

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 Steve Williams on the Proposed Lower Hutt District Plan 2025 ("PDP").
2. My contact phone number is [REDACTED] [REDACTED] [REDACTED] My email address for service is wgtwilliams@xtra.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 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. My wife and I moved to Manor Park just under 5 years ago. What attracted us to the area is the proximity to the river, walking trails and natural bush. We are avid gardeners and have a large garden. This proposed development will affect our ability to be outside and enjoy our garden and the many native birds that were attracted to our garden. The number of native birds that visit has notably reduced, and the number of rodents and gulls has increased markedly since they have begun developing the land in Benmore Crescent. As active members of Pest Free Manor Park, we have been trapping a lot of rats, whereas before it was only mice.

I am concerned about the proximity of the site at 30 Benmore Crescent, to the train tracks, SH2 and the river. An industrial development so close to the river and Benmore Stream full of protected species is an environmental hazard and I don't wish to see either polluted due to an industrial development – especially a Waste Transfer Station.

There have been many recent reported fires at Waste Transfer Stations throughout the country, as well as in recycling trucks. Seeing news reports with pictures of billowing black smoke, I am extremely concerned that any fire at the proposed site, i.e. 30 Benmore Crescent, will impact and close SH2 and close the Upper Hutt train line. This will adversely impact thousands and cause traffic mayhem. Personally, we will also be hugely and adversely affected by any fire and probably have to leave our home for several days. This will have a financial impact on us if no alternative accommodation is provided.

Any industrial development will create noise, smell and increased traffic with trucks coming and going, into a small quiet community full of families, retirees, IHC homes, and a rest home.

Thank you for considering my submission as an HCC Ratepayer.