

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 Allison Sivorarath on the Proposed Lower Hutt District Plan 2025 ("PDP").
2. My contact phone number is [REDACTED] My email address for service is allison@slingshot.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. Manor Park is and always has been a special place nestled between the river, cycle trails and regional parks, it has a rural tight knit and supportive community feel without being rural. There is an abundance of wildlife, native birds, fish, eels, and streams that feed into Te Awa Kairangi and our drinking water. The Manor Park community has been working hard over the years to protect the environment and wildlife in conjunction with the Manor Park Golf Sanctuary, with fantastic results, yet this will all drastically change in an instant if the HCC approves the resource consent that will allow the proposed Waste Transfer station to be approved on the rural zoned land located at 30 Benmore Crescent.

The current proposed district plan does not in any way support or protect the special character, nature and environment of Manor Park or our community that reside here, and has the potential to destroy all of our hard work and take away our fundamental rights to be able to live peacefully without nuisance or disruptions in our own homes.

The proposed district plan has the distinct feel that it has been written with the end goal/agenda that will support the approval of the proposed waste transfer station at 30 Benmore Cres, without any consideration or consultation with the community.

The approval of any industrial activity, including waste transfer stations, cleanfills, landfills or other heavy industrial activities will have a drastic and adverse effect on our community, some of which are listed below:

- Noise of machinery and disruption to the long standing neighbouring houses, located less than 30m from the proposed site, taking away the peace and tranquility of our community and environment and our fundamental rights.
- Traffic concerns – there is one way in and out of Manor Park, and the proposed and predicted increase in traffic, including heavy truck and trailer units coming and going from the proposed development of Benmore Cres will significantly impact traffic using SH2/58 and the flyover, with the potential to block access for extended periods of time.
- Manor Park has a mix of elderly, young families, hospitals and supported living homes, and unfortunately emergency services vehicles are a frequent occurrence in our community, and with the increase in traffic and delays this could be the difference between life and death.
- It has already been identified by the developer that there is insufficient water supply in Benmore Cres, which is a cause of great concern, especially when it's almost a weekly occurrence that there is a fire at a waste recovery/transfer centre or a truck transporting waste to the said facilities somewhere in the country. If a fire were to break out in the proposed waste transfer station at 30 Benmore Cres, it is within 30m of residential homes, even closer to the rail line and SH2, which has the potential to cause major commuter disruption, not to mention the toxic fumes and chemical run off into our waterways.
- There is a stream that runs through Benmore Cres that is a recognised body of water and is abundant with a number of native fish, eels and insects, this stream feeds into Te Awa Kairangi and our drinking water that we should be doing everything to protect for our future generations. The proposed development of Benmore Cres will significantly impact this body of water with the construction of tens of meters of culverts blocking sunlight and survival of micro organisms and potential run off of toxic chemicals from the large non permeable surface and rubbish into the stream and Te Awa Kairangi.

While we are aware that the land isn't appropriately zoned at present and the owners of the land have a right to be able to use this land in a way that is beneficial to them, there are more appropriate uses of the land that should be considered rather than allowing industrial activities within 30m of a long standing residential community. Now

that extensive earthworks are nearing completion, including raising the height of the site by up to 6m in some areas, flooding is no longer a risk to the site, therefore it should open up other land use opportunities for the site. The community would be supportive of a mixed used zone that would allow for residential housing and other light commercial activities that are complimentary to a residential neighbourhood.

The fault line that runs through the site should not pose a huge issue, and the building of residential homes can be engineered in such a way that would allow homes to be built within a close proximity, as is currently being done on a section of land on Manor Park Rd.

Amendments need to be made to the proposed district plan that provides greater consultation and consideration of existing and neighbouring communities and to ensure the future protection of the environment and our waterways.