

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 Julie Gordon on the Proposed Lower Hutt District Plan 2025 ("PDP").
2. My contact phone number is [REDACTED] My email address for service is jaybege@gmail.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. As a local resident I am concerned about the following:

The risk of fire being potentially harmful to the surrounding houses and environment. The potential risk of the railway line being shut down due to hazards created by fire.

The increased number of truck movements causing additional delays to regular commuter traffic. Current traffic levels already expose capacity limits on roading infrastructure.

Increased noise levels impacting residents quality of life.

Potential run off affecting Hutt river water quality.

The inevitable increase in the rodent population, seagulls and odours especially now that waste material will remain onsite for over 24 hours.

The devaluation of house values for local residents.

The impacts on the Hutt river trail as enjoyed by runners, walkers and cyclists.

The impact on local amenities by general rubbish leaving the transfer facility on windy days, or poorly secured rubbish during transit.

Hazardous waste, both declared and undeclared being present on site.