

Submission of the Petone Community Board on the Hutt City District Plan

The Petone Community Board (the Board) wishes to make the following comments on the District Plan.

Consultation and Publicity of the Plan

It was very clear from feedback to members and noted at meetings, that the initial publicity and information available to the general public was confusing, contradictory and lead to misunderstandings and concerns. Maps were difficult to interpret and view, and the initial lack of opportunities for the community to engage with officers and Councillors within the original timeframe for submissions was inadequate.

The letters sent to residents raised concerns and their distribution also seemed to many arbitrary and somewhat random.

With the revised timeframe and wider flexibility in engagement this improved. Certainly, the use of a Friend of Submitters was a well-received and thoughtful service and should be continued in the future.

Natural Hazards

The valley floor areas of Petone and Moera are subject to multiple natural hazards.

The multiplicity of overlays for hazards etc for areas such as Petone, made the plan quite a challenge for people to interpret, for many contradictory, and this needs to be simplified. The noting of these hazards on properties was particularly worrying for many with the risk areas will become too expensive to insure as insurance companies' price in these risks.

Heritage Zones/Structures

At the time of the draft District Plan the Board stated in its submission

"The Board supports the retention of existing heritage designations, zones and precincts in their entirety rather than chipping away of portions of streets or buildings.

There are always going to be diverse opinions of the nature, value and perception of what constitutes heritage however the Board believes the existing heritage designations should be retained unaltered."

This view has not changed, and we would note that there will always be diverse views in the community about extending or reducing heritage areas and that it is a difficult task to strike the right balance.

Intensification/Mixed Use Zones

The look and feel of neighbourhoods and streets in our community is changing as a result of Government policy and planning changes allowing for intensification.

There will be diverse views on this, from different perspectives, which is natural particularly for those impacted by new developments adjacent to their properties.

Changes in the plan allowing for the spread of mixed use zones in Petone is also a point of contention. While some may welcome this to diversify certain streets_or areas, the vitality of the Jackson Street retail area should not be put at risk by shifting any more activity to side streets through mixed use zones.

There has been some comment in the community about the relevance of updating the District Plan while the Government is overhauling the Resource Management Act and whether a new District Plan should await that legislative change, something the Council may need to clarify and address as the plan process proceeds.

Thank you for the opportunity to comment and will speak to our submission in due course.

Mike Fisher
Chair
Petone Community Board & Members
2 May 2025