

Submission on the District Plan

- To: Chief Executive, Hutt City Council
 - Via email to district.plan@huttcity.govt.nz.
1. This is a submission from John Donnelly on the Proposed Lower Hutt District Plan 2025.
 2. My email address for service is john@donnellymarketing.co.nz
 3. I may gain an advantage in trade competition through this submission, however the submission is vital to the survival of the Jackson Street Heritage Precinct and the future ongoing financial viability of the heritage buildings and streetscape.
 4. I'm unsure of the specific provisions of the proposal that my submission relates to. It is too difficult to try and maintain a struggling business and understand the full plan.
 - a. my submission 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 not consider presenting a joint case with them at the hearing.

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, call 04-570-6666, or write to us at Private Bag 31912, Lower Hutt 5040.

Introduction

- I am a fan of heritage buildings and the Jackson Street heritage precinct.
- Heritage Precincts are a popular leisure time destination when heritage buildings are beautifully, classically & tastefully restored.
 - See Jackson Street. Europe. Central Sydney / Melbourne. Parnell (a combination of heritage and new sympathetic buildings.) Etc.
- Petone 2040 recognised the Jackson Street Heritage Precinct of as the Jewel in the Petone Crown.
- However,
 - in the current impossible economy,
 - and with the introduction of paid parking that has significantly reduced shopper numbers and therefore business profitability,
 - and therefore the ability of rents to pay for the heritage buildings
 - and with the suggestion in the draft plan that smaller (less than 400m²) commercial premises may be allowed in the big box commercial areas
 - and the maintenance of the current 10m height rule in its current form
- the future of the Heritage street is at risk, and will unlikely survive. Allowing points 3 and 4 above will see the heritage precinct return to the rundown Jackson Street of the 1970's/80's/90's.

Some further personal background

- I have a retail business in the heritage street that is no longer profitable after the introduction of paid parking. I also own the building it operates from which is also no longer profitable, and now a poor investment choice.
- The Heritage Precincts now has significantly reduced customer numbers and its future is uncertain and highly at risk.
- The businesses that lease these smaller heritage buildings are more highly discretionary smaller turnover businesses.
- While they add vibrancy to the community village they struggle to survive a challenging economy as say compared to necessary businesses. EG The two supermarkets, Mitre10, Bunnings, K Mart, Brisoces, and the Mall – all busy and with free parking..
- In addition, costs are high to insure and maintain the heritage buildings, and the public good is paid by private, often smaller, investors. It can only continue to exist if the businesses are profitable, and there is sufficient income from floors above the ground commercial floor.
- The current 10 meter rule prevents this and risks the future of the heritage street, so does the loosening of permitted activity at the big box end that would allow the development of smaller retail commercial spaces that would see tenants move off the heritage precinct to the big box areas.
- With the removal of permitted activity below 400m² in the big box area, and the maintenance of the 10m height rule, in its current form, the heritage precinct will struggle to be profitable and therefore is not going to have the funds to survive.

Some History

- By 1990, Petone was located between Wellington and Lower Hutt central business districts and provided opportunities for affordable housing and commercial/retail enterprises.
- **In 1996**, the Historic Places Trust recognised Jackson Street as an Historic Precinct.
- **By the early 2000s** Jackson Street took on a whole new flavour. Eating places, specialty food stores and boutique shops, as well as art galleries were the new style.
- People were coming back to Petone because of the interesting activities taking place in Jackson Street, and they wanted to live in this vibrant created precinct.
- The Jackson Street Programmes works towards the economic viability of the Heritage Precinct and Petone.

Submission point number - 1

#	Chapter	Provision	Position	Reasons	Relief sought
Submission point number - 1	Metropolitan Centre Zone (MCZ).	Allowing small less than 400m2 commercial retail and hospitality developments in the big box area of Petone	Oppose any small commercial developments below 400m2 floor area.	Partly covered in my introduction remarks, but allowing smaller developments in the big box parts of Petone will see businesses move there. The Heritage Precinct, with higher costs, will fail to be profitable, and this will see it revert to the run down, empty scenario of the late 1900's.	Keep current provisions that disallows development of smaller than 400m2 commercial premisses in the non Heritage – Big Box Western Areas of Petone.
	Maybe SCHED1 Heritage Buildings and Structures		The status quo would preserve the unique relationship between the Heritage Precinct and the Western big box end.	The distinction between the big ox retailer stores and the Heritage Precinct has helped the rejuvenation of the Heritage Precinct. Removing this will fall to see Heritage supported.	
	HH-SI Jackson Street Heritage Area				

Submission point number - 2

Submission Point 2	Chapter	Provision	Position	Reasons	Relief sought
2	HH-2 Heritage Petone Chapter 2 10m Building Height restriction in the Jackson Street Heritage Precinct	Not currently allowing development higher than 10 meters in the Heritage Precinct.	Amend to 18 to 20 meters building height with a 5m setback and with some restrictions to heritage street front and design that enhances the beauty of the heritage street	Small buildings with higher costs in a climate risk zone, and with vulnerable retail and hospitality tenants are insufficiently profitable to see future maintained buildings. Accommodation on floors above the ground commercial floor will ensure profitability and the survival of the heritage precinct into the future. It will also provide needed housing and density.	Keep 10 meter rule, or adjust to 15 meters for a heritage preserved building at the street front. Have a 5 meter setback to preserve the heritage street scape, and allow a 5 meter heritage ground floor, from street front to section back, then allow another 3 (maybe 4) modern floors above the heritage ground floor, with setback.

Submission Point 2 Continued

- The Problem with the current 10 meter height rule.
- The Heritage Precinct faces increased costs
- Buildings are no longer economically viable
- Maintenance and upkeep can only be paid from profitable tenants
- Retail and hospitality is high risk and banks will not lend on this
- Higher buildings, with a setback, that enhance and improve the beauty of the heritage precinct, will ensure profitability into the future. See images to follow.

Example of 10m Rule problem



- Need to increase ground floor retail for business to grow
- Banks won't lend on retail – too risky
- Need a Design that will
 - Extend heritage ground floor retail from the street entrance to back of new building – so it visually looks like original heritage building ground floor
 - Then build a new building behind and on top with a setback from the street
 - With 3 floors of apartments on top
 - The income, more certain from from apartments, will pay for the building and upkeep
 - And ensure the future of the heritage precinct.

Current 10 meter height rule



- Based on many heritage building being 2 heritage storeys high
- Completely possible to add a floor (even at the street front) without detracting from the street & heritage look and feel
 - Can add further floors behind street front (setback)
 - making the heritage buildings economically viable into the future.



Heritage 3 and new 4 storey near the same height

Maintain Heritage & Provide Economic Viability

- It's crucial we maintain and enhance the Heritage look and feel
- This is what makes this a street the public want to shop & dine at
- But also need to allow income from buildings, as they require upgrading, to cover increased costs and be economically viable
- Not to do so is a significant risk to the heritage street
- **Need to change the 10m rule to allow**
 - **Could be the current 2 or maybe 3 heritage floors at street front**
 - **Then 3 or 4 modern floors above the heritage height ground commercial floor.**
 - **With appropriate design and setbacks to maintain/enhance the street look and feel**
- This is completely possible.

Some additional images stressing meeting design criteria in the approval process is important



- The Stellin building replacement design is important because it takes an entire block, in the heritage precinct.
- The rigorous design approval process/phase was important in ending up at what is a beautiful building that fits in with the heritage street
 - The two lower floors fit in with existing heritage buildings,
 - The third floor, setback does not detract, in fact overall the modern third floor and rear down the side street accentuate the heritage portion of the building
 - Could be a larger setback
 - Could allow at least 1 more floor, or two more floors
 - Up to 18 to 20 meters.

Designs that could have benefits from the same design process as the Stellin Building Replacement



The Firemans Arms building replacement. An ok building, but doesn't fit in or enhance the heritage precinct, This is neither a heritage building, or a beautiful new look building that enhances the Heritage precinct.

And another



The Queen of Jackson

This building does not aesthetically add to the streets heritage appeal.