

District Plan Review for Petone



Discussion Document

June 2009

This District Plan Discussion Document follows on from the Petone Vision Statement.

The Vision Statement sought to answer the Question:

What will Petone be like as a place to live and work in 5 years time?
In 20 years? And even longer term?

The outcome was the final Petone Vision Statement (published in 2009) - the result of submissions, discussions and workshops over several months with Petone residents and businesses.

It outlines 4 major elements which the community identified as important in considering the future of Petone:

- ◆ Element 1: A distinguishing feature of Petone is it being a unique heritage place.
- ◆ Element 2: Growth in Petone will be managed in an economically and environmentally sustainable manner.
- ◆ Element 3: We recognise that Petone has to be a real place for our people.
- ◆ Element 4: Petone needs an attractive and vibrant village culture at its heart.



In this first phase of reviewing the District Plan provisions for Petone we have used the elements in the Petone Vision Statement as starting points for the discussion.

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1. Introduction

The District Plan sets out rules and guidelines concerning the what and where of activities and buildings. It's about the use and development of land and sets out the policies and rules the council will use to manage land-use and subdivision in Hutt City.

By looking at the District Plan you are able to find out if you need resource consent for the activity you want to do or whether you can do it as of right. You can also find out what other people can do on their properties around the area.

Hutt City Council is now reviewing these planning rules for the Petone area.

Other reviews are already on the way:

- The Residential Review is looking at changes to the policies and rules for the residential areas throughout the city. Proposed Plan Change 12 has been notified and the summary of submissions has been published for further submissions, closing 19 June (see pg. 5).
- The Review of the CBD is considering changes concerning the Central Area. The discussion document was open for consultation and a proposed Plan Change is currently being developed.
- The Heritage Review has been started only recently and the first phase is to be completed shortly (heritage inventory project).

This discussion document lists what we think are the key issues for the different activity areas in Petone. The District Plan Review for Petone covers the area from

Wakefield Street down to the foreshore and from the top of the hill suburb of Korokoro to the Hutt River.

It is based on the Petone Vision Statement and on experience with the existing policies and rules – whether they are working and effective and where they need change or improvement to cope with predicted future developments and community needs.

Petone is a very important and unique part of Hutt City. It has a distinctive character and is well known for its vibrant commercial areas and attractive residential areas. Petone is significant in New Zealand history and this significance is reflected in the heritage look and feel of many parts of the area.

All these factors, the heritage, the vibrant and very unique mixture of small scale retail, cafes and restaurants on Jackson Street, the proximity of the foreshore and the diversity of people living here make Petone a very attractive and popular place with more and more people wanting to live or set up a business in Petone.

That is why we are looking at the provisions the District Plan makes for Petone and why we are seeking your feedback.

Your feedback on our ideas is important for the ongoing process of reviewing and changing the District Plan for the Petone Area.

2. Why are we reviewing the District Plan for the Petone Area?

This review is part of the rolling review of the District Plan.

There are various factors that indicate the need for a review:

- Changing demographics and expectations leading to changing housing needs (e.g. aging population and smaller families increasing the demand for smaller units, need for higher design standards and more energy efficient buildings);
- Growing awareness and appreciation of heritage areas and values;
- Growing development pressure especially in the Commercial and Business Areas;
- Increasing interest in the development of mixed use areas (e.g. commercial and residential activities together) as an appropriate approach to changing needs;
- Increasing pressure on transportation networks.



3. How you can give your view

What do you think about the issues raised and the changes considered in this discussion document? Please give us your opinion on the attached feedback form by:

Post:
District Plan Petone Review,
Hutt City Council,
Private Bag 31912,
Lower Hutt 5040

Fax:
(04) 570 6799

Alternatively you can give us your feedback via email:
petone.study@huttcity.govt.nz

Please feel free to add any of your own comments and include them with your feedback form.

Your responses will be analysed and will help the Council make decisions on possible changes to the District Plan for the area of Petone.

A formal Proposed District Plan Change will be prepared once public feedback on this document has been considered. Further submission opportunities will follow under the Resource Management Act processes.

Please provide your comments to us by:

Friday 24 July 2009

4. Issues and Approaches

In this section we will give an overview of the main issues we think are relevant for a review of the District Plan for Petone.

To help you understand some of the planning terms we use in this document we have included a glossary (Appendix 1). We have also attached a map (Appendix 2) which shows the boundaries of the area under review and the various District Plan Activity Areas we discuss.

Copies of the District Plan are available at all the city libraries and at the Council Administration Building in Laings Road.

The District Plan can also be accessed on Council's website:
www.huttcity.govt.nz

4.1 Residential Areas

Petone Vision

- ◆ Element 1: A distinguishing feature of Petone is it being a unique heritage place.
- ◆ Element 2: Growth in Petone will be managed in an economically and environmentally sustainable manner.
- ◆ Element 3: We recognise that Petone has to be a real place for our people.

In the current District Plan most of the residential areas of Petone are classified as 'General Residential Activity Areas'.

Within these General Residential Activity Areas there are some areas identified as Higher Density Residential Areas. Here the District Plan allows smaller net site areas and higher site coverage. Hutt City District Plan currently seeks to provide for higher density along major transport routes and around commercial centres. In Petone these Higher Density Areas are located between the Esplanade and Jackson Street, the blocks north of Jackson Street and the area along Cuba Street.

Other Residential Activity Areas in Petone are Historic Residential Activity Areas (Patrick Street and Riddler's Crescent) and Hill Residential Activity Areas in Korokoro.

Petone is a unique place in the Wellington region and there is an increasing awareness of this fact. It is therefore becoming a very popular place to live. Growth is happening in Petone and with this review we hope to find ways to manage that growth appropriately.



General Residential Area

Most of Petone's housing is located in General Residential Activity Areas.

In General Residential Areas the minimum net site area is 400m², with a maximum site coverage of 35 %.

Currently there is a review of the residential provisions in the District Plan (Proposed Plan Change 12*) that aims to provide a greater housing choice throughout Hutt City to meet changing needs. Proposed Plan Change 12 also proposes to amend the rules for side yards, recession planes, building length and some other standard requirements.

If adopted by Council many of the proposed changes will be effective for General Residential and Hill Residential Areas in Petone, the exception being those changes relating to extending higher density residential areas and multi unit housing. Petone has been excluded from the changes proposed for higher density areas because of the special character of the area and this issue will be looked at now within this Petone Review (see pg. 6).

Petone has a unique settlement pattern with small site sizes and single storey houses located close together. The requirements for side yards or recession planes can be difficult to apply in some parts of Petone.

Many areas of Petone are regarded as being different from other residential areas in Hutt City due to their special character, although they are not protected as heritage areas. We are thinking about creating a character overlay for residential areas in Petone. A character overlay would recognise the special character of an area without being necessarily heritage focussed (see pg. 9).

Issues

- Are the existing rules for site size and site coverage in General Residential Activity Areas effective?
- Are the rules relating to how a house can be located on a property such as side yards and recession planes effective in all parts of Petone?

* For more details on Proposed Plan Change 12 please visit www.huttcity.govt.nz or contact HCC's Environmental Policy Division, Phone 04-570 6666.



Higher Density Residential Area

Demographic changes, such as the growing percentage of older people and smaller families, will lead to a demand for greater housing choices. There will be a rising demand for more affordable housing, for smaller houses, townhouses and apartments.

Higher Density Residential Areas are part of General Residential Activity Areas but provide the opportunity for higher dwelling densities.

In Higher Density Residential Areas the minimum section size (net site area) is 300m² with a maximum site coverage of 40% whilst elsewhere in General Residential Areas the net site area is 400m² with site coverage of up to 35%. Other rules like building height and recession planes are the same as in General Residential Areas. These higher density areas are generally located along major transport routes and around commercial centres.

In Petone the District Plan shows Higher Density Residential Areas along Cuba Street, along the eastern end of Jackson Street and in the area between Jackson Street and the Esplanade.

In the area between Jackson Street and the Esplanade the building density is already higher than average, due to smaller lot sizes.

Proposed Plan Change 12 proposes that within Higher Density Residential Areas

multi-unit (3 or more) developments should be provided for as a restricted discretionary activity (requiring a resource consent with Council's discretion limited to considering the effects relating to amenity values, traffic effects and landscaping). A Design Guide would also be introduced to ensure quality of design in multi-unit developments.

Due to their special character the existing Higher Density Residential Areas in Petone were excluded from the above proposed provision. Instead Proposed Plan Change 12 proposes multi-unit housing be a discretionary activity (requiring a resource consent, with Council having unrestricted discretion to consider all the effects of the development) in the Higher Density Residential Areas in Petone.

Issues

- Are the existing rules for site sizes and coverage in Higher Density Residential Areas effective?
- Is there a need to expand or reduce the existing Higher Density Residential Areas?
- Is there a need for a special design guide for development in Higher Density Residential Areas in Petone?
- Should the Higher Density Residential Areas in Petone allow for multi-unit housing as proposed for other areas in Hutt City?

Historic Residential Area

The only Historic Residential Activity Areas in the Hutt City District Plan are both located in Petone.

One Historic Residential Area is located along Patrick Street. It has a considerable number of Workers Dwelling Act (1905) houses, meaning that they were the first state houses in the world.

The second Historic Residential Area is Riddler's Crescent and is characterised by many examples of Victorian villas and cottages, erected at the turn of the last century.

In these areas all exterior redevelopment, alteration, repair or modification of any building or structure that is visible from the road requires a resource consent application to be made. This includes the painting of the exterior walls as well as fences. The District Plan provides design guidelines in order to assist owners.

Issues

- Are the existing rules and design guidelines for Historic Residential Areas effective?
- Should there be more Historic Residential Areas and if so where?



Hill Residential Area

The only Hill Residential Activity Area in Petone is the suburb of Korokoro. It overlooks Petone and is characterised by steep slopes and lower density residential development.

Residential sites in this area are subject to development constraints due to the steep topography.

In Hill Residential Activity Areas the minimum net site area is 1000m² with a maximum site coverage of 35%.

To carry out any earthworks in this area a resource consent application is also required.

Other rules such as minimum yard requirements, recession planes and building length are the same as the General Residential Activity Area rules (currently under review as Proposed Plan Change 12).

Issues

- Are the current rules for Hill Residential Areas effective?
- Are the views to and from Korokoro effectively protected by the current rules?



Character Overlay

A character overlay is a planning instrument applied to areas that have been determined to have a unique character and values that need special protection. These values do not necessarily relate to heritage, they could relate to a type of building form, architectural style or feature. The purpose is to maintain the special character of identified areas. It would establish rules and design guidelines specifically tailored for the area covered by the character overlay.

Considering the special and sometimes unique character of parts of Petone's residential areas a character overlay could be a good instrument to protect this distinct character without implementing the usually much stricter regulations of a heritage classification (see pg. 7).

A first step would be to figure out which areas would be recognised as having a distinct character that needs protection and what the special features of these areas are (e.g. uniform height, building age, street appearance).

The next step would be to develop special rules and design guides that protect the special character for those areas.

On the negative side a character overlay might deter growth and development for these areas. There might be potential conflicts between the need for change and greater housing choice and the desire to protect the existing character of some areas.

So the question of which areas of Petone should be protected and which areas would be suitable for growth should be considered carefully.

Issues

- Could a character overlay for parts of Petone's residential area be an appropriate instrument to protect the special character of these areas?
- Is the protection of the special character of some areas more important than the need for greater housing choice and higher density?
- Which areas would you identify as having a distinct character and are they in need of protection by a character overlay?



4.2 Commercial Area

Petone Vision

- ◆ Element 1: A distinguishing feature of Petone is it being a unique heritage place.
- ◆ Element 2: Growth in Petone will be managed in an economically and environmentally sustainable manner.
- ◆ Element 4: Petone needs an attractive and vibrant village culture at its heart.

Petone Commercial Area

The Petone Commercial Activity Area is mainly located along Jackson Street and divided into two areas of very different character in the District Plan (Chapter 5B).

Area 1

Area 1 is located on both sides of Jackson Street between Victoria Street and Cuba Street and is characterised by smaller sites, adjoining residential areas and a distinctive built form, style and character. In this commercial area the maximum building height is 10m and residential activities above ground floor level are provided for as well as the usual commercial activities on all floors.

One of the objectives of the District Plan for this area is to ensure that the distinctive character of buildings and structures is retained and enhanced. To achieve this specified design performance standards have been established and all external alterations and repairs to existing buildings, as well as the

construction of new buildings, are assessed against these design performance standards. As a result all new signage and exterior painting on buildings in Jackson Street requires a resource consent application.

The questions we are asking now are whether heritage and special character along Jackson Street are protected appropriately or if the existing rules are too strict (e.g. the need for a resource consent for repainting).

Is there a need for a new modified Design Guide or are the existing design performance standards efficient?

Area 2

Area 2 is bounded by Te Puni Street, Hutt Road, Petone Avenue and Victoria Street and provides for large scale retailing (over 500m²). It already includes a mix of industrial, commercial and retailing land uses but excludes any residential activities. The provisions of Area 2 cater for large scale vehicle oriented retail activity and other large scale activities (e.g. Pak'nSave, the Warehouse). The maximum building height in this area is



30m. The area is not directly adjoining residential areas and has good access to the regional transportation network.

We think that this area could be considered for transformation into a Mixed Use Activity Area allowing for smaller scale retail and residential activities to be added to the other uses already provided for in the area. It has the potential for growth and higher density without interfering with special character or heritage areas. It's close to shops and restaurants on Jackson Street as well as the foreshore with its recreation activities. Furthermore the area has very good access to public transport (railway and bus station) and is close to State Highway 2.

All these factors make the area highly attractive for residential developments as well as office and retail activities.

For all these reasons we think it would make sense to create a new chapter in the District Plan for Area 2 as a Mixed Use Activity Area.

This new Mixed Use Area could also include much of the adjoining General Business Area south of Jackson Street (including the Esplanade West Area, see discussion in 4.3 and map on pg. 31).

Boundary between Area 1 and Area 2

There has been interest in providing for residential activities in the block surrounded by Petone Ave, Jackson Street, Victoria Street, and Campbell Terrace. This area borders onto the Petone Commercial Area 1. One option to

provide for residential use is to adjust the boundary of Area 1 down to Petone Ave, this would allow for residential activities above ground floor level. However many of the provisions in the Petone Commercial Area 1 are based around the Historic Area status of Jackson Street between Victoria Street and Cuba Street. And Area 1 has a height restriction of only 10m in line with the character of the heritage area.

Issues

Area 1

- Are the existing rules and guidelines for the historic commercial part of Jackson Street (Area 1) effective?

Area 2

- Should Area 2 and the adjoining General Business Area be considered for transformation into a Mixed Use Area?

Boundary between Area 1 and Area 2

- Is the boundary between Area 1 and Area 2 in the right place?



4.3 Business Area

Petone Vision

Statement 2: Growth in Petone will be managed in an economically and environmentally sustainable manner

General Business Area

General Business Activity Areas are intended to provide for a mix of industrial and non industrial uses (such as certain commercial recreational activities and training facilities). Currently retail activities are not encouraged within the General Business Activity Areas as they are provided for in the nearby Commercial Activity Areas (see 4.2).

The General Business Areas in Petone are mainly located along the entrance routes of the City. One of the objectives of the District Plan is to maintain and enhance the visual appearance of these main entrance routes.

Main entrance routes passing through General Business Areas within Petone are: Hutt Road, The Esplanade, Waione Street and State Highway No 2.

Once completed the new Dowse Interchange will create another main entrance into the City. It will be the point at which many road users enter and exit the state highway. This should decrease traffic entering and exiting at Petone significantly.

The land on either side of the new SH2 alignment between the railway line and the newly formed Pito-One Road, to the west of SH2, will be redeveloped when construction of the upgrade is finished. This land is part of the General Business Activity Area.

For all buildings within General Business Areas along main entrance routes, including SH2, there are specific rules and design requirements in the District Plan.

There is also a special 30m height limit and provision for visitor accommodation in the Esplanade West Area (Appendix General Business 2 of the District Plan, see map on pg. 31). This area includes, but is not limited to, the General Business Activity Area properties from Sydney Street west along The Esplanade to the roundabout. Visitor accommodation includes motels and hotels but the current rules do not provide for restaurants or cafés (even within hotels).

All other parts of the General Business Activity Area have a maximum building height of 12m.



In the recent past there have been a number of enquiries about provision for residential activities in the Esplanade West Area.

Due to the proximity to the foreshore and to public transport we are considering allowing for commercial uses, retailing, restaurants and cafés in this area along with residential activities. This could be achieved by creating a Mixed Use Activity Area at the western end of The Esplanade. The introduction of these provisions could create a walkable neighbourhood, increase the number of pedestrians in the area and make it livelier and more vibrant.

At the eastern end of The Esplanade the General Business Area forms a buffer between the residential areas on its western side and the industrial uses in Seaview/Gracefield. The area is poorly connected to public transport and shopping facilities. Therefore we do not think it would not be appropriate to encourage Mixed Use here.

Another disadvantage of establishing Mixed Use in this area might be that there is less land left for genuine industrial uses (which are not consistent with more sensitive activities such as residential). Currently, there are business activities in the area that are not compatible with residential activities. These activities have effects such as noise, vibration, traffic and odour.

When residential activities establish in areas like this complaints are often made by residents about the noise or odour from the industrial users who are operating legitimately in the area. This is referred to as reverse sensitivity and we question whether this could be managed with a requirement for insulation or any other mechanisms (for both the residential and industrial buildings).

A further issue raised by some Petone residents is that currently the District Plan may not provide rules and regulations to sufficiently protect residential amenity values where General Business Areas are directly next to Residential Activity Areas.

Issues

- Should the Esplanade West Area be considered for transformation into a Mixed Use Activity Area?
- Should the other General Business Areas in Petone remain unchanged to avoid issues of reverse sensitivity?
- Should rules be introduced into the District Plan to protect adjacent residential areas?



4.4 Recreation Areas

Petone Vision

- ◆ Element 2: Growth in Petone will be managed in an economically and environmentally sustainable manner.
- ◆ Element 3: We recognise that Petone has to be a real place for our people.
- ◆ Element 4: Petone needs an attractive and vibrant village culture at its heart.

General Recreation Area

General Recreation Activity Areas include both public and private owned recreation space like parks, reserves, sportsgrounds, golf courses and tennis courts. The General Recreational Areas in Petone include the Petone Recreation Ground, the Shandon Golf Course, the Hikoikoi Reserve, the Belmont Regional Park and other hill reserves in Korokoro.

General Recreation Areas provide for recreation activities and ancillary activities. It is considered important to make sure that the activity carried out is compatible with the character of the land (e.g. protection of steeper areas covered in bush from inappropriate use like a sportsground).

For all buildings and structures required for the purpose of a recreational use (e.g. public toilets and maintenance buildings) it must to be ensured that the external appearance of these buildings and structures has no negative effects on

either adjoining activities or on the Recreational Area itself. The size of buildings in General Recreation Areas is also restricted to avoid buildings cluttering up the open space.

Issues

- Are the existing General Recreation Areas sufficient considering their size, location and accessibility?



Special Recreation Area

The Petone Foreshore is one of the three Special Recreation Activity Areas in Hutt City and the only one in Petone. It is considered important that the number of buildings and structures in this area is restricted so the open space character is protected.

Some interest has been expressed in constructing and using new buildings for recreational activities, especially at the Korokoro end of the foreshore.

Current District Plan rules discourage any new buildings or additions to existing buildings (e.g. the Settlers Museum or the rowing club buildings).

Another important issue is to ensure that the public have access to and along the coastal marine area.

The Petone Foreshore Area covers the Petone foreshore up to Oriental Street but not the Hikoikoi end of the foreshore. Depending on the future use of the Hikoikoi area it might be an option to zone this part of the Petone Foreshore as Special Recreation as well.

Issues

- Should more buildings be allowed at the Korokoro end of the foreshore to provide for a wider range of recreational activities (especially watersport)?
- Are the ecological values of the foreshore sufficiently recognised?
- Should the Hikoikoi area be included in the Special Recreation Area?



River Recreation Area

The River Recreation Activity Area covers the City's rivers and margins. In Petone this is the western part of the Hutt River up to the railway bridge including the adjoining banks and the western Hutt River mouth.

These areas provide for a wide range of low impact recreation activities such as fishing and swimming and excludes motorised activities.

The only buildings in the Petone part of the River Recreation Area are the boat sheds on the western side of the River mouth (43 Marine Parade).

Issues

- Are the ecological values of the River Recreational Area sufficiently recognised?
- Should the existing boat sheds (43 Marine Parade) be protected?



4.5 Heritage

Petone Vision

- ◆ Element 1: A distinguishing feature of Petone is it being a unique heritage place.
- ◆ Element 4: Petone needs an attractive and vibrant village culture at its heart.

One of the results of the Petone Vision Statement was that heritage has a very high significance for the Petone community.

It was considered the most important element of the four under consideration.

At the moment there are three ways that the District Plan protects buildings and structures that are contributing to the heritage of the City:

First is a list of buildings and structures that are registered by the New Zealand Historic Places Trust in Appendix Heritage 1, for example the Petone Settlers Museum and the Patrick Street Workers' Dwellings Precinct.

Second is a list of a number of buildings and structures that have been identified as being of historical value but are not registered by the New Zealand Historic Places Trust in Appendix Heritage 2. e.g. Petone Community House - 6 Britannia Street and the Old Court House - 13 Elizabeth Street.

For the buildings and structures listed in these two appendices there are rules concerning demolition, relocation and alterations to exterior facades in the Heritage Buildings and Structures Chapter (14F).

The third way is to classify the buildings in Patrick Street and Riddler's Crescent as Historic Residential Activity Areas and those along Jackson Street as Petone Commercial Activity Area (Area 1) and establish special objectives, policies, rules and design guides for these areas. These special provisions include rules regarding alterations and signage.

Hutt City Council has started a heritage review. The first phase of this review is a heritage inventory project that should be completed shortly. The results of this inventory will be taken into account for the further review of heritage in Petone.

Issues

- Are the existing rules and design guides for heritage sufficient?
- Should more buildings or areas be included? If yes, which?



4.6. The Esplanade

Petone Vision

- ◆ Element 2: Growth in Petone will be managed in an economically and environmentally sustainable manner.
- ◆ Element 3: We recognise that Petone has to be a real place for our people.

In the District Plan The Esplanade is regarded as being one of the most important entrances to the city. The Esplanade is the link between the business areas and the residential area on its northern side and the foreshore on its southern side.

Furthermore The Esplanade and adjoining land forms one of the very few areas around Wellington Harbour that is not directly bounded by hills at the back or dominated by high rise buildings. It has a unique rather flat profile.

There are three distinct areas along The Esplanade. These areas are the business and commercial area at the western end, the residential component, and the industrial area at the eastern end.

The Business and Commercial Area at the western end of The Esplanade is mainly part of the General Business Activity Area that already has special provisions (Esplanade West Area, see map on pg. 31). These include a 30m height limit and provision for visitor accommodation.

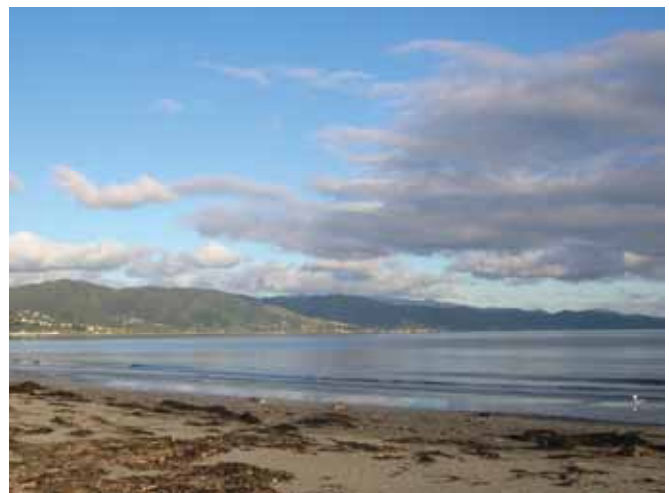
There have been a number of enquiries

to allow residential, retail and restaurant activities in this area.

Due to the proximity to the foreshore and public transport it may be appropriate to encourage commercial activities, retailers, restaurants, and cafes in this area. The provision for residential uses above ground floor level could also be encouraged. The introduction of these activities could increase the number of people in the area and make the area livelier. This would be considered a Mixed Use Activity Area. (see discussion in 4.3)

The Residential Area along The Esplanade is purely Higher Density Residential (discussion in 4.2) with the usual residential maximum building height of 8m. This area provides for residential use only. Other uses like dairies or cafés that might increase the attractiveness of the foreshore are not provided for. Are there sites that could be rezoned to allow for these small scale activities?.

The Industrial Area at the eastern end of The Esplanade and along Waione Street is part of the General Business Activity Area.



It is recognised as one of the main entrance routes in the city. At Waione Street the small scale residential area changes into an industrial area with a very different character and appearance. Therefore the District Plan has some special provisions for this area to maintain the sense of enclosure which contrasts with the open sea views on other stretches of the entrance route into Petone. For example there are no requirements for front and side yards but buildings can be built up to the front boundary.

This area could be considered as another potential area for establishing a mixed use area that might include business, retail and residential activities. One disadvantage of this approach might be that there are currently activities in this area that are not compatible with residential activities because of noise, vibration, and odour effects (see discussion in 4.3). As a result there might also be less land left for the sort of industrial uses that are not consistent with more sensitive activities such as residential.

Traffic

Another issue concerning The Esplanade is heavy traffic. The traffic flows on The Esplanade are some of the highest for heavy vehicles in New Zealand.

One of the objectives in the Petone Vision statement is a reduction of the amount of traffic that uses The Esplanade. The most likely scenario to achieve this is a cross valley link. Reducing traffic

flows (especially heavy traffic) along the road would make the area more pedestrian and cycle friendly (see also 4.7).

Issues

- Should the Esplanade West Area be transformed into a Mixed Use Area?
- Should the District Plan provide for cafes etc in the residential area along the Esplanade?
- Should the more industrial area at the eastern end of the Esplanade remain a General Business Area?



4.7. Transport

Petone Vision

- ◆ Element 2: Growth in Petone will be managed in an economically and environmentally sustainable manner.

The Transport Chapter (14A) of the District Plan includes:

- The Roothing Hierarchy:

The District Plan aims to accommodate a roading network that is safe, convenient and efficient. For this purpose all roads have been categorised into either Distributer Roads for through traffic (e.g. The Esplanade and Cuba Street) or Access Roads (e.g. Bay Street and Emerson Street).

- Property Access and Manoeuvring Space:

The location and design of access to properties is managed to provide for safe entry and exit movements particularly in relation to intersections.

- Car and Cycle Parking:

Rules and Minimum Parking Standards are established to provide adequate car parking in a safe and visually attractive manner. Parking requirements are based on the type and scale of an activity and on the amount of traffic it attracts.

- Loading and Unloading:

Rules are established to assure that adequate on site loading and unloading provisions be made in a safe and attractive manner.

State Highway 2 - Dowse to Petone upgrade

The New Zealand Transport Agency is currently undertaking a major project to improve vehicular access to and within the lower valley.

The major feature is the new grade separated Dowse Interchange on State Highway 2 (SH2). This will have a major effect on regional and local access to Petone and the Hutt Valley.

There will be a significant reduction in north bound traffic volumes over the Petone overbridge on to Hutt Road.

Korokoro will no longer have direct south bound access to SH2 and instead will be required to use Hutt Rd and the Petone overbridge before connecting with SH2.

Future Cross Valley Link?

High traffic volumes along the foreshore have degraded the recreational and residential environment and severely restricted peak hour access and movement.



There is a proposal for the future to connect the Gracefield and Seaview area more directly with the Dowse Interchange. This would form a cross valley link and remove a high proportion (if not all), of the through traffic along The Esplanade. It could also form the basis of a regional connection, currently being considered, between Gracefield and Grenada.

Jackson Street

The Jackson St commercial and retail area has developed a unique local and regional character which attracts many visitors. This has begun to create access and circulation issues. As a result parking in and around Jackson Street is becoming more and more of an issue.

WelTec

WelTec students park their cars in the streets surrounding the campus which can cause inconvenience and problems for residents (see 4.9 for more discussion on WelTec).

Walking/Cycling

An important part of the recent visioning exercise was the emphasis placed on walking and cycling (both as a means of commuting and as a form of recreation).

In addition, Petone is a cycling destination in the network of recreational cycling opportunities around the river, along the foreshore, and the Korokoro hills.

Issues

- Should the existing Roading Hierarchy for Petone be reviewed?
- Are the current provisions and standards for parking good enough?
- Should there be more/better provisions for walking/cycling established?



4.8. Urban Amenities

Petone Vision

- ◆ Element 1: A distinguishing feature of Petone is it being a unique heritage place.
- ◆ Element 2: Growth in Petone will be managed in an economically and environmentally sustainable manner.
- ◆ Element 4: Petone needs an attractive and vibrant village culture at its heart.

Signs

Signs can have positive as well as negative effects on the environment. The effect a sign can have does not only depend on size, design and frequency but also on the location. Therefore the District Plan provides rules created specifically for each Activity Area.

In residential areas inappropriate signs can have an adverse affect on visual amenity whilst in commercial or business areas there is a much higher demand for advertising and signs can be an accepted feature.

As a result the current District Plan rules for signs for residential areas are much more restrictive than those in commercial areas.

Chapter 14B of the District Plan contains the general rules for signs for all Activity Areas. The rules cover size, height, and design.

Special provisions apply to the Petone Commercial Activity Area 1 (Jackson Street) where all signs require resource consent. For this area design performance standards have been created that cover Signs and Lighting. These Design Standards are specified in 'Appendix Petone Commercial 1' of Chapter 5B, Petone Commercial Activity Area in the District Plan.

Issues

- Are the existing rules for signs good enough?
- Are the signs provisions in the Design Guide for Jackson Street adequate or too restrictive?



Noise

Noise is managed in Chapter 14C of the District Plan by providing maximum noise levels for different areas. For example residential noise standards are much higher (meaning that the permitted noise levels are much lower) than those for industrial and business areas.

Allowing and encouraging residential activities in commercial and business areas could require active protection of residential amenity. One possible approach would be a requirement for acoustic insulation for residential developments in these areas to protect existing users from reverse sensitivity - that is when new residential users complain about the noise coming from existing industrial or commercial activities

If the approach of introducing Mixed Use Activity Areas (e.g. residential, retail and business) were to be encouraged it could result in more restrictions for noise generating activities on the one hand (restricted hours of operation, increased sound insulation) and/or in requirements for active protection for the more sensitive activities (e.g. external sound insulation for residential developments).

Issues

- Are the existing noise rules in the District Plan efficient?
- Should new residential developments in Mixed Use Areas be required to insulate against noise from surrounding commercial areas and vice versa?



Wind

Building form, height and location can greatly affect wind flow patterns and speeds and this may have adverse effects on pedestrians.

Although wind is known to be an issue for taller buildings (over 12m building height) there are no current provisions in the District Plan concerning wind. The original wind rules that were in the District Plan have been removed because of technical issues with their workability.

The District Plan is under review for this issue. Any wind rules introduced will be effective for the entire city and not only for certain areas.

Issues

- Should wind rules for taller buildings be established and applied throughout the city, including Petone?



Views

The views from Petone to the surrounding hills, especially to Korokoro (and vice versa) and the eastern hills are part of the special character of this area.

The views from Jackson Street to the Petone foreshore are of similar value in their contribution to the unique character of Petone.

There could be restrictions on the urban form such as building heights to protect these view shafts.

Issues

- Are there particularly important views or view shafts in Petone that need special protection through the District Plan?
- If so, where are they and what makes them special?



Trees

Trees play a significant role in the City. The District Plan recognises the important function of trees and their contribution to the amenity values of the City.

The District Plan protects a number of notable trees throughout the city - these are listed in the Plan (Chapter 14G)

To be included as a notable tree a tree must meet some specific criteria such as size, species, age, condition and form or historical significance. These criteria were developed by the Royal New Zealand Institute of Horticulture.

To add new trees to the list of notable trees a plan change is required.

We would like to use this opportunity to find out more about trees in Petone that might meet the criteria for being recognised as notable trees.

Issues

- Which trees in Petone should be protected as notable trees?



4.9 WelTec

Petone Vision

- ◆ Element 2: Growth in Petone will be managed in an economically and environmentally sustainable manner.
- ◆ Element 4: Petone needs an attractive and vibrant village culture at its heart.

WelTec contributes to the unique character of Petone. It is a key employer and its students add diversity to the community and money to the economy.

The District Plan does not however make any special provision for its current use or future development.

Discussions have taken place between WelTec representatives and Council Officers on provision for WelTec's current activities and possible future development. These discussions will be continued now that the District Plan is being reviewed for the Petone.

One option for WelTec would be the establishment of a Special Activity Area with its own policies, objectives and rules about what can happen in a identified area. This could be achieved through a private Plan Change by WelTec or Council undertaking the Plan Change itself.

Another option would be to designate the site. This option would need a Notice of Requirement from the Ministry of Education.

The main issues to be examined and addressed as part of either process are:

- Parking
- Design Guidelines
- Safety
- Height and Bulk of buildings
- Transition to residential areas
- Signage
- Noise
- Encourage use of public transport
- Site boundaries

Issues

- Should a Special Activity Area for WelTec be created in the District Plan?



5. Appendices:

5.1 Appendix 1: Glossary

5.2 Appendix 2: Map of Petone

Copies of the District Plan are available at:

- ♦ all city libraries; and
- ♦ Council Administration Building,
30 Laings Road, Lower Hutt.

The District Plan can also be found on Council's website:

www.huttcity.govt.nz/publications-forms/District-Plan/

Appendix 1

Glossary

Activity Area

An activity area is like a zone; an area that has common attributes such as residential, business, commercial. Each type of activity area has its own objectives and rules in the District Plan. The Petone and Korokoro area have ten different kinds of activity area between them:

- ◆ General Residential
- ◆ Higher Density Residential
- ◆ Historic Residential
- ◆ Hill Residential
- ◆ Petone Commercial
- ◆ General Business
- ◆ General Recreation
- ◆ Special Recreation
- ◆ River Recreation

Activity status

A District Plan can use six activity types to help manage the effects of proposed activities and determine whether a resource consent is needed or not. These activity types are; permitted, controlled, restricted discretionary, discretionary, non-complying and prohibited.

◆ Permitted Activity

An activity that can be undertaken as of right (i.e. without the Council's specific consent) providing it meets any conditions specified in the District Plan. A resource consent is not required for permitted activities.

◆ Controlled Activity

In the District Plan, some permissible activities in some areas are 'controlled' if they relate to specific issues of concern to the Council. The Council must grant consent for such activities, but consent may be subject to conditions – such as complying with Design Guides when building in character areas. Most resource consent applications for controlled activities are non-notified.

◆ Restricted Discretionary

Council can grant or decline consent for a restricted discretionary activity. If granted, conditions can only relate to matters specified in the plan, such as traffic affects or amenity.

◆ Discretionary

Council can grant or decline consent for a discretionary activity. If granted, it can impose conditions in relation to any matter that helps to control any of the activity's potential adverse effects.

◆ Non-complying Activity

A resource consent may be granted, (with conditions,) or declined for a non-complying activity. The consent can only be granted if Council is satisfied that consent would be consistent with the objectives and policies of the Plan or the effects on the environment will be minor.

Prohibited Activity

A prohibited activity is one which the Plan expressly prohibits. An application for a resource consent relating to a prohibited activity cannot be made to Council.

Amenity

Relates to the qualities and attributes that enable people to enjoy living where they do. These may include access to sunlight, visual qualities, noise levels, open space, privacy, safety and other qualities.

Bulk & location

This term has two parts: A building's scale (height, width, length, depth) and its location on a site (setback, boundaries). The main issues associated with the bulk and location of a building are amenity-related because of its relationship with neighbouring properties and areas.

Character Area

The character of an area derives from those qualities – social, cultural, physical and economic – that distinguish it from its wider surroundings.

These may include the presence of buildings of a particular age, distinctive streetscapes, significant natural features, important public views, a diversity of uses, and more.

Design guide

General guidance for people wishing to undertake developments and construct buildings in an area. It would contain objectives and guidelines against which the urban design effects of proposed developments are assessed (as part of the resource consent process). It does not prescribe specific design solutions.

Designation

A provision made in the District Plan and under the RMA, allowing land to be

secured for public works or other projects providing essential services in the city. A designation may be sought by a local authority, a network utility operator or a ministry of central government.

Mixed use

The presence of a wide range of activities within a particular area. For example: residential, retail, recreational, commercial, institutional. In the past these activities have been separated off into different zones. It can be desirable to mix these uses together provided that issues of reverse sensitivity can be adequately addressed.

Net Site Area

The total area of a site for the exclusive use of a single dwelling unit including any area provided for parking, manoeuvring space and building. It does not include land held in common ownership, communal open space, communal parking and rights-of-way, and access legs to a rear site.

Resource consent

Permission from council for an activity that might affect the environment and that isn't allowed 'as of right' in the District Plan. In granting a resource consent, the council will consider what effects a proposed development will have on the environment, and whether it is consistent with the objectives and policies of the District Plan.

Resource Management Act 1991 (RMA)

New Zealand's main piece of environmental legislation that provides a framework for managing the effects of activities on the environment. The Act requires all cities and districts to have a District Plan that gives effect to the sustainable management principles laid down in the Act.

Reverse sensitivity

An increasingly common issue as more mixed use development takes place. It can occur when traditionally commercial or industrial areas start being used for residential purposes and residents object to the effects of the non-residential activities nearby – such as noise, smell or traffic.

Submission

This outlines your written comments, opinions, concerns, support, opposition or neutral stance about a proposed development, a notice of requirement for a designation, or a proposed policy statement or plan.

Workers Dwelling Act 1905

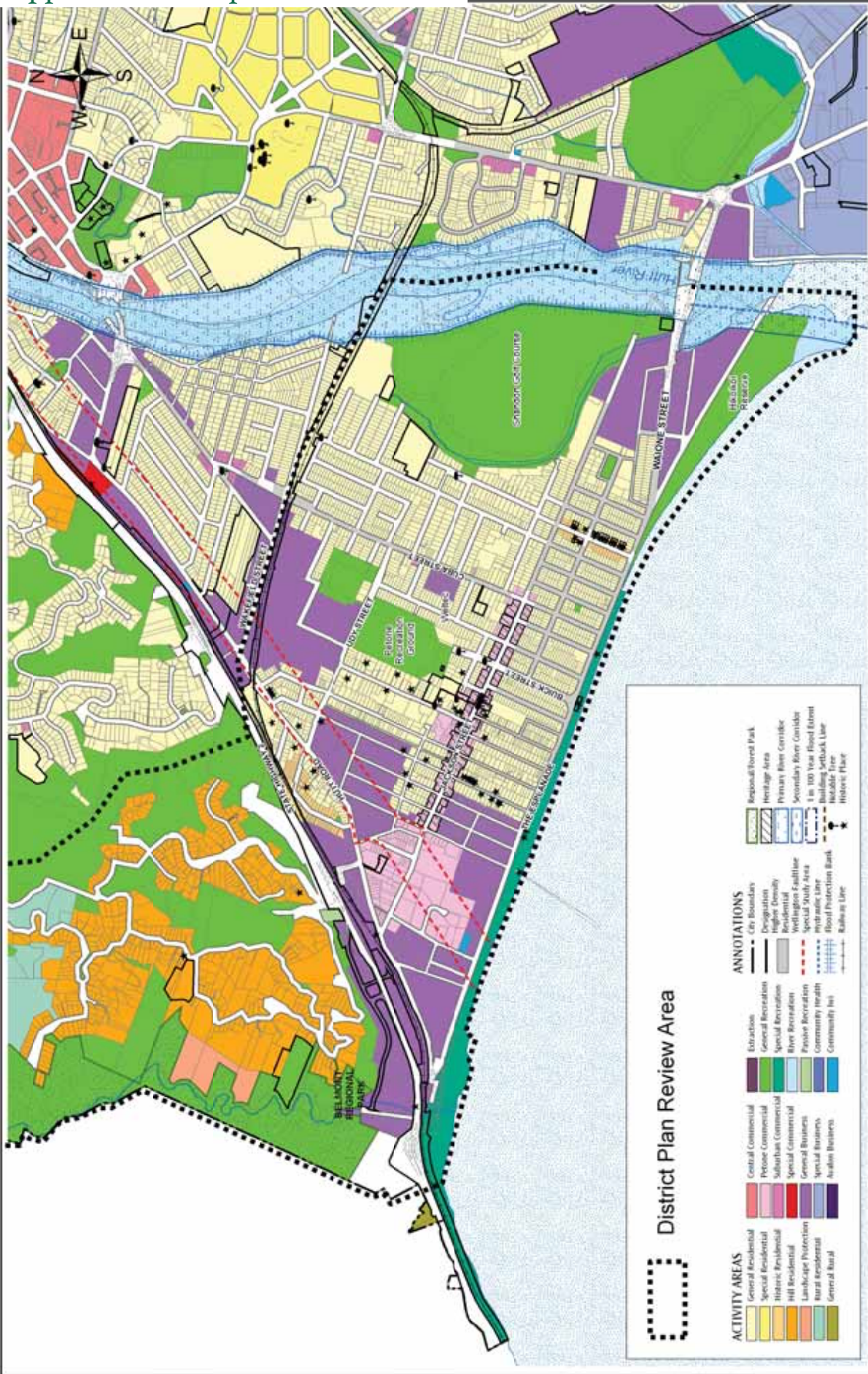
This historic Act was introduced by Prime Minister Richard Seddon. It allowed the government to design, build and rent out the first state houses in the world. Patrick Street in Petone was where the first of these houses were built due to the need for workers accommodation.

Esplanade West Area— Appendix General Business 2 of the District Plan

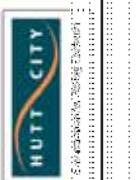
Appendix General Business 2



Appendix 2 - Map of Petone



CURRENT ACTIVITY AREAS WITHIN DISTRICT PLAN





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