

Submission on Hutt City Proposed District Plan

Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council Via email to district.plan@huttcity.govt.nz.

1. This is a submission by Nicole Hawtin on the Proposed Lower Hutt District Plan 2025 ("PDP").
2. My contact phone number is [REDACTED] My email address for service is Nicole.hawtin@outlook.co.nz
3. I cannot gain an advantage in trade competition through this submission. I am directly affected by an effect of the subject matter of the submission that: (a) Adversely affects the environment, and (b) Does not relate to trade competition or the effects of trade competition.
4. The specific provisions of the proposal that my submission relates to are any provisions that will or may apply to subdivision, development and land use at 30 Benmore Crescent.
5. I am concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety. More specifically, I seek that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. I seek any further, alternative, necessary, or consequential relief as may be necessary to fully achieve the relief sought in this submission.
6. I wish to be heard in support of our submission.
7. If others make a similar submission, we will consider presenting a joint case with them at the hearing.
8. I completely disagree with the proposed rezoning of 30 Benmore Crescent, Manor Park to permit discretionary activities such as a waste transfer station or landfill is entirely inappropriate for a residential neighbourhood. The site is located just meters from a well-established community of homes, where families and individuals have invested in a peaceful, safe living environment. The introduction of a commercial waste facility would bring with it a host of negative impacts, including constant unpleasant odours, increased dust, and heavy vehicle traffic. These factors would significantly reduce the quality of life for nearby residents and are inconsistent with the character of a residential zone. It is unacceptable to consider such disruptive land use so close to homes, particularly in an area where rates have recently increased, supposedly to maintain and enhance local amenities—not to degrade them.

Additionally, the environmental consequences of such a facility in this location are deeply concerning. The proximity to the river raises serious risks of water pollution from runoff and

leachate, which could have long-term impacts on the local ecosystem. The introduction of a landfill or waste station is also likely to attract rodents and scavenger species, which pose further threats to both public health and native wildlife. The increased presence of pests can disrupt the natural balance of the area and drive away birdlife and other animals that contribute to the ecological richness of Manor Park. This rezoning would not only damage the environment but also send a clear message that the wellbeing of the community and all other rural areas are under threat for similar activities endangering surrounding natural habitat and is secondary to commercial interests.