Kia Ora, my name is Vieng Sivorarath. My connection with Manor Park goes back over 40 years, as this is the neighbourhood my wife grew up in, it is where I met her, and we started our lives together. Some of my oldest friends and fondest memories are from spending my teenage years in Manor Park, exploring the bush, going for bike rides, picking blackberries, wading through the streams and collecting watercress and feeding eels and swimming in the Hutt River. Because of the lifestyle and community that Manor Park offered, it is where we chose to purchase our current home 24 years ago and raise our own family. We wanted our children to grow up and have the same childhood experiences that myself and my wife had, in a safe, caring and tranquil environment that living in a normal suburban neighbourhood of Lower Hutt could not offer. I came to New Zealand as a refugee, with nothing but the clothes on my back, and have worked incredibly hard for everything I have, including my home, and because of this my home is a truly special and sacred place for me and my family.

Manor Park is often referred to as ‘Lower Hutt’s best-kept secret’ due to its park-like surrounds and large open green spaces; it has the feeling of being rural, without being rural. It has a small but very close-knit community who all know each other and look out for one another and regularly come together for community picnics and BBQ's. We have a strong neighbourhood watch and emergency response team, as well as an active and successful predator-free group. Many of the residents in the community are long-standing; some have lived here for over 60yrs, and many are generational homeowners, like my wife, who grew up here and has chosen to raise their own children here. Manor Park is an incredibly safe community and environment where everyone who enters the suburb does so with a purpose, as it has no thoroughfare. Children and the elderly feel safe to play and explore and walk freely throughout the neighbourhood without the risk of heavy traffic or speeding drivers. But the one thing every resident has in common is their love for the environment and open green spaces that drew us to live here.

Part of what makes Manor Park so special and why we chose to live here is the beauty of its natural park-like surrounds, native trees, native birds and the bird song, lizards, eels and fish, the golf sanctuary, creeks, streams, Te Awa Kairangi (Hutt River), walking and cycling trails and hikes through the neighbouring Belmont Regional Park. Furthermore, my family and I enjoy outdoor living and spend the majority of our time outdoors in the neighbourhood, on the golf course and the river trails

and in our backyard and deck. We have our family and friends come to us for events and celebrations due to the tranquil outdoor living our property offers, and the enjoyment of the surrounding neighbourhood and environment that our home and neighbourhood offers. In addition, my property, being the only double-storey property on my side of the street, also offers unobstructed views across the southern end of Benmore Cres down the valley and out to the harbour, which was a huge drawcard when we purchased our property. If Benmore were to be rezoned industrial, it would allow the construction of buildings up to 22m high, completely obliterating the view and outlook from my property, and no amount of landscaping can change this.

Changing the zoning of Benmore Cres from rural to general industrial will significantly change and impact the environment, natural outlook, typography, geography and character of the neighbourhood, and the disruption has the potential to significantly impact the mental health and wellbeing of the residents of Manor Park who chose to live here due to the calming naturalistic environment.

The earthworks completed so far have already created huge amounts of stress, anxiety, anguish and impacted the mental health and wellbeing of residents of Manor Park through the continual noise, vibrations, dust and traffic that we have had to contend with. Transitioning Benmore Crescent from its current low-impact rural zone adjacent to residential housing into a heavy industrial zone creates a severe and irreconcilable clash of land use. It fails to maintain or enhance the existing character and amenity values of the neighbourhood.

Benmore Cres sits adjacent to residential homes and open-space recreational areas, and whilst I am aware this hearing is specifically relating to the re-zoning of the land, it is important to call out that Brett Osbournes Section 42A Officer's report repeatedly calls out throughout his report that this site is being developed specifically for a waste transfer station that inherently introduces high-impact environmental stressors—including biosecurity risks (pests/rodents), dust, severe odour potential, and windblown litter—all of this is directly adjacent to areas where families live, play, and gather. Under standard planning principles, residents have a reasonable expectation of quiet enjoyment of their properties. The development of an industrial zone, and in particular a Waste Transfer station or any other heavy industrial activity in such close proximity to long-standing residential homes, means that noise pollution,

heavy vehicle movements, and operational lighting will be inevitable and will disrupt the community, especially during sensitive early morning, evening, and weekend hours. This directly undermines the ability of local residents to live a quiet and peaceful life.

The adjacent open spaces, in particular the Hutt River walking and cycle trail, are highly valued community assets used for physical recreation and mental well-being not only by myself, my family and other local residents, but by those across the entire Wellington region. Overlaying an industrial zone, with the intent for waste operations to sit directly adjacent to these zones severely degrades their ecological, aesthetic, and recreational value.

The **Benmore Stream** runs directly through the middle of Benmore Cres, and I have spent many summers with my children exploring this stream, walking it from the waterfall in Belmont Regional Park, all the way out to the Hutt River. It is recognised under regional planning frameworks as a ***Water Body of Regional Significance*****,** it is home to native eels and directly feeds into **Te Awa Kairangi / Hutt River**. Introducing a large-scale industrial activity and waste operation at a site bordering this stream threatens this delicate ecosystem with contaminated stormwater runoff, litter, and seepage.

Prior to the road being closed off, Benmore Crescent was Crown land since the early 1950's and historically served as a critical piece of informal community infrastructure and was used for local foraging (such as blackberry picking), walking, and passive recreation. The site holds community heritage value, having previously provided open green space and links to the wider natural environment. Rezoning to heavy industrial permanently extinguishes any future opportunities to restore this public connectivity. Furthermore, this specific location is a vital transit corridor for the annual **Crazyman multisport competition**—one of New Zealand's longest-running community multisport events. Athletes actively utilise the local terrain and the stream that runs through this site to cross from the Hutt River Trail over to the Belmont Regional Park on the western side of State Highway 2. Establishing a hazardous, heavy-vehicle-reliant industrial site and waste facility directly intersecting this route places community events and participant safety at serious risk

Whilst the Manor Park community and I accept that rural zoning may not be the most appropriate zoning for Benmore Cres, and we respect the property owner (Ngati Toa) right to develop the land for prosperous use.

However, an Industrial zoning is not appropriate for this location, nor is a waste management facility of any kind, with its proximity to a long-standing residential community, the stream, the Hutt River and recreational green spaces and walking and cycling trails; therefore, we recommend that you consider a more appropriate zoning that is compatible with the community and the environment.

There are a few things that I would like to point out, challenge and question the decision-makers on;

On 4th July 2024, many of us from the Manor Park community, myself included, sat in this same room, having very similar discussions with the Hutt City Council District Plan review committee regarding the proposed rezoning of Benmore Cres. At the conclusion of this meeting, the Hutt City Councillors who represent us ratepayers and the community unanimously voted for Benmore Cres to remain zoned rural. Why has there been no reference or acknowledgement of this in any of the Council Reporting Officer materials that form part of this hearing, and why is the decision made by councillors, who represent the community, being disregarded in this process?

The council reporting officer documents written by Brett Osbourne state that the impacts of an industrial zoning can be mitigated, yet none of their documents acknowledges what the actual impacts will be to the community with rezoning the land as industrial, nor do they provide any detail as to how these impacts will be mitigated so as not to impact the ability of local residents to continue to live a quiet and peaceful life.

I would also like to challenge statements made by other submitters, in particular Sarah Whiteman from Waste Management, who claims there is a shortage of industrial land, where the Hutt City Council Sustainable Growth Strategy 2025 – 2055 document published on the Hutt City Council website states *'**there are several opportunities for growing and retaining our high-value businesses within the existing footprint of industrial land'*** and ***'there is sufficient land zoned for business activities to meet long term demand'***, Based on this statement, I question the actual need for Benmore to be zoned industrial land, given the Hutt City Council states there is already sufficient land.

In this same Sustainable Growth Strategy 2025 – 2055 document, one of the Hutt City Council principles relating to cultural recognition and distinct neighbourhoods states: '***The character of each neighbourhood***

is recognised, valued and supported to evolve over time. Neighbourhoods visibly celebrate local cultural heritage and diversity of their communities' Based on this, I question why the impact on the community is not being considered, and how an industrial zone would protect the character of the neighbourhood.

Furthermore, in the Growth Strategy document, the Hutt City Council states they have a big focus on protecting and improving the health and accessibility of Te Awa Kairangi (Hutt River), improving reserves along the river, restoring wetland areas, building a more resilient river corridor, healthier and cleaner rivers and streams, and they are looking for opportunities to:

- Locate open spaces to align with growth
- Improve the range of spaces and facilities along the Hutt River
- Support revegetation
- Prioritise the regeneration of waterways, and
- Enhance access to open spaces

So, I question: how is it morally right to zone a piece of land industrial that neighbours Te Awa Kairangi / Hutt River, walking and cycle trails and a longstanding residential neighbourhood, and that has a stream flowing through it that has been classified as a Water Body of Regional Significance, and is home to native eels and directly feeds into Te Awa Kairangi / Hutt River. There is the potential for industrial activities to allow contaminated water, discharge, runoff, and rubbish to enter the stream and the river, polluting the awa for future generations to clean up. So I ask, would you be proud to have your name associated with activities that have damaged and polluted our sacred awa, and that your children and grandchildren will be burdened with cleaning up in years to come?

I also ask you to consider what the benefits are to our immediate Manor Park community. How will industrial activities and/or a waste transfer station enhance the existing character and amenity values of the neighbourhood? As it currently stands, I cannot see any benefits at all, and in fact it will likely deteriorate the character and benefits of the neighbourhood. Nor have any of the submitters or the council reporting officer highlighted how an industrial zone will enhance the existing character and amenity values of the neighbourhood.

Changing the zoning of Benmore Cres to Industrial will significantly change the existing character and amenity values of the neighbourhood, so why has there not been a social impact assessment completed?

So in summary, I believe the conflict between industrial and residential activities is real, and will be extremely difficult to mitigate or resolve. Therefore, the Manor Park community are requesting that you take a more bespoke planning approach to this site; it should be one that achieves a better balance between the competing interests to ensure a solution is more enduring. A solution that is achieved through further consideration of the Manor Park Community, who will be directly impacted the most if an industrial zone is approved.

Before you accept the recommendation made by those who are considered experts in their field who know nothing about Manor Park, the community, our environment or the impact this is already having on us, we ask you to consult with the true experts of Manor Park, and that is our community, and those of us who live here. Please consider a more appropriate zoning that is compatible with our community and the environment and will protect the special character of Manor Park, or, at the very least, apply strict conditions on any zoning that will prevent any disruptive businesses or activities, such as waste transfer stations and waste management activities, from taking place on a site that is less than 30m from residential homes, and that will impact the community and impede standard planning principles, where we residents have a reasonable expectation of quiet enjoyment of our properties that is free from nuisance, disturbances, noise, dust, smoke and odour.

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associated fuel tanks, which are vital for resilience and regional maritime operations (including the Port of Wellington).

While we have a limited scope for 'greenfield' development, there are several opportunities for growing and retaining our high-value businesses within the existing footprint of industrial land. Our science, technology and high-value manufacturing sectors already have higher productivity than the national average and we can enhance this through further developing industry hubs and clusters, redeveloping underutilised areas and increasing amenity for the workforce through mixed use zones and ensuring we retain unique zoning for specific industry needs.

Institutes of technology and polytechnics in Lower Hutt support workforce skills development and pathways to employment. WelTec and Whitirea are important education facilities with a campus in Petone, and the Open Polytechnic in Waterloo. Annual average unemployment rate in Lower Hutt was 3.5% in the year to March 2024, lower than the national average of 4%.[26]

Te Wai Takamori o Te Awa Kairangi project is a significant investment in transport infrastructure, flood protection and public realm improvements. It will transform the city centre with a strong riverside identity and reinforce Lower Hutt as a location of choice for businesses. The project is expected to help build a better connected, more prosperous and more attractive city.

Tourism continues to grow in Lower Hutt, with spending by visitors increasing by 6.4% in the year to December 2024 (compared to 5.5% increase nationally).[27] In the same period, total spending by visitors in Lower Hutt increased from $205.3 million to $218.5 million.

[26] Regional Economic Profile | Lower Hutt City | Unemployment

[27] Regional Economic Profile | Lower Hutt City | Tourism expenditure

	Key Challenges	Opportunities
Limited land availability for business growth	• Recognising that although there is sufficient land zoned for business activities to meet long term demand[29] this land is tightly held[28] and limits opportunities for business growth and the attraction of new businesses.	• Capitalising on recent District Plan changes that enable consolidation of activities in key employment centres as well as other activities that support economic growth (e.g., quarries, landfills, clean fills and recycling/transfer depots). • Making better use of existing business land. For example, increasing productivity from large areas of at-grade car parking which could be better utilised to support businesses to develop fit-for-purpose premises.

› **Distinct neighbourhoods** – The character of each neighbourhood is recognised, valued and supported to evolve over time. Neighbourhoods visibly celebrate local cultural heritage and the diversity of their communities.

	• Single access neighbourhoods are vulnerable to slips.	• Encourage housing growth in areas with good resilience and public transport access.
Open space, recreation & environment	• Changing community expectations of open spaces and recreation facilities. • Gaps in provision of open spaces. • Environmental degradation and biodiversity loss. • Poor access to reserves. • Limited local food production.	• Locate open spaces to align with growth. • Improve the range of spaces and facilities along Te Awa Kairangi Hutt River. • Support revegetation. • Prioritise regeneration of waterways. • Enhance access to open spaces. • Partner with Mana Whenua.
Community	• There is demand from increased	• Strategic investment to respond to



Mountain Bike (34km)

Petone, Hutt River Trail, Belmont Regional Park

⇒ The mountain bike section starts from Sladden Park, Bracken St, Petone. The course is 99% off-road and rideable.
⇒ This is also the start of the Duathlon option at 9:00am. Duathlon briefing is 8:30am.
⇒ Expected Time - 1hr 30min to 3hrs 30min

Multisporters start from inside transition. Duathletes line up enmass on the northern side of the transition.

All mountain bikers ride north on western bank of the Hutt River Trail for approx. 1.5k to Ewen Bridge.

Just before Ewen Bridge turn hard left and follow path up onto the Ewen Bridge southern cyclepath. Ride across the bridge, staying off the road, and turn hard right down the path and turn right again to ride under the bridge, heading north now on the eastern bank of the Hutt River Trail. Giveway to other users at all times.

Follow the River Trail for 500m to Melling Bridge, veer right to a small tunnel under the bridge, turn left through the tunnel, and left again back to the River Trail. Giveway to other users at all times.

Continue north on the River Trail for 1k toward Harcourt Werry Drive. The course follows the lefthand footpath here for 200m, crossing a small side road, and then veers back into the River Trail. Give way to traffic and other users at all times!

Continue north on the Hutt River Trail, passing under Kennedy Good Bridge and Pomare Rail Bridge to Stokes Valley. If in doubt, stay on the trails closest to the river.

Outside Stokes Valley the course crosses a car park entrance and comes back onto the lefthand footpath and continues north. Stay off the road and give way to traffic and other users at all times!

200m after the car park area, the course veers left down into a narrow single track alongside river cliffs for 500m and then breaks out into the open again, following gravel paths near the road, crossing a foot bridge and then meeting to new pipe bridge across the Hutt River. Give way to public at all times!

The course meets the new pipe bridge at approx. 13.5k. Pass under the bridge, then turn right and do a loop up onto the bridge and cross the river.

On the other side take the obvious track into bush, heading south now on the western bank of the Hutt River, past Manor Pk golf course to Manor Park itself. Give way to other users at all times.

At Manor Park, the single track becomes a cycle path. When it meets the road, cross the golf course entrance gate into York Avenue. Give way to traffic at all times!

York Avenue leads back onto the River Trail. Veer right and continue south on the River Trail for approx. 1.5k, passing under Pomare Rail Bridge and crossing Craig's footbridge. After the footbridge turn right and follow the River Trail north through a large fence headed toward the Manor Park motorway interchange.

Just before the interchange, riders will be directed left down a dirt bank into a stream that leads to a large culvert under the Hutt Motorway to Hebden Crescent in front of Dry Creek Regional Park.

Do not ride into the park gates! Follow the left-hand road edge south for 250m, then cross the road into the Boulder Hill track (maps call it Buchanan Rd, but it is a 4WD track). **Give way to traffic at at all times!**

The track climbs west for 4.5k to the top of Boulder Hill at 442m. It starts with 2k of steady uphill, followed by 1.5k undulating before a very steep 1k to the top for awesome 360-degree views over the Hutt Valley, Wellington Harbour, Porirua Harbour and the Tasman Sea.