

# Ha hazardous waste, 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 Lynette Congdon on the Proposed Lower Hutt District Plan 2025 ("PDP").
2. My contact phone number is [REDACTED] My email address for service is [lyn\\_congdon@hotmail.com](mailto:lyn_congdon@hotmail.com)
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. If others make a similar submission, we will consider presenting a joint case with them at the hearing.

My husband and I built our home here in 1997 and have watched the community grow into the lovely area it now is. That was until we learnt that approval had been given to Waste Management by the council, to build a 'Waste Transfer Station' at Benmore Crescent, Manor Park, with no consent needed from the residents. We saw all the tree's torn down, taking with it all the bird life etc, and increasing the traffic noise from the motorway. After a meeting with the council, they all agreed to keep the zoning as General Rural. Finding out later, that a Discretionary Use clause had been added thus allowing Waste Management to go ahead was a shock to all of us!

My concerns are:

. HAZARDOUS WASTE: Hazardous waste is going to be allowed to be stored there, after hearing from the developer at an earlier community meeting that there would be no hazardous waste kept on site. This will be 30 metres from the nearest house!!

. FIRE: There have been several fires at places like what Waste Management propose here, the latest being at North Shore in Auckland, and you propose to put this 'Waste Management Transfer Station' 30 metres from some of our residents!!! A fire would affect ALL the residents of Manor Park. There is only one way in, and one way out!!

. NOISE POLLUTION: This will definitely be a big problem with trucks coming and going, the public bringing their waste, and some just coming to the tip shop and café, and all this being allowed to start at 6am. I believe that this will be a 24-hour operation for Waste Management!

. VISUAL POLLUTION: 6 metres of sand fill, 12 metres of concrete wall = 18 metres!!! We can all see the level of fill as it's level with the nearest houses, and then 12 metres of concrete wall on top of that!!! That is all those nearest to it will see from their back yard.

. HOUSE VALUES: If this project goes ahead, we can all forget about being able to sell our homes, as some have already found out.

. CONGESTION: We can all see that that is going to be a major concern to all who live in Manor Park and Haywards. With traffic increasing to and from Upper Hutt, and with more to come in the future, I'm majorly concerned about how emergency services will be able to get here, especially in peak traffic hours.

RUBBISH: I have no doubt that we will get that through our neighbourhood, and also from fly tipping.

HEALTH: I know that the prospect of this going ahead, and the time already leading up to it, has caused a huge amount of stress amongst the residents, myself included.

FINAL NOTE: A question put in good faith. I would like every person involved in this project to consider this; would any one of you like to live here, now or later, or have your parents live here? I know that if you're honest about this question, even if it's just to yourself, I truly believe it would be 100% no.

Please reconsider the changes to the proposed district plan, in particular those that allow the construction and operation of a Waste Transfer Station

Regards,

Lynette Congdon (77)

**From:** [Lyn Congdon](#)  
**To:** [District Plan Review Team](#)  
**Subject:** [EXTERNAL] Re: Submission Accepted – More Information Required - Proposed Lower Hutt District Plan  
**Date:** Monday, 5 May 2025 10:46:40 am  
**Attachments:** [ATT00001.png](#)

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Hello,

My apologies. The email you sent on Friday, ended up in my junk mail.  
No, thank you, I'm unable to speak at the hearing, I do not have the confidence for public speaking unfortunately.  
Kind regards,

Lynette Congdon.

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**From:** District Plan Review Team <district.plan@huttcity.govt.nz>  
**Sent:** Monday, May 5, 2025 10:38:46 AM  
**To:** Lyn Congdon <lyn\_congdon@hotmail.com>  
**Subject:** Submission Accepted – More Information Required - Proposed Lower Hutt District Plan

Kia ora Lynette,

Thank you for your submission on the Proposed Lower Hutt District Plan.

**Your submission has been accepted and given the reference number PDP/456.**

In order to process your submission further, can you please provide the following information:

- Please confirm if you wish to be heard at the hearing.

Please provide the required information via email.

Please note the following privacy statement regarding your submission:

*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.*

*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.*

Kind regards,  
Kathleen

## District Plan Review Team

Hutt City Council, 30 Laings Road, Lower Hutt  
**P:** 04 570 6666 **M:** **W:** [www.huttcity.govt.nz](http://www.huttcity.govt.nz)



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**From:** Lyn Congdon <[lyn\\_congdon@hotmail.com](mailto:lyn_congdon@hotmail.com)>  
**Sent:** Friday, 2 May 2025 3:55 pm  
**To:** District Plan Review Team <[district.plan@huttcity.govt.nz](mailto:district.plan@huttcity.govt.nz)>  
**Subject:** [EXTERNAL] PDP Submission

You don't often get email from [lyn\\_congdon@hotmail.com](mailto:lyn_congdon@hotmail.com). [Learn why this is important](#)  
Please find attached my Proposed District Plan submission.