



17 April 2015

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Richard Harbord  
Director of Planning and Regulatory Services  
Upper Hutt City Council  
Private Bag 907  
Upper Hutt 5140

Attention: Felicity Boyd

By email: askus@uhcc.govt.nz

Dear Felicity

**SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA TO  
UPPER HUTT CITY COUNCIL DISTRICT PLAN – PROPOSED (PRIVATE) PLAN CHANGE 40 -  
WALLACEVILLE**

**1. This is a submission on a change proposed to the following plan:**

Upper Hutt City Council District Plan – Proposed (Private) Plan Change 40: Wallaceville

**2. The specific provisions of the proposal that Heritage New Zealand’s submission relates to are:**

The rezoning of the former Wallaceville Ag-Research site for residential and commercial purposes, in particular the provisions relating to historic heritage features within this site.

**3. Heritage New Zealand’s submission is:**

- Heritage New Zealand supports the plan change.

**4. The reasons for Heritage New Zealand’s position are as follows:**

Heritage New Zealand Pouhere Taonga (Heritage New Zealand) is an autonomous Crown Entity with statutory responsibility under the new Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation and conservation of New Zealand’s historical and cultural heritage. This HNZPTA also confirms Heritage New Zealand as New Zealand’s lead historic heritage agency.

The existing heritage covenant on the former Wallaceville Ag-Research site applies to the Veterinary Laboratory (1905), The Library (Hopkirk Building) and the Furnace. The covenant resulted from Heritage New Zealand’s involvement in the Crown Land Disposal process. Accordingly, Heritage New Zealand is very interested in the future use and development of the covenanted land and the surrounding area. We were very pleased to be consulted during the

development of this plan change and note the following aspects, which we consider to be positive for historic heritage:

- The overall provisions of the plan change are aimed at facilitating a successful development of the overall site, with a high standard of amenity. This will maximise future adaptive reuse options for the heritage buildings on the site.
- The various provisions and associated explanations in the plan change clearly acknowledge the historic heritage values of the site and provide for their consideration and protection in the future use and development of the site.
- The plan change proposes to add the Hopkirk Building and incinerator to the heritage schedule of the District Plan, in addition to the Gilruth Building which is already on the heritage schedule.

While Heritage New Zealand supports the addition of the Hopkirk Building and the incinerator to the heritage schedule, it is noted that the operative heritage rules applying to this schedule are somewhat out of date, especially compared to the proposed rules that will apply to non-scheduled buildings in the Gateway Precinct (which is where the heritage buildings are located). For example, under Rule 20.30A, new buildings and significant external alterations to existing non-listed buildings in the Gateway Precinct are Restricted Discretionary Activities whereas, under Rule 26.1 of the operative district plan, external alterations to buildings on the heritage schedule are only Controlled Activities. While it is outside the scope of this plan change, Heritage New Zealand encourages the Upper Hutt City Council to review the heritage provisions of its district plan in due course.

**5. Heritage New Zealand seeks the following decision from the local authority:**

That the provisions of Proposed (Private) Plan Change 40 be approved.

**6. Heritage New Zealand wishes to be heard in support of our submission.**

Yours sincerely



Claire Craig  
General Manager  
Central Region  
New Zealand Historic Places Trust Pouhere Taonga

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