

Submission on publicly notified proposed district plan

Clause 6 of Schedule 1, Resource Management Act 1991

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.

To: Chief Executive, Hutt City Council

Via email to district.plan@huttcity.govt.nz.

1. This is a submission from ANDREA HILTON on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is nzandrea28@gmail.com
3. I could not gain an advantage in trade competition through this submission.
4. The specific provisions of the proposal that my submission relates to, my submission on those provisions, 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 consider presenting a joint case with them at the hearing.

Introduction

7. I do not oppose St Bernard's being designated in the District Plan as land for educational purposes and I accept that it is an established use of the land however, I

believe that the designation should include conditions that prevent increased severity of existing adverse environmental effects or new adverse effects.

8. My home is in Anderson Grove, and my rear boundary is shared with St Bernard's College.
 - a. The rear of my section and house face northwest. This is important for my environment, and it also has positive flow on effects to the wider environment because:
 - i) On sunny winter days it is not necessary to heat the living area of my house, it is passively heated by the sun. My neighbours have also altered their houses to take advantage of this environmental effect.
 - ii) Being able to passively heat our homes contributes to sustainability for us and also the wider community. It reduces the consumption of electricity and fossil fuels.
 - iii) It is also possible to grow vegetables in our back yards, at least one of my neighbours has a substantial garden producing both vegetables and fruit. I also intend to grow more produce.
 - iv) Privacy is an important aspect of my back garden environment, and I am sure that my neighbours also value this and it currently we are able to socialise in our back gardens without the risk of being observed from the neighbouring property, St Bernard's College.
9. Parking is an issue in Anderson Grove and is becoming an issue in other nearby streets. Traffic in the mornings and afternoons is also hazardous. While I accept that traffic related issues have existed for a long time, I believe the designation should at least attempt to prevent them becoming worse.
10. Noise, I accept that there will always be noise from a school however, I believe that there should be reasonable controls on the level of noise.
11. In summary I want conditions inserted in the designation to protect my and my neighbour's environments from potential increases in adverse effects caused by the operation of St Bernard's College.
12. Further it is my understanding that the requiring authority, in this case Ministry of Education, can apply at anytime to alter or remove its designation however, it is not open to landowners who are affected by a designation to apply for the removal or alteration of a designation. Owners of suburban residences are not as well resourced as the Ministry of Education and the main option they would have would be to convince the Hutt City Council that the Council should alter the designation. Accordingly, it is important that conditions that protect the amenities of the wider environment be included when a designation is granted.

The Ministry of Education's notice of requirement description of the public work proposed is very broad without any conditions, this means that if the designation is granted as applied for absolutely anything for the purpose of education can be done on the site without reference to minor or more than minor adverse environmental effects.

13. I also believe that the consultation on the proposed designation is inadequate while it describes briefly what a designation is it does not explain the effect of the St Bernard's College designation on activities on St Bernard's College land. Designations are a technical creation of the Resource Management Act (RMA). The RMA is a mystery to the average New Zealand citizen and even if a person reads the relevant sections of the RMA it is unlikely that they will understand it. Therefore, to validly consult and honour the spirit of consultation I believe that there should be more information provided so that the people who are believed to be affected enough to receive limited notification actually understand how the proposed designation could affect them in the future.

Decisions Requested

1.	Designations	MEDU-45 St Bernard's College	Support if condition inserted	I believe a condition should be included to control the effects of future buildings or structures on adjacent land	Insert a condition that prevents new Buildings or structures being constructed on the boundary if they shade the adjoining land.
2.	Designations	MEDU-45 St Bernard's College	Support if condition inserted	I believe a condition should be included to control the effects of future buildings or structures on adjacent land	Insert a condition that protects the privacy of the occupiers of adjoining land by not allowing new buildings to have windows that look into adjoining land and not allowing new structures that enable people to look into adjoining land

3.	Designations	MEDU-45 St Bernard's College	Support if condition inserted	I believe there should be a condition to prevent additional demand on the street parking around St Bernard's College and additional traffic congestion in Anderson Grove.	<p>a. Insert a condition that prevents the reduction of onsite parking. I note that not all the onsite parking is marked so it would be necessary for a survey of actual onsite parking to be completed to inform the drafting of the condition.</p> <p>b. Insert a condition that onsite parking, in addition to the onsite parking described above, is provided for all Vehicles belonging to the College.</p>
4.	Designations	MEDU-45 St Bernard's College	Support if condition inserted	I believe there should be a condition inserted to require the noise from the land to comply with the rules for noise levels for residential areas to apply	Insert a condition that residential zone noise levels in the DP appl

