

RMA Form 5

# Submission on publicly notified proposed district plan

Clause 6 of Schedule 1, Resource Management Act 1991

## Privacy Statement

Your submission must include your name, and an address for service (preferably email, but you can use a postal address). All information you include in this submission, including your name and address for service, will be provided to other submitters and published on Hutt City Council's website. Paper copies may also be made available. Hutt City Council is required to collect and publish this information to carry out its functions under the Resource Management Act 1991 and to enable others to take part in the district plan process. The Council, other submitters, and the Environment Court may need to contact you during this process.

If your submission does not include your name and an address for service, it will be rejected.

While the Council will retain all information provided in your submission in secure council systems, all contact details will be removed from any documents published on Council's website once the district plan process is complete. However, your name and the contents of your submission will still appear in these documents.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at [contact@huttcity.govt.nz](mailto:contact@huttcity.govt.nz), call 04-570-6666, or write to us at Private Bag 31912, Lower Hutt 5040.

To: Chief Executive, Hutt City Council

Via email to [district.plan@huttcity.govt.nz](mailto:district.plan@huttcity.govt.nz).

1. This is a submission from Joseph Hagg on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is joseph.hagg@gmail.com.
3. I 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. I wish to be heard in support of my submission.
6. If others make a similar submission, I will consider presenting a joint case with them at the hearing.

## Introduction

7. I am an owner of this property. We purchased it in 2022 fully aware that it was in a the Heretaunga Settlement Heritage Area, but also that it was not specifically a heritage listed building due to substantial modifications in the 1920s and 1980s.
8. The exterior of the house has been almost entirely replaced, including the entire street-facing elevation. It does not have the distinctive exterior architectural elements that are characteristic of the original Edwardian houses. The street-facing elevation is instead characteristic of the time, around 1929, it was renovated.
9. It was one of three houses of a 'Suburban' design, but it now has little resemblance to the listed building at 43 Adelaide Street. "The Three houses of the 'Suburban' type were built, but this [43 Adelaide Street] is the only house left that resembles the original plan."
10. I am supportive of a Heritage Area for the Heretaunga Settlement – and content for our building to be included in that. But I do not see the rationale (and nor has the council provided one to us or responded to a previous email contact) for 26 Patrick Street to be specifically included as a Historic Building or Structure, which should only be applied to a building that in and of itself has heritage significance.

## Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought
1	SCHED1 Heritage Buildings and Structures	H094 (26 Patrick Street)	Oppose	<p>This house does not have the significant historic heritage value that justify it being included as a Heritage Building.</p> <p>The street-facing (west), side (south) and rear (east) elevations have been entirely replaced – and the side (north) substantially modified by renovations in the 1929 and 1983.</p> <p>The building no longer has the exterior architectural elements that are a feature of the original properties on Patrick Street, instead the street-facing elevation visible from the street has features commiserate with construction in late 1920s.</p> <p>As the Heritage Listing for 43 Adelaide Street states, “three houses of the 'Suburban' type were built, but this [43 Adelaide Street] is the only house left that resembles the original plan.” 26 Patrick Street is one of the other two houses that does not resemble the original plan.</p>	<p>Delete listing H094 as a Heritage Building or Structure.</p> <p>The building should remain in the Heritage Area and - along with similar heavily modified buildings – be a Contributing Building.</p>

