

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 Rachel Stevenson on the Proposed Lower Hutt District Plan 2025 ("PDP").
2. My contact phone number is [REDACTED] My email address for service is rachel.stevenson@hotmail.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 extremely concerned about the increased traffic going into and coming out of Manor Park. I believe it's a too busy roundabout to have large heavy trucks going in and coming out at the regularity to service the large area that the waste is coming from. I have seen already so many close calls at the roundabout. The entrance into Manor Park from the roundabout is not ideal with trucks at the volume that will be expected.
9. I believe house values in the area are likely to reduce (as well as the number of prospective buyers wanting to buy in the area) due to the busyness of what was a lovely quiet residential community turned into one that is busy with trucks, seagulls, rodents and odour. I know you've stated there will be no odour, but I don't believe that is possible.
10. It has taken away what was a lovely area to walk. Those houses in Benmore Place will have ongoing noise and vibration of trucks coming and going and their mechanics constantly being used to empty their load. People live in Manor Park and Haywards as it is quiet and enjoy the

birdlife, bush, and river. That peace will be broken completely and all of this decided without consultation. Ask yourself, would you like this waster transfer next door to your house? Are you happy for your house price to decrease as a result?