patrick Street, Petone	House	Section 9 Blk VIII Heretaunga Settlement	Not Listed	Legal boundaries
H094	✓	26 Patrick Street, Petone	House	Section 6 Blk VIII Heretaunga Settlement	Not Listed	Legal boundaries
H095	✓	87 Jackson Street, Petone	Commercial Building	Part Lot 46 DP 321	7369, Historic Area	Legal boundaries including verandah in road reserve
H096	✓	89 Jackson Street, Petone	Commercial Building	Part Lot 46 DP 321	7369, Historic Area	Legal boundaries including verandah in road reserve
H097	✓	91 Jackson Street, Petone	Commercial Building	Part Lot 3 DP 6389	7369, Historic Area	Legal boundaries including verandah in road reserve
H098	✓	109 Jackson Street, Petone	Former Self Help Building	Lot 1 DP 11077	7369, Historic Area	Legal boundaries including verandah in road reserve
H099	✓	115-117 Jackson Street, Petone	Gaynor Buildings	Lot 2 DP 58523	7369, Historic Area	Legal boundaries including verandah in road reserve
H100	✓	131-141 Jackson	Commercial	Lot 5, 6, 7, and 8	7369, Historic	Legal boundaries

	Street, Petone	Building	DP 18017	Area	including verandah in road reserve
H101	✓ 146 Jackson Street, Petone	Former Rayner and Woodward Building	Lot 1 DP 561	7369, Historic Area	Legal boundaries including verandah in road reserve
H102	✓ 161-163 Jackson Street, Petone	R.W. Short Building	Lot 1 DP 337177	7369, Historic Area	Legal boundaries including verandah in road reserve
H103	✓ 166-170 Jackson Street, Petone	Evening Post Building	Lots 1-2 and Lot 5 DP 8084	7369, Historic Area	Legal boundaries including verandah in road reserve
H104	✓ 175 Jackson Street, Petone	Empire Hotel	Part Lot 1 DP 6815, Lot 23 DP 57, and Part Lot 22 DP 57	7369, Historic Area	Legal boundaries including verandah in road reserve
H105	✓ 182 Jackson Street, Petone	Commercial Building	Lot 3 DP 539	7369, Historic Area	Legal boundaries including verandah in road reserve
H106	✓ 184 Jackson Street, Petone	Commercial Building	Lot 4 DP 539	7369, Historic Area	Legal boundaries including verandah in road reserve
H107	✓ 188-202 Jackson Street, Petone	Alexandra Buildings	Lots 1, 2, 3, and 4 DP 18017	7369, Historic Area	Legal boundaries including verandah in road reserve
H108	✓ 205 Jackson Street, Petone	Former Petone Post Office	Part Section 5 Hutt District	7369, Historic Area	Legal boundaries including verandah in road reserve
H109	✓ 216 Jackson Street, Petone	Commercial Building	Lot 1 DP 6395	7369, Historic Area	Legal boundaries including verandah in road reserve
H110	✓ 224 Jackson Street, Petone	Former Union Clothing Company Building	Part Lot 5 and Part Lot 6 DP 57	7369, Historic Area	Legal boundaries including verandah in road reserve
H111	✓ 226 Jackson Street, Petone	Former National Bank Building	Part Lot 25 DP 57	7369, Historic Area	Legal boundaries
H112	✓ 228 Jackson Street, Petone	Former D.S. Patrick Building	Part Lot 25 DP 57	7369, Historic Area	Legal boundaries including verandah in road reserve
H113	✓ 229-231 Jackson Street, Petone	Commercial Building	Lot 1 DP 337548	7369, Historic Area	Legal boundaries including verandah in road reserve
H114	✓ 233-235 Jackson Street, Petone	Commercial Building	Lot 88 DP 1232	7369, Historic Area	Legal boundaries including verandah in road reserve
H115	✓ 237-245 Jackson Street, Petone	Britannia Buildings	Lot 89 and Part Lot 90 DP 1232	7369, Historic Area	Legal boundaries including verandah in road reserve
H116	✓ 251 Jackson Street, Petone	Former UFSD Building	Lot 92 DP 1232	7369, Historic Area	Legal boundaries including verandah in road reserve
H117	✓ 254 Jackson Street, Petone	Commercial Building	Lot 1 A 1941	7369, Historic Area	Legal boundaries including verandah in road reserve
H118	✓ 258-260 Jackson Street, Petone	Commercial Building	Lot 2 A 1941	7369, Historic Area	Legal boundaries including verandah in road reserve

H119	✓	257-263 Jackson Street, Petone	Commercial Building	Lot 95 DP 1232	7369, Historic Area	Legal boundaries including verandah in road reserve
H120	✓	262-264 Jackson Street, Petone	Commercial Building	Part Lot 43 and Part Lot 44 DP 51	7369, Historic Area	Legal boundaries including verandah in road reserve
H121	✓	266 Jackson Street, Petone	Former Bonthorne and Wilson Building	Part Lot 43 and Part Lot 44 DP 51	7369, Historic Area	Legal boundaries including verandah in road reserve
H122	✓	268 Jackson Street, Petone	Former Bank of New Zealand Building	Lot 1 DP 430698	7369, Historic Area	Footprint of building at 268 Jackson Street as extended in 1950s. Excludes the building at 52 Beach Street.
H123	✓	272 Jackson Street, Petone	Commercial Building	Pt Lot 68 and Part Lot 69 DP 51	7369, Historic Area	Legal boundaries including verandah in road reserve
H124	✓	274B Jackson Street, Petone	Former Petone Police Station	Lot 1 DP 79272	7369, Historic Area	Legal boundaries
H125	✓	278-280 Jackson Street, Petone	Former N.E. Willis Dental Surgery	Part Lot 2 and Part Lot 3 DP 339	7369, Historic Area	Legal boundaries including verandah in road reserve
H126	✓	295-297 Jackson Street, Petone	Commercial Building	Lot 133 DP 1232	7369, Historic Area	Legal boundaries including verandah in road reserve, but excluding the separate two-storey apartment building located at 2A Kensington Ave.
H127	✓	320-326 Jackson Street, Petone	Commercial Building	Lot 161 and Lot 162 DP 1232	7369, Historic Area	Legal boundaries including verandah in road reserve
H128A	✓	23 Kensington Avenue, Petone	Former Petone Memorial Technical College - Weltec A (1936 former Classroom Block)	Section 1 SO 24800	9752, Cat 2	Legal boundaries
H128B	✓	23 Kensington Avenue, Petone	Former Petone Memorial Technical College - Weltec B (1967 Workshop)	Lots 11, 12, 13, and 14 DP 8102	9752, Cat 2	Legal boundaries
H128C	✓	23 Kensington Avenue, Petone	Former Petone Memorial Technical College - Weltec C (1930s-40s Workshop)	Lots 15, 16, 17, and 18 DP 8102	9752, Cat 2	Legal boundaries
H129		27 Military Road, Boulcott	Kincaid	Lot 2 DP 31005	Not Listed	Legal boundaries
H130		61 Ludlam Crescent, Woburn	Swiss Ambassador's Residence	Part Lot 2 DP 12959 and Lot 1 DP 11449	Not Listed	Legal boundaries

H131	99 Ludlam Crescent, Woburn	US Ambassador's Residence	Lot 6 DP 5877, Part Lot 9 DP 5877, Part Lot 2 DP 6062, Lot 1 DP 7921, Lot 2 DP 8212, and Lot 3 DP 8212	Not Listed	Legal boundaries
H132A	142 Hutt Park Road, Gracefield	Former PWD Warehouses (Building A, 142 Hutt Park Road)	Lot 3 DP 87502	Not Listed	Legal boundaries
H132B	142 Hutt Park Road, Gracefield	Former PWD Warehouses (Building B, 142 Hutt Park Road)	Lot 3 DP 87502	Not Listed	Legal boundaries
H132C	142 Hutt Park Road, Gracefield	Former PWD Warehouses (Building C, 142 Hutt Park Road)	Lot 3 DP 87502	Not Listed	Legal boundaries
H133	21-23 Andrews Ave, Hutt Central	Former State Fire & Accident Insurance Office	Lots 1, 2, and 3 DP 12645, and Lot 2 DP 15438	Not Listed	Legal boundaries including verandah in road reserve
H134	2 Bridge Street, Melling	Private residence	Pt Section 24 Hutt District, Lot 30 and Part Lot 31 DP 1344	Not Listed	Legal boundaries
H135	17 Kowhai Street, Eastbourne	Private residence	Part Lot 279 and Part Lot 280 DP 933, and Lot 1 DP 41301	Not Listed	Legal boundaries
H136	2-18 Laings Road (and 102 High Street), Hutt Central	Former CML Building	Lot 1 DP 19628	Not Listed	Legal boundaries including verandah in road reserve
H137	21 Laings Road, Hutt Central	Lower Hutt Telephone Exchange	Section 1 SO 18908 and Section 1 SO 36342	Not Listed	Legal boundaries
H138	148-150 Muritai Road, Eastbourne	Former Eastbourne Post Office	Lot 2 DP 1407 and Lot 3 DP 1407	Not Listed	Legal boundaries
H139A	39-41 Percy Cameron Street, Avalon	Avalon Studios - Television Studio Building	Lot 1 DP 590745	Not Listed	Television studio building
H139B	39-41 Percy Cameron Street, Avalon	Avalon Studios - Office Tower	Lot 2 DP 569885	Not Listed	Office tower building
H140	38 Tyndall Street, Waiwhetū	Former Rato Rosanna Home	Lot 1 DP 555147	Not Listed	Legal boundaries
H141	32 Vogel Street, Naenae	Former Philips Factory	Lot 1 DP 64638	Not Listed	Legal boundaries
H142	124 Waterloo Road, Hutt Central	Fitzgerald House, Chilton St James School	Lot 9 and Lot 10 Blk VII DP 1377	Not Listed	Fitzgerald House building only
H143	Reservoir Road, Wainuiomata	Morton Dam	Part Section 35 and Part Section 67 Wainui-o-mata District	Not Listed	Morton Dam structure only

H144A	1c Rail Way, Waiwhetū	Hutt Railway Workshops (North-western Workshop Building)	Pt Section 41 Blk LVI Hutt Valley Settlement	Not Listed	North-western workshop building only
H144B	1c Rail Way, Waiwhetū	Hutt Railway Workshops (North-eastern Workshop Building)	Pt Section 41 Blk LVI Hutt Valley Settlement	Not Listed	North-eastern workshop building only
H145	13 Ngaio Street, Eastbourne	St Alban's Church	Lot 1 DP 8662	Not Listed	Legal boundaries
H146	✓ 33 Britannia Street, Petone	Former Sacred Heart Church	Lot 1 DP 51283	Not Listed	Former Sacred Heart Church building only
H147	638 High Street, Boulcott	Hutt Hospital Clock Tower Building	Lots 2, 3, and 4 DP 11717, and Lot 4 DP 90134	Not Listed	Clock Tower Building only
H148	282 Grounseil Crescent	Private residence	Lot 3 DP 306084	Not Listed	Legal boundaries
H149	6 Norfolk Street, Belmont	All Saints Church	Section 1 SO 36622	Not Listed	Legal boundaries
H150	Corner of High Street & Military Road, Boulcott	Boulcott Farm Memorial	Pt Section 38 Hutt District	Not Listed	Legal boundaries
H151	Lower Hutt Civic Centre, Hutt Central	Lower Hutt Civic Centre War Memorial	Pt Lot 52 DP 89	Not Listed	War memorial cenotaph
H152	14 Mabey Road, Avalon	Avalon Hall (former Taitā Hall)	Lot 1 DP 5919	Not Listed	Legal boundaries
H153	Reservoir Road, Wainuiomata	Wainuiomata Lower Dam	Part Section 35 Wainuiomata DIST	Not Listed	Wainuiomata Lower Dam structure only
H154	612A Marine Drive, Days Bay	Days Bay Changing Shed	Pt Section 33 Harbour District	Not Listed	Days Bay Changing Shed building only
H155	25-27 Eastern Hutt Road, Taitā	Woolyarns Factory Offices	Lot 1 and Lot 2 DP 31215	Not Listed	Legal boundaries
H156A	26 Tunnel Grove, Gracefield	Wainuiomata Hill Pipeline Tunnel (North)	Part Lot 10 Deposited Plan 6176, Part Lot 9 Deposited Plan 37 & Part Section 3 Hutt District	Not Listed	Full extent of tunnel structure, including north portal and south entry structure
H156B	23 Waiu Street, Wainuiomata	Wainuiomata Hill Pipeline Tunnel (South)	Part Lot 10 Deposited Plan 6176, Part Lot 9 Deposited Plan 37 & Part Section 3 Hutt District	Not Listed	Full extent of tunnel structure, including north portal and south entry structure
H157	✓ 15-17 Aurora Street, Petone	Roy Nelson Home	Lot 60 and Lot 62 DP 393	Not Listed	Legal boundaries
H158	✓ Memorial Park, 28c Bracken Street, Petone	Petone War Memorial	Section 1 SO 328257	Not Listed	Petone War Memorial structure, and curtilage within 10

					metres of the structure
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ATTACHMENT 2 to the PHS Submission on the Proposed Lower Hutt District Plan – Individual Jackson Street Buildings where changes are sought

Building Address/Name	Change Sought	Reasons and Notes
75 Jackson St – Speights Ale House	Change from non-Contributing to Contributing	This is a relatively imposing building on the western end of the Heritage Area. It contributes to the historic heritage of the area by forming a clear and distinctive western start/end to the Heritage Area.
85 Jackson St – Shanghai Kitchen	Change from non-Contributing to Contributing	A small modest building near the western end of the Heritage Area. It contributes to the continuity of continuous façade between Speights Ale House and the 3 heritage buildings to the east. The first issue of the Petone Chronicle was from this building in the 1880s.
148 and 150 Jackson St	Change from non-Contributing to Scheduled Heritage	<p>2 buildings, adjacent to the listed former Raynor and Woodward building. All are much the same age (1890s) and all have remaining features of that age.</p> <p>The corner building wraps round the site, and is of timber construction.</p> <p>The building at 150 (Spice Rack) was once the Priest's building and was the second home of the Petone Working Mens' Club and Literary Institute from 1890 to 1896, when it shifted again to 2 Campbell Tce.</p>
103B Jackson St – Jenness Building	Change from non-Contributing to Contributing	This building is at least equivalent to 109 Jackson St in terms of heritage values. Home to Jenness and other music stores in the 1940s and 1950s.
125-127 Jackson Street	Change from Contributing to Heritage	The façade dates from 1932, but the building is likely much older. Occupied in its early years by well know business Stewart Prams and in the 1960s and 1970s by furniture business Kung Kraft.
220 Jackson St	Add 220 Jackson Street as a	The building at 220 Jackson St appears to have been omitted from the Schedule yet, although modified, it remains one of Jackson Street's more important heritage buildings. It was home to the

	Heritage Building	very prominent drapery business George and George for 50 years (1920-1970).
230 Jackson St – Simply Grilled	Change from non-Contributing to Scheduled Heritage	Although overshadowed by the Quest Hotel development, this building retains its façade and interior space. This should be listed because of the importance of its façade on Jackson St It was the McKenzie's building – opened in 1936.
250-252 Jackson St – Grande Building	Change from Contributing to Scheduled Heritage	This was the Grande Theatre building, one of 5 cinemas in Petone and representative of this history. Although now converted to other uses, it retains its imposing façade and contributes significantly to the heritage values of Jackson St.
195-197 Jackson Street – Pizza Hut	Change from non-Contributing to Contributing	This has recently been renovated and retains many heritage features. It is also prominent, as it is very visible down Bay St and signals the presence of the heritage precinct. It was the original home to George and George and home to fruit businesses for over 50 years.
199-203A Jackson St – Marina Fisheries	Change from non-Contributing to Scheduled Heritage	This corner building was occupied for many years by formerly well-known grocer Jubilee Stores in this landmark mid-town, corner location.
274 Jackson St – Former Grand National Hotel on Hutt Road	Change from Contributing to Scheduled Heritage	The Grand National (1863) was the oldest licensed house in Petone, and probably in the Hutt Valley. When first erected it was generally known as Valetine's. Later it was called the Marine Retreat and one of the proprietors was Mr R Mothes, who was the Mayor Petone 1891 – 1892 and 1901 - 1903. It was shifted to Jackson Street in 1995 following a public fundraising campaign.
284 Jackson St – former Westpac building	Change from Contributing to Scheduled Heritage	This art deco style building is at least equivalent to the complex on the opposite corner of Queen Steet. It has been recently restored with many heritage features remaining.

294 Jackson St – Pike house	Change from non-Contributing to Scheduled Heritage	Built prior to 1905. The remaining residential building in Jackson St, and home to the premises of Pike accountants for many decades.
274 Jackson St	Change from non-Contributing to Contributing	This building contributes to a group of buildings of similar age. It retains its original sash windows.
293 Jackson St – Hello World	Change from Contributing to Scheduled Heritage	This building retains numerous heritage features and contributes to the heritage values of the street on its corner site.
307 Jackson St – Lothian Court	Change from Contributing to Scheduled Heritage	This important and unusual residential building has been recently restored, reinstating its timber exterior (for many years covered in a plaster finish) and windows.
327 Jackson St	Change from non-Contributing to Contributing	This, and the adjacent building to the east are amongst the oldest remaining in this part of Jackson Street. It was restored in the 1990s and retains important features. (Note that this is currently within the transition area, but other submissions seek to have this area re-included in the Heritage Area).
328 Jackson St – Curry to Go	Change from Contributing to Scheduled Heritage	This two-storeyed timber historic commercial/residential building is prominent on its corner, and has a long and varied history of occupation, including as a garden centre run by Petone Borough Council's last Mayor.
330 – 334 Jackson St	Change from non-Contributing to Contributing	This is an imposing two-storied building which contributes to the character of the heritage area.
333 Jackson St	Change from non-Contributing to Contributing	This, and the adjacent building to the west are amongst the oldest remaining in this part of Jackson Street. (Note that this is currently within the transition area, but other submissions seek to have this area re-included in the Heritage Area).

336-339 Jackson St	Change from non- Contributing to Contributing	This is an imposing two-storied building which contributes to the character of the heritage area.
358 - 360 Jackson St - Sopranos	Change from non- Contributing to Scheduled Heritage	This is an important Jackson Street building retaining its classic Petone tiled street façade. (Note that this is currently within a no-man's land on the Plan Maps, but other submissions seek to have this area re-included in the Heritage Area).
362 -370 Jackson St	Change from non- Contributing to Scheduled Heritage	This two-storied building has been renovated with a non-typical verandah, but retains its traditional shop frontages. (Note that this is currently within a no-man's land on the Plan Maps, but other submissions seek to have this area re-included in the Heritage Area).
376 – 378 Jackson St – Corner of Cuba St	Change from non- Contributing to Contributing	This is a relatively recent three-storied building, built under the Heritage Design Guidance which applied. It represents the managed type of redevelopment within the heritage area which the Plan provided for. The design features and the location contributes strongly to the character of the heritage area. (Note that this is currently within the transition area, but other submissions seek to have this area re-included in the Heritage Area).