

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 Stephen Johan Streefkerk on the Proposed Lower Hutt District Plan 2025 ("PDP").
2. My contact phone number is [REDACTED] [REDACTED] My email address for service is sj.streefkerk@gmail.com.
3. I could not 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 do not wish to be heard in support of our submission.
7. If others make a similar submission, I will consider presenting a joint case with them at the hearing.
8. My concerns over the proposed PDP relate primarily to:
 - a. Disruption to the quiet environment long enjoyed by residents of Manor Park by the proposed industrial uses of the land. The edge of the development to the nearest residential property is only 50-60m.
 - b. Impact on the various care facilities, hospitals, and the residents of those establishments by the disruptions to the community.
 - c. Risk to the environment, though potential discharges into Te Awa Kairangi / Hutt River from any waste transfer or other industrial facility.

- d. Potential for increase in vermin. Manor Park has long strived as a community to be pest free, but the proposed waste transfer station will serve as a breeding ground and some residents are already noticing an increase in trapped rats.
 - e. Inherent risks posed by fire at waste transfer stations, as evidenced by any number of issues at other facilities in New Zealand reported in media. This includes the limited water supply and already fragile nature of piping in the area to cope with an industrial area, let alone have capacity to fight any fire.
 - f. Increased traffic impacting the ability of residents to easily enter and leave the area. The interchange is a major hub serving not only residents of Manor Park, but also traffic travelling between SH2 and SH58. In evening peaks, northbound traffic often backs up from Silverstream to well south of the interchange with many vehicles undertaking to get up to the interchange to access SH58 (or go down the ramp to rejoin SH2 in the hope of gaining some time). Constant truck and other vehicles accessing any industrial area will only increase congestion in the area.
 - g. Risks posed by backlogged traffic and the rail crossing immediately adjacent to Benmore Crescent.
9. Manor Park is a long-established residential area and the right to live a peaceful life in a quiet environment must be taken into consideration, especially given there seems to be more than enough room to further develop the current Silverstream tip site for a regional waste transfer station.