



HERITAGE NEW ZEALAND  
POUHERE TAONGA

Tairangahia a tua whakarere;  
Tatakihia nga reanga o amuri ake nei  
Honouring the past; Inspiring the future

File ref: 33002-082

23 July 2025

Policy Planning Team  
Hutt City Council  
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Tēnā koutou

#### **FURTHER SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA ON HUTT CITY PROPOSED DISTRICT PLAN**

- 1. This is a further submission in support of or opposition to a number of submissions on the Proposed District Plan for Hutt City.**
- 2. Heritage New Zealand Pouhere Taonga has an interest in the proposed plan that is greater than the interest of the general public.**

Heritage New Zealand Pouhere Taonga (HNZPT) is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage. Heritage New Zealand Pouhere Taonga is New Zealand's lead agency for heritage protection.

- 3. The submissions that Heritage New Zealand Pouhere Taonga opposes and supports are detailed in the attached table (Attachment 1).**
- 4. The reasons for the further submissions of Heritage New Zealand Pouhere Taonga are detailed in Attachment 1.**
- 5. Heritage New Zealand Pouhere Taonga seeks the decisions as described in the table in Attachment 1.**
- 6. Heritage New Zealand Pouhere Taonga wishes to be heard in support of its further submission.**

**7. If others make a similar submission, Heritage New Zealand Pouhere Taonga will consider presenting a joint case with them at a hearing**

Nakū noa, Nā



Jamie Jacobs  
Kaiwhakahaere Matua / Director  
Takiwā o Te Pūtahi a Māui /Central Region  
Heritage New Zealand Pouhere Taonga

Attachment:

1. Heritage New Zealand Pouhere Taonga Further Submission Table on Hutt City Proposed District Plan.

Address for service

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PO Box 2629  
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Contact person: Dean Raymond, Kaiwhakamāhare  
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<b>Attachment 1</b>				
<b>Further Submission of Heritage New Zealand Pouhere Taonga to Hutt City Proposed District Plan</b>				
<u>Underline</u> = include and <del>Strikethrough</del> = delete				
<b>Provision number</b>	<b>Submitter name, number, point number &amp; content</b>	<b>Heritage NZ support or oppose</b>	<b>Reasons</b>	<b>Relief sought by Heritage New Zealand</b>
GA - General Approach	Policy Planning Team of the Hutt City Council 440.9  Clarity regarding spatially identified items.	Support	HNZT supports the clarity regarding the description of spatially identified items such as heritage buildings and notable trees.	Amend according to submission.
Definitions	Go Architecture Ltd 331.1  Clarity regarding the definition of building footprint.	Support	HNZPT supports amending the definition of building footprint to exclude up to 0.6m of eaves measured from the outside edge of the spouting for the overall benefit of buildings.	Amend according to submission.
Definitions	BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies) 471.75  Amending the definition of relocation.	Support	HNZPT supports clarifying the definition by adding the sentence 'in relation to heritage buildings, heritage structures and contributing buildings in heritage areas' as it clearly suggests that the definition relates to heritage issues.	Amend according to submission.
INF - Infrastructure	KiwiRail Holdings Ltd 442.44  Amending the activity status of INF-R24.	Oppose	HNZPT recommends retaining the activity status for INF-R24 as notified including RDIS and DIS activities for INF-R24.	Retain as notified.

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INF – Infrastructure Introduction	Transpower New Zealand Limited 504.21  Amending the introduction of infrastructure chapter.	Support	HNZPT supports the amendment proposed to the introduction of the infrastructure chapter to include appropriate set of rules, objectives and policies to be provided in the district plan and the exceptions to other chapters including Historic Heritage Chapter.	Amend according to submission.
SCHED1 - Heritage Buildings and Structures	Voluntary Heritage Group 233.1  Seeks amendment to schedule unless permission from owner is granted.	Oppose	HNZPT supports the inclusion of SCHED1 – Heritage Buildings and Structures regardless of permission being granted from the owner. The Section 32 Evaluation Report for Historic Heritage states the council notified the owners of each place proposed to be scheduled in the district plan and have considered any feedback provided by property owners. <sup>1</sup>  The submission by Voluntary Heritage Group contains a number of incorrect assumptions and claims, for example: ‘heritage rules mean the owner cannot make many changes to their house’. Protecting of historic heritage from inappropriate subdivision, use and development is matter of	Retain as notified.

<sup>1</sup> Section 32 Evaluation – Historic Heritage, page 33

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			national interest. Financial interest cannot be the determinative factor in deciding whether a building should be scheduled or not.	
SCHED1 - Heritage Buildings and Structures	Policy Planning team of the Hutt City Council 440.87  Amending the address for H042 - The Glen (Katherine Mansfield).	Support	HNZPT supports the amended address for H042 – The Glen (Katherine Mansfield) to 283A Muritai Road, Eastbourne.	Amend according to submission.
SCHED2 - Heritage Areas	Jackson Four Ltd 384.1  Deleting 258-260 Jackson Street, Petone	Oppose	The building at 258-260 Jackson Street is part of a Historic Area listed with Heritage New Zealand Pouhere Taonga. HNZPT is aware of a resource consent application to demolish and replace the façade, along the balance of the building (Council reference RM250116). The consent process is the best forum to make a decision on retention of the heritage building. Until the consent application is determined it would be premature to de-schedule the building. Until this decision is reached HNZPT recommends that 258-260 Jackson Street is retained as notified.	Retain as notified.

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SCHED2 - Heritage Areas	Jackson Four Ltd 384.2  Delete listing 262-264 Jackson Street, Petone.	Oppose	The building at 262-264 Jackson Street) is part of a Historic Area listed with Heritage New Zealand Pouhere Taonga. HNZPT recommends that 262-264 Jackson Street is retained as notified.	Retain as notified.
Maps - Specific Height Control Overlay	Jackson Street Program 419.9  Relaxation of height limits in the Heritage Precinct from 10m to 15m - 20m within Jackson Street Heritage Area.	Oppose	HNZPT supports height limits for Heritage Precincts in the Jackson Street Heritage Area as notified in the district plan at 10m above ground level.	Retain as notified.