

# Submission on publicly notified proposed district plan

Clause 6 of Schedule 1, Resource Management Act 1991

## Privacy Statement

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To: Chief Executive, Hutt City Council

Via email to [district.plan@huttcity.govt.nz](mailto:district.plan@huttcity.govt.nz).

1. This is a submission from the Avalon Public Hall Society Incorporated, c/- Secretary, Barbara Whittington, on the Proposed Lower Hutt District Plan 2025.

My email address for service is [secretaryavalonpublichall@gmail.com](mailto:secretaryavalonpublichall@gmail.com). Phone [REDACTED]

2. I could not gain an advantage in trade competition through this submission.
3. I wish to be heard in support of my submission.
4. If others make a similar submission, I will consider presenting a joint case with them at the hearing.

## Introduction

5. The Avalon Public Hall Society Incorporated is a charitable organisation, registered with Charities Services NZ. The assets of the Society are the building known as the Avalon Public Hall, and the land it stands on. Our Rules, which were updated in 2022, require the Society to manage these assets for the benefit of the community of Avalon and the wider community of Lower Hutt. We are also required to facilitate any activities as the Society deems desirable, for the benefit of the community, local groups, local organisations, and the public in general.
6. The Society is run entirely by volunteers, and has been experiencing a lot of difficulty in recent years in getting people to join and manage the Society. We have contacted the Hutt City Council, Volunteer NZ, and others by word of mouth, all to no avail. There are only 7 active members. Our current President has just resigned from that role due to ill-health, our Treasurer does not want to continue on the Board for family reasons, the Vice President and I (Secretary) also wish to stand down, having stayed on for nearly three years longer than originally proposed. Our previous Booking Manager left in 2021; the Vice-President stepped up to take on the role, but we stopped taking bookings for one-off functions in 2024, mainly because of the workload, and now only have long-term/permanent hires.
7. In 2024, we were told that Urban Plus (Hutt City Council's development partner) was interested in discussing potentially buying the land for housing; moving the hall to a different place within the same neighbourhood and building community housing on the current Mabey Rd site. Nothing has come of this to date, but we believe that the proposed inclusion of the Hall in Schedule 1 of the District Plan would severely limit the future options for the existing Board for managing the assets of the Society, and would inhibit any potential organisations/people who may be interested in taking over the Society and/or its assets.

## Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought
1	SCHED1 Heritage Buildings and Structures	H152 Avalon Hall, 14 Mabey Rd Avalon	Oppose	<p>The building has some historic heritage value, but it is not significant, and the building does not need to be protected in the plan.</p> <ol style="list-style-type: none"> <li>1. The effect of controls imposed by the inclusion of the building in Schedule 1 would be disproportionate to the heritage value of the building. We would need resource consent for most significant construction or demolition work on the building (including relocating) it. The controls would severely curtail the ability of the Avalon Hall Society to continue its charitable contribution to the Lower Hutt community, and severely restrict options for future use/development.</li> <li>2. The building is not unique; there are other similar halls nearby. The Heritage Assessment itself notes that “the Avalon Hall is one of a number of community halls in the Lower Hutt area” (page 6 of HCC Heritage Inventory Assessment Form).</li> <li>3. Deletion of the inclusion would have little effect on the Avalon community. The hall may have mainly served the Avalon community in</li> </ol>	Delete 14 Mabey Road (Unique ID H152) from Schedule 1 of the District Plan “Heritage Buildings and Structures”.

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				<p>the past, but the majority of current hirers are not from the surrounding community; they are valley-wide groups.</p> <p>4. We disagree with the assessment that the hall “has high integrity value”. There are no significant physical vales to be “unmodified”, and the hall has no architectural heritage value. The hall may have been built a long time ago, but that does not in itself bestow heritage value. In addition, the subsequent additions are utilitarian and not particularly noteworthy.</p>	