

RMA FORM 5

**Submission on publicly notified proposed district plan**

Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

**Section 1**

This is a submission from:

Full name: Anne Rainey

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Phone: [REDACTED]

**Section 3**

This is a submission on the Proposed Lower Hutt District Plan 2025.

**Section 4**

I could not gain an advantage in trade competition through this submission.

**Section 5**

If you could gain an advantage in trade competition through this submission:

**Section 6**

The specific provisions of the proposal that my submission relates to are:

**The proposed zoning change for Manor Park/Benmore Crescent from General Rural Zone to General Industrial Zone.**

**Section 7**

My submission is:

I'm concerned that the PDP doesn't include appropriate provisions to protect the Manor Park community's well-being. My specific concerns about the rezoning are:

- **I oppose this rezoning** because:
  - Industrial zoning is incompatible with residential living and would disrupt the community
  - This change would negatively impact the neighbourhood character and property values
  - It would eliminate the rural character that the current zoning protects
  - The area is approximately 600 meters from the Hutt River, where people swim and raft
  - Industrial development in this area poses a risk to the Hutt River

- The local roads aren't fit for increased industrial traffic, and State Highway 2 and the Silverstream turn-off is already severely congested
- **The current General Rural Zone is more appropriate** because:
  - It's specifically designed for areas like Manor Park with rural activities and residential development
  - Rural zoning classifies industrial activities as "Non-complying" - recognizing they don't belong here
- **Regarding the potential Seaview Transfer Station relocation:**
  - This significant development isn't transparently addressed in the district plan
  - A transfer station would introduce odors, noise, vermin, and visual pollution to the area
  - Traffic would increase substantially on already congested roads, particularly to Silverstream landfill
  - The community of approximately 490 residents would be unfairly impacted by having waste facilities on both sides (Silverstream landfill and a transfer station)
  - Other waste transfer stations in New Zealand are not located this close to residential areas and hold significant risk of fires which would have adverse impacts on residents and the environment

## Section 8

I seek the following decision from Hutt City Council:

- Retain the current Rural zoning for Manor Park
- Any decision on moving the transfer station needs to have a proper consultation process
- Implement stronger buffers between any industrial areas and residential properties
- Conduct full environmental and traffic impact assessments before any zoning changes

I seek any additional or alternative relief necessary to address these concerns.

## Section 9

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

## Section 10

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

Signature of submitter: \_\_\_\_\_

Date: \_\_\_\_\_

28 Apr 2025