

# 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](mailto: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](mailto:district.plan@huttcity.govt.nz).

1. This is a submission from Allison Thwaite on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is **[allison@simply-safe.co.nz](mailto:allison@simply-safe.co.nz)**
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.



## Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought
1	Natural Hazards	<p>NH-01 Risk from Natural Hazards in High Natural Hazard Overlays</p> <p>NH-04 Planned Natural Hazard Mitigation Works</p> <p>NH-R18 Flood Mitigation works within the Flood Hazard Overlays</p>	Support with amendment	<p>We would like the Hutt City Council to actively chase the GWRC for a date that the Flood Protection work on the Manor Park Stop Bank and the widening of the Hutt River (from Silverstream Bridge to Pomare Rail Bridge) is going to be scheduled.</p> <p><a href="#">Refer the GWR Flood Management Plan.</a></p> <p>Pages 84 &amp; 85 – refer to Manor Park</p> <p>I have attached the latest GWRC Flood Protection Plan 2024</p> <p>Manor Park is mentioned on page: 14</p> <p>I would like the Flood Risk Rating to be dropped to Medium to reflect the GWRC Risk Rating for Flooding in Manor Park.</p>	<p>This work was approved in 2010 (15 years ago) and we would like to see our Council encourage this Flood Protection work to be started. As it is not fair that our Community and Rate Payers are going to be financially penalised because this work has not been started – and with the community's Flooding Risk Profile is now at HIGH – this will be added to our Properties LIM Reports and our Home Insurances premiums will increase. We would like our Council to fight for us.</p> <p>I have lived in the northern end of Manor Park for 35 years and have never experienced Flooding at my property.</p> <p>Remediation of the Flood Risks could potentially reduce the Level of Risk Flooding in our area and also reduce the impacts to Properties LIM Reports and our Home Insurances premiums.</p> <p>GWRC Map is attached in the email.</p>

#	Chapter	Provision	Position	Reasons	Relief sought
2	Natural Hazards	NH-P1 Risk Based Approach  NH-P2 Levels of Risk  NH-P4 Natural hazard mitigation	Support	I support the Policies proposed for the District Plan as I believe that these policies supported by the Rules will ensure the appropriate risk approaches and mitigations are applied to our community	Keep Policies and supporting Rules

#	Chapter	Provision	Position	Reasons	Relief sought
3	Natural Hazards	NH-04 Planned Natural Hazard Mitigation Works	Support with Amendment	<p>There needs to be a work schedule with HCC &amp; Wellington Water to clean the stormwater culvert that runs along Golf Road (starting at the bottom of the ramp from the Train Station) and runs along to the Golf Course entrance. There are two main drains that also need to be regularly checked and cleaned out. The flooding that occurred here approx. 5 years ago was caused because those drains and culvert had not been cleared since the Haywards Roding had been finished.</p> <p>Included in this schedule should be GWRC maintenance of the stream that runs along from the Golf course and along the left-hand side of the Stop Bank (with the Golf Club House behind you) – for the complete stretch of the stopbank. Refer updated Lower Hutt Stormwater Model that was prepared with Wellington Water and available as part of the Proposed District Plan changes.</p>	<p>A regular maintenance schedule for these assets would reduce the impact of Stormwater Flooding as a Hazard in our area.</p> <p><u><a href="#">This would also ensure the Lower Hutt City Council would be compliant with the new Stormwater Modelling recently undertaken with Wellington Water.</a></u></p>

#	Chapter	Provision	Position	Reasons	Relief sought
4	Transport	General comment regarding Manor Parking Road	Oppose	Formal Road from Stokes Valley into Manor Park – this appears on the map, and we would like to object to this being in the District Plan. No formal road should cross the Golf Course as the area concerned is marked as High-Risk Flooding Zone	I want it removed from this District Plan as a Formal Road and before it is added to any plans in the future as a Formal Road, there needs to be consultation with the Manor Park Community FIRST – as this will have consequences for the Community.

# 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](mailto:district.plan@huttcity.govt.nz).

1. This is a submission by Allison Thwaite on the Proposed Lower Hutt District Plan 2025 ("PDP").
2. My email address for service is [allison@simply-safe.co.nz](mailto:allison@simply-safe.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 Cres.
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 Cres 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 do not wish to be heard in support of our submission.
7. If others make a similar submission, I will not consider presenting a joint case with them at the hearing.
8. I have great concerns about the development of the Waste Transfer Station in my community. The mental wellbeing of the residents living in Mary Huse Grove has been totally ignored with this development. The noise, vibration and dust for these residents has been bad. The decrease on residents' property values, the stripping out of the trees in the area, the draining/blocking of the stream that runs along Benmore Cres. There has been no consideration by the developer of the environmental impact that this site has caused on our community.

When the site is operational the extra traffic / trucks coming in and out of Manor Park – and the hold up of residents + IHC Home and ambulances attending residents at the Private Hospital. I am concerned about the Emergency Response of any fire at the site. Where is the water coming from to fight any fires here? Was the Fire Emergency New Zealand (FENZ) part of the risk assessment on placing a 'high risk' business beside SH2 and alongside the Upper

Hutt/Wairarapa. What will happen if the roads and the rail corridor have to be closed? How do the 250 household residents get home. This is all foreseeable but a Risk that is being put on our community. We most certainly did not ask for this.

I also have concerns about the effects on the environment and the Hutt River – if there is a large flooding event, how will rubbish stay out of the river?

If they start storing Green Waste – when it breaks down and composts? The smell to the residents – will just turn our suburb into the ‘Bromley of the Hutt Valley’.

It breaks my heart that this has been allowed to happen in the community I have lived for over 35 years.



**Nathan Geard**

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**From:** allison@simply-safe.co.nz  
**Sent:** Tuesday, 8 April 2025 8:51 am  
**To:** District Plan Review Team  
**Cc:** 'allison'  
**Subject:** [EXTERNAL] RE: HCC District Plan - submission  
**Attachments:** Proposed District Plan 2025 - Submission 7th April 2025.pdf

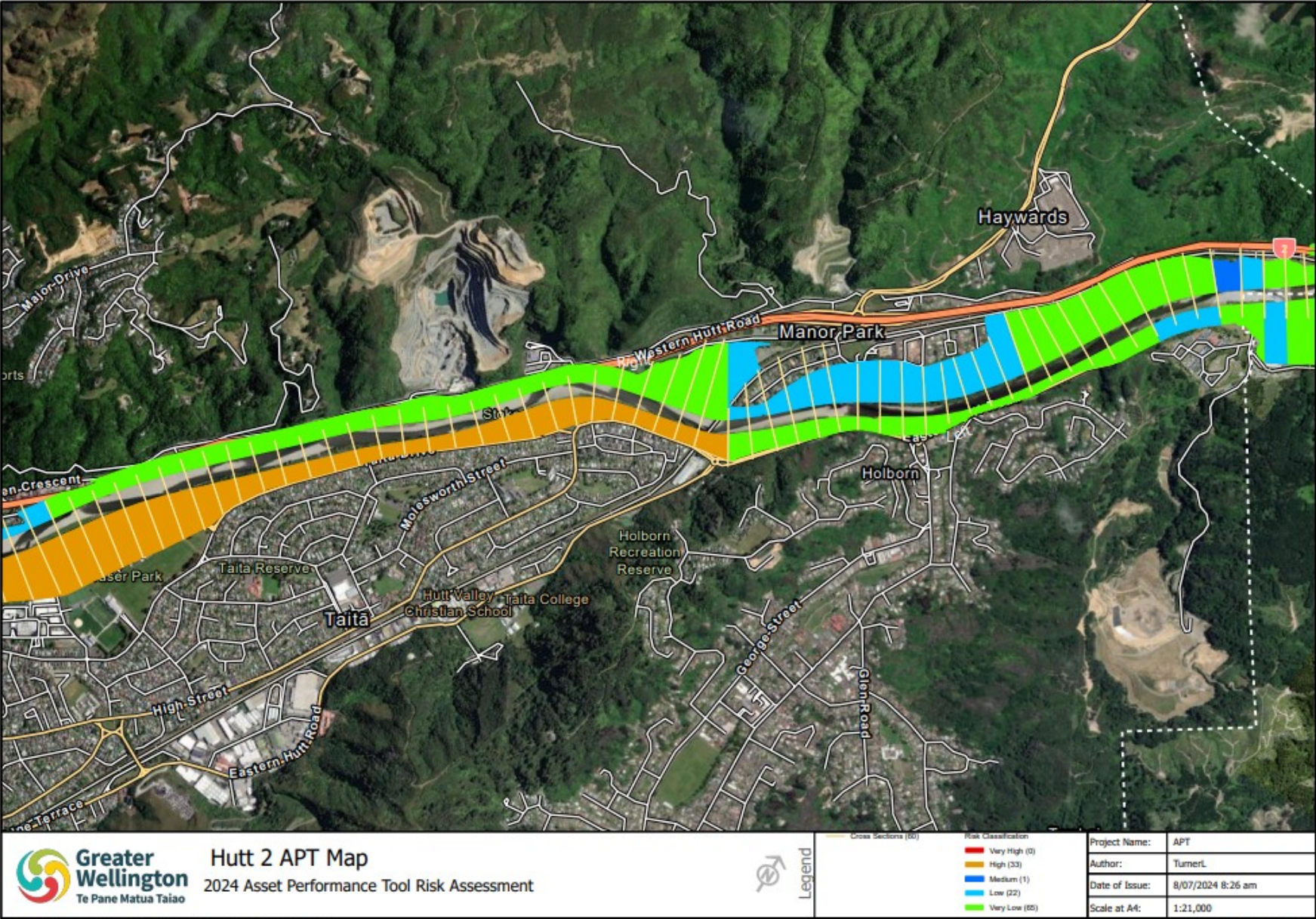
**Categories:** Sean

Mōrena – this bounced back to me last night – because of the attachments that I had added.

I have removed the attachments – so it can go through.

This is the GWRC flooding map that is referenced in my submission

Attachment 1 to Report 24.360



Maxar, LINZ, Stats NZ, Esri, TomTom, Garmin, Foursquare, METI/NASA, USGS

Ngā mihi | Kind regards

Allison Thwaite  
[REDACTED]

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**From:** [allison@simply-safe.co.nz](mailto:allison@simply-safe.co.nz) <[allison@simply-safe.co.nz](mailto:allison@simply-safe.co.nz)>

**Sent:** Monday, 7 April 2025 5:34 pm

**To:** [district.plan@huttcity.govt.nz](mailto:district.plan@huttcity.govt.nz)

**Cc:** 'allison' <[allison@simply-safe.co.nz](mailto:allison@simply-safe.co.nz)>

**Subject:** HCC District Plan - submission

Evening HCC -please find attached my submission for the Proposed District Plan 2025.

I have also attached some documents that are referenced in my submission.

The flooding map referenced in my submission is on page 65 of the 6 August 2024 order paper document.

Ngā mihi | Kind regards

Allison Thwaite  
[REDACTED]