

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 Shayne Hawtin on the Proposed Lower Hutt District Plan 2025 ("PDP").
2. My contact phone number is [REDACTED] My email address for service is shayne.hawtin@kiwibank.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 Place.
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 Place 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 am writing because I strongly object to the proposed inclusion of land transfer stations and all things industrial as a discretionary activity within the rural zones. I believe this decision is unfair and detrimental to the communities of the wider Hutt City communities, and I urge the council to reconsider. In particular, the decision to allow land transfer stations as a discretionary activity in rural zones contradicts the previous stance taken by the council regarding Manor Park in particular. When the council was presented with the proposal to change the zoning of the Manor Park area to allow the development of a waste transfer station, the councillors voted overwhelmingly in favour of maintaining the area as a rural zone knowing that land transfer facility would not be allowed. The councillors were very clear that they were supportive of the community. This decision appeared to be made specifically to help protect the community from developments that would be incompatible with the surrounding environment and meet the needs of the local residents. It is perplexing, therefore, that the council would then consider allowing land transfer station and similar

activities, which are often associated with significant industrial impacts, in rural zones. This appears to have been changed straight after this councillor's decision which is out right wrong. The planning team at council then added this into the wider plan and appears to be under handed and in favour of a developer steam rolling a small community of people in Manor Park

9. These types of activities should remain restricted to industrial zones, where they do not pose a threat to residential areas. Rural zones, by their very nature, are intended to preserve the natural environment and protect the rural character of the land. Allowing industrial-type activities such as land transfer in these areas would not only degrade the quality of life for residents but also harm the natural landscape, wildlife, and the ecological integrity of rural zones. The introduction of such activities into rural areas is incompatible with the existing communities and natural ecosystems. Furthermore, rural areas often contain sensitive habitats that support wildlife and other valuable natural features. These ecosystems are already fragile and can be severely impacted by industrial activities. Allowing land transfer in these zones would further undermine the preservation of these essential natural spaces, which are crucial not only for local biodiversity but also for the long-term environmental health of the region. I urge the council to reconsider this decision and prioritise the protection of rural areas, the preservation of communities, and the safeguarding of natural environments. Industrial activities like land transfer stations should be confined to areas specifically zoned for industrial use, and I believe the council should stand firm in its commitment to protecting the rural character of the greater Hutt Valley area