

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 Rowan De Costa on the Proposed Lower Hutt District Plan 2025 ("PDP").
2. My contact phone number is [REDACTED] My email address for service is Sachikadecosta@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. 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. Add as much commentary as you want if you want to talk about the community and your association with the area here:

I would like to highlight the following points in regard to the planned Waste Transfer Station Construction in Manor Park, and my opposition to it:

A waste transfer station in Manor Park is **entirely inappropriate**. There is noise, and air pollution for a **residential community**. The community should not be forced to bear the **noise, pollution, safety risks, and property devaluation** caused by this development. Such developments should be placed at a notable distance from a residential community with for example trees and other natural features surrounding this site.

Moreover, **Manor Park residents were not adequately consulted**, ignoring the local voices and huge impact it causes to them.

Please refer to the below points around the impacts this site causes:

- **Noise Pollution:**
 - o Frequent truck movements causes **constant noise disturbances**.
 - o Early morning and late-night operations disrupts the **community peace** and the **quality of life**.
- **Odour & Air Quality Issues:**
 - o Waste facilities produce strong **odours**, which will impact nearby homes, businesses, and public spaces.
 - o Decomposing waste and emissions from **trucks idling and operating** will contribute to **poor air quality**.
- **Environmental Risk to Local Stream:**
 - o The **waste transfer station is located near a stream**, posing a **serious contamination risk** from leachate, chemicals, and runoff. This impact can cause additional impacts to the community and the environment.
 - o Potential pollution could **damage local ecosystems**, affecting water quality and wildlife.
- **Negative Impact on Aesthetics & Community Identity:**
 - o Manor Park is a **residential area**, not an industrial zone – a waste station **does not align with the character of the neighbourhood**.
 - o It will become an **eyesore**, affecting the **visual appeal** of the community.
- **Property Value & Perception Decline:**
 - o Homes near waste facilities typically experience **lower property values** due to noise, odour, and pollution concerns.
 - o The area will **lose its appeal to families**, damaging its long-term reputation.
- **Community Impact & Well-being:**
 - o Increased truck traffic raises **road safety concerns** for pedestrians and cyclists.

I must emphasis how close this project is to a residential community, the planning of it does not make much sense to me. And we really do not need to state the above. If this was happening to site close to your home you will know how bad it is.