

SUBMISSION ON A NOTIFIED APPLICATION FOR A RESOURCE CONSENT



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To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last First	
Company/organisation	AWF	
Contact if different		
Address	Number 47 Street The Esplanade	
	Suburb Petone	
	City Lower Hutt	Postcode
Address for Service if different	Postal Address nil	Courier Address As above
Phone	Day [REDACTED]	Evening
Fax	[REDACTED]	Mobile
Email	[REDACTED]	

2. This is a submission on an application from:

Name of applicant	Media Works Outdoor Limited
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- For a
- ☒ Land use resource consent
- ☐ Subdivision resource consent
- ☐ Change or cancellation of a condition of a resource consent

3. The proposed activity and location of the application is:

If this is for a change or cancellation of a condition of a resource consent, please state the type and location of the resource consent, the relevant condition and proposed change.

Application RM220088 47 The Esplanade

4. The specific parts of the application that my submission relates to are:

Give details

Safety issues in regards to nearby parking by the billboard

Submission number **RM220088-SUB38**
OFFICE USE ONLY

5. My submission is:

Include whether you support or oppose the specific parts of the application or wish to have them amended; and the reasons for your views (extra sheets maybe attached if you wish).

While we see no issue whatsoever having the billboard installed i do want to highlight concerns around exiting the driveway in a safe manner.

Coincidentally, a number of weeks before this consent was notified i had contacted the Council to request a review of the last 2 carparks on the western side of the driveway.

I have included my correspondence with them around the safety.

Refer to my email dated 21 August RFS 1018356, this was also followed up by a phone call from Amin from HCC at 5.08pm on the same day. He followed up again the next day and said it looked like the carparks were too close to the exit and would follow process to have these removed. I have not heard from him since , i suspect it is because he has come across the billboard submission.

Also included is an email from our building owner requesting tennants do NOT use exit B, this is dated 14th October 2020

6. I seek the following decision from the consent authority:

Give precise details, including the general nature of any conditions sought.

We support the billboard being installed but only if the last 2 carparks are removed details of this are outlined in our submission

7. I ☐ wish ☒ do not wish to be heard in support of my submission.

8. If others make a similar submission, I ☐ will ☐ will not consider presenting a joint case with them at the hearing.

Signature of submitter:
(or person authorised to sign on
behalf of submitter)

	Date
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Note to submitter: You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

Electronic signatures

Hutt City Council Environmental Consents Division will accept this form with a digital signature created through Adobe or your existing digital signature. If you click on the pink arrow in the signature box, or choose 'Place signatures' from the tools menu on the right hand side, Adobe will prompt you to add your digital signature, or take you through the easy steps to create one.

Exit A is the preferred exit (as requested by the building owner), as mentioned in my correspondence to the Council this is already difficult to navigate. While it is the responsibility of the person exiting to ensure it is safe to do so, there is also an element of oncoming traffic paying attention. I feel this will become more difficult, especially in the early stages of the billboard being installed. Human instinct being what it is, likely not all road users will have their eyes on the road, more likely at the billboard

On occasions it is easier to sit back in the driveway as opposed to the road to see oncoming traffic, this may not be possible with the large pole that will hold the billboard up.

I have read the statistics in the application on traffic in the area, unless you use this exit daily you would not have any clue it is difficult. On paper these may be correct, but as a user the reality is quite different.

As every second counts here if the last 2 carpark were removed this would solve the issue and ensure safe exit.

I have included all diagrams and emails for reference.

Vicki Prince

From: ContactHCC <contact@huttcity.govt.nz>
Sent: Monday, 21 August 2023 2:24 PM
To: Vicki Prince
Subject: FW: [EXTERNAL] Dangerous exit Petone Esplanade
Attachments: Eastern exit 47 The Esplanade Petone.docx

Kia ora Vicki,

Thank you for your email.

We have logged the issue with the Road and Traffic Team and given it the reference number RFS 1018356 .

If you would like more information about Hutt City Council and our services, please ring our Customer Contact Centre on 04 570 6666 or 0800 488 824.

Ngā mihi nui,

CUSTOMER SERVICES

HUTT CITY COUNCIL

30 Laings Rd
Private Bag 31912
Lower Hutt 5040
New Zealand
w: <http://www.huttcity.govt.nz>

From: Vicki Prince [REDACTED]
Sent: Monday, August 14, 2023 3:32 PM
To: ContactHCC <contact@huttcity.govt.nz>
Subject: [EXTERNAL] Dangerous exit Petone Esplanade

Good afternoon , I was wondering if you could pass my enquiry on to the roading team. I work in the building at 47 The Esplanade Petone and have been meaning to email about this exit for some time.

I have attached a picture of the south east driveway with further explanation . It is a rather hair-raising experience to say the least and I feel the quick fix and the correct fix would be to pull back the last carpark. This would give a much clearer line of site while exiting and eliminate the need to pull out so far as we do now to get that clear line. It would gain that 1 or 2 seconds needed to decide if it is safe to pull out or not.

While I have not witnessed any actual accidents here but there are a fair amount of near misses. I can guess it may not be as easy as just painting the yellow lines ...but if it is it would be much appreciated. One day there will be an accident here, if removing 1 carpark can avoid this then it would be worth the time to do this.

A lot of people choose to follow the building around to the left and take the exit on to Nevis Street to avoid using The Esplanade exit, however NZ Post have requested we don't do this as they have a lot of pedestrian traffic that cross their driveway from the parks to their entrance and this creates a risk for their customers .

I appreciate your consideration and hope this will be possible.

Really happy for one of your team to come and meet me and sit my car while trying to exit, this will make it very clear. I can be contacted on the number below. 😊

Kind regards

Vicki Prince
Recruitment Consultant



4/47 The Esplanade, Petone, Wellington
5012





Arrow is referring to the driveway that is used to exit the south facing carpark, this is a pretty tricky driveway to get out of as the line of parked cars to the right of the exit makes it very hard to see what is coming. The only way to do this is to encroach quite far on the road to have enough time to exit, doing this risks oncoming traffic having to swerve to avoid you. To add to the complications to this, the Nevis street traffic needs to be considered, if you exit the driveway to fast and a car is pulling out of there too that creates a risk

Would it be possible to have the last park marked with the red X pulled back? When there is no car there it makes all the difference with being able to get out without risk and to see oncoming traffic clearly.

For those in a taller vehicle like a truck or van this isn't an issue, but for standard cars it is a little heart stopping exiting here.

Vicki Prince

From: Richard Hall [REDACTED]
Sent: Wednesday, 14 October 2020 10:43 AM
Cc: Caroline Corbett
Subject: 47 The Esplanade, Petone - Building Frontage Wash from JT Property Wash
Importance: High

Hi All,

Please see below for scheduling for quarterly frontage window clean (Annex only) at 47 The Esplanade. Please advise

Also I just want to reaffirm some traffic rules (as per what I have onboarded, correct me if I am wrong) around the premises. These rules help to achieve a better working environment for all tenants, so please encourage staff/contractors/client

Exit A (as identified below) is for Annex staff/clients/contractors to exit, as well Bunnings customers. Entrance A is only for some enhancement of road markings with an arrow being added to make egress route more clearly identified.

Exit B is only for NZ Post customers. This is not to be used by Annex tenant's clients or staff as a quick escape to Jacks premises if traffic volumes are high. We are assisting them by adding a zebra crossing and stop signing from their step

Entrance B ... this is not an entrance. No staff or clients are to enter. Road signage will be enhanced to enforce the exit on a case-by-case basis.

Again, we are only trying to make the site work for the benefit of everyone. Please ask staff/visitors/clients to use the

Thank you.



See over

From: Kasey Haggerty [REDACTED]
Sent: Tuesday, 13 October 2020 10:51 am
To: Richard Hall [REDACTED]
Subject: Re: Report for 47 The Esplanade, Petone - Building Frontage Wash from JT Property Wash (JTPW-8338)

Hi Richard,

Sorry for the delay in getting back to you. I can confirm we can do this on **1st of November**.

Many Thanks

Kasey Haggerty | Account Manager [REDACTED]

JT Group / J. Tomlinson & Co. Ltd
[REDACTED]

14 September 2023

Received by Customer Service Centre

on 3.10.23 Time 11:10 Am

Elliott Thornton

Consultant Processing Planner

Our reference: RM220088

To whom it may concern,

You are invited to make a submission on a resource consent application for a digital billboard at 47 The Esplanade, Petone (RM220088)

I am writing to advise that a resource consent application for a billboard has been lodged on a nearby site. The property's address is shown above.

The applicant has requested the application be publicly notified under Section 95A(3)(a) of the Resource Management Act 1991 (the 'Act').

While the Act does not limit who the Council may service notice on, clause 10 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003 (the 'Regulation') does prescribe persons the Council must service notice on.

The Council is therefore inviting you to make a submission setting out your views on the proposal along with the following persons:

- Owners and occupants of 47 The Esplanade, Petone
- Owners and occupants of 20 Hutt Road, Petone
- Owners and occupants of 4 and 10 Nevis Street, Petone
- Hutt City Council Parks and Reserves
- Greater Wellington Regional Council
- Waka Kotahi New Zealand Transport Agency
- Taranaki Whānui Port Nicholson Block Settlement Trust
- Ngāti Toa Rangatira
- Minister of Conservation via Department of Conservation
- Friends of Petone Beach
- Petone Community Board

The proposal is a discretionary activity within the Petone Commercial – Area 2 Activity Area of the city's District Plan.

The proposal involves the construction of a dual sided digital billboard, with an image change every 8 seconds and 0.5m crossfade. The billboard will contain third party advertising.

The applicant has included 2 options for consideration, being either:

- a portrait billboard measuring 9.5m x 3.5m on a 2.5m column pole; or
- a landscape billboard measuring 9m x 3m on a 4.99m column pole.

Both options include 150mm of framing around the site (0.3m in total), 0.5m 'Mediaworks logo' and a 800 x 600 x 975mm power unit, within close proximity.

A full copy of the application and plans is accessible to view online to enable you to get an accurate picture of what is proposed. The website containing all the necessary information is available at the following address: <https://hutt.city/47-Esplanade>

Please note that the application 'assessment of environmental effects' document is slightly out of date, in that the proposal now includes both a portrait and landscape option since its original submission to Council. The plans provided present the most accurate version of what is proposed onsite currently. This will also enable you to make an informed comment if you choose to make a submission.

I have also attached a submission form for your reference. Please note that you must include the reference to the resource consent application in your submission (**RM220088**).

If you decide to make a submission, be sure to date and sign the enclosed form and include the following:

- Your name, address and phone number;
- Whether you support, oppose (in part or wholly) or are neutral about the proposal;
- Your reasons for your point of view;
- The decision you want the council to make; and
- Whether you want to speak at the council meeting considering the application.

Send your submission to Hutt City Council, Private Bag 31912, Lower Hutt 5040, or email this to resource.consents@huttcity.govt.nz.

While a physical form is attached a blank digital version is also available online at <https://hutt.city/47-Esplanade>.

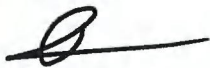
A copy of your submission must also go to the applicant as soon as reasonably possible afterwards. The applicant's details are:

Mediaworks Outdoor Limited
C/- Mt Hobson Properties Ltd
PO Box 37964
Parnell Auckland 1151
Email: [REDACTED]

The deadline for submissions is 5pm on 12th October 2023.

Please do not hesitate to contact me on 021 449 053 or at [REDACTED] if you have any questions.

Yours sincerely,



PP. Elliott Thornton
Consultant Processing Planner