

# 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](mailto:district.plan@huttcity.govt.nz).

1. This is a submission by Robert Alkema on the Proposed Lower Hutt District Plan 2025 ("PDP").
2. My contact phone number is [REDACTED] My email address for service is [randataalkema@gmail.com](mailto:randataalkema@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.

## Oppose zoning of 30 Benmore Crescent as General Rural

1. 30 Benmore Crescent is zoned as General Rural in the Proposed District Plan (PDP) and as such has the following definition and objectives:
  - *The General Rural Zone covers areas of Lower Hutt that are primarily used for rural activities and development and low-density residential development that retains the existing rural and open space character of the areas.*
  - The first objective for General Rural zoning states:  
*The General Rural Zone consists of areas with a prevalence of open space areas over built development that provide opportunities for:  
 Rural activities, and  
 Other activities that either support or are compatible with rural development and retain the rural, open space character of the zone.*
2. Given this description and objectives, it is inappropriate that the PDP still shows the area referred to in the plan as 30 Benmore Crescent as continuing to be zoned General Rural. I make this statement based on the following evidence in relation to size, location, surrounding zones, and recent work that has been undertaken on the site.
  - a) 30 Benmore Crescent, is a small area of land around 15 hectares in size and is separated from any substantive General Rural zoned land. This area has had many uses in the past, including storage and 'clean fill' disposal.
  - b) The land to the north-west is zoned General Recreation, separated from this parcel by a significant road corridor containing both Groundsel Crescent and the four-laned State Highway 2. On its south-eastern boundary runs a Main Trunk Railway corridor with the southern boundary of this triangle of General Rural zoned land bounded by Te Awa Kairangi, which runs through the River Recreation zone. On the eastern side of the railway line from this land is a pocket zoned General Residential.
  - c) Running through the site is a notable watercourse Dry Creek that runs through the Dry Creek reserve, under the SH2 motorway and across the north-west portion of 30 Benmore Crescent before discharging into Te Awa Kairangi.

- d) A recent non-notifiable resource consent request, RM220258, approved on December 21, 2022 for bulk earthworks, resulted in what can be best described as ‘terraforming’. This work is still being undertaken in order to prepare the site for “future use and development”.<sup>1</sup> While this future use was not stated at the time the consent application was approved, given a consent application for a resource recovery park (RM230019) was made on February 1, 2023 suggests there would have been discussions about this prior to the consent for the earthworks.
3. This evidence shows non-compatibility with the definition and objectives of a General Rural zone and therefore a more appropriate zoning needs to be applied to this land.

### **Seek better Protective Provisions**

4. The specific provisions of the PDP that my submission also relates to are any provisions that will or may apply to subdivision, development and land use at 30 Benmore Crescent.
5. I am concerned 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.
6. 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.

### **Query New Rule GRUZ – R17, Solid waste transfer stations**

7. This rule appears to replace and expand the ‘transfer stations’ discretionary activity in the current District Plan.
8. I support the existing approach that provides for rural areas not receiving ‘kerb side’ waste collection services to have areas to receive separate waste streams – general rubbish, green waste or approved recyclables – as an efficient way to provide a waste management service in rural areas.
9. However, the PDP introduces this new rule, GRUZ-R17, for solid waste transfer stations as a discretionary activity without defining or describing what this means.
10. If it aligns with the description and purpose set out in paragraph 8 then it is supported. But if it is intended to cover wider activities, such as waste sorting or ‘mining’ then this new rule is strongly opposed.

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<sup>1</sup> Hutt City Council. (2022). *Approval of resource consent for bulk earthworks, vegetation clearance and upgrade of culverts at 30 Benmore Crescent Manor Park (SEC 1 SO 493901)*.

11. Treatment of the solid waste stream collected city or even regionally is an activity more appropriately carried out as a discretionary activity on industrial zoned land. More specificity is required in relation to this rule
12. I wish to be heard in support of my submission.
13. If others make a similar submission, I will consider presenting a joint case with them at the hearing
14. I have been a member of Manor Park Golf Sanctuary for around 10 years. In addition to playing golf, I contribute to activities that support and enhance the club's natural environment. This work includes the pest control on the golf course by carrying out weekly checks of approximately 60 traps positioned around the perimeter of the course.