



1 March 2024

Manor Park Community

[REDACTED]

Dear Manor Park Community

Request for Information – Local Government Official Information and Meetings Act (the Act) 1987

We refer to your official information request dated 9 February 2024 for:

“all written submissions and feedback received via the survey relating to the draft district plan proposed changes, both in support and opposition for the change specifically relating to the proposed rezoning of Benmore acres.”

Please find attached two documents that are relevant to your request:

- **Survey Responses Report – Redacted**

This is the full report for the online survey on the Draft District Plan. It covers a lot more than just the questions relating to Benmore Crescent.

We have attempted to highlight all parts that relate to Benmore Crescent, but most of the feedback on Benmore Crescent is included in pages 65-109.

- **Submissions Feedback on Benmore Crescent – Redacted**

This file includes the other feedback we received during engagement on the Draft District Plan in relation to Benmore Crescent.

Some Information has been withheld under section 7(2)(a) of the Act, to protect the Privacy of natural persons.

We are required to consider whether there are any countervailing public interest consideration under section 7(1) of the Act regarding the information we have



withheld. We do not think that the public interest outweighs withholding information in this case.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Please note that this response to your information request may be published on Hutt City Council's website. Please refer to the following link: www.huttcity.govt.nz/council/contactus/make-an-official-information-act-request/proactive-releases

Yours sincerely

Philip Rossiter

Senior Advisor, Official Information and Privacy

Draft District Plan Survey

SURVEY RESPONSE REPORT

27 February 2019 - 30 January 2024

PROJECT NAME:

Draft District Plan Review

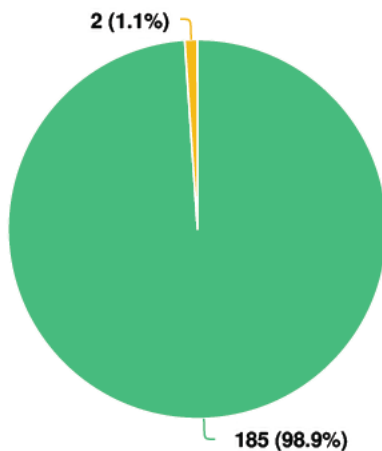
Released under the Local Government Official Information and Meetings Act 1987



SURVEY QUESTIONS

Released under the Local Government Official Information and Meetings Act 1987

Q1 | Are you giving feedback as an individual or on behalf of an organisation?



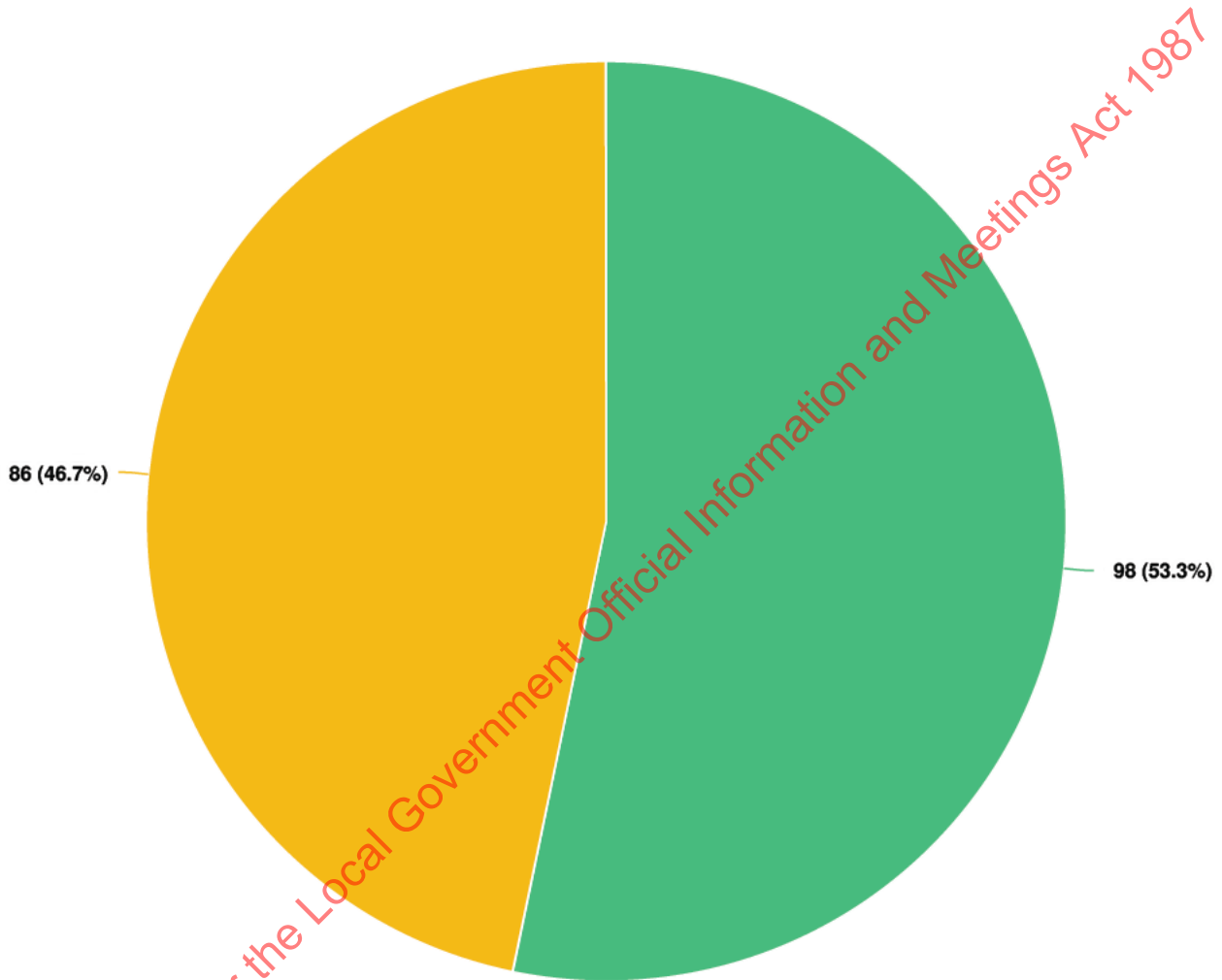
Question options

- Individual
- Organisation

Optional question (187 response(s), 6 skipped)
Question type: Radio Button Question

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Q2 | Would you like to provide your name alongside your feedback?



Question options

- Yes
- No

Optional question (184 response(s), 9 skipped)
Question type: Radio Button Question

Q3 What is your name?

[REDACTED] [REDACTED]
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[REDACTED]

Optional question (98 response(s), 95 skipped)
Question type: Single Line Question

Q4 | What is the name of the organisation?

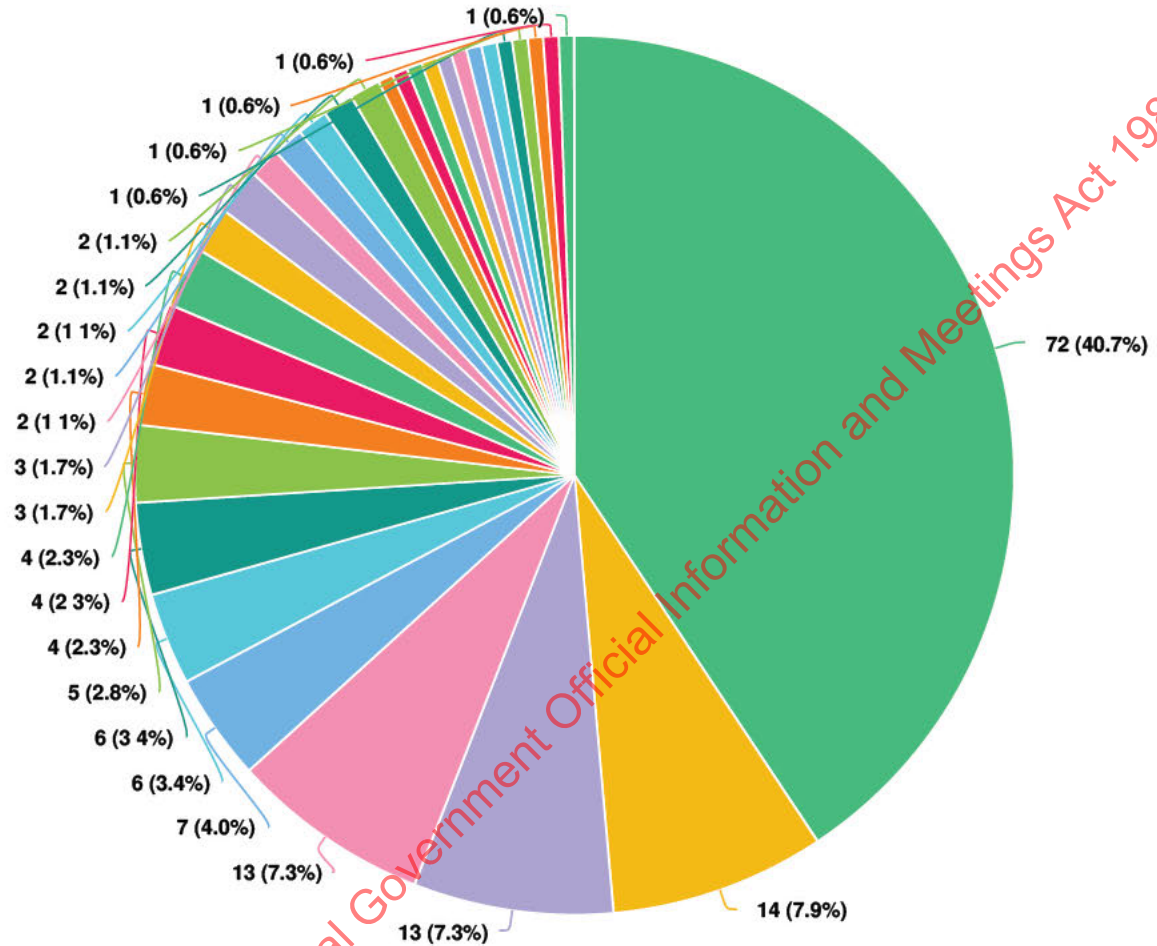
[REDACTED]

[REDACTED]

Optional question (2 response(s), 191 skipped)
Question type: Single Line Question

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Q5 Which suburb of Lower Hutt do you live in?

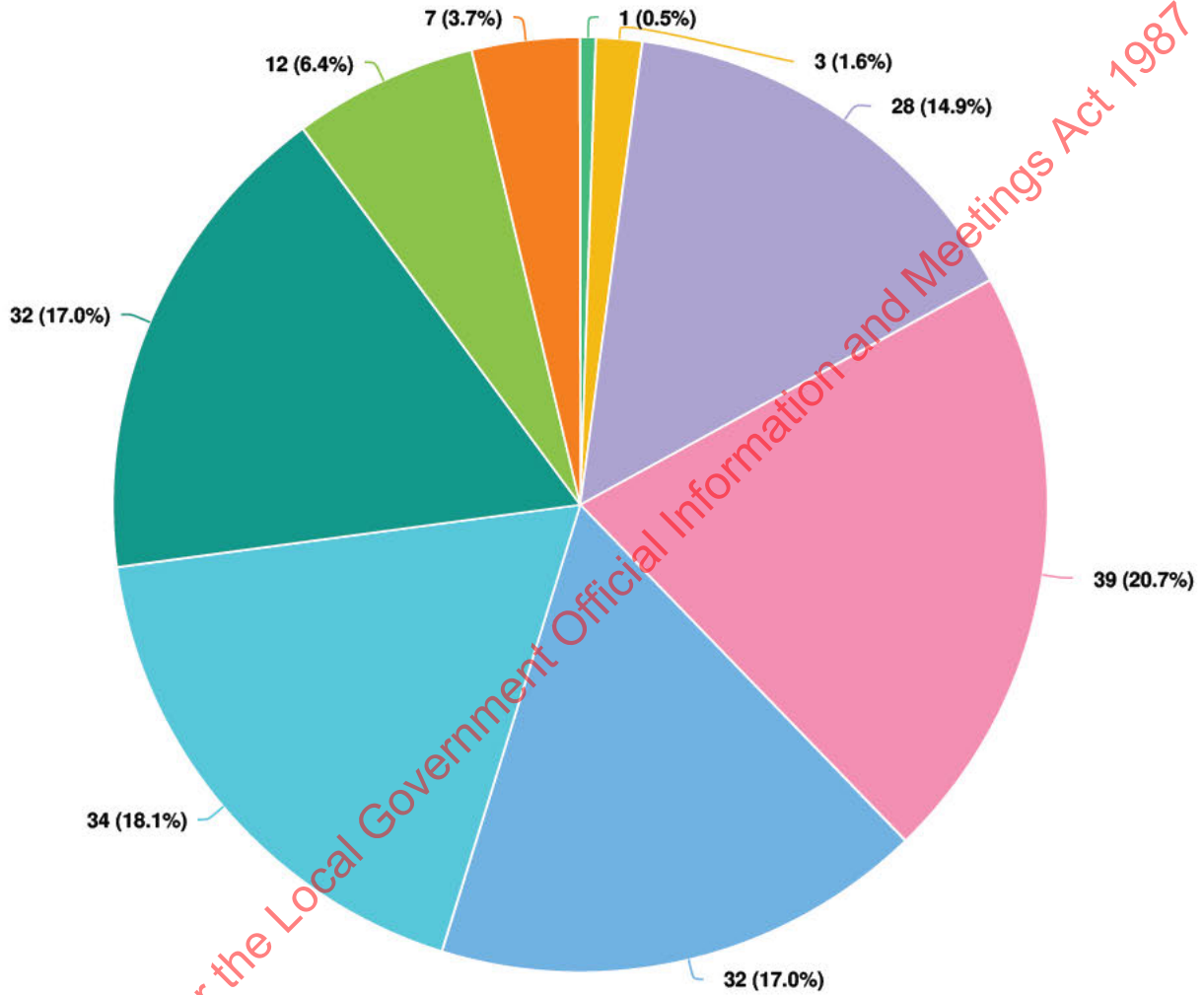


Question options

- Manor Park, Lower Hutt
- Eastbourne, Lower Hutt
- Kelson, Lower Hutt
- Alicetown, Lower Hutt
- Taita, Lower Hutt
- Woburn, Lower Hutt
- Lowry Bay, Lower Hutt
- Waterloo, Lower Hutt
- Wainuiomata, Lower Hutt
- Naenae, Lower Hutt
- Belmont, Lower Hutt
- Moera, Lower Hutt
- Harbour View, Lower Hutt
- Upper Hutt, Upper Hutt
- Point Howard, Lower Hutt
- Stokes Valley, Lower Hutt
- Hutt Central, Lower Hutt
- Boulcott, Lower Hutt
- Maungaraki, Lower Hutt
- Silverstream, Upper Hutt
- Days Bay, Lower Hutt
- York Bay, Lower Hutt
- Petone, Lower Hutt
- Normandale, Lower Hutt
- Waiwhetu, Lower Hutt
- Tirohanga, Lower Hutt
- Wallaceville, Upper Hutt
- Karori, Wellington
- Grenada North, Wellington
- Trentham, Upper Hutt

Optional question (177 response(s), 16 skipped)
 Question type: Region Question

Q6 | What is your age group?



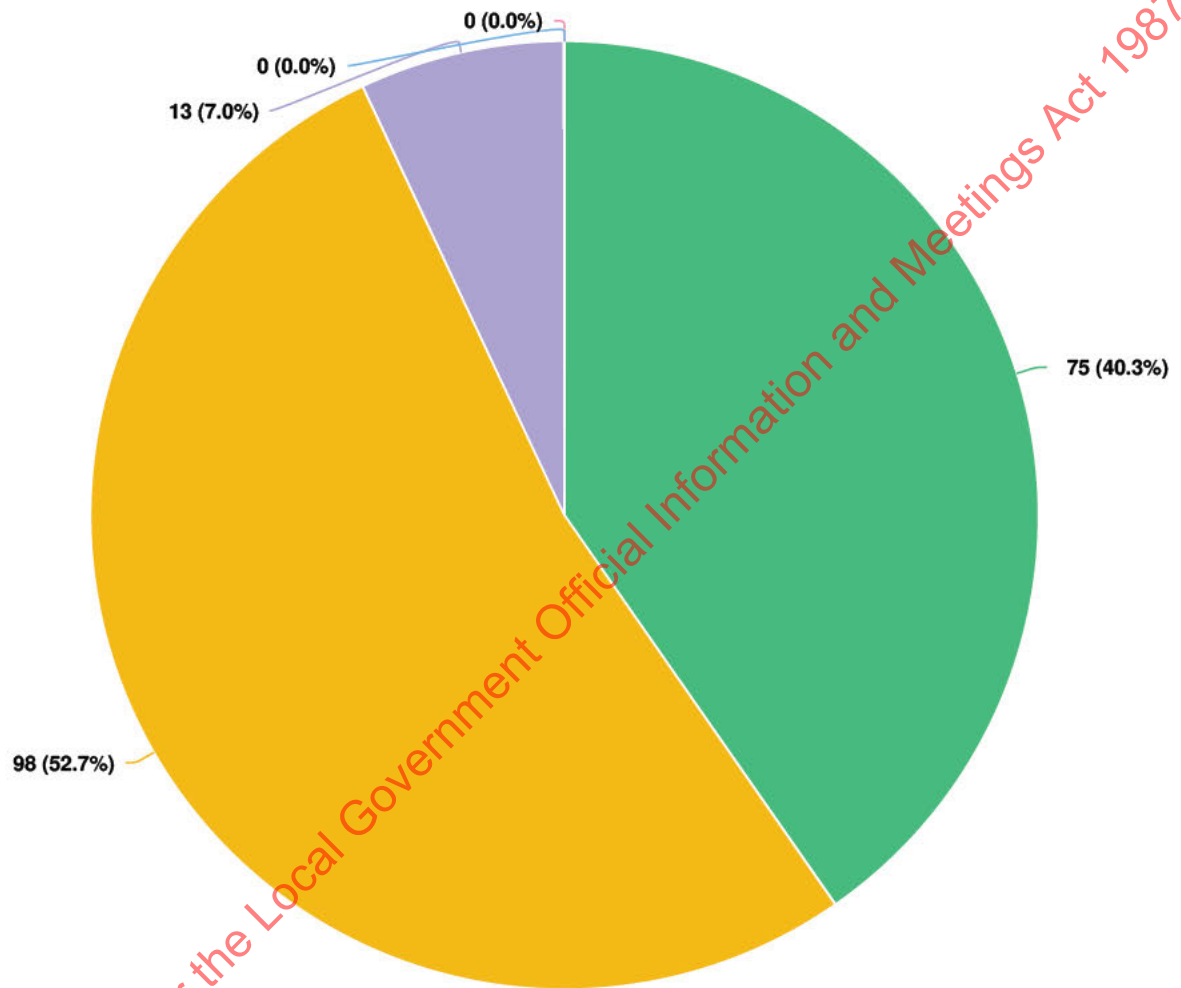
Released under the Local Government Official Information and Meetings Act 1987

Question options

- Under 18 years
- 18-24 years
- 25-34 years
- 35-44 years
- 45-54 years
- 55-64 years
- 65-74 years
- 75 years or older
- Prefer not to say

Optional question (188 response(s), 5 skipped)
Question type: Radio Button Question

Q7 | What is your gender?

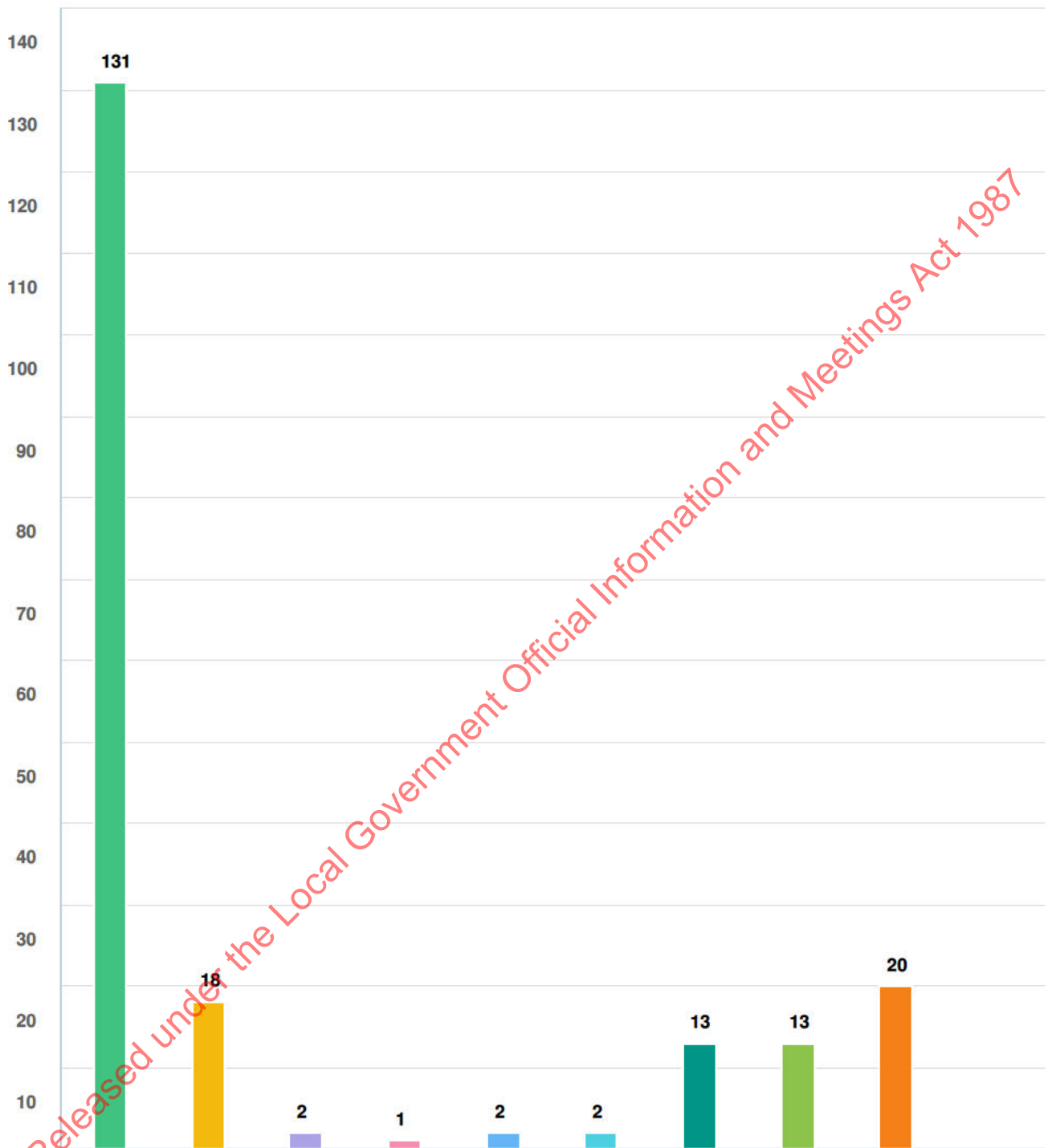


Question options

- Female
- Male
- Prefer not to say
- Another gender
- Prefer to self describe (please specify)

Optional question (186 response(s), 7 skipped)
Question type: Radio Button Question

Q8 Which ethnic group/s do you belong to? Select all that apply

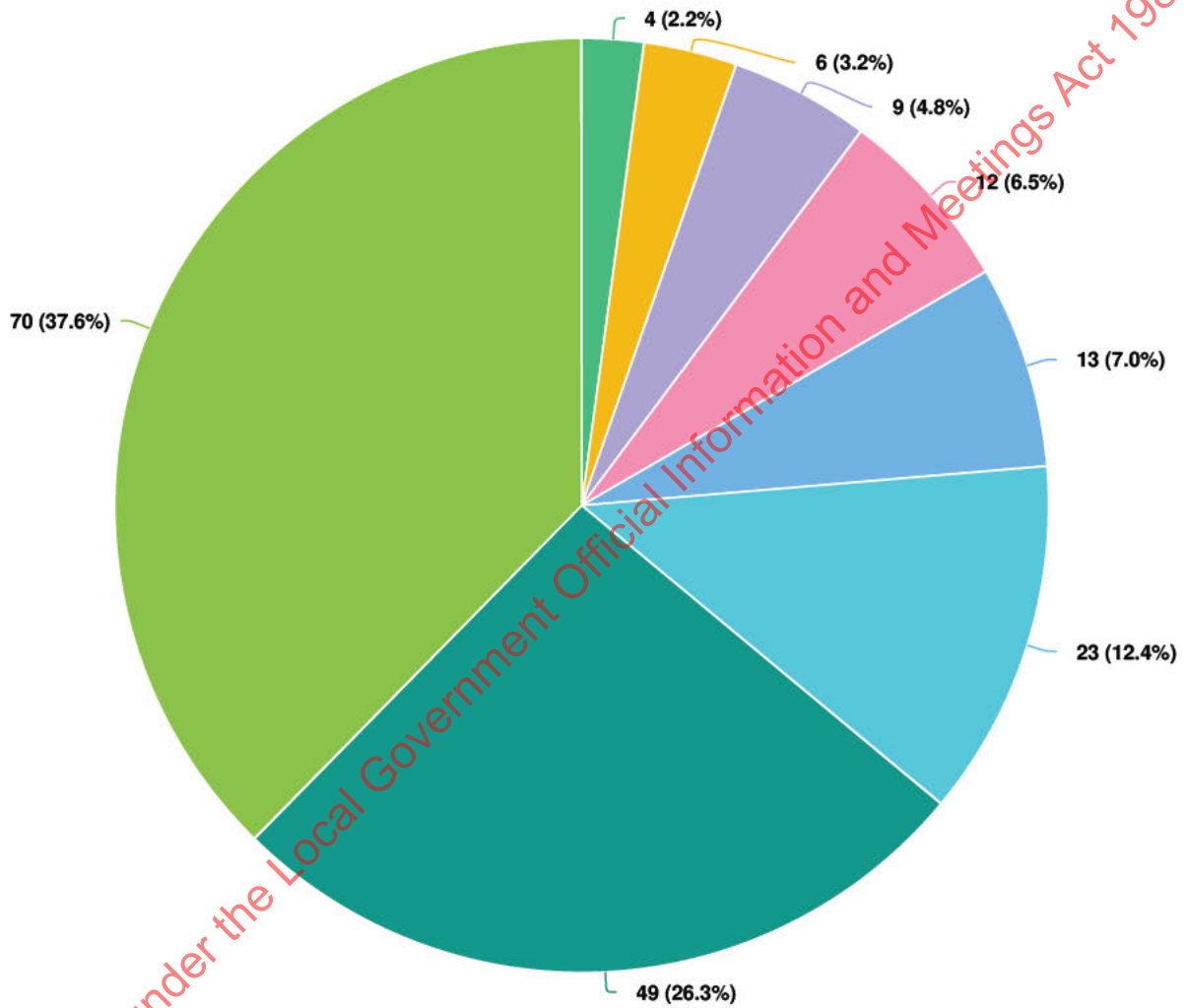


Question options

- New Zealand European
- Māori
- Samoan
- Cook Islands Māori
- Tongan
- Chinese
- Indian
- Prefer not to say
- Other (please specify)
- Niuean

Optional question (187 response(s), 6 skipped)
Question type: Checkbox Question

Q9 | What is your approximate total household income before tax? (Household income includes you and anyone earning in the household)



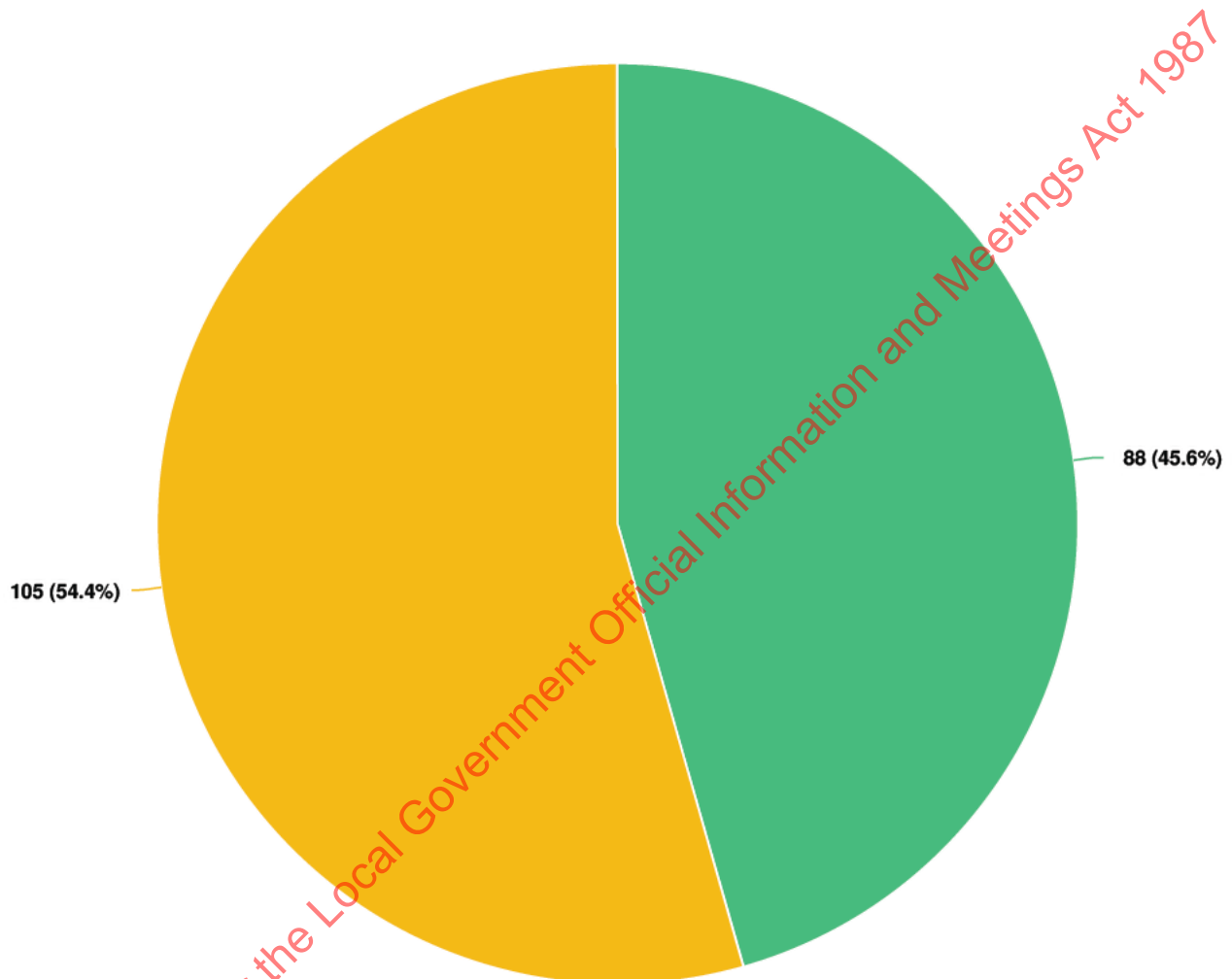
Released under the Local Government Official Information and Meetings Act 1987

Question options

- \$20,000 or less per year
- \$20,001 - \$30,000
- \$30,001 - \$50,000
- \$50,001 - \$70,000
- \$70,001 - \$100,000
- \$100,001 - \$150,000
- More than \$150,000
- Don't know/Prefer not to say

Optional question (186 response(s), 7 skipped)
Question type: Radio Button Question

Q10 | Would you like to give feedback on Residential zones?



Question options

- Yes
- No

Mandatory Question (193 response(s))
Question type: Radio Button Question

Q11 Which commercial and community activities should be able to take place within a residential area? Tick all that apply.



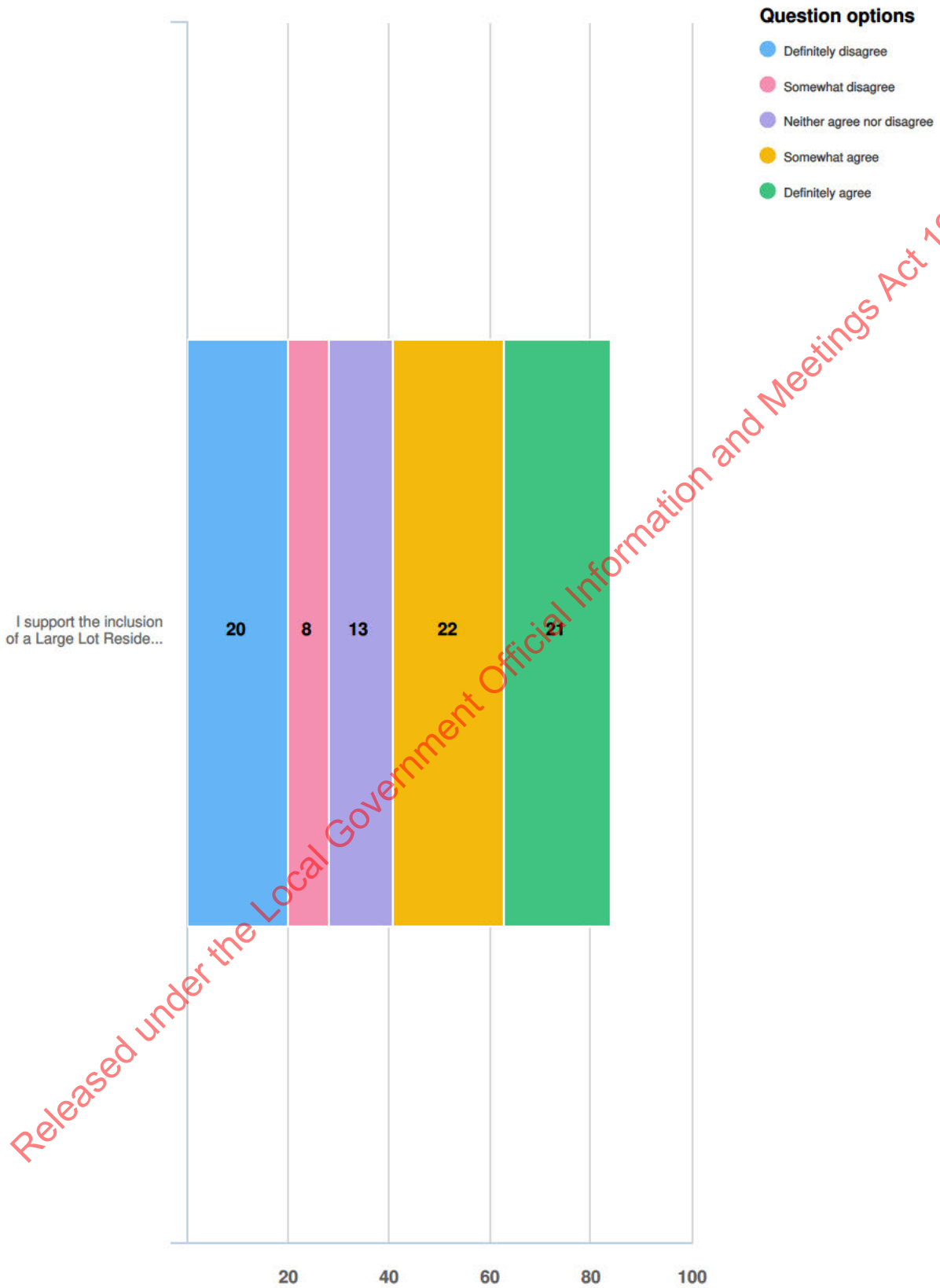
Question options

- Childcare centres
- Healthcare centres
- Dairies
- Small-scale food outlets (cafes, takeaways etc)
- Short-term home stays
- Bed and breakfasts
- Other (please specify)

Optional question (77 response(s), 116 skipped)

Question type: Checkbox Question

Q12 | Do you support the inclusion of a Large Lot Residential zone?



Optional question (84 response(s), 109 skipped)
Question type: Likert Question

Q12 | Do you support the inclusion of a Large Lot Residential zone?

I support the inclusion of a Large Lot Residential Zone

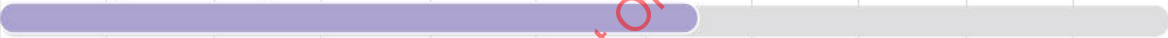
Definitely disagree : 20



Somewhat disagree : 8



Neither agree nor disagree : 13



Somewhat agree : 22



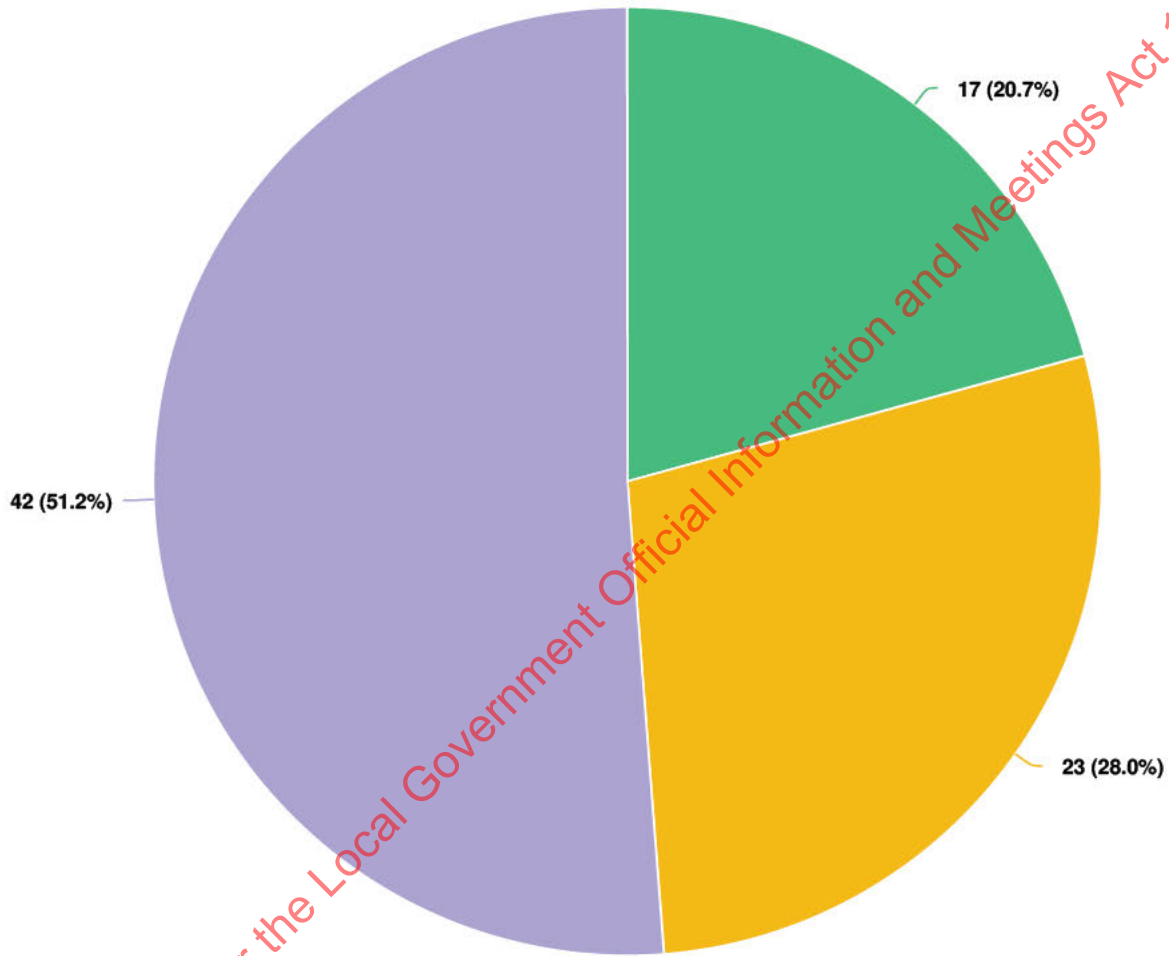
Definitely agree : 21



2 4 6 8 10 12 14 16 18 20 22 24

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Q13 | Do you think the Large Lot Residential zones cover the right areas?



Question options

- Don't know
- No
- Yes

Optional question (82 response(s), 111 skipped)

Question type: Radio Button Question

Q14 | What areas would you add/remove?

Anonymous
11/09/2023 02:15 PM
The Woburn area needs to be defined as large lot residential zone to preserve its existing character.

Anonymous
11/09/2023 12:54 PM
gbjkm

Anonymous
11/10/2023 06:55 PM
Need to include more space in Manor Park - utilise Benmore Crescent

Anonymous
11/13/2023 12:03 PM
The big block for trucking next to the railway line.

Anonymous
11/15/2023 02:02 PM
Sunny Grove, Wainuiomata

Anonymous
11/15/2023 03:10 PM
500 m from shopping centres

Anonymous
11/19/2023 10:05 AM
My property, [REDACTED] Tiroiti Grove is included in this zoning and it doesn't have 1000m² of land. We have about 550m².

Anonymous
11/22/2023 07:48 PM
Remove sunny grove area from any changes

Anonymous
11/23/2023 01:45 PM
Kerkwall drive

Anonymous
11/24/2023 11:37 PM
Areas where there is enough land, with suitable footing and access to develop desperately needed housing need to be removed.

Anonymous
11/24/2023 04:42 PM
There seem to be a large number of properties in maungaraki (specifically mulberry st as I live there and studied the properties around mine) included in the proposed large lot zone which are under 1000 square meters. Mine is only [REDACTED] for example. Seems like a contradiction to me.

Anonymous
eastbourne

12/02/2023 12:33 PM

Anonymous all

12/02/2023 12:54 PM

Anonymous leave plan as is

12/02/2023 12:58 PM

Anonymous Eastbourne and bays don't need to be classified as Large Lot zones. It is not clear why the council feel the need for Large Lot zones for any area. What is the problem the proposal is trying to fix? What has changed in recent years to justify why this new zoning is required?

12/03/2023 08:02 PM

Anonymous I would rezone areas that border other residential zones or next to already zoned hill residential areas or areas identified as greenfield. Areas to be added - * 28a Titiro Moana Road, Korokoro. Only piece of land in Korokoro that is not zoned a residential zone * 25, 27, 30, 73 Stratton Street, Normandale * 8, 10, 15, 25, 35, 38 Coyle Park Drive *196, 196a, 196b, 198, 211, 215, 213, 217 Normandale Rd, Normandale * 15, 24, 32, 53, 57, 74 Sweetacres Drive * 220, 228, 297, 199 Hill Road, Belmont. 199 split zoned, hill residential and residential lifestyle. * 29, 31, 43, 51, 53a, 53b, 53c, 53d, 55, 57, 59, 60, 61, 65, 70, Kaitanga Crescent * 52, 54a Stanley Street, Wainuiomata * 75a, 75b, 115a Coast Road (possibly all large lot residential or split large lot residential and rural lifestyle. One of these properties boarder 11 Coast Rd which is hill residential. Also off the main road which has medium density along the frontage of all these properties. *1/52 moores valley road * 57 Stockdale Street, Wainuiomata * 104, 112, 114, 118a, 118b, 118c, 120, 122, 140, 140a, 140b, 140c, 140d, 140e, 141, 147, 150, 157, 158, 160, 161, 161a, 162, 164, 164a, 165,165a, 165b, 166 Upper Fitzherbert Road. (Zoned large lot residential or future urban zone)

12/06/2023 04:53 PM

Anonymous I believe Stokes valley needs more housing. Many of these families do not want large sections and do not maintain them. Many are housing nz tenants on low incomes who would benefit from cheaper rents from bulk housing availability. The state of the current housing is not great except for the new developments which improve the asthetic of the community, increase pride and value of the homes in the area. George Street, and the streets feeding off it should be removed.

12/09/2023 04:37 PM

Anonymous Any areas where the infrastructure can be upgraded and improved. 'Deferred maintenance' and under investment for decades shouldn't

12/10/2023 11:13 AM

be justification to limit or restrict future investment in infrastructure to accommodate population growth and promote investment in this city.

Anonymous

12/14/2023 07:24 AM

All of them

Anonymous

12/14/2023 10:16 AM

Normandale Road should in our opinion should remain as Medium density residential. Both sections are less than 100m² over the minimum lot size and are currently serviced by both water and wastewater connections. We have intentions at to connect in the near future to the stormwater network via the stormwater inlet at the southwest corner of our section. In addition to this, by leaving both properties as MDR the zoning will be more contiguous and would avoid splitting their parcels across two zones as shown currently in the draft zoning layer. is largely a flat site which also gives it potential for future development without compromising on natural habitat connections across the hills.

Anonymous

12/14/2023 10:20 PM

I would reduce the extent of this zone in Maungaraki. I live in Aspen Grove and, in particular, would like this to remain as Medium Density Residential. A number of sections in Maungaraki have cross-leased titles and already have more than one dwelling. Applying Large Lot Residential Zoning to these lots would limit the ability to improve these properties. Maungaraki was developed later than other suburbs such as Normandale and Korokoro and is better suited to Medium Density Zoning. I would remove most of the Large Lot Residential Zoning from properties, in Maungaraki, within 5-7 minutes walk from the nearest bus stop on the 150 bus route.

Anonymous

1/03/2024 01:35 PM

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Anonymous

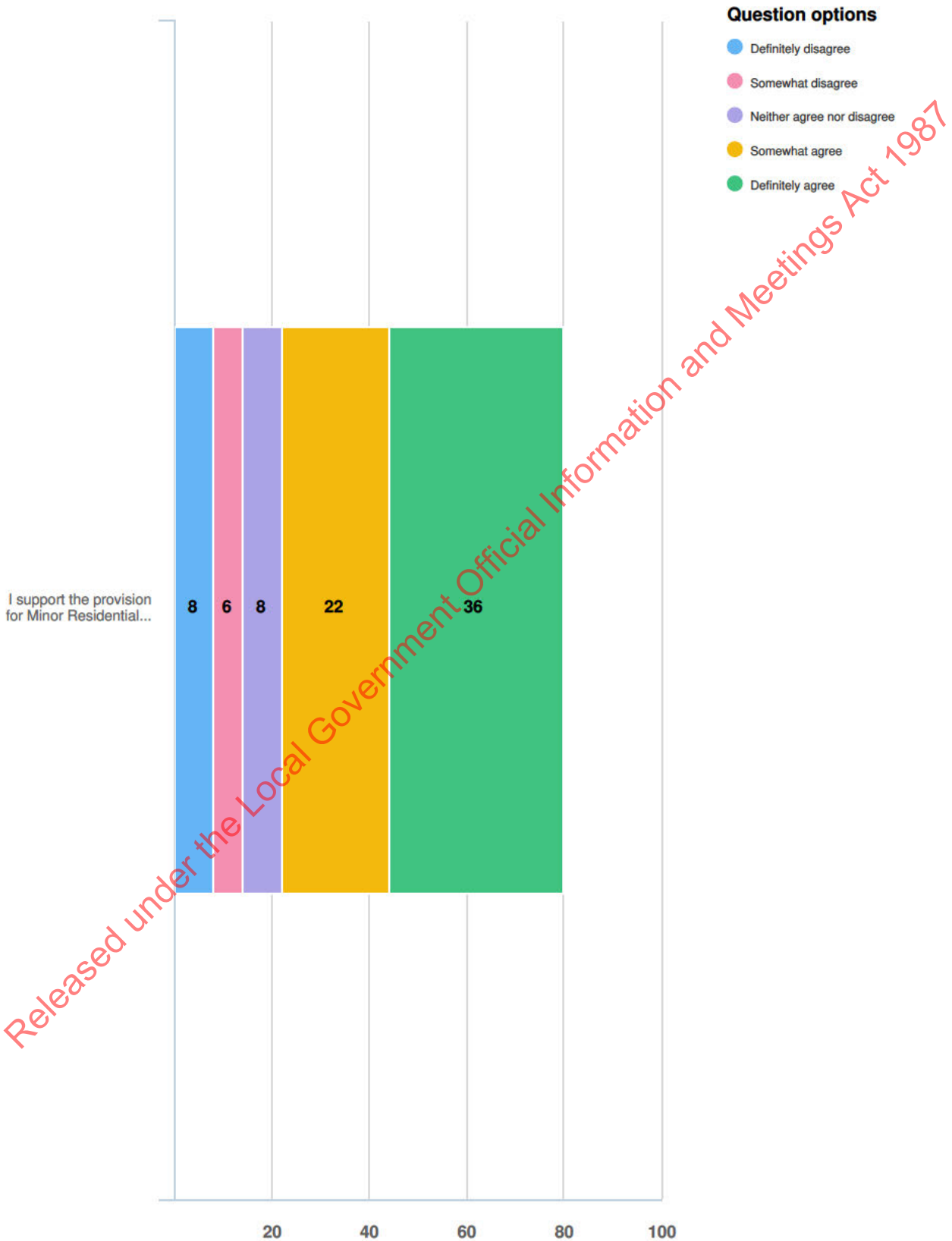
1/18/2024 03:55 PM

Hard to see any good reason for creation Of this new category. Council should be wary of creating rules that are not needed. All owners of larger lot have paid money on the basis of existing rules that enable subdivision or other property development. Smaller lot holders have been given new rights which are hazardous and already damaging such as rights to create multi user properties where single user only were available to existing residents. The same rights are being removed from property owners with larger lots.

Mandatory Question (23 response(s))

Question type: Essay Question

Q15 | The draft District Plan would permit Minor Residential Units within the Large Lot Residential zone. These are self-contained homes, such as a granny flat, that are in addition to the main home on a site.



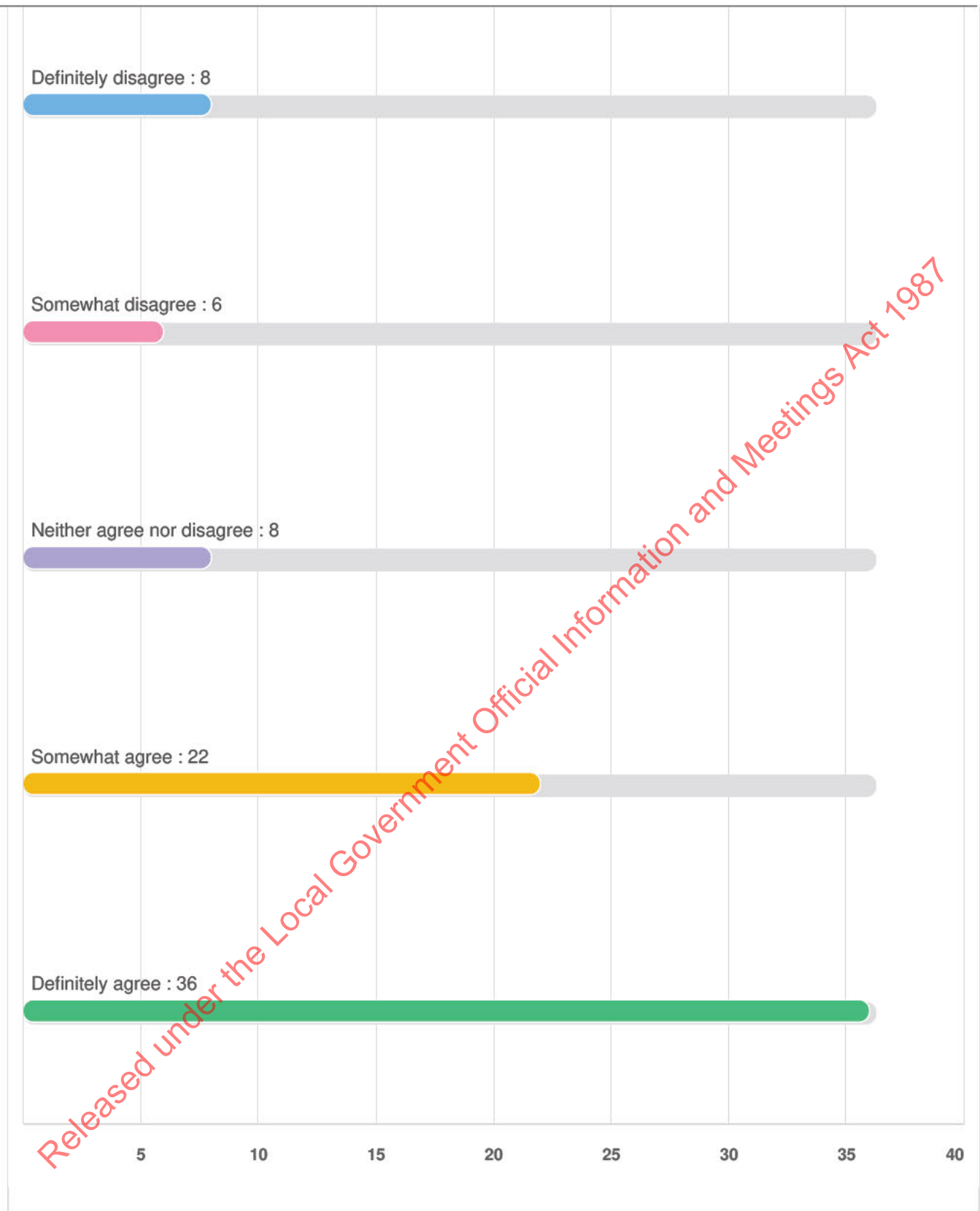
Optional question (80 response(s), 113 skipped)

Question type: Likert Question

Q15 | The draft District Plan would permit Minor Residential Units within the Large Lot Residential zone. These are self-contained homes, such as a granny flat, that are in addition to the main home on a site.

I support the provision for Minor Residential Units in the Large Lot Residential Zone

Released under the Local Government Official Information and Meetings Act 1987



Q16 | Are there any additional comments you would like to add on Residential zones?

Anonymous

11/09/2023 02:15 PM

There needs to be more distinction in the more central city areas of the need to preserve character of existing dwellings by defining them

as large lot residential areas.

Anonymous

11/09/2023 12:54 PM

no

Anonymous

11/10/2023 06:55 PM

Need to include more space in Manor Park - utilise Benmore Crescent

Anonymous

11/14/2023 05:21 PM

We should not have Industrial Zones in Residential zones . It is a health and safety hazard . Manor park is a small residential area with the proposed rezoning into an industrial zone is hazardous to the community .

Anonymous

11/15/2023 02:02 PM

Restricting development with further zoning restrictions is generally harmful. Land that isn't ideal for additional development naturally won't be built on. I'm happy with medium density zoning for my property on Sunny Grove.

Anonymous

11/15/2023 08:31 PM

My house would be in the Large Lot Residential zone. My concern is the proposed restriction to only one main and one minor residence for properties in this zone. The reasoning you've given appears to be that 'it's too steep to build anything else' (my paraphrase). However, this is untrue for my property. While some parts are unsuitable for building, if we wanted to, we could build another sizeable house on the property. (And we already have a separate sleepout.) So having only one main/one minor residence restriction seems arbitrary and unreasonable, especially considering the housing shortage. I have no plans to subdivide at this point, but I would consider it long-term, if it was allowed. I do understand and somewhat agree with the concept of a more restricted zone than Medium Density with its three three-storey buildings. I suggest two properties restricted to two stories, if you must - PLUS a minor residence. Or, you could consider each section on its own merits when people propose to build? This is important to me and is literally the only reason I'm answering this survey. Much appreciated

Anonymous

11/21/2023 10:51 PM

By changing the house zone to Large Residential Zone from what it was, it restricts any plans that families may have had for that land. Families purchase houses sometimes with intent to develop and this proposal can upset those plans and force families into situations they hadn't planned for. If they own the land, they should be able to do what they please through obtaining council consent and the proper channels.

Anonymous

11/22/2023 05:35 PM

There should be provision for Medium lot residential zones so as to allow for those who have larger families; are keen gardeners etc

Anonymous

11/22/2023 06:41 PM

Single home builds should have more limits on size and height planes. Why are 9 meter multi story homes and complexes going in residential areas.

Anonymous

11/23/2023 01:45 PM

The large lot zone should be looked at on case by case basis. For example our home 24 kerkwall drive is two lots on one site and we hope to build in future as the land is not used and below house so would not affect views. We cannot understand why we would not be able to build another dwelling or two on it just because of the slight slope. It is accessible and would not put pressure on the mains network. The site would have space and beauty that so many of the current medium density houses do not have and will not be conducive to happy community life as kids have no where to play. It seems silly to reduce amount of places to build when we have a housing crisis. The answer cannot just be in flat places. The hill areas are varied and surely many can contain more dwellings and reason why many bought them in the first place.

Anonymous

11/23/2023 05:25 PM

Council should not allow high intensity residential in coastal areas. The underlying residential area in the coastal overlays should be rezoned to a low density housing, with existing housing a permitted activity, but new housing low density rules. Scientists are saying these areas should have managed retreat. The previous government supported high intensity in cities, so we should not have any large lot zones. Childcare centers generate significant traffic and detract from residential amenities. Healthcare facilities should be in the main commercial areas as these are better connected with public transport. Existing commercial areas within residential zones should be zoned residential. The existing development has existing use rights, but should a change occur, the area should revert to surrounding zone. Eg if the commercial development on Cuba Street closed, it should become residential, otherwise an even higher trip generator could end up here.

Anonymous

11/24/2023 01:37 PM

That a up to date topographic survey be done eg, on hillsides around Stokes Valley as recent developments may have made what used to be scrub land or steep hillside into suitable building platforms. And that rather a blanket development ban be done it should be looked at on a case by case basis as up to date maps could point out feasible

development opportunities.

Anonymous

11/24/2023 04:42 PM

I'm not sure what the objective is with the large lot zone. It seems like a step backwards as far as allowing people the choice to intensify their existing properties.

Anonymous

11/24/2023 08:27 PM

Stop building on steep land! Costly and dangerous to the community.

Anonymous

11/26/2023 02:41 AM

Any proposed changes need to consider impacts of traffic e.g. in Petone where streets are narrow and there is limited parking. Don't want to see masses of cars on the streets parked up

Anonymous

11/27/2023 05:43 PM

I strongly support the right to build more housing safely, and for developers to bear the cost of e.g. three waters connections. I am not sure that requiring larger section sizes per se achieves the goal of providing for more housing.

Anonymous

11/29/2023 01:39 PM

single use residential zones should be replaced by mixed use zoning by right

Anonymous

12/02/2023 12:33 PM

the current plan and housing density rules are adequate and do not need any change

Anonymous

12/02/2023 12:54 PM

dont change plan

Anonymous

12/02/2023 12:58 PM

leave land owners rights as is

Anonymous

12/03/2023 06:12 PM

Defiantly agree that Belmont Hill Road should be Large lot and Rural Lifestyle

Anonymous

12/03/2023 08:02 PM

No changes are required.

Anonymous

12/06/2023 04:53 PM

Need to rezone more land so that larger sections can be created with new homes. A lot more housing is needed. New government will force this on you if you don't do it

Anonymous

12/07/2023 11:56 AM

The proposed Large Lot Residential zone removes existing property rights from individuals without providing any significant benefits to the community. For that reason, it should not be included.

Anonymous

12/07/2023 01:55 PM

Think about how it affects current homeowners, we have been trying to sell our house but due to next door being developed into more housing people have been put off which has left us unable to sell our property and dropped the value!

Anonymous

12/09/2023 11:37 PM

There are many smaller sections who are marked to be rezoned but do not fall into the specs for large lot. Homes there are joined on shared sites under 1000smtr where the land is crossleased and equal share. Even if it was permitted who would be deciding which home could have the granny flat?

Anonymous

12/10/2023 11:13 AM

Restricting development on sloped sections shouldn't be at the purview of the council it should be left to the market to decide. If a developer or landowner can develop their property in a financially viable way, then the gradient of the land shouldn't matter.

Anonymous

12/10/2023 12:24 PM

I think we need to give some say to local/neighbouring properties for any major development to consider the impacts to all people.

Anonymous

12/13/2023 05:12 PM

The proposed criteria for Large Lot Residential properties seems sensible and practical. The opportunity to add a small self-contained home could assist some families. However, monitoring of the use of this option would be advisable as there is potential for non-owner occupiers to create these additions to maximise profit rather than family benefit, which could have undesirable consequences for nearby homes..

Anonymous

12/14/2023 07:24 AM

No change of zones for Naenae leave our home and zones alone!

Anonymous

12/14/2023 09:02 PM

homeoners have rights of property but in consideration of neighbourhood

Anonymous

12/14/2023 10:20 PM

I strongly support the Medium Density Zoning within Maungaraki. Some of the Large Lot Residential zoning appears to be applied

inconsistently and to lots that already have an area less than 1000m². Large Lot Residential Zoning should not be applied to lots that already have multiple existing dwellings such as flats and semi-detached housing.

Anonymous

12/24/2023 01:40 AM

Infill housing is horrid

Anonymous

12/27/2023 03:19 PM

Yes - In medium density zones there needs to be a requirement to have one off-street car space for each residential unit. There is a dangerously high number of cars parked on street in areas around new multi-unit developments. Despite developers stating that car parks are not needed, the reality is that the vast majority of people have at least one car. Many use public transport or walk when the weather is fine, but when shopping or transporting children etc, cars are used. Some streets are clogged to the point of being dangerous (especially for delivery trucks, fire engines etc).

Anonymous

1/03/2024 01:35 PM

.

Anonymous

1/03/2024 04:24 PM

We cannot understand your zoning plans but would like to give our opinion of leaving our property as residential only NOT mixed zone

Anonymous

1/10/2024 03:51 PM

These zones do not appear to take account of flood risk, sea rise, and increased severe weather events. I think that these should affect whether high rise residential is appropriate and, if so, what mitigation factors have been factored into the plans. These would include sponge-ways, retaining or planting trees, ensuring there are adequate green spaces within easy walking distance, etc. That is, where there is currently low or medium density residential, with its associated green space, specific requirements for a minimum amount of actual green space able to have large trees to mitigate heat from large buildings with no or limited green space is built into resource requirements for such an area so that we do not end up with tracts of high density and no green space because each development was considered as a separate resource consent. There needs to be a plan before designations are changed.

Anonymous

1/17/2024 07:39 PM

I believe that minor residential units should be only considered when the section is large and the unit will not be on or close to the property boundaries, ie impeding neighbouring properties.

Anonymous

1/18/2024 03:55 PM

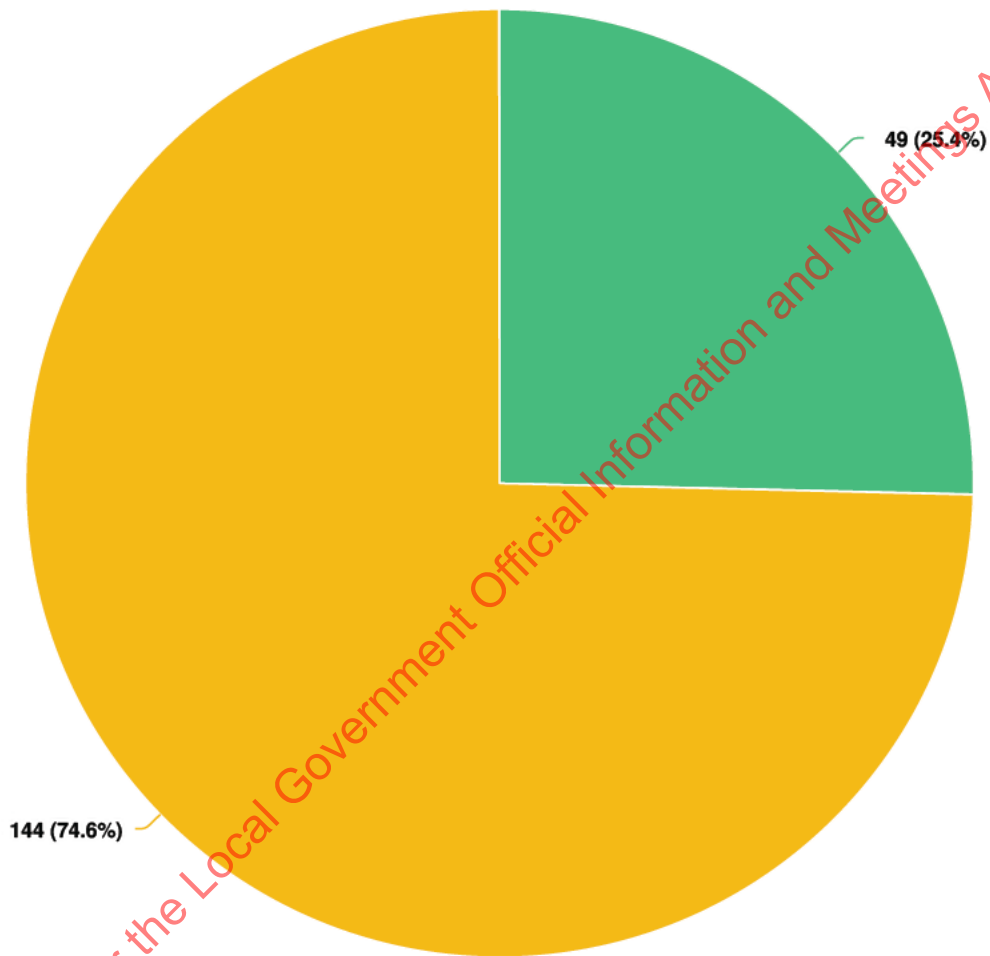
Why only granny flats? And what is supposed to happen when granny runs out of time on earth?

Optional question (39 response(s), 154 skipped)

Question type: Essay Question

Released under the Local Government Official Information and Meetings Act 1987

Q17 | Would you like to give feedback on Rural zones?

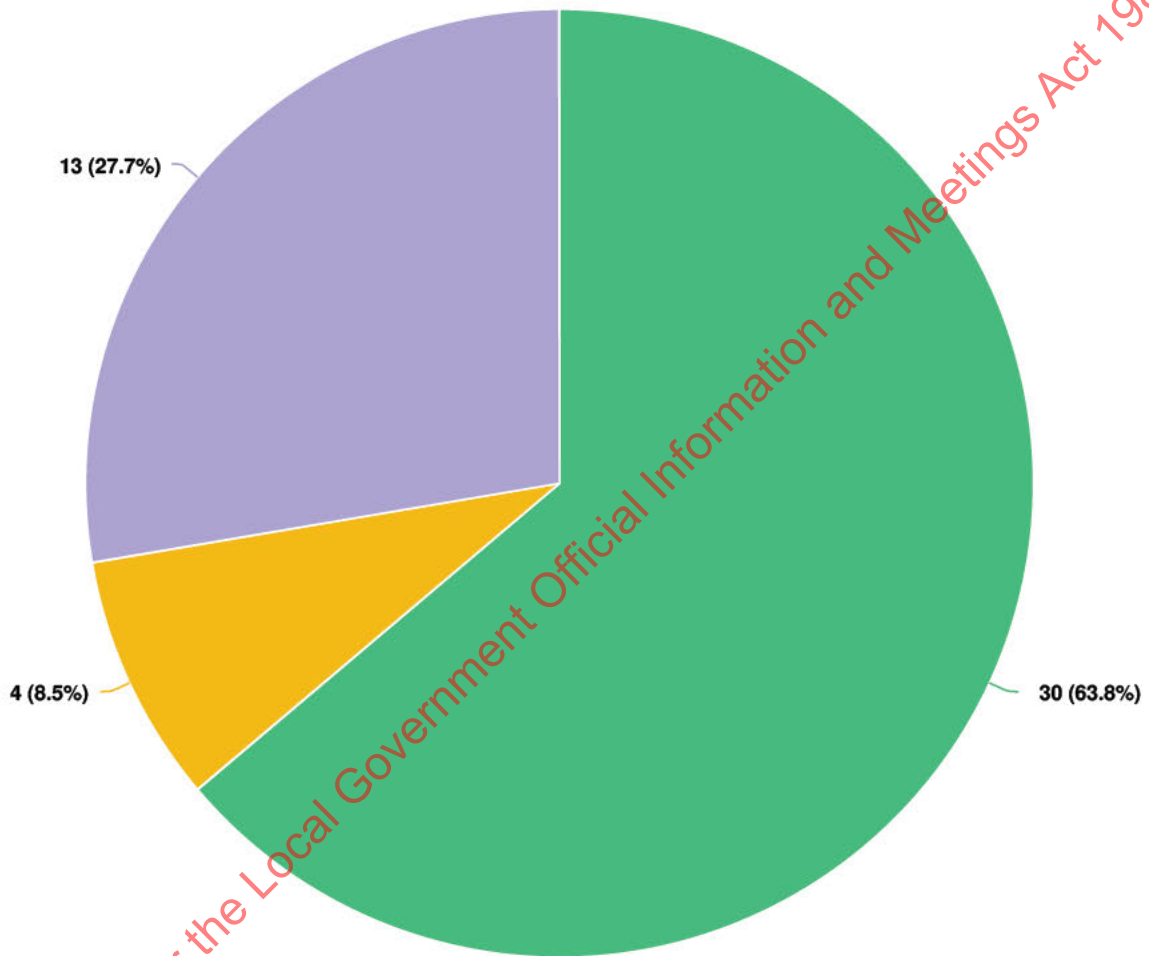


Question options

- No
- Yes

Mandatory Question (193 response(s))
Question type: Radio Button Question

Q18 | Do you think the General Rural and Rural Lifestyle zones cover the right areas?



Released under the Local Government Official Information and Meetings Act 1987

Question options

- Don't know
- No
- Yes

Optional question (47 response(s), 146 skipped)
Question type: Radio Button Question

Q19 | What areas would you add/remove?

Anonymous

11/13/2023 12:03 PM

That trucking area next to railway theyre trying to change to a residential area.

Anonymous

12/06/2023 04:53 PM

See my comments under large lot residential. The areas should not be zoned rural. They should be large lot residential or future urban zones.

Anonymous

12/11/2023 09:02 AM

Current rural areas should be protected as such. They are a natural asset to the city.

Anonymous

12/13/2023 05:12 PM

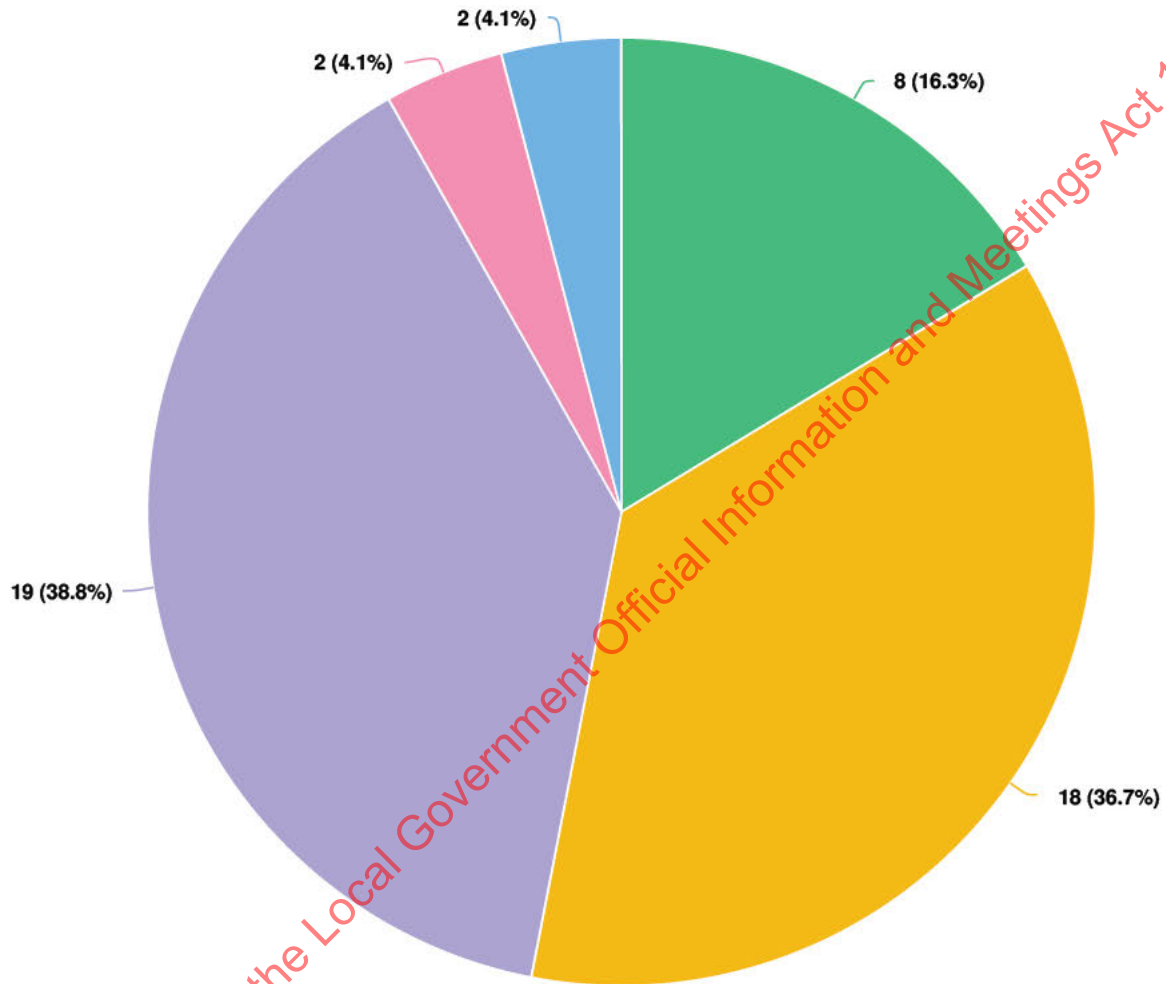
My understanding is that the original Rural Residential Zones were established on the fire zone boundaries at that time. Whilst pragmatic the fire zone boundaries do not reflect the criteria that should be applied now. However, the proposed Rural Lifestyle Zones are based on the existing Rural Residential Zones, and therefore fire zones. I think that, rather than hard zone boundaries, the District Plan should include shaded areas where the Zone boundary could be moved if the land better met an alternative Zone use profile. For example, where a change in zoning could be achieved with minimal impact of infrastructure, adjacent properties, and the environment.

Mandatory Question (4 response(s))

Question type: Essay Question

Released under the Local Government Official Information and Meetings Act 1987

Q20 | Should greater levels of development be enabled within the General Rural zone?



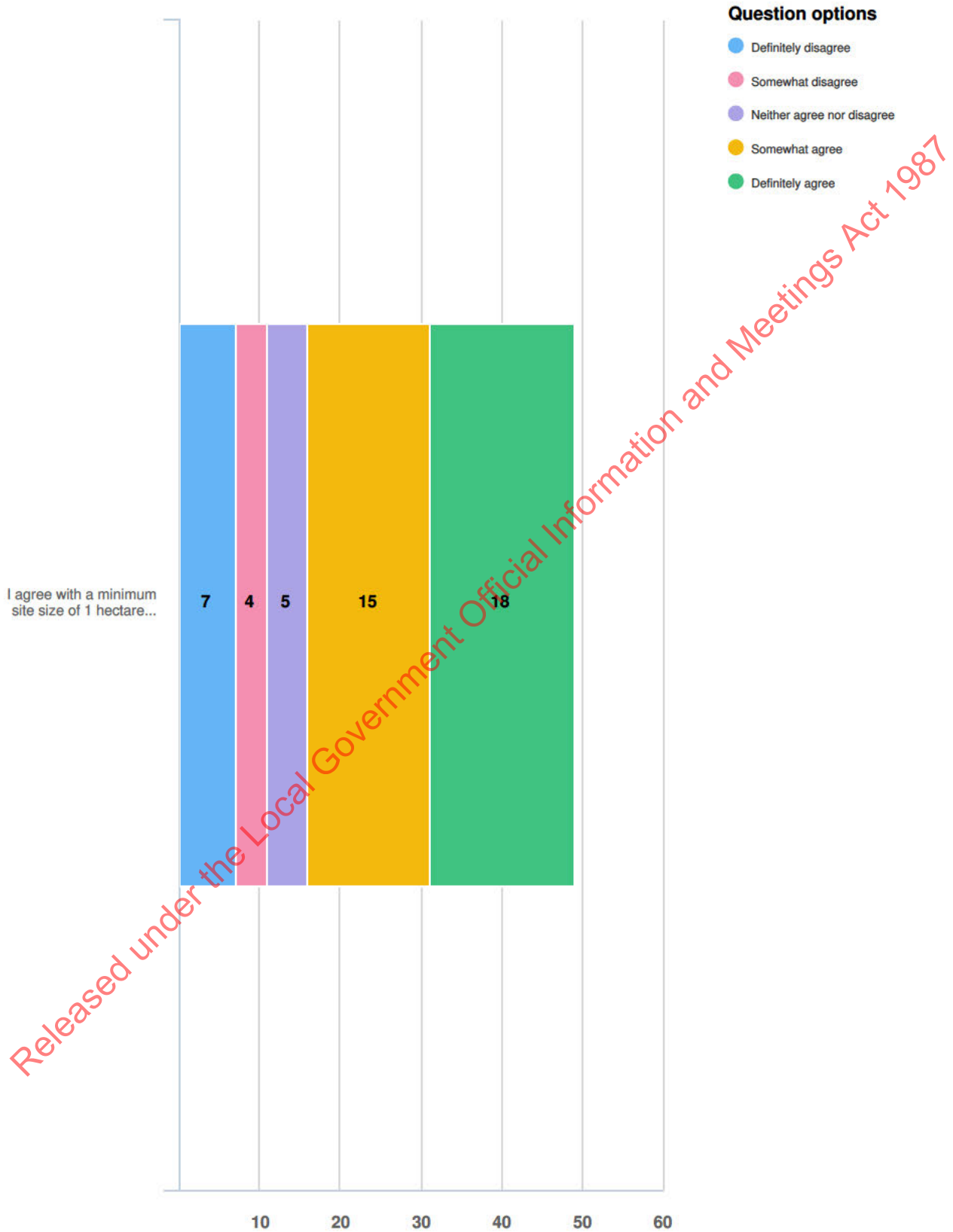
Released under the Local Government Official Information and Meetings Act 1987

Question options

- Other (please specify)
- Don't know
- No
- Yes, by permitting Minor Residential Units
- Yes, by reducing the minimum site size standard

Optional question (49 response(s), 144 skipped)
Question type: Radio Button Question

Q21 | Do you agree with our approach to enabling more residential development in the Rural Lifestyle zone?



Optional question (49 response(s), 144 skipped)
Question type: Likert Question

Q21 | Do you agree with our approach to enabling more residential development in the Rural Lifestyle zone?

I agree with a minimum site size of 1 hectare and 1 Minor Residential Unit (granny flat) per site, in addition to the main dwelling

Released under the Local Government Official Information and Meetings Act 1987



Q22 | Are there any additional comments you would like to add on Rural zones?

Anonymous

11/09/2023 02:15 PM

There should be greater ability to enable dwellings to be built in rural areas - the minimum section size should be less than 1 hectare.

Anonymous

11/12/2023 11:50 AM

There needs to be a balance of food production area versus residential consumers. I am a little concerned prime land is being consumed by the council's greed to get more rate money.

Anonymous

11/15/2023 03:10 PM

All rural properties must have riparian plant by waterways. No logging allowed. Where there is logging all slash must be removed or offered to the community.

Anonymous

11/16/2023 04:37 PM

It would be a more efficient use of rural residential land to allow a range of lot sizes down to a 1 ha minimum. It would not require any significant upgrading of Council infrastructure and the environmental impact would likely be net positive. It would also be more in line with Rural Residential areas adopted in other regions of NZ.

Anonymous

11/19/2023 07:11 PM

Not happy with the changes in the zones

Anonymous

11/22/2023 06:41 PM

Why are we building so many homes in areas where there is no capacity for schools and hospitals and roadways. We don't have the infrastructure to increase population already.

Anonymous

11/23/2023 04:58 PM

Some roading (eg Sweetacres, Normandale Road) can barely support the current number of vehicles/dwellings, and oncoming vehicles. A large increase (potential doubling) of traffic will result in accidents and most likely deaths.

Anonymous

12/01/2023 10:49 AM

The Minor Residential Unit (granny flat) should allow 2 bedrooms, a bathroom and kitchen. 2 bedrooms - creates more flexibility in use e.g. for growing teenagers / adult children living at home while studying in the region. bathroom/kitchen - a fully independent unit will provide more living quality and e.g. our granny needs to be able to use a bathroom multiple times a night. It wouldn't work if she had to go to the main dwelling for that. It would not only be an inconvenience but also a hazard for older people! Last comment: Since most of the Rural lifestyle zone are in the western hills etc. and very visible to the whole hutt valley, I would propose that the use of highly visible and reflective paints (white, light grey, etc) are banned for external use on all new dwellings. The benefit will be that the buildings will not stand out as much compared to the green bush around them. Hence, the appearance of the hills will stay the same as it is now, although the number of dwellings is very likely to double!

Anonymous

12/03/2023 11:16 AM

More housing is needed, so allow people to subdivide and create new properties if they wish.

Anonymous

12/03/2023 08:02 PM

Agree with the 1 hectare proposal, but should not include "1 Minor Residential Unit.." as this may become short term rental activity. Minor residential unit should only be allowed on minimum of 1.5 hectare site.

Anonymous

12/04/2023 06:04 PM

Existing development patterns support this change. However, roading and water infrastructure will need to be upgraded to provide for the additional development.

Anonymous

12/11/2023 09:02 AM

Rural living is a lifestyle choice that should be protected, supported and enhanced, not carved up.

Anonymous

12/13/2023 05:12 PM

I have a property that will fall in the Rural Lifestyle zone. I have had several requests from people seeking to build a home. This because my land is adjacent to a road, has all the services nearby, and is next to residential properties. The land is not productive and would provide great sections for young families to build their own homes. The ridged application of section sizes within Zone boundaries would prevent sensible outcomes. I will provide information on my property to the HCC through a separate email.

Anonymous

12/14/2023 11:11 PM

The process for enabling site development needs to be simplified and more cost effective.

Anonymous

12/15/2023 02:03 PM

Whilst agreeing with a higher density in the Rural Lifestyle Zone as a point of principle. I would suggest further choice be made available for landowners as per the direction of the Urban Growth Strategy 2014, which provided for 5000sqm sections and investigating the reduction of frontage and driveway requirements in the southern most portion of Moore's Valley Road. (HCC DP Review Committee Report # DPRC2023/2/125 refers.) I note that in an earlier draft version of the DP, this option was included and has since been revised in the DP currently out for consultation, with no written explanation provided for HCC residents of why this is the case. I would strongly support the option for landowners to be able to subdivide down to 5000 sqm, as opposed to 1 hectare as currently included in the DP. I do not believe the current draft DP proposal for Rural Lifestyle Zone lot sizes

provides enough choice for landowners, or for lots of a smaller more manageable size. I would add, that providing for choice, does not necessarily equate to an overwhelming number of additional developments, it simply provides the landowner with options. Some owners will choose to exercise those options, but many will not. District Plan Sub Committee Report # DPRS2020/6/324 provides information concerning the numbers of subdivision applications received over the last ten years, resulting in granting permission for undersized sections. Whilst acknowledging that there was some pressure for smaller lifestyle and rural lots sizes, the numbers of applications actually made have been small. I do not support the argument that by enabling choice, it automatically follows that ALL landowners would choose to develop. But I do support choice for families to be able to realise their assets, and provide for their family's future, whether that be by subdividing and titling a block of land, or by building a home, that can subsequently be sold on an individual title. Specifically relating to the southern end of Moore's Valley Road, all properties are on self contained sewerage/septic tank systems, and are not connected to town water supply - largely using recycled rainwater. Therefore any argument concerning increased pressure on water infrastructure is moot. An argument concerning overflow into the Wainuiomata Stream simply does not apply if owners have a self contained sewerage system. And indeed the stream does not flow in the region of many properties that would fall within the Rural Lifestyle Zone - again for me making this argument a moot point. There is of course potential for increased traffic related both to initial dwelling construction and from additional occupiers. Again, this is potential, rather than definitive and the road has appropriate speed limits and signage, which has recently been upgraded by council and WRC. The argument that highly productive land will be turned into residential property, and therefore food supply and employment will be lost, is again moot. By definition homes occupy a range of land between 2 and 4 hectares in size and are lifestyle blocks, where commercial, or farming activity on a large scale is neither sustainable or permitted. Indeed by its very nature lifestyle lots are noted as unproductive and of a generally lower scale, supporting grazing and hobby farming only. I would encourage HCC to compare its draft DP proposals with those of other councils in its comparator group in terms of lots sizes. A number nationally have reduced lot sizes to 5000sqm, recognising housing pressures, and the need to provide homes for more residents in a sensible manner. A lot size of 5000sqm is still in excess of an acre, it would comfortably support hobby farming activities, such as grazing a few sheep, having a pony, and could still be developed sensitively and in such a way to neither detract from the local environment, or cause additional pollution (of any kind, noise light etc.) to immediate neighbours. The adherence to the objectives, policies, rules and standards for the Rural Lifestyle Zone and any subsequent resource consenting requirements would

achieve that. I also note that in many cases, landowners are forced to leave their lifestyle sections as they age, often due to the lot size becoming unmanageable, or financially unsustainable for them, and often, in my experience after a period of years of overall decline. The option for smaller lot sizes may encourage a more stable neighborhood and a better maintained environment, as owners are better able to care for their properties for longer, resulting in less rural decline.

Anonymous

12/15/2023 02:05 PM

Whilst agreeing with a higher density in the Rural Lifestyle Zone as a point of principle. I would suggest further choice be made available for landowners as per the direction of the Urban Growth Strategy 2014, which provided for 5000sqm sections and investigating the reduction of frontage and driveway requirements in the southern most portion of Moore's Valley Road. (HCC DP Review Committee Report # DPRC2023/2/125 refers.) I note that in an earlier draft version of the DP, this option was included and has since been revised in the DP currently out for consultation, with no written explanation provided for HCC residents of why this is the case. I would strongly support the option for landowners to be able to subdivide down to 5000 sqm, as opposed to 1 hectare as currently included in the DP. I do not believe the current draft DP proposal for Rural Lifestyle Zone lot sizes provides enough choice for landowners, or for lots of a smaller more manageable size. I would add, that providing for choice, does not necessarily equate to an overwhelming number of additional developments, it simply provides the landowner with options. Some owners will choose to exercise those options, but many will not. District Plan Sub Committee Report # DPRS2020/6/324 provides information concerning the numbers of subdivision applications received over the last ten years, resulting in granting permission for undersized sections. Whilst acknowledging that there was some pressure for smaller lifestyle and rural lots sizes, the numbers of applications actually made have been small. I do not support the argument that by enabling choice, it automatically follows that ALL landowners would choose to develop. But I do support choice for families to be able to realise their assets, and provide for their family's future, whether that be by subdividing and titling a block of land, or by building a home, that can subsequently be sold on an individual title. Specifically relating to the southern end of Moore's Valley Road, all properties are on self contained sewerage/septic tank systems, and are not connected to town water supply - largely using recycled rainwater. Therefore any argument concerning increased pressure on water infrastructure is moot. An argument concerning overflow into the Wainuiomata Stream simply does not apply if owners have a self contained sewerage system. And indeed the stream does not flow in the region of many properties that would fall within the Rural Lifestyle Zone - again for me making this argument a moot point. There is of

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Anonymous

1/03/2024 01:35 PM

Don't build industrial parks and waste transfer stain previously rural land eight next to residential areas affecting residents unfairly

Anonymous

1/10/2023 03:51 PM

Ensure that productive land isn't gradually swallowed up lifestyle blocks. The additional infrastructure, not just 3 waters but roading, energy, etc is expensive and reduces production of food, wood, etc. It also increases on-going carbon emissions as more people will be living further away from work, schools, shopping and other services.

Anonymous

1/17/2024 09:16 PM

No

Anonymous

I think rural sites should be maintained for the activities we associate

1/30/2024 04:28 PM

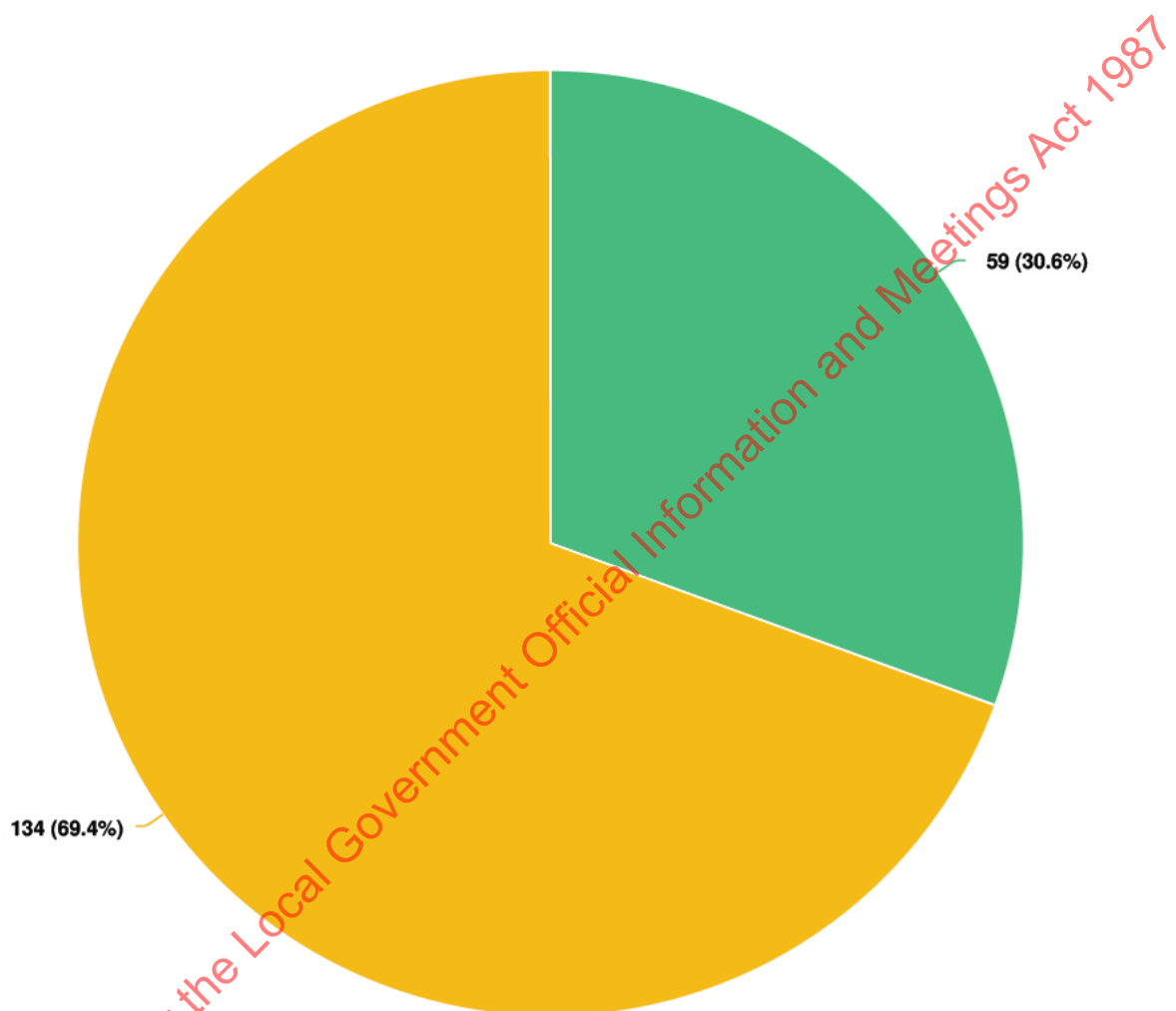
with a rural lifestyle. this may include market garden, farming voluntary activities such as RDA. Not commercial activities

Optional question (20 response(s), 173 skipped)

Question type: Essay Question

Released under the Local Government Official Information and Meetings Act 1987

Q23 | Would you like to give feedback on Commercial and Mixed-use zones?

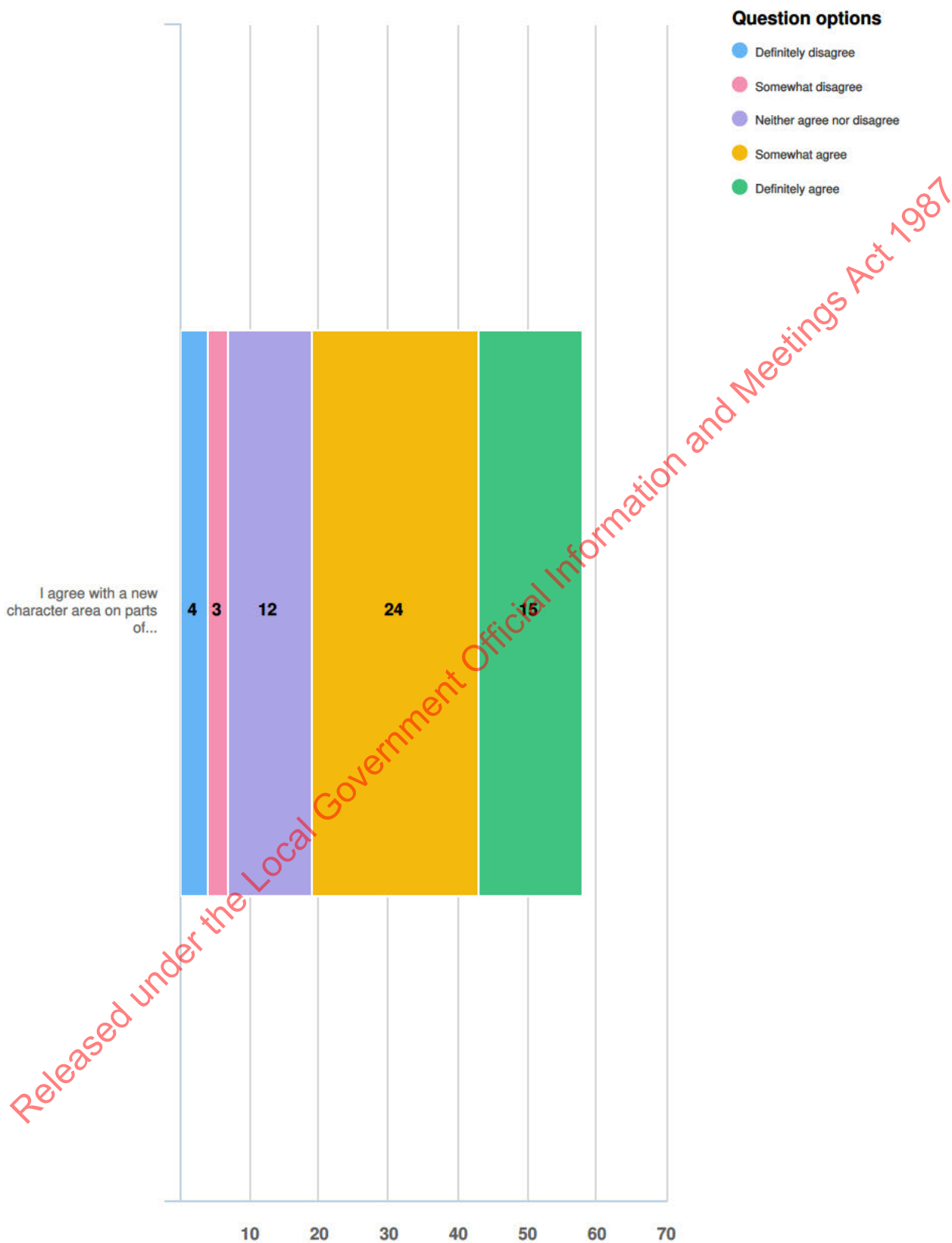


Question options

- No
- Yes

Mandatory Question (193 response(s))
Question type: Radio Button Question

Q24 | Do you agree with this new character area?

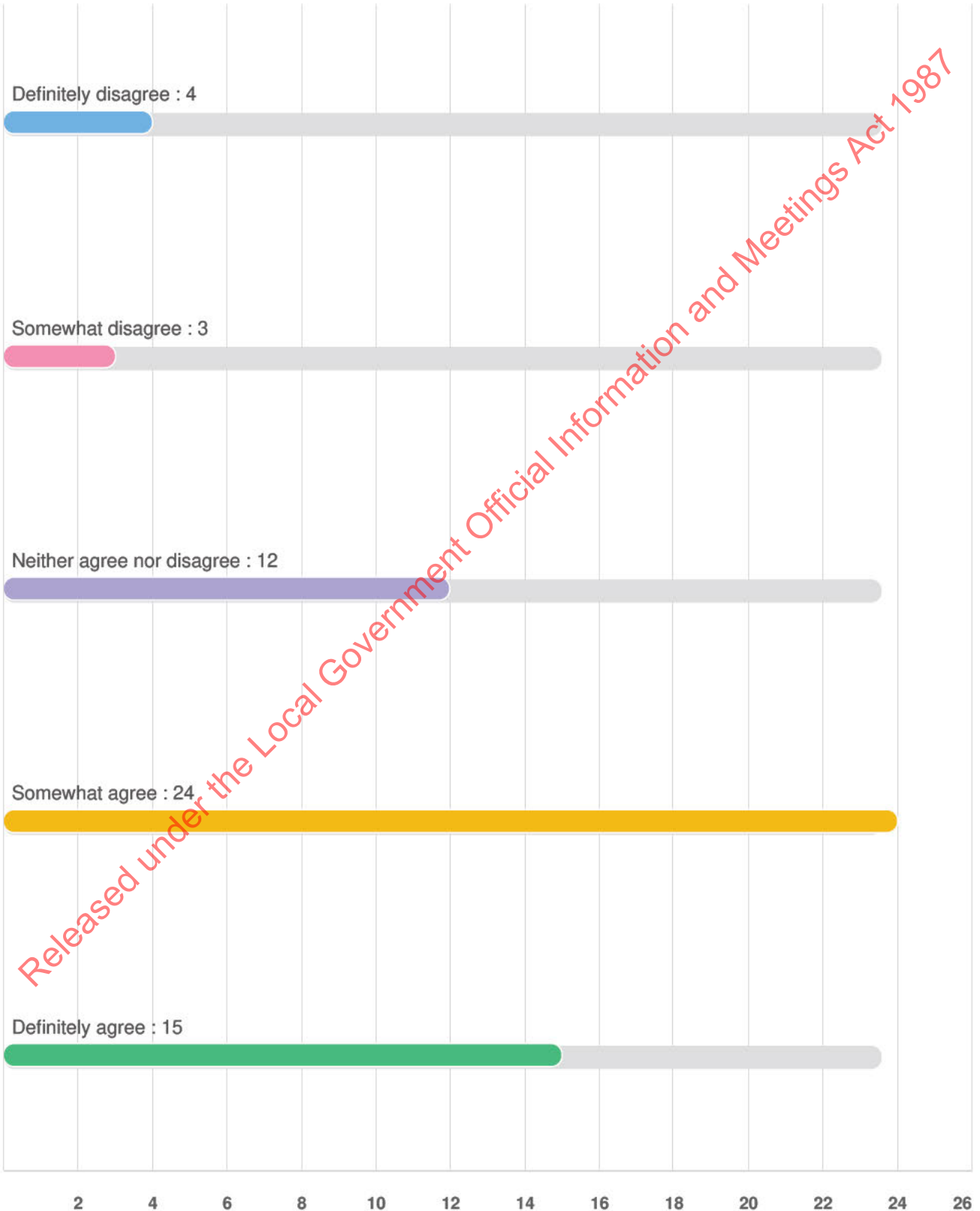


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Optional question (58 response(s), 135 skipped)
Question type: Likert Question

Q24 | Do you agree with this new character area?

I agree with a new character area on parts of Jackson Street that controls the visual appearance of buildings to be consistent with the area



Q25 | If you have any additional comments on the proposed character area, please add them here

Anonymous
11/12/2023 11:50 AM
Why be authoritarian? Why not let people build to their needs rather than your needs for control?

Anonymous
11/13/2023 12:03 PM
Keep it commercial

Anonymous
11/15/2023 02:02 PM
Anything that supports additional development I'm in support of. I expect these proposals don't go far enough in my mind so I agree insofar as they increase development potential but would generally want to see more liberal rules that enable going further.

Anonymous
11/15/2023 03:10 PM
No bike lanes please. More parking. Less miter people.

Anonymous
11/22/2023 06:41 PM
I am against anything that increases density to the area. Traffic and infrastructure needs to be improved. People are splitting housing lots to make money and now we have double and triple the number of people in same place. Schools, hospitals, roadways can not support this.

Anonymous
11/26/2023 02:41 AM
It would be great to extend the character area in Jackson St and be in keeping with the architecture and retail development for the area.

Anonymous
11/27/2023 05:43 PM
I like the Jackson St area, however am concerned that some buildings in the proposed area are of mixed quality right now. This proposal would seem to constrain people's choices about what they build there, potentially making the price of redevelopment higher than keeping a property vacant or in poor condition. What support will Council offer to help owners meet the cost of Council-imposed requirements?

Anonymous
11/29/2023 01:39 PM
I oppose requiring new buildings to pretend to be old buildings. People should be allowed to build new buildings with whatever architecture they want. Juxtaposition is great, and much preferable to drab colonial uniformity. We should be trying to move forward, rather than slavishly reconstruct an imagined past.

Anonymous

12/03/2023 08:02 PM

Council should focus on not increasing cost of building / ownership of commercial buildings. If this proposal can be adopted without bringing increased costs to developments it would be OK. It should not proceed if it increases costs for businesses or rate payers.

Anonymous

12/10/2023 04:38 PM

I think it's great to control the visual appearance of buildings to promote an attractive urban environment and nod to the areas culture and heritage, as long as this does not unduly restrict housing

Anonymous

12/10/2023 05:33 PM

Petone has been spoilt by adding Briscoes, Rebel Sport and K&M Mart. It has taken away the special character Petone once had. On a weekend traffic is gridlocked. No infrastructure has been provided. Traffic cannot move around easily.

Anonymous

12/11/2023 09:02 AM

Jackson street is a huge asset to lower hutt. (thanks in no small part to Jackson Street Programme and all the hard work they have done over the YEARS) Protecting the character of the area is paramount. Any changes here need to be on the street, made by the people who are affected. Not at a desk by those you have ideas and no experience in living, working and participating in the area in question.

Anonymous

12/13/2023 03:17 PM

Are these areas going to be at risk from sea level rise or flooding? If so, then buildings should be raised off the ground.

Anonymous

12/14/2023 07:42 PM

Imposing character requirements for new builds leaves us stuck in the past. We should be encouraging innovative and sustainable design over everything else

Anonymous

12/14/2023 09:02 PM

height restrictions are important. Consideration must be given to existing buildings or near residential properties

Anonymous

12/14/2023 10:20 PM

New developments should be sympathetic and complementary to existing buildings in terms of building quality and well considered design and proportion. Mimicry and poorly executed historicism should be avoided.

Anonymous

1/10/2024 03:51 PM

Jackson Street has proved a success in revitalising the area over the time it has been in operation. We don't have anywhere else like it. I would also like to put in a call for Scholes Lane to be incorporated. Its

mix of architecture and use is unique and well worth saving as a snapshot of a back service lane.

Anonymous

1/17/2024 09:16 PM

I don't really like changing, modifying or replacing historic buildings.

Anonymous

1/18/2024 03:55 PM

Nothing lasts forever. What happens when the character it's degrade or collapse?

Anonymous

1/29/2024 09:48 AM

The block from Tory to Cuba Street needs to be put back in the heritage precinct with the associated 10m height holding across that block as well as the rest fo the precinct. A character area between the Station and Victoria Street is a good idea.

Anonymous

1/30/2024 11:55 AM

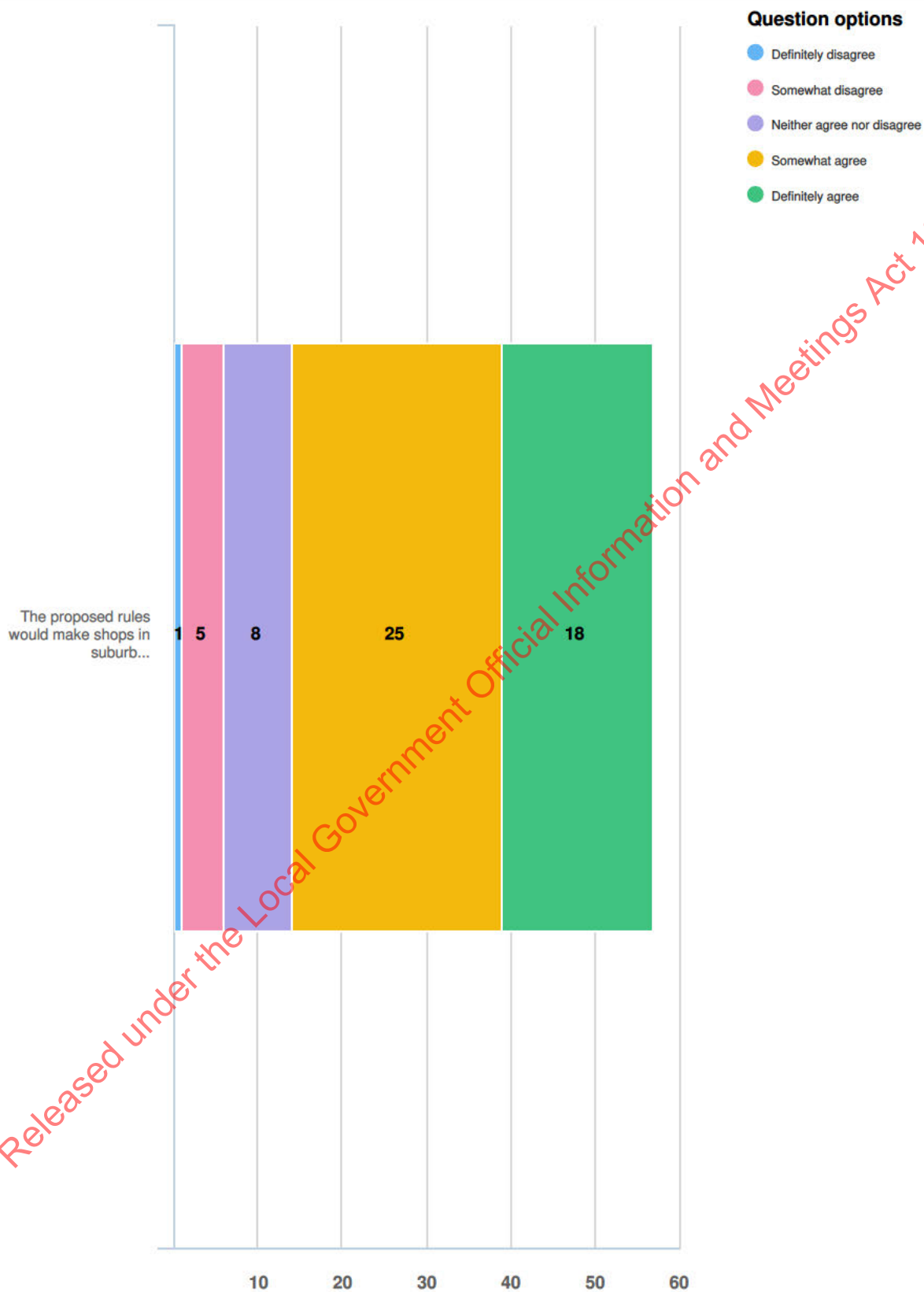
Most of the east end (to Cuba St) should be reinstated as part of the heritage precinct with consistent height and design to the rest of the precinct. The rest, totally support.

Optional question (21 response(s), 172 skipped)

Question type: Essay Question

Released under the Local Government Official Information and Meetings Act 1987

Q26 | Do you think these rules will help attract people suburban centres?



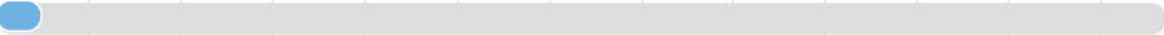
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Optional question (57 response(s), 136 skipped)
Question type: Likert Question

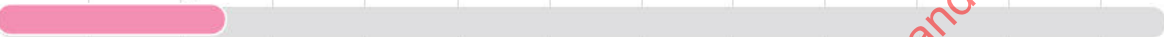
Q26 | Do you think these rules will help attract people suburban centres?

The proposed rules would make shops in suburban centres more attractive to visit

Definitely disagree : 1



Somewhat disagree : 5



Neither agree nor disagree : 8



Somewhat agree : 25



Definitely agree : 18



2 4 6 8 10 12 14 16 18 20 22 24 26 28

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Q27 Please write below any particular street fronts we should add or remove from these rules

Anonymous
11/12/2023 11:50 AM

Are you going to fund glass replacement for all the tags done on glass? If not, shut up about it.

Anonymous
11/13/2023 12:03 PM

Na.

Anonymous
12/03/2023 08:02 PM

Active Frontage rules should not increase costs to owners/builders versus alternative styles of design.

Anonymous
12/11/2023 09:02 AM

Jackson street is a huge asset to lower hutt. Protecting the character of the area is paramount. Any changes here need to be on the street, made but the people who are affected. Not at a desk by those you have ideas and no experience in living, working and participating in the area in question. FREE Parking is paramount. that attracts shoppers. not pretty windows.

Anonymous
12/14/2023 09:02 PM

Unreasonable building codes and costs by council . Council not having power over landlords and tenants.

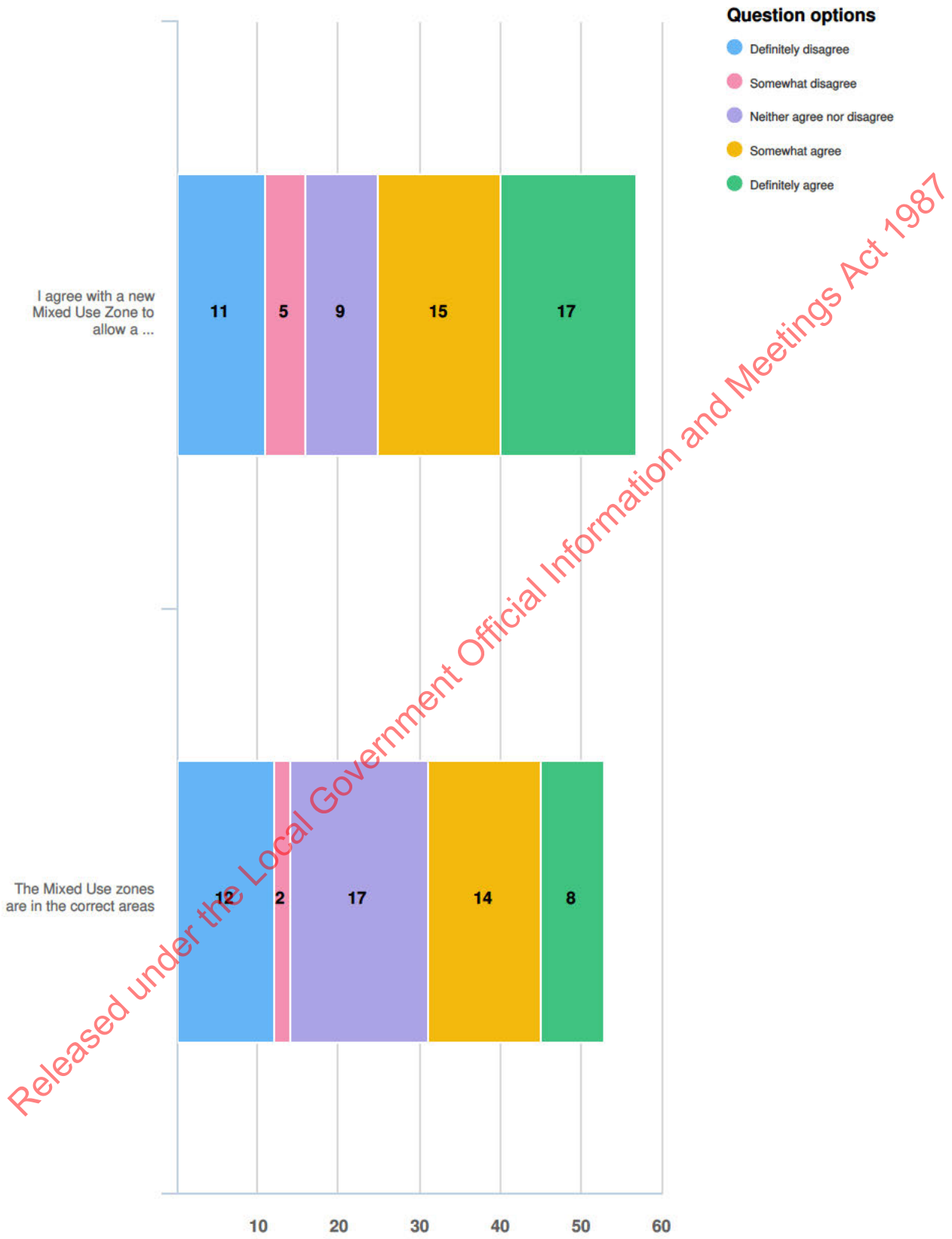
Anonymous
12/14/2023 10:20 PM

I strongly agree with the Jackson Street Character Transition Precinct and that street fronts in this area be developed with active frontages. This will help link Petone Station with the Jackson Street Heritage Precinct and significantly improve the experience for pedestrians.

Optional question (6 response(s), 187 skipped)

Question type: Essay Question

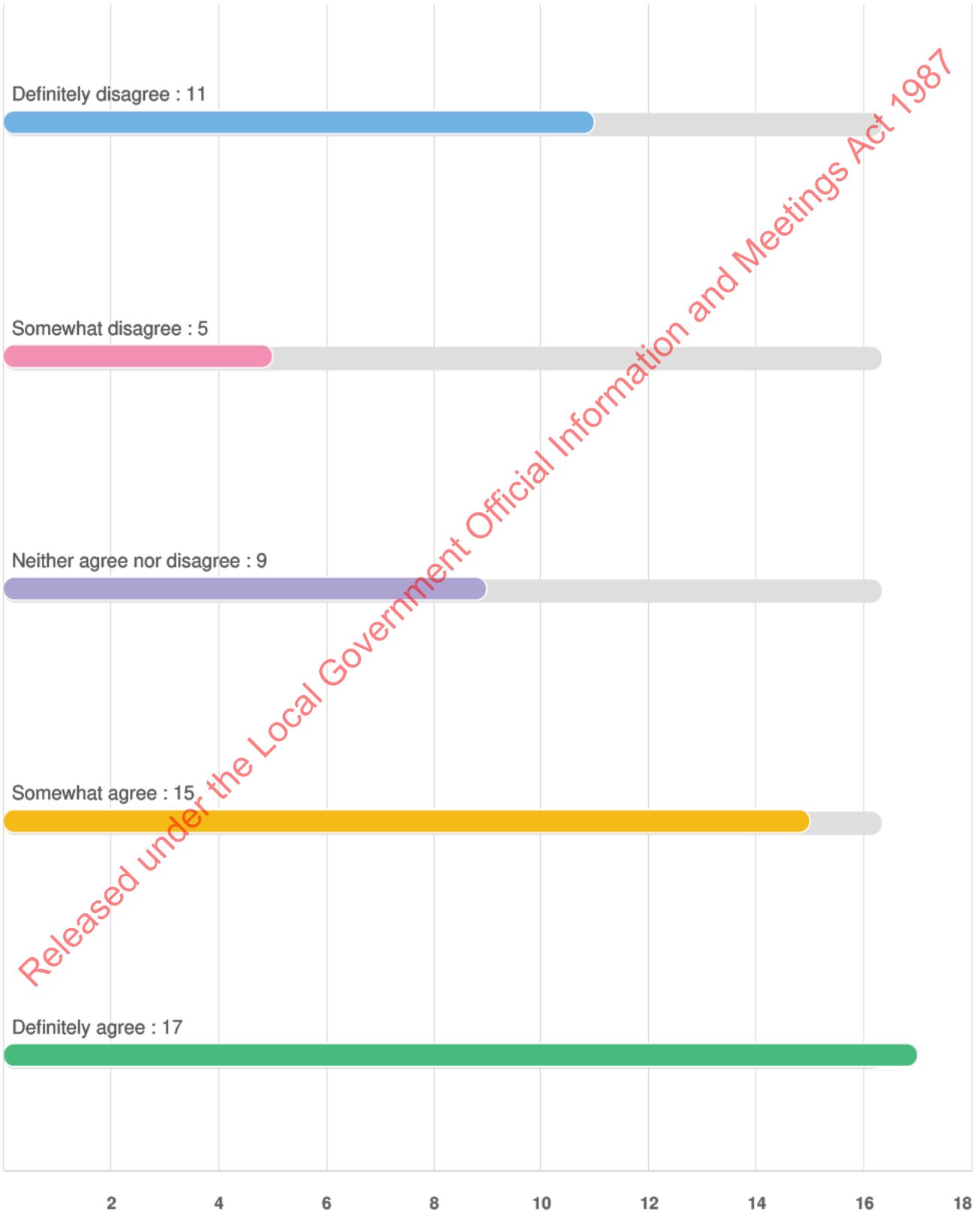
Q28 | Do you agree with this proposed Mixed Use zone?



Optional question (58 response(s), 135 skipped)
Question type: Likert Question

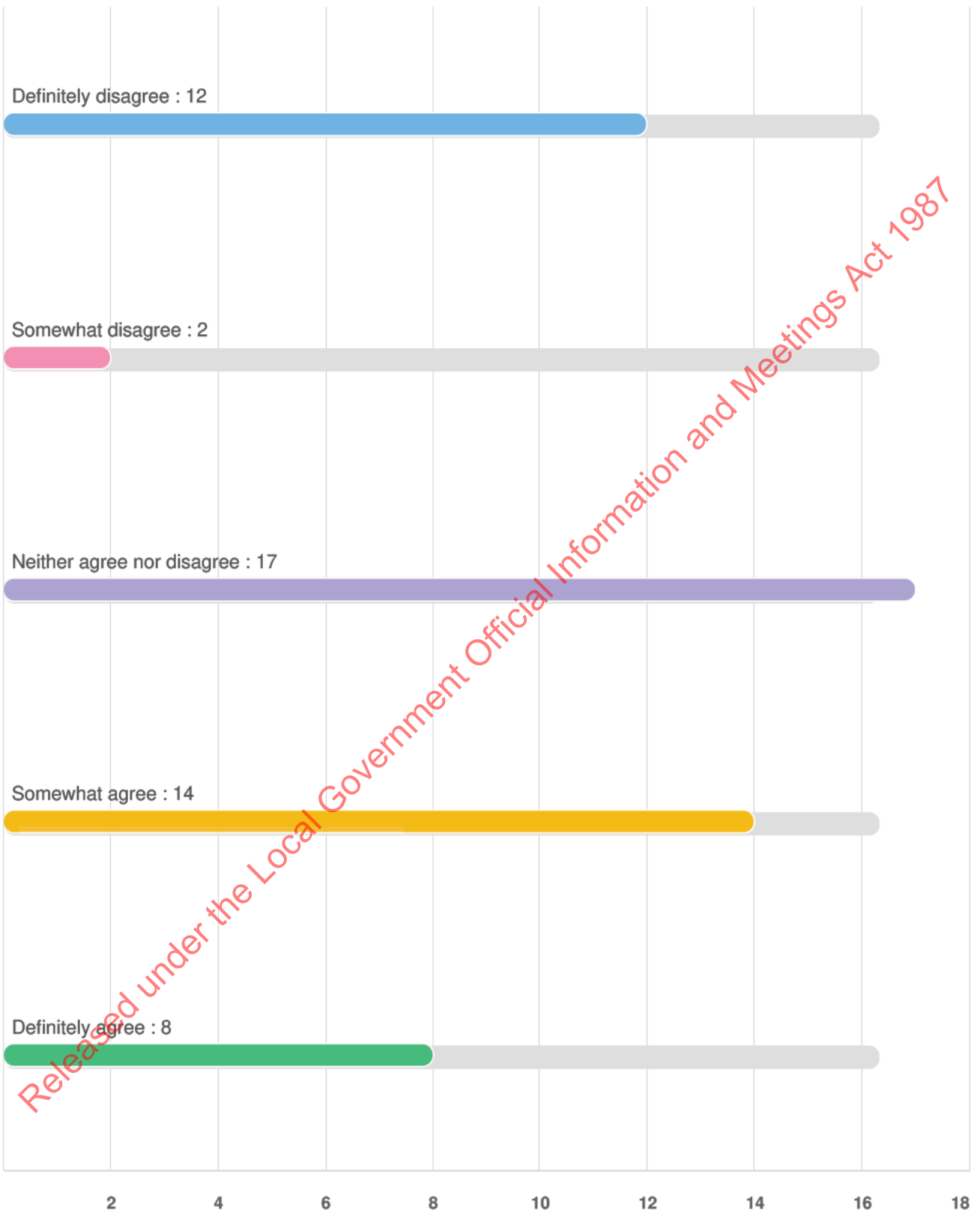
Q28 | Do you agree with this proposed Mixed Use zone?

I agree with a new Mixed Use Zone to allow a mix of housing and small-scale commercial, community, health and education facilities



Released under the Local Government Official Information and Meetings Act 1987

The Mixed Use zones are in the correct areas



Q29 | Please write below any particular areas we should add or remove from this zone

Anonymous 11/12/2023 11:50 AM	Most places should be allowed to be mixed places.
Anonymous 11/13/2023 12:03 PM	Large truck stop no
Anonymous 11/27/2023 05:43 PM	There should be more mixed zoning across the city to allow for local community facilities.
Anonymous 11/29/2023 01:39 PM	the entire residential zone should be replaced by mixed use zoning by right to enable organic walkable 15 minute communities
Anonymous 12/11/2023 09:02 AM	Again all of this needs to be decided by those that live, work and play in those areas, not by desk based opinion dispensers. Experience is worth more than opinion.
Anonymous 12/14/2023 07:24 AM	Remove! Naenae Treadwrl Street, Hillary court area
Anonymous 12/14/2023 07:30 AM	Remove treadwell Street in naenae
Anonymous 12/14/2023 10:20 PM	More Mixed Use Zoning should be allowed for in the Western Hills suburbs. Except for Maungaraki, these suburbs are very poorly serviced in terms of local shops, services and community facilities.
Anonymous 12/15/2023 03:12 PM	Remove 18 Lord Street Stokes Valley (corner of Lord St and Castle Cres.). This is an isolated section clearly within a residential hill area and mixed zone use is inconsistent and not reflective of residential living. This is not near a commercial center; it is not along a key transport area; and there is no history of mixed use in this area of Stokes Valley.
Anonymous 1/10/2024 03:51 PM	The Eastern Hills seems lacking in this area.
Anonymous 1/18/2024 03:55 PM	Too many rules. Some are always pointless and some are situationally pointless.
Anonymous	The small ones on the Esplanade need to be removed as do all fo

1/29/2024 09:48 AM

those areas in Britannia Street. The motels and dairy have existing use rights. The on suggested for Hutt Road could add to major congestion and both sides of Cuba Street is too much. Keep the area that is currently commercial and leave the rest as the traffic volumes on that street are already major. The underlying residential zone needs to be kept in all these situations.

Anonymous

1/30/2024 11:55 AM

Please remove all the new Mixed Use areas proposed in Petone and Moera. There is no need for this "sprawl". It will bring traffic and pedestrian problems, encourage uses which should be in commercial or industrial areas (contributing to their vitality), disrupt residential frontages (including loss of street trees, etc, due to parking pressure and visibility). Existing uses are adequately protected under current legislation.

Optional question (13 response(s), 180 skipped)

Question type: Essay Question

Q30 | Are there any additional comments you would like to add on Commercial and Mixed-use zones?

Anonymous

11/12/2023 11:50 AM

It would be great if stupid regulations were repealed, and the Hutt was allowed to flourish.

Anonymous

11/13/2023 12:03 PM

Large truck stop no

Anonymous

11/15/2023 02:02 PM

The more freedom you can give folks to develop on their land, the better. I'd like to see more shops and services available near me. Rules that enable that I generally support.

Martin Brabander

11/18/2023 03:47 PM

With the changes in retail, and the futile desire to regenerate the CBD, expanding the area for small scale commercial in residential areas is in conflict with rebuilding the CBD.

Anonymous

11/23/2023 07:11 AM

Everyone needs to be a good neighbour - allowing some noise but expecting quiet hours.

Anonymous

12/07/2023 03:58 PM

If this MUZ goes ahead what provision would be put in place to consider rezoning the property if it was sold. I am particularly thinking

of Churches that have been included in the MUZ which are surrounded by residential zone(s). If the Church is sold perhaps provision needs to be made so that property can be rezoned to the majority of the properties zoned around it, such as High Density Residential. Alternatively remove Churches from the MUZ and leave them zoned as they currently are.

Anonymous

12/10/2023 04:38 PM

I live on Cuba Street, and very supportive of mixed use zoning in this area, given that the area is becoming denser, and it's well connected to public transport, parks/green spaces and other amenities. Mixed use zoning has the potential to increase access to shops and services for residents in this area, reducing the need to travel and improve liveability. Whilst not in the scope of the district plan, these outcomes would be supported by lower speeds and / or traffic calming along Cuba St - particularly between the esplanade and ava bridge, as there are a growing number of people living along this stretch or road, and increased traffic could have negative impacts on the health, safety and liveability of the area. We already see/experience a lot of speeding along Cuba, as well as traffic noise and vibration, which has the potential to get worse with increased commercial activities.

Anonymous

12/11/2023 09:02 AM

Listen to those affected in a meaningful way. PEtone should get to feedback and decide this,

Anonymous

12/13/2023 03:17 PM

It all hinges on having good public transport.

Anonymous

12/14/2023 07:24 AM

Leave people's housing areas alone, there is more then enough space in Hillary court.

Anonymous

12/14/2023 07:30 AM

People should not have to live next to this stuff leave it small.scale community based stuff only.

Anonymous

12/15/2023 03:12 PM

Stokes Valley: There are a few areas that fall outside your stated scope of identifying Mixed Use Zones in Stokes Valley. There is already an adequate community hub with facilities, and adequate shopping areas, and light industry. Randomly selecting currently vacant residential sections for re-zoning do not serve any practical purpose and are not needed in established residential areas. MUZ should be focused nearer to the existing commercial area(s).

Anonymous

There should be rules about what can be sited together. For example,

1/10/2024 03:51 PM

no liquor or vaping outlets within a certain distance of a school. And public transport should be included as part of the plans, particularly if there are health, education or community uses envisaged.

Anonymous

1/18/2024 03:55 PM

The more rules the harder they will be to police and the less likely they are to even matter in the future.

Anonymous

1/30/2024 11:55 AM

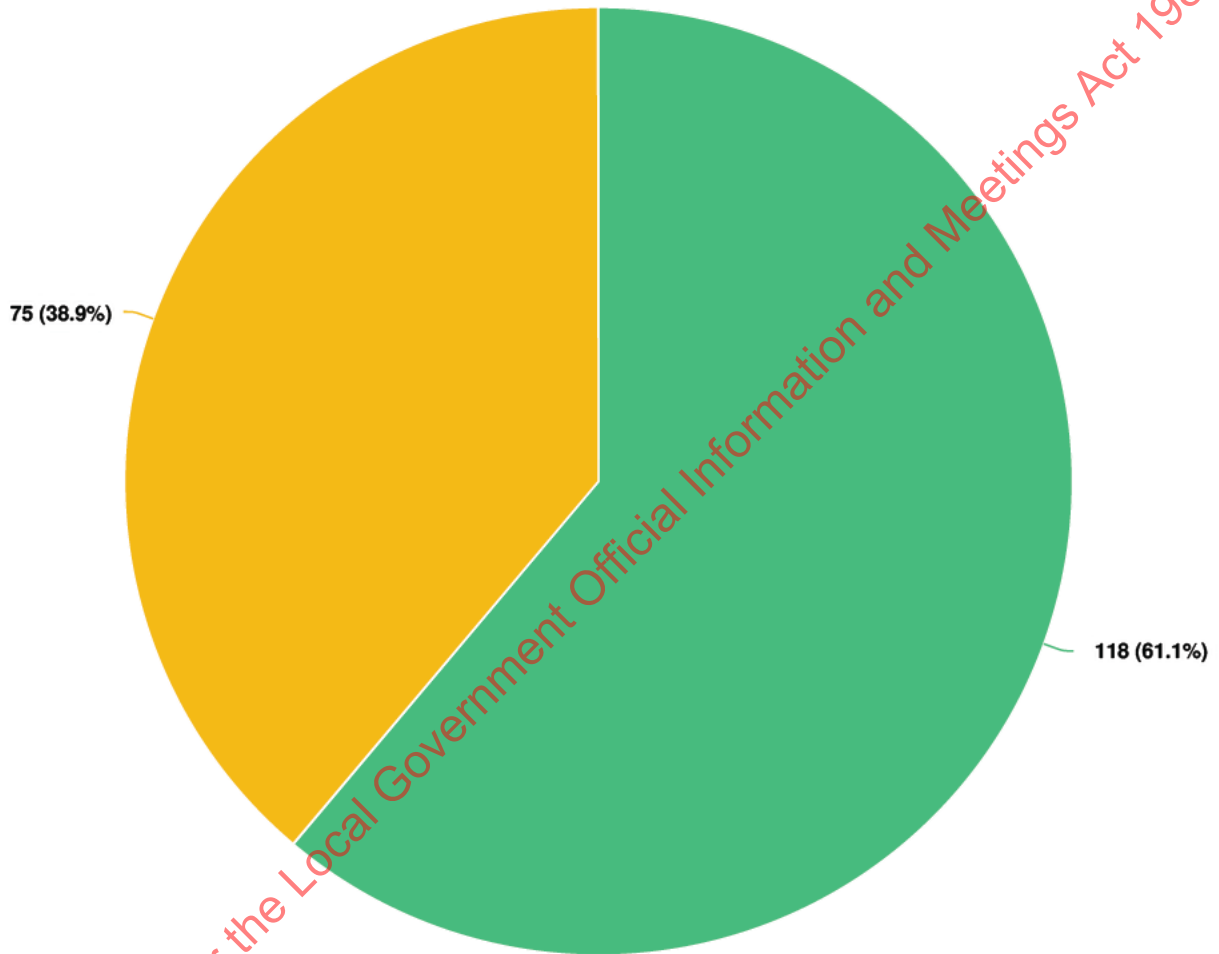
See above. Mixed use zones are fine for larger areas which can develop on their own street and subdivision patterns (eg, current Petone West). They become problematic when imposed on traffic arterials, as forms of commercial/industrial "sprawl" which would take decades to unpick.

Optional question (15 response(s), 178 skipped)

Question type: Essay Question

Released under the Local Government Official Information and Meetings Act 1987

Q31 | Would you like to give feedback on Industrial zones?



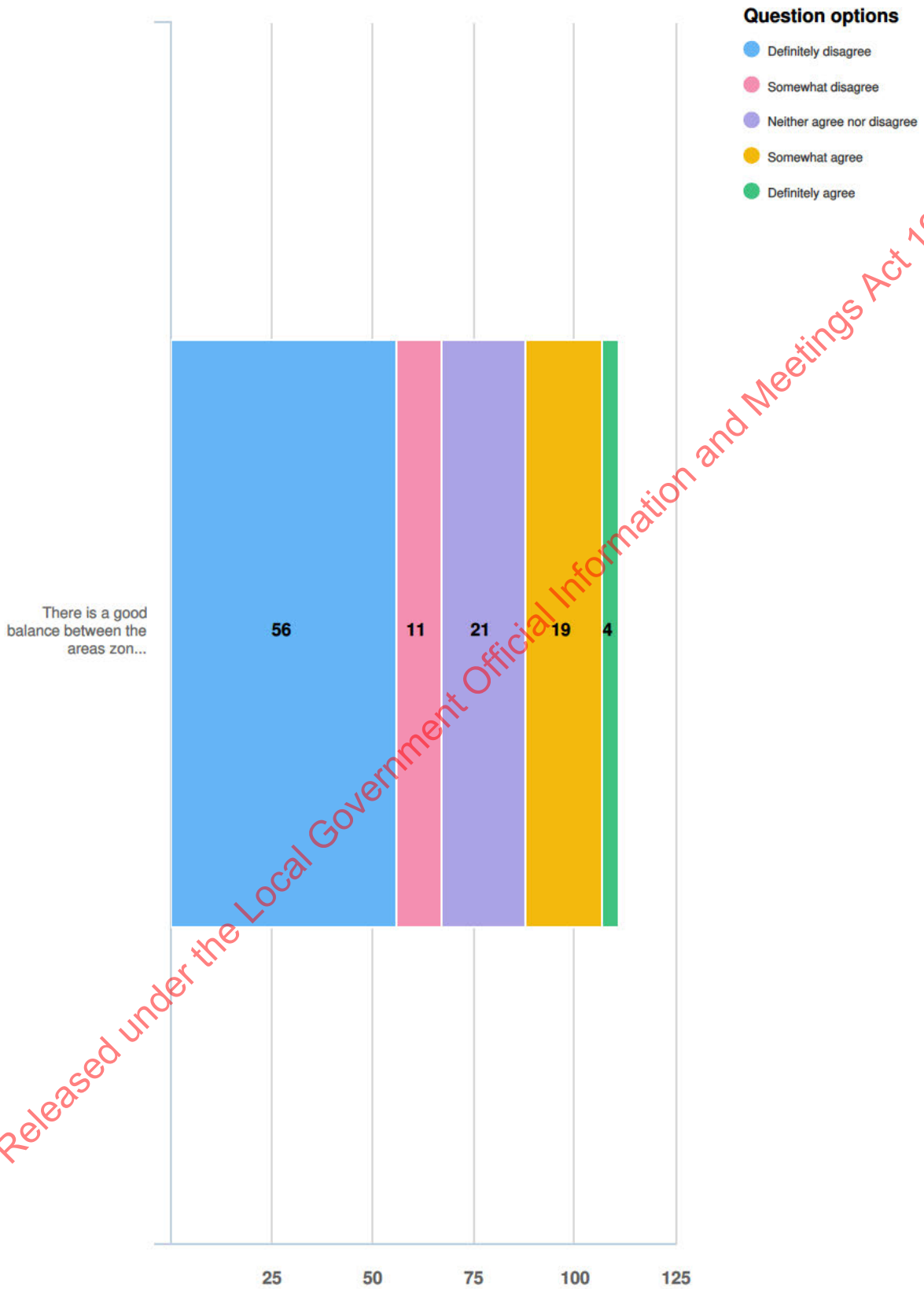
Released under the Local Government Official Information and Meetings Act 1987

Question options

- No
- Yes

Mandatory Question (193 response(s))
Question type: Radio Button Question

Q32 | Have we got the balance right?

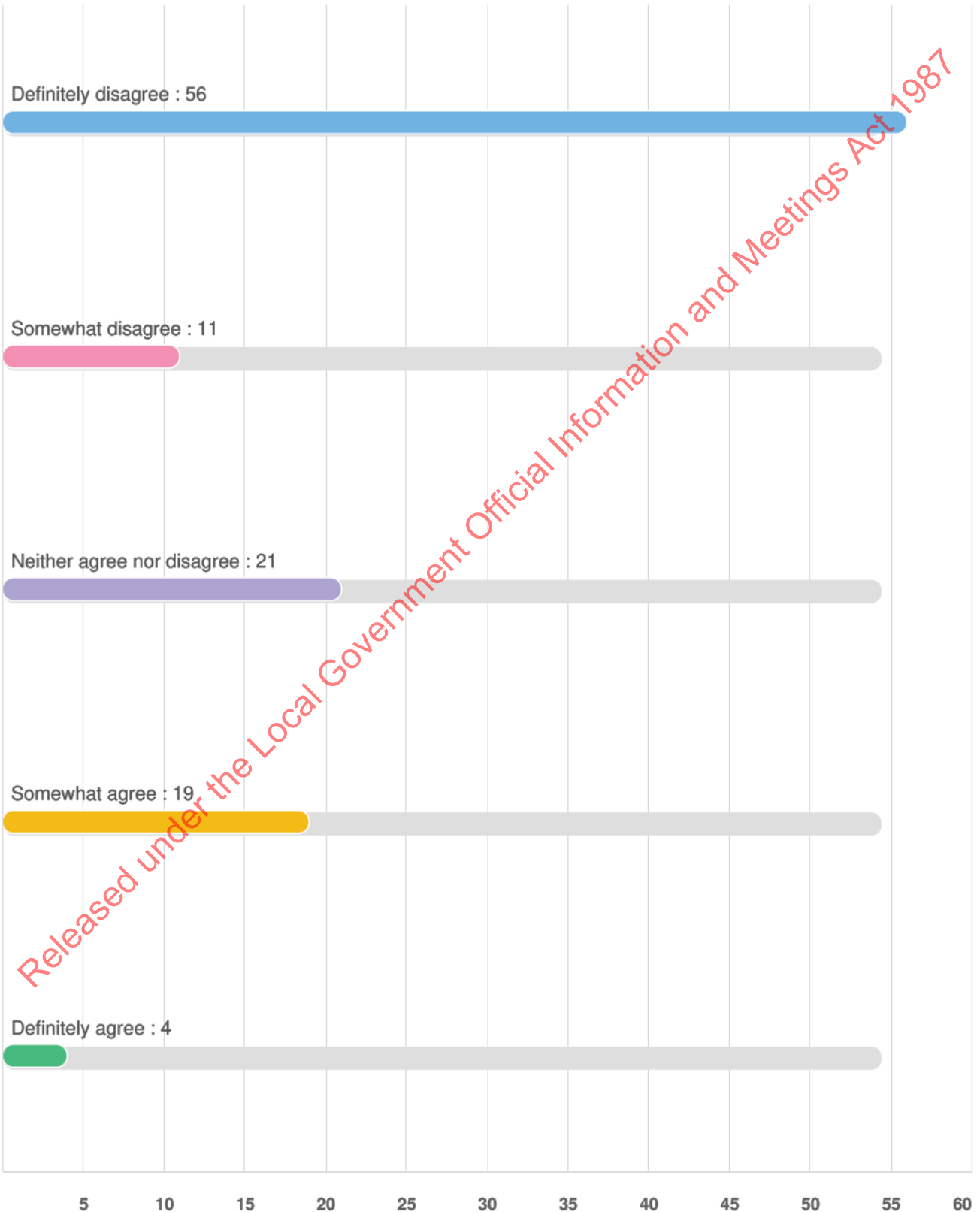


Released under the Local Government Official Information and Meetings Act 1987

Optional question (111 response(s), 82 skipped)
Question type: Likert Question

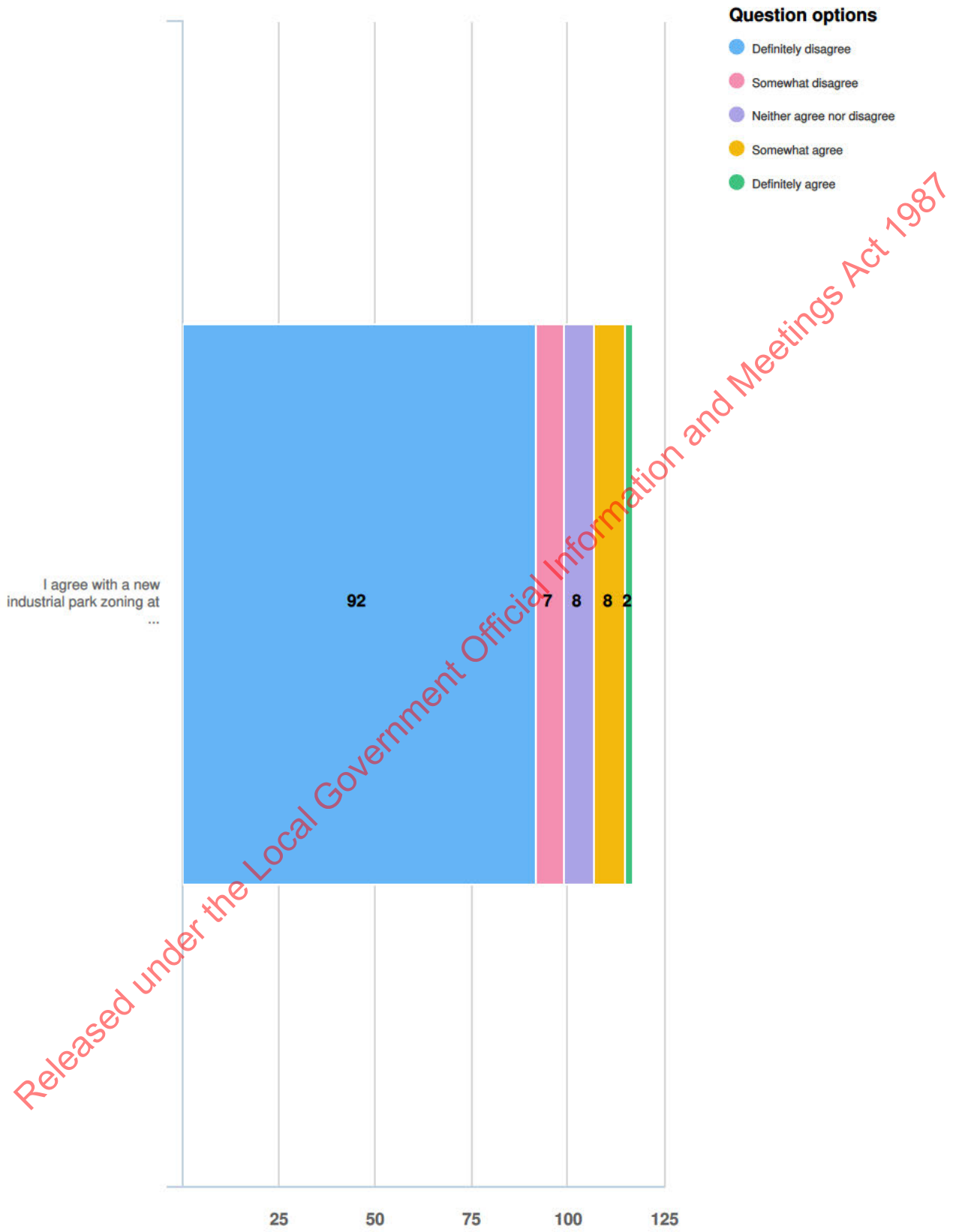
Q32 | Have we got the balance right?

There is a good balance between the areas zoned in General Industrial and Light Industrial



Released under the Local Government Official Information and Meetings Act 1987

Q33 | Do you agree with this proposed rezoning?



Optional question (117 response(s), 76 skipped)
Question type: Likert Question

Q33 | Do you agree with this proposed rezoning?

I agree with a new industrial park zoning at Benmore Crescent, Manor Park

Definitely disagree : 92



Somewhat disagree : 7



Neither agree nor disagree : 8



Somewhat agree : 8



Definitely agree : 2



10 20 30 40 50 60 70 80 90 100

Released under the Local Government Official Information and Meetings Act 1987

Q34 | Please tell us any issues you think would need to be managed for an industrial park on this site

Anonymous

11/10/2023 05:56 PM

This site is within 30m of a long standing residential community and waterways. It is on a fault line and in a flood zone and the impact and risk to the natural environment of industrial waste and material leaking or being discharged from the sight is significant. These waterways feed into the taita gorge aquifer and our drinking water. Manor Park has an abundance of native birds, lizards, eels and trout, all of which will be impacted and displaced as a result of an industrial development, and will completely undo all of the hard work that the community and Manor Park Golf Sanctuary have done in our predator free initiative, and in line with NZ government goal of being pest free 2040. There will also be a significant impact to the residential community, with changing the natural outlook, environment and surrounds, and it will take away our right to live a quite and peaceful life within our own properties. An industrial zoning will also likely to have a significant impact on the value of our properties, making them near impossible to sell at their current worth, and in some cases may result in major financial hardship and loss. The roading infrastructure does not support an industrial zone. There are already significant safety concerns with the S2/S58 flyover with blind corners, poor road layout, and tight left turns out of Manor Park that trucks already struggle with. There are no turning provisions elsewhere in Manor Park if a truck were to take a wrong turn. It can already be challenging getting out of Manor Park, and with the increase in traffic, particularly trucks and heavy vehicles associated with an industrial zone, this will only get harder, and create an even greater risk of accidents. Manor Park is a community full of elderly, retirees, families and young children, and is home to Manor Park Private Hospital and Summerset Retirement home, as well as two IHC supported living homes. All residents of Manor Park enjoy the natural open green spaces that provide outdoor recreational opportunities, coupled with the safety of minimal traffic, and being a 'slow zone'. It makes it a very safe neighbourhood for everyone to be able to enjoy without any unnecessary risks. There is no water supply down Benmore Cres, and the existing residential water supply in Manor Park is already failing. An industrial development will put even greater strain on our water supplies, which the council have already confirmed would not be sufficient for fire fighting purposes, further putting neighbouring residential properties, the GWRC cycle trail and the rail corridor at risk of loss or even death. Residents are already being impacted with the current earthworks that are being undertaken in preparation for an industrial development, none of which we were consulted about. All of the trees have been destroyed, there is constant noise, dust, smell, vibrations, and traffic impacting peoples mental health and wellbeing and prohibiting us from being able to

enjoy time outside in our own backyards. Our privacy has been taken away, as the height of the earthworks now exceeds the height of the rail corridor in some places, meaning that the heavy machinery being used is well above the height of our properties, and we are being looked into.

Anonymous

11/10/2023 06:35 PM

I think changing the current general rural zoning of Benmore crescent to an industrial zone would have a major impact on the long standing residential manor park community. There would be major impacts to the environment, social well being of all the residents, health and safety of individuals and financial stress. The impact of change of environment to the residents will have a long term affect mentally and physically. I will unfortunately be majorly impacted if this industrial zone gets approved because of my health situation. [REDACTED]

[REDACTED] with the significant increase in noise, potential toxic waste, smell, dust, vibrations and increase in heavy vehicle traffic movement and noise it will have a severe and deeply profound impact on my physical and mental well being. At present due to the major earthworks that are being undertaken over at benmore crescent I have had to personally increase my medications especially sleeping pills to be able to have some sort normality during the day. It is so incredibly unfortunate that the neighbourhood that I have lived in for over 25 years has already changed due to the total demolition of the green space down benmore crescent, which was a lovely bush area with native trees, native birds, clean streams full of life and a public access way for pedestrians and cycles to use. Benmore is now completely bare and this has taken its toll on me and my family and our ability to enjoy our family home with our children.

Anonymous

11/10/2023 06:55 PM

I strongly disagree with the zoning suggestion for Benmore Crescent. This space should be utilised for more housing or public transportation facilities to assist the community being connected to the city and growing areas surrounding. This space to be zoned as industrial is completely wrong and is disgustingly close to existing residential homes. There has been zero consultation in the preparation of the land and has caused an upheaving of complaints within the inner community of the health and safety of those within Manor Park (not just those in Mary Huse Grove). The disruption to date has caused major vibrations that are so bad at times can be mistaken for an earthquake, dust and smoke clouds, poor traffic management and vehicle management, loud noises, smells when outside walking past the area, general increase in airborne dust that dirties the area, homes and no doubt impacting those at the nearby health facility, and zero respect for those who live in this community (including the protected wildlife that we barely see now).

With the house crisis in the shape that it is now being able to utilise this space for residential would allow for an incredible amount of homes to be built in a great area that is close to public transportation and road infrastructure to allow more people to live in a cared for community.

Anonymous

11/10/2023 06:58 PM

Manor Park is a residential area with many elderly, differently abled and children represented among its residents. Adding a huge industrial zone to our homes would add unbelievable negative impact to our homes and our lives, adding dangerous levels of traffic. Not to mention rubbish, rodents, noise, light and smell. The infrastructure of Manor Park, particularly water, is already insufficient for the houses which are here, and the proposal to add industrial use to this is untenable. The residents of this suburb have spent a lot of time and effort creating an environment where particularly native birds and lizards can thrive, and we're already seeing a negative impact on the wildlife, industry of the proposed level would destroy the hard work to add natives back to lower hut. The proposed space is quite literally in people's back yards and would leave us with devalued homes and unable to enjoy the outside. We can see the space behind us, we'd be able to throw a small stone and hit it with minimal effort. This suggestion would destroy a suburb which has sat here for a hundred years. We understand this land should be used, but not as industrial. Residential or even light commercial would find a perfect home here with minimal updates.

Anonymous

11/10/2023 07:32 PM

Roading, access, devaluation of surrounding properties, danger to children, negative impact to hut river trail, pests.

Anonymous

11/10/2023 07:10 PM

Everything from traffic to water issues (which already exist) noise, smell, light, rodents. Adding an industrial complex of this size next to residential homes seems a gross mismanagement of planning. The two types of zoning do not overlap.

Anonymous

11/10/2023 07:17 PM

A new road built that doesn't disrupt our small community single entrance and exit.

Anonymous

11/10/2023 07:41 PM

It's too close to people house this will effect everyday life especially if it's a 24 hr operation

Anonymous

11/10/2023 09:52 PM

With the tiny suburb of manor park, the impact on the residents would be enormous. There is no need to have industrial area anywhere near

Manor Park

Anonymous

11/11/2023 03:14 AM

Consideration of residents less than 200 metres across the railway corridor from the proposed industrial site. The increase in traffic using the Manor Park off and on ramp to the Haywards interchange. The trucks that are already working at the site cutting residents off and not indicating already.

Anonymous

11/11/2023 07:57 AM

This is not the right place for industrial activity. Close to our river, the river walk and cycle trail, plus the golf course which is a bird sanctuary. Also there is a residential community very close by. Unacceptable!!!

Anonymous

11/11/2023 10:10 AM

The zone is too close to the residential properties. There will be Noise, dust and environmental issues.

Anonymous

11/11/2023 01:20 PM

Noise and vibration has already been a problem. The traffic into and out of Manor Park is once again an issue that seriously needs to be considered, some times its shocking trying to get out of Manor Park onto the roundabout area.

Anonymous

11/11/2023 01:32 PM

Dust, noise and the bloody vibration is problem I would be concerned about

Anonymous

11/11/2023 02:43 PM

There is already a water shortage issue in Manor Park, already with reduced pressure to ameliorate leaks. There is no provision for increased water draw off by an Industrial scale user, and none for firefighting; The access to Manor Park is not capable of taking a proposed 5000 heavy trucks 24/7 without major hold-ups on the roundabout, brake noise and accidents; There will be noise 24/7, floodlighting rubbish dumping and smells affecting existing residential houses. There is no provision for heavy truck and trailer units to turn in Manor Park, should one cross the railway line. There has also been no consideration of water drainage and flooding with 13 ha of sealed land. The proposal for the waste transfer station seems to assume it goes into the river. The original use of the land was for light industrial activity, garden landscaping, downers depot, paintball precinct etc. That was fine.

Anonymous

11/11/2023 05:01 PM

This area borders a established residential area and will have a adverse effect on the residents living in Manor Park. The additional Traffic movements in and out would cause bottlenecks on that

interchange. Any industrial operation creating noise smell or dust would have a adverse effect on the residents in the area. It's close proximity to the Hutt River as of major concern as any pollution or runoff from the area will ultimately end up in the Hutt River flowing directly into Wellington Harbour. I find it absolutely unbelievable the council is even considering allowing a Waste management to put a transfer station into this location when the obvious place for it would be at the Silverstream tip site.

Anonymous

11/12/2023 11:50 AM

Light industrial should be freer around the city. Even light industrial should not be choked like your suggestions. Why not let people be freer to make their own choices in life?

Anonymous

11/14/2023 01:47 PM

The addition of industrial zoning in this area will significantly impact residents of Manor Park especially those living in Mary Huse Grove.

Anonymous

11/14/2023 03:04 PM

The proposed introduction of a Waste Transfer Station does not in any imaginable way fit into a RESIDENTIAL AREA... PROPERTY VALUES ALREADY AFFECTED...MUST NOW BE INCLUDED AS PART OF LIM REPORT

Anonymous

11/14/2023 03:57 PM

Area suitable for LIGHT INDUSTRY but NOT GENERAL

Anonymous

11/14/2023 04:39 PM

Not building a waste sight in close proximity to residential areas. Ie at least 1km radius.

Anonymous

11/14/2023 05:05 PM

Noise pollution, debris pollution, rodents, crime increase, a constant of all of these and not to mention that HCC permitted earthworks begin WITHOUT notifying any residents!!

Anonymous

11/14/2023 05:21 PM

This is a small residential area and also a hospital where elderly people reside . Creating an industrial area not only making the environment unbreathable . There will be more waste brought in more traffic , more rats and mice and noise pollution/odour to name a few etc.

Anonymous

11/15/2023 07:55 AM

There shouldn't be an industrial park anywhere near residential areas

Anonymous

11/15/2023 08:02 AM

There should not be an industrial park in close proximity to residential zone

Anonymous

11/15/2023 03:10 PM

Drainage storm water

Anonymous

11/15/2023 05:06 PM

This is a residential area with a hospital and retirement village. People also come to play golf to get some fresh air. People also enjoy the cycle way. This industrial areas are hazardous to peoples health. The noise pollution, air pollution and odors of chemicals will affect the health . Also the increasing traffic will bring in more carbon monoxide and lead pollution . The dust and chemical pollution will have an adverse affect on peoples lungs . The lung cancer asthma will increase. NZ is supposed to be clean and green - in a small residential area dumping and industrial zone ?? what were you thinking ? would you like inhaling all these poisonous gases ?

Anonymous

11/15/2023 08:29 PM

Noise, smell, vibration, working hrs, river pollution, traffic flow.

Anonymous

11/16/2023 04:47 PM

Your intended rezoning is only [REDACTED]m away from my property! I currently run a small, home, one on one personal training studio, which requires windows to be open and fresh air! Your proposal with noise, smells and toxins will adversely affect my business. Your proposal will also affect the value of my property. In fact, I doubt that if this proposal goes ahead, that I will ever be able to sell my property!

Anonymous

11/19/2023 07:11 PM

There was no plans of changing zones in manor Park until the manor park community suspected the construction activities in the area and found that waster transfer Station is going in and opposed the waste transfer station. This is a dirty game from council to rezone manor park when residents ask questions as it's a rural zone and such development is prohibited. Council cannot do whatever they want. Council didn't find it necessary to consult the residents. It is utter ridiculous as they couldn't find any better place for this crap transfer station. The waster transfer station should be far away from any community. I am telling you all councilors, put yourself in our shoes and imagine having such garbage station next to your house without even consulting you about it.

Anonymous

11/20/2023 08:26 AM

Issues need to be managed listed below: • Impacts to the environment • Risk of industrial waste leaking into our waterways • The site being in a flood and earthquake zone • No water supply or

provisions for fire fighting • Safety concerns with increased traffic, particularly heavy industrial trucks entering Manor Park • Safety concerns with the flyover, blind corners, trucks inability to safely make a left turn without crossing over lanes • Impacts to the natural environment of our neighborhood

Anonymous

11/20/2023 09:25 AM

Impacts of the environment including the Predator Free Manor Park programme. Disruption to a long established residential neighbourhood

Anonymous

11/20/2023 10:24 AM

The road into Manor Park can not withstand a continuous stream of trucks turning into/ out of Benmore Crescent . This street is a the end of a very short off ramp from the motorway with a train crossing. Trucks aren't stopping and over shooting the turning, it's a disaster waiting to happen. There have already been numerous near misses where trucks aren't stopping before turning into Benmore residents lives are being put at risk.

Anonymous

11/20/2023 02:58 PM

Impacts to the environment Risk of industrial waste leaking into our waterways The site being in a flood and earthquake zone No water supply or provisions for fire fighting Safety concerns with increased traffic, particularly heavy industrial trucks entering Manor Park Safety concerns with the flyover, blind corners, trucks inability to safely make a left turn without crossing over lanes Impacts to the natural environment of our neighbourhood Disruption to the long standing residential neighbourhood, taking away the peace and tranquility that we have always enjoyed in our own homes and backyards. Impact on mental health and wellbeing of local residents. Noise, dust, smell, vibrations, light pollution, rubbish, potential toxic or dangerous substances on the site Risk of Fire

Anonymous

11/20/2023 03:10 PM

Impact to the enviroment • Risk of industrial waste leaking into our waterways • The site being in a flood and earthquake zone • No water supply or provisions for fire fighting • Safety concerns with increased traffic, particularly heavy industrial trucks entering Manor Park • Safety concerns with the flyover, blind corners, trucks inability to safely make a left turn without crossing over lanes • Impacts to the natural environment of our neighbourhood • Disruption to the long-standing residential neighbourhood, taking away the peace and tranquillity that we have always enjoyed in our own homes and backyards. • Impacts on mental health and wellbeing of local residents • Noise, dust, smell, vibrations, light pollution, rubbish, potential toxic or dangerous substances on the site

Anonymous

11/20/2023 08:01 PM

Impacts to the environment Risk of industrial waste leaking into our waterways The site being in a flood and earthquake zone No water supply or provisions for fire fighting Safety concerns with increased traffic, particularly heavy industrial trucks entering Manor Park Safety concerns with the flyover, blind corners, trucks inability to safely make a left turn without crossing over lanes Impacts to the natural environment of our neighbourhood

Anonymous

11/25/2023 02:37 PM

Fly over.toomany heavy vehicles.toxins.noise.severe loss of home values. Loss of peace and quiet .bad enough with sh2 noise.

Anonymous

11/25/2023 04:48 PM

• Impacts to the environment • Risk of industrial waste leaking into our waterways • The site being in a flood and earthquake zone • No water supply or provisions for fire fighting • Safety concerns with increased traffic, particularly heavy industrial trucks entering Manor Park • Safety concerns with the flyover, blind corners, trucks inability to safely make a left turn without crossing over lanes • Impacts to the natural environment of our neighbourhood • Disruption to the long-standing residential neighbourhood, taking away the peace and tranquillity that we have always enjoyed in our own homes and backyards. • Impacts on mental health and wellbeing of local residents • Noise, dust, smell, vibrations, light pollution, rubbish, potential toxic or dangerous substances on the site.

Anonymous

11/26/2023 12:23 PM

Traffic and road safety, community well being, environment,

Anonymous

11/27/2023 09:16 AM

Noise, pollution , rubbish rodents dust roundabout truck danger house values decrease And who would want to live next to a rubbish dump people put rubbish in recycling bins too

Anonymous

11/27/2023 05:57 PM

An intensive focus on strong active and public transport connections (in addition to the existing train route) needs to be taken to ensure this does not further entrench car dependency for either the workforce or customer base of these areas.

Anonymous

11/28/2023 07:40 PM

As a concerned resident of Benmore Crescent Manor, I firmly disagree with the proposed industrial park zoning in our neighbourhood. This decision could have severe repercussions, particularly on our environment and the overall quality of life for local residents. Firstly, the potential risk of industrial waste leaking into our waterways is a significant concern. Our delicate ecosystem could face irreversible damage, impacting both wildlife and the health of our

community. Moreover, placing an industrial site in a flood and earthquake zone poses an unnecessary hazard, risking not only property damage but also lives. The absence of adequate water supply and provisions for firefighting raises alarming safety issues. In case of emergencies, the lack of preparedness could escalate any situation into a catastrophe, jeopardizing both the industrial park and surrounding residences. Traffic congestion and safety concerns due to heavy industrial trucks entering Manor Park are legitimate worries. Blind corners and the inability of trucks to make safe turns without crossing lanes pose an imminent threat to pedestrians and other motorists. Additionally, the proposed industrial park threatens the natural environment of our cherished neighbourhood. It could disrupt the peace and tranquillity we've long enjoyed in our homes and backyards, impacting our mental health and overall well-being. Noise, dust, smell, vibrations, light pollution, and potential exposure to toxic substances on the site are deeply troubling factors that could deteriorate our living conditions. Our residential area should not be sacrificed for industrial development. The long-standing essence of our community, built on peace, harmony, and a connection to nature, should not be compromised for short-term gains. I strongly urge a reconsideration of this plan in favour of solutions that safeguard our community's welfare and environmental integrity.

Anonymous

12/10/2023 05:33 PM

Seaview is a nightmare due to growth with no infrastructure provided. It is like playing Russian Roulette when driving along Seaview road. The stop signs are faded, the speed limit was lowered and now trucks just pull out. Its a daily relief to not being hit. Trucks line up in the middle of the road waiting for Macauley metals to open. No traffic enforcement. Its all a huge accident waiting to happen. The road and industrial area has not been thought through. Spending has not aligned with excessive expansion. The noise keeps nearby residents in Pt Howard awake. The lights are excessive and intrusive.

Anonymous

12/11/2023 09:03 AM

I am concerned that in this survey you have to scroll to get to the 'somewhat disagree and definitely disagree options. I think that is setting the survey up to make it difficult for submitters to agree. and I believe this should be reviewed independently. This feedback needs to be highlighted and included in all reporting subject to section 95a of the RMA given that I am an affected party in the decisions HCC make in the District Plan. All parties affected by this industrial park need to know that they are affected parties pursuant to section 95a and be given the opportunity to be involved in the discussion.

Anonymous

12/12/2023 11:32 AM

It is totally inappropriate to have an Industrial Park neighbouring a well-established residential area where some properties are within

30-50 metres of the proposed development. The type of traffic and volumes of that traffic coming into Manor Park would be detrimental to our lifestyle, safety and wellbeing. There will be negative impacts on the environment around us. There will be increased risk of industrial waste leaking into our waterways - the site is in a flood and earthquake zone - there is insufficient water supply or provisions for fire fighting and Mary Huse Grove in particular suffers regular water mains issues with leaks and burst pipes - there are serious safety concerns with increased traffic, particularly heavy industrial trucks entering Manor Park - this is playing out now with the current approved earthworks that have been undertaken. • Safety concerns with the flyover, blind corners, trucks inability to safely make a left turn without crossing over lanes • Impacts to the natural environment of our neighbourhood - we have all worked so hard to be Pest Free Manor Park and we enjoy native birdlife around us and a green outlook from our homes - the proposed waste transfer station poses many threats that will undo all our hard work. • Disruption to the long-standing residential neighbourhood, taking away the peace and tranquillity that we have always enjoyed in our own homes and backyards. • Impacts on mental health and wellbeing of local residents • Noise, dust, smell, vibrations, light pollution, rubbish, potential toxic or dangerous substances on the site. I could go on and on and on - we made a conscious decision to move to Manor Park 8 years ago because of its quiet peacefulness - that has certainly been undermined already and if this area is rezoned to General Industrial will only get worse.

Anonymous

12/13/2023 03:17 PM

Has any research been done on industry demand for a park on this site? It's a long way from the other industrial zones.

Anonymous

12/14/2023 06:33 PM

This site is in no way appropriate for an industrial park to be established. Having a Transfer Station 30 metres from a residential area is totally unacceptable! We all came here for the lifestyle and quiet, and this will totally destroy that! We have lost the bird life from the destruction of the trees that were there, and having a transfer station will only bring back vermin to our area. The residents here have had great success in clearing rats, stoats etc from this area, and this activity will undo all that work. This site is also in the earthquake zone, and to me, that increases the danger of industrial waste leakage. I have serious safety concerns with the increase in traffic, particularly the heavy industrial trucks. They cannot enter and exit Manor Park or the flyover safely, and always have to use the lanes of the oncoming traffic. I realise they have plans to alter the flyover, and that will be another added stress to the residents. The resource consent states that Waste Management will be basically operating 24/7, and it is impossible for trucks coming and going at night, to do

so quietly. Even the few electric trucks still have to empty the rubbish, and with the petrol or diesel trucks, there is no way on earth that working through the night will be quiet. Night time only accentuates noise!

Anonymous

12/14/2023 06:33 PM

*If there is an Industrial Park on this site, road safety concerns with heavy truck/trailer units negotiating the blind corners on Haywards flyover into Manor Park. Even now the site workers admit it is an accident waiting to happen. *Industrial waste leaking into waterways will need to be managed. * I believe there is an earthquake fault line running thru the site.

Anonymous

12/14/2023 09:02 PM

Residents voice is important here

Anonymous

12/14/2023 09:58 PM

During peak hour traffic / week days excessive delays in vehicles exiting manor park up onto the fly over. Meaning vehicles exiting from manor park and waste transfer station will just pullout into path of on coming traffic due to impatience at having to give way to 2 fast streams of traffic (50 - 80 kpm) coming from upper hut & Haywards SH58.

Anonymous

1/03/2024 02:03 PM

The environmental impact on the neighborhood. We have worked hard at becoming predator free. The noise has increased already which has made it hard for babies to sleep and to work from home during the day. The golf course is home many nz birds. An industrial zone will impact their natural habitat. On going trucks and traffic, the turn off is not designed for truck and trailers and dangerous as they come into manor park and as they exit as they need to cross into the second lane to turn south o to the motorway. Increased traffic affects the peace of the area. Our houses will devalue, and take longer to sell. We brought in the area for peace and quiet this we will no longer have. Please think if this happened in the street next to you, how would you feel? We currently see trees from our backyard, it will change to a continuous train of trucks and large industrial buildings, not the sight we moved into manor park to see. I believe a waste transfer station is being proposed, we already hear of the smell at Seaview in the news, again affecting the current peace at manor park. I am very saddened this us happening to our peacefully community.

Anonymous

1/03/2024 01:25 PM

I think traffic issues. Pollution would adversely affect this lovely quiet area

Anonymous

1/03/2024 01:25 PM

Rezoning current rural land so close to houses and the river would be a disgrace considering your plight to remove pests from this area! The current roading infrastructure would also not be sufficient to accommodate industrial area traffic

Anonymous

1/03/2024 01:30 PM

This will absolutely not only impact the environment and birds we see in Manor park but the community (people) living in Manor Park. It's a disastrous move by HCC to even think about it converting into an industrial zone. Please reconsider this and let the beautiful Manor Park have its beauty. Some of the main issues to be manage will be-
1. Traffic 2. Noise and disturbance in daily lives of residents 3. Rodents 4. Harm to nature Any many more Thank You

Anonymous

1/03/2024 01:36 PM

Wildlife will be disturbed. It's home for many beautiful birds. Can see reduced number of birds due to construction Noise.

Anonymous

1/03/2024 01:38 PM

There is one small road going in and out of Manor Park, there are no other exits or entrances. Seeing the queues of user at other industrial zones such as the silverstream landfill show that there would be times when residents are unable to get in or out of our suburb. We have many elderly residents and a hospital, ambulances are a feature of our days. What happens when our road is blocked by traffic? Where do we go?

Anonymous

1/03/2024 03:47 PM

I believe the proposed rezoning to industrial in this area is going to significantly affect residents in Manor Park, especially those who live in Mary Huse Grove. The noise and smell of the proposed waste transfer station will be an absolute nightmare, not to mention the increased traffic entering in and out of the suburb from SH2/SH58.

Anonymous

1/03/2024 07:51 PM

Manor Park is not suitable for industrial zone considering the size of area, population age group and residence expectation. The industries noise, odour and lot of traffic will stress the population, specially the elderly people, including their safety. The safe residential area will became insecure and may force residence to leave if they cannot handle the stress caused by this decision of the council.

Anonymous

1/05/2024 08:15 PM

I definitely disagree with the proposed rezoning for Benmore Crescent. Manor Park has been a residential community for the last 98 years. Although Benmore Cres was zoned as Rural - there was minimal movements of traffic going into and out of Benmore Cres.

With the change of zoning to Industrial – it will completely change the amount of vehicles and the size of heavy goods vehicles coming in and out of the community. The existing SH2 Haywards interchange and the Manor Park off ramp will be not suitable for the amount and size of heavy goods traffic as well as the residential vehicles. As a community we already have major safety concerns with the interchange, which includes blind corners and how narrow the (leaving) exit point is, with trucks inability to safely make a left turn (towards Hutt Valley/Wellington) without crossing over lanes. In 2023 we have had a number of large heavy goods vehicles make their way into the residential part of the community (due to driver error) and there is no safe place for a truck to turn around. Because of trees and residents parking. This needs to be addressed immediately with proper signage on the interchange. Please remember Manor Park has been a residential community since 1926, and at present we have some residents that have lived here longer than the present Hutt City Mayor has been alive. The mental health and wellbeing of local residents should be top priority, yet it has been made very clear to us that it is 'all about the money' – how much the Landowner is going to make, the Developer and how much of a 'Rateable Income' the Hutt City Council will make. I do not believe that the impacts of this rezoning and the plans for the commercial business use, has been factored into by the developer, or landowner and definitely not the Hutt City Council.

Anonymous

1/08/2024 01:03 PM

Noise, rubbish, smell, traffic issues, parking issues, shortage of water, fire issues.

Anonymous

1/08/2024 04:47 PM

1. Traffic in and out of manor park 2. Proximity to residential area, with regards to noise, smell, dust, rubbish etc from industrial activity

Anonymous

1/09/2024 08:02 AM

Noise, pollution, traffic issues, air quality, dust, and basically destroying the culture and environment of a beautiful, peaceful and we'll loved suburb. It would never be the same and this sickens me to think this would happen to Manor Park.

Anonymous

1/10/2024 03:51 PM

Noise, dust and traffic. Also, putting a green space between the residential zone and the park would help mitigate the issues, especially if it included trees planted along a raised bund. Something that didn't grow too high, so the shadow effect is mitigated. I'd suggest fruit trees but there may be unexpected pollutants that could affect people if eaten. This risk would need to be carefully evaluated.

Anonymous

1/15/2024 07:52 PM

Noise, particularly trucks, in recent discussions with a truck driver, they will slam the back of the truck several times to clear rubbish, this would impact my mental health and my pets. Traffic, the current roundabout cannot cope with trucks turning out, also given indicated numbers will cause mass delays on round about. Rodents, clearly with rubbish will come Rodents, given 40 meter distance will definitely impact the environment esp work done to make manor park permit free. Property valuation, will the council compensate for the significant valuation decrease, I suspect this will involve legal action for compensation, again major stress and mental health issues. Sleep impact, given the close proximity to residential, this will severely impact Sleep pattern, esp proposed 7 days a week and early morning to late night. Smell, given the recent issues in Seaview and councils lack of impact resolving can only lead to more discomfort. Given the recent success of residents in Christchurch fighting transfer station in close proximity, I can see this will have a financial impact on all Hutt residents if it was to proceed

Anonymous

1/17/2024 07:39 PM

I oppose the development of an industrial park in Manor Park and oppose the rezoning of the land from Rural to Industrial Park zoning at Benmore Crescent. There are 3 major points to be considered and I don't believe creating an industrial park and waste management recycling facility at this site should happen. Firstly, the environmental impact. The very close proximity to the Hutt River, and a stream going through the site, being on the earthquake Faultline, is a disaster in the making. The developer has raised the site level considerably, so that any water runoff from heavy rainfall would go into the river and neighboring properties, along with any rubbish. The land would have limited permeable land, with most of it being concreted. The area used to be a river overflow area for flooding. Does this mean the houses in Mary Huse Grove would be at greater risk of flooding? The area is home to many native birds and fish an industrial area will also impact this. We have been actively involved in Predator Free NZ, with traps on our property. The rat, rabbit and mice population has been declining. An industrial zone will reverse this. I note the eastern hills are beginning to have Kiwi released. We would love Manor Park to remain rural and one day for kiwi to be released in our area. Secondly, the traffic impact. The developer has forecast and applied for up to 5000 vehicles a day to visit the industrial site. This will have a huge impact on local Manor Park residents entering and exiting the suburb to SH2 and Haywards. Many who are elderly or have families. There are also 2 IHC homes, aged care Hospital and a golf course. The Haywards interchange is a busy intersection all the time, but very busy during commute times. Try getting to Silverstream from Manor Park at 4pm is a challenge even getting onto SH2. The car park for the train station at Manor Park is on the Haywards side, meaning I need to leave Manor Park to catch the train. Sometimes I need to

wait 5 mins to get into the intersection to get over to the carpark. The Haywards Interchange is not designed for this increased number of vehicle movements and the increase of trucks coming and going. The road design at the moment, requires a reticulated truck to go over the lanes to get out of Manor Park. Also, the slope of the road coming into and out of Manor Park, means trucks often drop rocks and stones. With a recycling facility, that is likely to become rubbish, which will blow onto the motorway and into the river and streams. People using SH 2 are also going to be hugely impacted by the increased amount of traffic coming into and out of Manor Park. Lastly the proximity to residential properties. The proposed development is 40 metres from my property boundary. An industrial park will severely reduce my enjoyment of my property, impact the ability to go outside. We purchased this house because of the quiet location, small community and the proximity to nature, walks and the river. We love spending times outdoors gardening, have a great vege garden, which we wouldn't be able to have with a rubbish facility next door. The current development is already impacting my wellbeing, by disturbing my ability to work at home due to the noise, vibrations and dust. This would be as bad if not worse with an industrial park and waste transfer station next door. We will also be impacted by smell. The resource consents for the waste transfer station applies for operations from 6am-7pm 7 days a week, plus truck movements 24 hrs a day. We will be severely impacted 24hrs a day, 7 days a week. Therefore, an industrial park 40 metres from my property boundary is not something that I agree to and suggest it extremely unwise.

Anonymous

1/17/2024 09:16 PM

I am in opposition to the proposal to rezone the land in Benmore Cres Manor Park from Rural to General Industrial, however I would be in favour of the zoning to be changed to Urban. The zone changing to Industrial should not go ahead, for the following reasons: We chose to move to Manor Park because of the lifestyle and community, it is where we chose to purchase our current home 3 and 1/2 years ago, so that we and our children could live in a safe and caring community for young and old. Manor Park is one of Lower Hutt's best kept secrets and, due to its park like surrounds, 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 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, which we were awarded a significant grant from Predator Free NZ to implement. Many of the residents in the community are long standing residents, some who have lived here for over 60yrs. On the very rare occasion that a house is put up for sale, it is sold incredibly quick, with many real estate agents having a database of buyers wanting to secure property in Manor Park. 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 elderly feel safe to play and explore and walk freely throughout the neighbourhood without the risk of being hit by speeding drivers or threatened by disruptive elements. Part of what makes Manor Park so special is the beauty of its natural park like surrounds, native trees, native birds, 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, and the community have been working incredibly hard alongside Manor Park Golf Sanctuary to protect this environment and encourage the return of native species to the neighbourhood through pest free initiatives, and this has proven very successful with the recent discovery by GWRC of 3 different native fish (in addition to the eels) in the stream flowing through the neighbourhood, as well as NZ falcons nesting, and hundreds of native geckos being released by Forest and Bird in the area. Changing the zoning of Benmore Cres from rural to general industrial will significantly change and impact the environment, natural outlook, typography and geography of the neighbourhood all for the worse, in addition it will significantly impact the mental health and wellbeing of the residents of Manor Park who chose to live here due to the calming naturalistic environment. Already with the approved earthworks consent we have noticed an increase in rats, and reduction in native birds, significant amounts of trees and vegetation have been removed and replaced with large open space of dusty plains. The earthworks have already created huge amounts of stress, anxiety, anguish and impacted mental health and wellbeing of residents of Manor Park through the continual noise, vibrations, dust and traffic. We can no longer sit outside and enjoy a cup tea in our own backyards and listen to the birdsong, this is replaced by the constant rumble and vibrations of diggers and compacting rollers, and our tea is now filled with fine dust, and this will only continue to increase should this land be approved to be rezoned as general industrial. Benmore Cres has a stream that runs through the property and feeds directly into the Hutt River and is home to native eels, and I am sure would also be home to the same species of native fish recently discovered in the neighbouring stream, this also feeds into the Taita Gorge aquifer and our drinking water. By allowing industrial activities to occur on this site it increases the risk of toxins and pollutants to leach into the stream and then the Hutt River and our drinking water. The site has always been permeable land, allowing rain water to naturally soak through the land, but industrial activities will result in the site being sealed, and the removal of the permeable surfaces, where is all the rain water run off on the ground going to go? most likely into the stream and then the Hutt river, taking with it all the oils, grease and toxins on the ground from the vehicles and machinery that are typically used in an industrial zone. The site also has a major fault line that runs through it, a significant earthquake

could easily rupture this fault and open the ground, further allowing toxins and pollutants associated with industrial activities to enter and contaminate the earth. Currently there is no water supply in Benmore Cres, and the existing residential water supply in Manor Park is already failing, and it has already been identified that our residential water supply would not be sufficient for firefighting purposes of an industrial site in Benmore Cres. Given the location of Benmore Cres and the proposed industrial zone being with 30m of residential homes and even closer to the neighbouring rail network, if a fire were to break out on this site, it would pose a significant risk to the train infrastructure and could result in loss of homes and life. The roading infrastructure to enter and exit Manor Park does not support industrial type vehicles (truck & trailer units) nor are there any facilities suitable to allow a truck & trailer unit to turn around should it miss the turn into Benmore Cres. Currently it is impossible for a truck and trailer unit to make a left turn out of Benmore Cres without crossing over the centre line and into the path of oncoming vehicles, nor can they make a left turn out of Manor Park onto SH2 without illegally cutting over multiple lanes to do so. The residents of Manor Park have recently worked with the HCC to improve road safety in the neighbourhood by reducing the speed limit to 40km/phr and the addition of yellow lines to prevent parking in areas that impede traffic flow and visibility, yet the proposed industrial zone will bring more traffic into the neighbourhood, as well as heavy vehicles and equipment, taking away the road safety we have worked so hard to implement. Another concern is the backlog of traffic entering Manor Park when the rail barrier arms are down, this can be anywhere from 1-4 mins and it is not uncommon for 7+ cars to back up during peak times, this amount of cars can extend back to the flyover entrance, if you were to add any trucks into the mix or additional cars that are likely to be associated with the industrial activities proposed for Benmore Cres, this traffic will protrude well into the flyover, blocking and impeding traffic moving through from SH2 / SH58. The volume of traffic using the flyover will also increase over the coming months with the pending closure of right turns out of Hebden Cres. Currently exiting Manor Park already has its challenges, as there is a blind corner that prevents visibility of any traffic coming through from the Haywards, and this traffic moves through the flyover at speed, and often in the wrong lanes, if you don't move quickly out of the Manor Park intersection, you run the very real risk of being side swiped by traffic coming from Haywards Hill. Several truck drivers I have spoken to have commented on how unsafe this exit from Manor Park is, and say it is only a matter of time before a significant accident occurs here. Whilst I do agree that the land down Benmore Cres shouldn't be zoned rural, I feel that a general industrial zone is not appropriate or in keeping with the neighbourhood or surrounding environment and natural outlook that Manor Park has always had and that an urban zoning that allows for activities that complement the existing

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residential community and park like surrounds and nature of Manor Park is a more appropriate use of the land. Park is in the name of Manor Park and Manor Park truly lives up to its name with the park like surrounds, and the golf sanctuary that was established 100 years ago, and this environment should be respected and maintained. I will be incredibly disappointed if the Hutt City Council make the decision to rezone this land as general industrial, as this will impact every single person who lives in Manor Park, as well as all recreational users of the neighbourhood (walkers, runners, cyclists, golfers, kayakers, dog walkers) It will significantly change and impact the environment that we all know, love and enjoy and will impact the mental health and wellbeing of everyone who lives and visits this beautiful neighbourhood.

Anonymous

1/18/2024 03:55 PM

VOCs for a start but general inappropriate use of premises is already apparent.

Anonymous

1/18/2024 09:54 PM

Industrial park does not allow residents to further develop for the benefits of the residents. Industrial starts to take over eventually so I totally against this change.

Anonymous

1/23/2024 02:04 PM

To name but a few: noise, traffic, pollution (smell, dust, rubbish left behind as evident at other transfer stations in the Hutt City), impact on access to and from a residential area having to confront numerous vehicles accessing the transfer station, operating hours and impact on industrial lighting v residents right to a peaceful life as rate payers, attract pests and seagulls to the area, impact on water supplies.

Anonymous

1/23/2024 04:28 PM

The introduction of any Industrial development, Light or otherwise does not in any way conform to the Vision set by Council..ie "where everyone thrives"...Need to protect and improve our natural environment and grow our city in a way that is sustainable and meets the needs of ALL of us who call Lower Hutt HOME. Considered by present council as an area where little care for residents matters, as the current developers submissions all have a rider that any matter of concern raised in their proposal result in a MINOR EFFECT on Residents or their lifestyle. These views have obviously been supported by council as to date no need for Public Consultation has been required. ALL Residents within Manor Park and Haywards have concerns and are affected with as at today, no rights to challenge the work underway. Light Industry in this area could be acceptable if managed as in the past with controls on noise and hours of work. Who would ever consider moving to what has been a peaceful and desirable area, if Large Industry was to move in. Is the Council

prepared to offset our expected property depreciations by meeting our losses??

Anonymous

1/26/2024 12:16 PM

This proposed change raises serious concerns regarding its impact on the environment, public safety, and the well-being of local residents. Risk of Industrial Waste Leaking into Waterways: The potential for industrial waste leakage into our waterways is a critical concern. This poses a direct threat to the health of our water sources and the ecosystem they support. Flood and Earthquake Zone: The proposed site's location in a flood and earthquake zone raises serious safety concerns for both residents and future industrial operations. Such environmental vulnerabilities could have disastrous consequences. Lack of Water Supply and Firefighting Provisions: The absence of adequate water supply and firefighting provisions is a significant safety risk. In the event of an industrial accident, the lack of resources to control fires could result in severe consequences. Traffic Safety Concerns: Increased traffic, particularly heavy industrial trucks entering and leaving Manor Park, poses a substantial risk to public safety. The flyover, blind corners, and the inability of trucks to make left turns onto the interchange safely when leaving Manor Park heading south towards SH2 without crossing lanes are major concerns. The external turning circle for a B train is approximately 25m, which is incompatible with the radius of that corner, forcing the trucks out into the inner lane of the interchange to make the turn. Impacts on the Natural Environment: The rezoning will likely lead to the disruption of the natural environment in our neighbourhood, with potential negative consequences for the ecological balance that has existed for years. The residents are currently working with Predator Free NZ, Manor Park Golf Sanctuary and Capital Kiwi to reduce predator numbers and enhance native flora and fauna. An adjacent General Industrial site could potentially undo the huge gains they have made in this space. Disruption to Residential Peace and Tranquility: The proposed rezoning threatens the long-standing peace and tranquility of our residential neighbourhood. This disruption would adversely affect the quality of life that residents have enjoyed for many years. Impact on Mental Health and Well-being: The noise, dust, smell, vibrations, light pollution, and potential exposure to toxic substances on the site can have severe implications for the mental health and overall well-being of local residents. Given that the boundary is less than 35m away from many Mary Huse Grove residents, it would seem to be impossible to mitigate these disruptions to an acceptable extent. Potential for Nuisances: The rezoning raises concerns about nuisances such as increased noise, air pollution, and the accumulation of rubbish, further diminishing the appeal of the residential area. Regardless of good intentions there will be increased litter and roadside dumping in the area. In light of these concerns, I urge the Hutt City Council to reconsider the proposed

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rezoning of the Benmore Crescent area. It is essential to prioritize the well-being and safety of the existing community, preserve the natural environment, and prevent potential adverse consequences that may result from such a significant land-use change.

Anonymous

1/29/2024 02:53 PM

Noise, Dust, Traffic, Air Quality in General, water pollution, unexpected impacts during extreme weather events, particularly flooding. My biggest concern is the ability of Hutt City Council to effectively manage any and all issues caused by the proposed rezoning, and the new business activities so enabled. Observing Council responses thus far, particularly the work of specific compliance officers leads me to conclude that business activity will proceed at the whim of 'for profit' organisations, with no effective oversight or management of issues and impacts to local residents.

Anonymous

1/30/2024 12:08 PM

to close to houses and the smell

Anonymous

1/30/2024 04:28 PM

I think in what has always been a residential area this change of zone will have a major impact not only on those residents close to the proposed site but on traffic flows coming off SH58 into the suburb and those going on to Lower Hutt. It is a dangerous roundabout as is. Traffic coming round towards Lower Hutt cannot be seen until they are round the bend. trucks leaving Manor Park are using 2 lanes to manoeuvre round. I am also concerned at "spills" from industrial businesses into the river and the degradation of the environment especially as the river flows out to the sea. Isn't the council trying to promote the cycle way from Wellington to the Wairarapa as a potential tourist attraction. Hardly seems pleasant riding through a waste transfer station with all the smells, noise and dust. This is without looking at the encouragement of rats to these sites. A lot of money and time has been spent to promote the area as pest free. Didn't the council give some award to the Golf Club for their work in this area, never mind persuading residents to invest in capture boxes. I lived in the area when the Lord of the Rings was being filmed and Benmore Crescent was being utilised as a staging area. We experienced both noise and bright lights all night long. This would be much worse . 24/7 if the developer is to be believed. There is also the concern of a major earthquake as the site is on a fault line and the pollution that this potentially can cause, especially from a waste transfer station. Where is the additional water for the sites coming from.. Currently they are using water from the established part of Manor Park.

Anonymous

1/30/2024 06:13 PM

Access to and from the state highway 2 interchange, the current layout is not suitable. The surrounding road network cannot handle

the increased traffic demand that an Industrial Zone would create. The offramp into and out of Manor Park, the gradient is too steep and the bend too tight for loaded trucks to use it safely and engine braking(which they would need to do to even attempt it safely) would be disruptive so close a residential area. There is also significant danger that comes with trucks crossing the centreline both on the on/offramp to Manor Park, and the interchange itself in order to access the area. Add into that the busy Railway Crossing at the bottom of a blind, steep curve, it is a recipe for disaster, such as a fully laden truck pushing a car into the tracks when the barriers are down due to not being able to stop in time. It is only a matter of time before there would be a serious incident resulting in injury or death. The zone is within 30m of the closest residential property, general residential allows for activities and hours of operation not generally considered conducive to residential areas. The fault line running through the site presents an issue when it comes to hazardous goods stored on site, given that it is an area likely to have seismic activity. Hazardous goods are generally permitted on industrial sites. There are not sufficient services in the area to support an industrial area. Manor Park already has limited water supply, thanks to the 100m pipe on Ford Road, and the emergency water for the area is already not sufficient for the population living there. The land has natural run off into the Hutt River, whilst this does need to be managed under the zoning, the reality is that run off will happen from industrial sites into the Hutt River. Pest Free Manor Park, and the Internationally recognised Manor Park Golf Sanctuary have done immense amounts of work in preceding years (and continue to do so) to create a pest free area, allowing native species to thrive. An Industrial zone is all but guaranteed to undo all of the good work done to this point. There would also be significant impacts for residents to Manor Park that would be caused by the increased traffic volumes to the area. Whilst this would be inconvenient for residents, there is a deeper and darker outcome, inhibited access for emergency services. There are currently no emergency services located in Manor Park, and with only one way in and one way out, emergency services would almost certainly be held up or stuck by traffic backed up the entry to Manor Park, the interchange, and even the motorway. I am not aware of any consultation regarding the increased traffic and access implications with Police, FENZ or Wellington Free Ambulance.

Anonymous

1/30/2024 09:04 PM

Accessing and exiting the state highway 2 interchange presents significant challenges due to the current layout's unsuitability. The surrounding road network lacks the capacity to accommodate the anticipated increase in traffic flow resulting from the establishment of an Industrial Zone. The off-ramp into and out of Manor Park is problematic, with a steep gradient and tight bend rendering it unsafe for loaded trucks. Engine braking, necessary for safe manoeuvring,

would be disruptive in such close proximity to residential areas. Additionally, there are considerable dangers associated with trucks crossing the centreline on the on/off-ramp to Manor Park and the interchange itself. The presence of a busy Railway Crossing at the base of a blind, steep curve further exacerbates these risks, potentially leading to catastrophic incidents such as trucks colliding with cars at the tracks. The likelihood of a serious accident resulting in injury or loss of life is alarmingly high. Moreover, the proposed industrial zone is located within 30 metres of the nearest residential property. Industrial activities and their associated hours of operation are typically not compatible with residential areas, posing potential disturbances and safety concerns for nearby residents. There has been no thought to the wellbeing, both physically and mentally, of the residents of Manor Park, living with this industrial activity happening almost in their back yard. The presence of a fault line traversing the site raises significant concerns regarding the storage of hazardous goods, particularly in an area prone to seismic activity. Although industrial sites typically permit the storage of hazardous materials, the inherent risks associated with seismic events must be carefully considered and addressed. Furthermore, the existing infrastructure in the area is inadequate to support an industrial zone. Manor Park already faces challenges with limited water supply, exacerbated by the insufficient emergency water provisions for the current population. The natural runoff from industrial sites into the Hutt River, while requiring management under zoning regulations, poses a tangible environmental risk. Despite mitigation efforts, the reality of runoff into the river cannot be overlooked. The commendable efforts of Pest Free Manor Park and the Internationally recognized Manor Park Golf Sanctuary in creating a pest-free environment conducive to native species' thriving would be severely compromised by the establishment of an industrial zone. The potential for environmental degradation and habitat loss is a significant concern. Additionally, the increased traffic volumes resulting from industrial activities would have significant implications for Manor Park residents, particularly in terms of access and emergency services. The lack of consultation with essential services such as Police, Fire and Emergency New Zealand (FENZ), or Wellington Free Ambulance regarding the potential impacts on traffic flow and emergency response times is deeply troubling. The increased traffic seen at Silverstream tip on 3rd January this year is a prime example of how this could occur, with traffic backing up right back to the Silverstream roundabout. If this level of traffic were to hit Manor Park, there is just no way that any emergency service could get into or out of Manor Park, putting our lives at risk, including any workers based in the industrial zone, or the private hospital based in Manor Park. I am not sure how this could possibly be in line with any health and safety or worksafe recommendations.

Optional question (76 response(s), 117 skipped)

Question type: Essay Question

Q35 Please tell us any other impacts you think should be managed

Anonymous

11/10/2023 05:56 PM

Please see above statement of impacts on the long standing residential community of Manor Park

Anonymous

11/10/2023 06:35 PM

Benmore Crescent is not suitable for Industrial development because it will have too much of an impact on the community and the infrastructure will not cope with it being zone industrial, the increase in heavy vehicle traffic will be a health and safety issue for the community.

Anonymous

11/10/2023 06:55 PM

A review of industrial zones suggested as a first step. Secondly, appropriate discussions with those nearby as to what would be erect in said industrial zones and ways to mitigate increase in noise, dust, smells and light such as fencing, green sections dividing residential and industrial, ability to sell a house close to an impacted zone and the council to pay the difference better the RV and the sale price, discussion and agreement about operating times and impacts.

Anonymous

11/10/2023 06:58 PM

Traffic. The levels being suggested here would increase traffic a thousand fold in a week.

Anonymous

11/10/2023 07:10 PM

This would hugely increase traffic to the suburb on top of everything else. Impact on the disabled and elderly who walk our streets would need to be managed.

Anonymous

11/10/2023 07:17 PM

Pests

Anonymous

11/10/2023 07:41 PM

This will affect everyday people enjoying their gardens and leaving their homes dust and noise will not be happy living

Anonymous

11/10/2023 09:52 PM

The environmental and climate impact not just on the immediate area (adjacent properties) but to the whole Wellington/Aotearoa area.

Anonymous

The proposed service hours will affect residents in homes nearby.

11/11/2023 03:14 AM

Anonymous

11/11/2023 07:57 AM

This is a joke, all of the potential impacts listed above will occur in an industrial area, and will affect the surrounding environment and communities!

Anonymous

11/11/2023 10:10 AM

At Manor Park, we are already suffering from noise (have made multiple complaints), dust, rats infestation. The work that is already taking place has ruined our daily lives.

Anonymous

11/11/2023 01:20 PM

Building height should be considered as the earth works at present has filled the area to make it higher already. We moved here for retirement and absolutely love this area at present and it would be a shame to see that change, why destroy whats here already eg, Golf Course, Manor Park Hospital, IHC and the new cycling track, once finished with the new cycling/walking bridge across the river will make this one of the best cycling/walking areas in the Hutt Valley.

Anonymous

11/11/2023 01:32 PM

Traffic is an area of concern that I would be very worried about, its already a very busy roundabout without the potential of extra vehicles

Anonymous

11/11/2023 02:43 PM

Noise and odour from activity 24/7, floodlighting, the addition of 5000 trucks a day 24/7, parking for 150+ employees and existing houses only 30 metres away. Lack of water. Danger for accessing Manor park when the only road in is a major heavy vehicle access road. The suburb has been subject to considerable residential infilling and that is/was set to continue. However, it is doubtful if it will be attractive to developers if vehicle access and water are constrained.

Anonymous

11/11/2023 05:01 PM

All of the above and more would have an adverse effect on the residential area and surrounding popular recreational area. This are should not be rezoned industrial use full stop.

Anonymous

11/12/2023 11:50 AM

If people live near industrial zones, they should be less stupid about what goes on. It's a bit like idiots buying houses next to farms and complaining about the noises and smells.

Anonymous

11/14/2023 03:04 PM

Land development already having major affect on Local neighbourhood. Construction noise vibration etc. Trucks are breaking road rules to enter and depart the interchange. Illegally entering marked lanes.. I have alvised Police.

Anonymous

11/14/2023 03:57 PM

Traffic volumns, Hours of work definitely.

Anonymous

11/14/2023 05:05 PM

Thanks to the work going on I had to leave our home with my baby last week because the vibrations were unbearable!!! How do you people sleep at night, honestly, the worst!!!!

Anonymous

11/14/2023 05:21 PM

noise , polluted air to breath, rats/mice population increases the heavy vehicles using to enter Manor Park get blocked with more accidents . Peace of the residents in the area and elderly living in the hospital will get sick and will have an impact on the health system

Anonymous

11/15/2023 07:55 AM

Increase in rodents, smell, seagulls, potential run off into streams and water ways. Noise dust. The park will be a24/7 operation. Health and fire hazards.

Anonymous

11/15/2023 08:02 AM

Health and fire risks. Smell, noise, dust, increase in unsavory people into the neighborhood.

Anonymous

11/15/2023 05:06 PM

Impacts on the wellbeing of the residents (noise, dust , air pollution , traffic unwanted pests)

Anonymous

11/15/2023 08:29 PM

Increased seagulls, increased rubbish from transportation by public

Anonymous

11/16/2023 04:47 PM

How can the council even be considering rezoning this area with the intention of dumping the districts waste products literally 36m away from my property?

Anonymous

11/17/2023 07:11 PM

There will be a huge impact on our manor park. Manor Park is a very quite, clean and beautiful community. Having a garbage station next to us, will hugely impact the lives of people by extensive increased traffic ,noise,bad odour,increase rodents in our area(eventually in our houses), polluting hutt reverse by dispose of dirty water. The area will become more unsafe of unknown people entering the community. Adding garbage station by the beautiful hutt trail is not acceptable. We have worked hard to stay in such beautiful suburb, it will kill the value of our houses which will break our backs. The council rates will keep going up but not our house prices. This garbage station should

not take Place in manor and it should not ne rezoning. Keep it rural zone.

Anonymous

11/20/2023 08:26 AM

Impacts as listed below: • Noise, • Dust, • Smell, • Vibrations, • Light pollution, • Rubbish, • Potential toxic or dangerous substances • Visual impacts

Anonymous

11/20/2023 09:25 AM

The massive disruption to all residents of an existing purely residential suburb by adding a commercial sector. This will greatly reduce the livability of the area due to issues such as noise, pollution and smell.

Anonymous

11/20/2023 10:24 AM

The residential value of the houses in Manor Park will drop. Roading infrastructure is inadequate. Manor Park has a health care facility for the elderly. The visability from residents houses is unsightly, already. An industrial complex will mean 24/7 business with high noise levels. Noise levels are already high with work that has already been undertaken. Residents won't be able to enjoy the outdoors that this suburb has provided for many years. Dust levels are high. Manor Park is part of the greater Wgton area eradication project and encouraging bird life, this will have a huge impact on what residents have been working so hard for.

Anonymous

11/20/2023 02:58 PM

Noise Dust Smell Vibrations Light Pollutions Rubbish Potential Toxic or dangerous substances Visual impacts Privacy Mental Health & Wellbeing People dumping on the Fly Seagulls and their noise

Anonymous

11/20/2023 03:10 PM

•• Noise, •• Dust, •• Smell, •• Vibrations, •• Light pollution, •• Rubbish, •• Potential toxic or dangerous substances •• Visual impacts •• Privacy •• Mental Health & Wellbeing

Anonymous

11/20/2023 08:01 PM

Noise, dust, smell, vibrations

Anonymous

11/25/2023 04:48 PM

•• Noise, •• Dust, •• Smell, •• Vibrations, •• Light pollution, •• Rubbish, •• Potential toxic or dangerous substances •• Visual impacts •• Privacy •• Mental Health & Wellbeing

Anonymous

11/26/2023 12:23 PM

Council needs to get own traffic/roading reports, social impact reports and consult with Manor Park community on all things related to this proposal, including and not limited to Health and environmental

impacts, Noise to the residential community, Safety for the residents, value of nearby homes, infrastructure in Manor Park, Community implications, Land use compatibility in a residential area.

Anonymous

12/10/2023 05:33 PM

Excessive lighting should have covers like street lights so there is NO impact to residents. The new light on seaview wharf is extreme and excessive and should not be allowed to shine into our houses, nor to the beach as the tankers do NOT need light there for their work. There seems to be little enforcement when industrial areas mix with residential areas? Roding, parking and enforcement of truck driver behaviour needs to be regulated and checked. The line of large waste metal trucks lining both sides and the middle area of the roads makes driving through extremely unsafe. There is NO enforcement? or regulations of appropriate driving/parking behaviour. Seems to be size rules

Anonymous

12/11/2023 09:02 AM

see above. Meaningful & effective consultation is key.

Anonymous

12/12/2023 11:32 AM

This is a list of issues we have been suffering from since the approved earthworks began (without any consultation with residents of Manor Park) and will continue to suffer from if the rezoning to General Industrial is confirmed and the proposed development of the area including a Waste Transfer Station goes ahead • Noise, • Dust, • Smell, • Vibrations, • Light pollution, • Rubbish, • Potential toxic or dangerous substances • Visual impacts • Privacy • Mental Health & Wellbeing Our property values will undoubtedly be affected as who would want to buy a home here if the proposed development proceeds.

Anonymous

12/14/2023 06:33 PM

These questions are assuming that all resource consents have the go ahead, which, at this stage, they do not. The impact of this is already causing mental health issues, myself included, as we are no longer able to enjoy the outdoors, and often, indoors, because of the noise. We have been here 28 years, enjoying the peace and quiet, and that has now all gone. The noise, vibrations and often dust, already there, is causing many of us a great deal of stress. Early last year, I was taken to A and E, as I had lost my memory due to stress. It is called TRANSIENT GLOBAL AMNESIA, and according to the Mayo Clinic, it has been increasing over the last few years. I don't want to ever have that happen again, or have anyone in my community have that. This has been causing a great deal of stress to many in our community, especially so to those within metres of this development. There is also the visual impact, light pollution, loss of privacy, rubbish ending up in our properties, fly tipping when the gates are closed, and the

likelihood of crime in our neighbourhood, due to the many people coming and going to the waste station. This site would be more suited to small businesses, with daytime hours, but definitely none that were of an industrial nature.

Anonymous

12/14/2023 06:33 PM

*Toxic or dangerous substances need to be identified and managed for minimal risk *Noise, vibration, dust, smell will need to be minimal to ensure the ongoing peace and quiet of the neighborhood and to ensure the mental health and wellbeing of nearby residents, *Along with impacts to the natural environment. *Limiting hours of operation for the sake of the nearby neighbors and families

Anonymous

12/14/2023 09:02 PM

Residential areas pollution Hutt River Air Pollution General waste

Anonymous

12/14/2023 09:58 PM

People are complaining of never recouping their lower house prices of some 20 % in value.

Anonymous

12/15/2023 11:23 AM

vehicle parking

Anonymous

1/03/2024 02:03 PM

Trucks already come and go at early times, it is not managed now! Our windows are open now and hear loud bangs and crashes from trucks dumping stuff. Dust is terrible now from all the earthworks. It will only get worse. It should not go ahead. The area should've been a nature reserve. It floods too and on the fault line. I would like to know how you are managing natural hazards. It is not up to me to manage this as it shouldn't go ahead.

Anonymous

1/03/2024 01:30 PM

Traffic, environment, property value in neighbouring communities, possible increase in theft, burglary, etc.

Anonymous

1/03/2024 01:38 PM

Water usage and gsr age dumping. Our current water pipes and availability is already not suitable for our suburb. If this zone is intending to use the same water, we'll be even more often without water (already several days a year). The zone is also already being used as a dumping ground with the entrance having cars dumped there (no front wheels, clearly not in use), how will the cleanliness of our suburb be managed with a full site in operation? Will you be going through the streets and bushes ensuring the dumped rubbish is removed regularly? We've also seen a huge reduction in local wildlife, particularly Ruru, Kereru and Tui - how is the environment being

managed for our NZ flora and fauna?

Anonymous

1/03/2024 07:24 PM

Impact to our environment, industrial noise, Rodents, Security, Traffic. Manor park also has a private hospital caring the mental patient dealing with anxiety and more. Mary Huse Grove also has a large number of elderly residence who thought this is their final place with peace. Has the council thought about the impact to them and the elderly population in rest home and surrounding houses in Manor Park. This will be a mental torture.

Anonymous

1/05/2024 08:15 PM

We are expecting that there will be impacts to the natural environment of our neighbourhood along with the disruption to the long standing residential neighbourhood, by taking away the peace and tranquility that we have always enjoyed in our own homes and backyards – especially those that live down Mary Huse Grove (on the rail corridor side of the street) where the distance from the intended rezoned area is as little as 30 metres. During the first phase of the resource consent – the local community has continually complained about the: • Noise • Dust • Vibrations • Movement of trucks on the interchange • Spillage of dirt on the off/on ramp If the Rezoning goes ahead there needs to be strict adherence to working hours of any business based in the area. The Landowner, the Developer and the Hutt City Council – has a Duty of Care for the Mental Health of the Residents that these changes are going to affect. We also foresee that there will be the issues with: Smell – from composting or rubbish Light pollution – from flood lights from any work yards especially in winter months Noise – from rubbish being dropped (glass and cans), the reserving of vehicles, loading of heavy goods vehicles, trucks heavy braking coming down the off ramp (into a residential area) Rubbish – when people start coming into community and FLYTIP Potential toxic or dangerous substances – when these substances are brought or stored by a business NB: This road has a mayor fault line that runs through it – which is why it could never be rezoned for Residential use. If there are any toxic or hazardous substances in this area (that is close to the Hutt River) – who is going to be responsible if an pollution incident should occur? The Landowner of course – but also should the Hutt City Council if they allow the rezoning of this land to Industrial?

Anonymous

1/08/2024 01:03 PM

Lithium fires are a major problem. The day after the local meeting with residents where council officers stated modern facilities like the Auckland North Shore waste management station are not a problem, it caught fire. There is insufficient water pressure in Manor Park for fire fighting already. Note, its not just the water, how do you evacuate houses affected by smoke? There is only one exit from Manor Park,

next to the proposed transfer station, and in any fire smoke plume.

Anonymous

1/08/2024 04:47 PM

Traffic, environmental impacts

Anonymous

1/09/2024 08:02 AM

Tweaks is an interesting word to use. It's just simply not ok, no one wants this to happen, the entire manor park community are pushing back. The question is will you listen and find somewhere else or is it already to late? From what I've heard this will go ahead regardless of this feedback we are giving.....

Anonymous

1/10/2024 03:51 PM

Please see above. This question did not show on my screen when I answered Q31.

Anonymous

1/15/2024 07:52 PM

Not putting a waste transfer station. Restriction on operating hours
Caring for local tax payers enviroment

Anonymous

1/17/2024 07:39 PM

reduced property values for Manor Park residents Water storage for the suburb is already limited and make it significantly worse. servicing hours - should be daylight hours only 7am-5pm, maximum 5 1/2 days a week at the most.

Anonymous

1/17/2024 09:16 PM

Over and above my comments above, I feel that the peaceful enjoyment that we currently enjoy at our house is going to be obliterated by having an industrial zone in Benmore Crescent. This will include: - truck movements occurring 24 hours a day - considerable amounts of noise from the industrial area - increased amounts of unpleasant odours - significantly more dust spreading over our properties - the area being lit up 24 hours a day - unpleasant changes to the views we enjoy from our backyard, i.e. large concrete warehouses, other buildings that ruin our view of nature - a large number of vehicles coming into Manor Park and disrupting ingress and egress from our suburb

Anonymous

1/18/2024 03:55 PM

Council needs to sort its own issues before impacting further those who have already invested.

Anonymous

1/18/2024 09:54 PM

Toxins that will harm animals and people

Anonymous

1/23/2024 02:04 PM

The interchange currently has challenges. It is already difficult exiting Manor Park with traffic coming down from the Haywards and around the interchange at speed and not visible until the last minute. Notwithstanding any proposed changes to the interchange, increase in traffic to and from the waste transfer station has the potential to cause bottlenecks for other traffic exiting SH2 (both directions) to head up onto the Haywards, for residential traffic coming into or departing Manor Park, access for emergency vehicles that might be needed noting health care facilities in the area. One only needs to look at long traffic queues at the Silverstream tip as an example. The current interchange does not allow large vehicles to turn into or exit Benmore Crescent without passing illegally over the centreline and posing significant risk to residential vehicles that might not be seen by truck drivers trying to enter/exit given high sides to the ramps and extensive planting, which while provides good vegetation, does little for visibility. Proximity of rail crossing if roads are blocked by vehicles entering or leaving the industrial zone.

Anonymous

1/23/2024 04:28 PM

Concerned about the Above term "TWEAKS" to Rules. If what is currently happening to residents in the area, little is being achieved re Noise, Dust, Work Hours, etc so it can only be imagined what the outcome will be during full operation!!!! Traffic is already becoming a problem which flows on to the Interchange.

Anonymous

1/26/2024 12:16 PM

Noise, traffic, dust, smell, hazardous substances, water supply, potential runoff into Hutt river, industrial waste, flooding, air pollution, impacts on the natural environment, vibrations, privacy,

Anonymous

1/29/2024 02:53 PM

My biggest concern is the ability of Hutt City Council to effectively manage any and all issues caused by the proposed rezoning, and the new business activities so enabled. Observing Council responses thus far, particularly the work of specific compliance officers leads me to conclude that business activity will proceed at the whim of 'for profit' organisations, with no effective oversight or management of issues and impacts to local residents.

Anonymous

1/30/2024 11:55 AM

OK, provided there are controls relating to traffic site access, etc, so that streets don't become de facto industrial servicing areas.

Anonymous

1/30/2024 12:08 PM

noise lights smell trucks

Anonymous

For those residents who live within metres of the site the noise, smell,

1/30/2024 04:28 PM

birds (seagulls) will be continuous and unrelenting. How do you plan to mitigate this for their well being and mental health. How can they enjoy their property rights. You have happily collected their rates worth several thousand per house per year. Who is going to monitor the industries adherence to any rules the council sets. The council to date has had poor oversight of the developer and when residents have reported instances the fines are paltry. So who will residents go to when the council is supporting business and not residents.

Anonymous

1/30/2024 06:13 PM

Traffic volumes, vibrations, parking, enforcement, emergency services impacts, hazardous goods safety.

Anonymous

1/30/2024 09:04 PM

Traffic volumes, vibrations, parking, enforcement, emergency services impacts, hazardous goods safety.

Optional question (65 response(s), 128 skipped)

Question type: Essay Question

Q36 | Are there any additional comments you would like to add on Industrial zones?

Anonymous

11/10/2023 05:56 PM

The Zoning of Benmore Cres in Manor Park would be more suited as residential or urban, that would allow for small businesses or activities that are compatible with a long standing residential neighbourhood.

Anonymous

11/10/2023 06:35 PM

Since HCC has already approved earthworks at Benmore crescent without consultation, I like to see the option of residential or Urban with activities that are compatible with residential be proposed for development. I 100% want to keep the current legal status of Benmore Crescent as General Rural.

Anonymous

11/10/2023 06:55 PM

The Manor Park zoning suggestion is incredibly late notice given the stage the work is already at, and all those in Manor Park are incredibly disappointed with the lack of support, consultation and care

Anonymous

11/10/2023 07:00 PM

I vehemently oppose the proposed industrial zoning for Benmore Crescent in Manor Park. This area should be earmarked for residential development or public transportation infrastructure to foster community connectivity with the city and its growing surroundings. The decision to allocate this space for industrial purposes is grossly misguided, especially considering its proximity to existing residential homes. The absence of any meaningful

consultation in the land preparation process has triggered a wave of concerns within the Manor Park community, extending beyond just Mary Huse Grove. The repercussions of this decision have been deeply felt, with numerous complaints stemming from the inner community. The adverse effects include significant vibrations akin to an earthquake, dust and smoke clouds, inadequacies in traffic and vehicle management, disruptive noise levels, unpleasant odors during outdoor activities, and a notable escalation in airborne dust that tarnishes the neighborhood and homes. The impact extends to the nearby health facility and, regrettably, showcases a blatant disregard for the well-being of those residing in this community. Allocating this space for industrial use jeopardizes the harmony and quality of life in Manor Park, and I urge the council to reconsider this proposal in favor of more community-oriented alternatives.

Anonymous

11/10/2023 07:32 PM

This industrial zone may have a negative impact on the mental wellbeing of the residents of Manor Park.

Anonymous

11/10/2023 07:10 PM

This would have a huge negative impact on all residents of the suburb. Not just on our house values (who would want to buy a house when it's next door to a rubbish tip?), but on our lives. All the impact mentioned are terrible things to have to live with. And I'm certain no one would be suggesting this if anyone on the council were living here. Just imagine yourselves in our shoes. We always knew this land would be developed and it has been light commercial before without any issues, but industry is something totally different. We'd have to move, from a place we love, where we thought to grow old. Please reconsider.

Anonymous

11/10/2023 07:41 PM

DO NOT put them to close to people houses

Anonymous

11/11/2023 07:00 AM

As I realise the city needs more industrial land, this is not the right place for one, totally out of character!

Anonymous

11/11/2023 10:10 AM

This is absurd that you have to create an industrial zone so close to a residential community. The work which has already taken place at Benmore Cres, has impacted our daily lives with noise, dust and rats coming to our houses. It has also impacted environment as we are not able to see the birds that we used to. Please stop the work going on here and do not rezone this to industrial park. Thank You

Anonymous

Leave the area as Rural or change to limited residential

11/11/2023 01:20 PM

Anonymous

11/11/2023 01:32 PM

Just leave it as it is, maybe a park area with plenty of native trees with possibly a lot of solar panels to help the environment should be considered.

Anonymous

11/11/2023 02:43 PM

They are inappropriate in a suburb that was effectively surrounded by light industry, a dementia hospital and a golf course. The Heavy industry proposed should be moved to a non-urban location

Anonymous

11/13/2023 07:13 PM

Pollution monitoring, the smell from the Seaview sewerage plant is awful and off putting, this needs to be managed properly as it's not a good look for our city.

Anonymous

11/14/2023 03:04 PM

Proposed operating hours do not fit into a residential way of life.

Anonymous

11/14/2023 03:57 PM

Area previously used successfully for light Industrial which worked in well with local Residential. Not disruptive. Development such as Storage Units would be most appropriate.

Anonymous

11/14/2023 05:05 PM

I want to be compensated for the toll the earthworks on Benmore Crescent has taken on my mental health and wellbeing. NO mother should have to leave her home with her baby because of loud vibrations. HCC when are you going to realise you stuffed up?! Now or when this whole thing turns into a massive disaster?! It already is!! Manor Park was sooo peaceful with lots of birds and fresh air and no noise and vibrations and dust blowing onto our homes and thanks to you HCC it is now hell. Make things right and STOP the work and find somewhere else to build your damn industrial park. HCC, all y'all do is get paid to sit on your asses doing nothing all day, so maybe when they bury you all, they should bury you on your stomach, to give your asses a break!!!

Anonymous

11/15/2023 03:10 PM

No smelly industry. Noise restrictions. Bogan free areas keep the fwits from using roads as a race track.

Anonymous

11/15/2023 08:29 PM

Rubbish Transfer stations should be closed as heavy industrial, not be placed next to a residential area

Anonymous

11/19/2023 07:11 PM

Manor park is a bloody residential/rural area and keep it that way.
Find better place for garbage station. Don't want any rezoning in manor Park.

Anonymous

11/20/2023 08:26 AM

Urban zoning would be much more suitable for this land as it will compliment the neighborhood around the site. Allowing small business operations and not in any industrial nature.

Anonymous

11/20/2023 10:24 AM

Manor Park is unsuitable for an industrial zone. Leave it as is.

Anonymous

11/20/2023 02:58 PM

Rather than an industrial site could be used for..... Bird Sanctuary
Caravan Park Rehoming Kiwis since we have a good pest free enviroment Residential houses Garden centre with a cafe overlooking the River Dog Park Fun Park

Anonymous

11/20/2023 03:10 PM

An urban zoning would be more appropriate and in keeping with the long standing residential neighbourhood, that would allow small business operations that would compliment a residential neighbourhood, but not in any way of an industrial nature

Anonymous

11/25/2023 04:48 PM

An urban zoning would be more appropriate and in keeping with the long standing residential neighbourhood, that would allow small business operations that would compliment a residential neighbourhood, but not in any way of an industrial nature.

Anonymous

11/26/2023 12:23 PM

Rezoning is inconsistent with the residential nature of the surrounding area. Residential neighbourhoods are intended to provide a peaceful and safe environment for families and individuals. Manor Park has an abundance of native birds, lizards, eels and trout and the community are working hard to protect these through our Pest Free Manor Park initiatives. We were recently given Predator Free New Zealand Community Grant to assist with this work. Having the land re-zoned as industrial will destroy natural habitats of the fish & wildlife in the area, it will likely increase pests & rodents, and increase the likelihood of pollution run off into neighbouring streams and waterways that feed into the Hutt River.

Anonymous

12/10/2023 05:33 PM

Impacted residents should be given a platform to discuss and fix any problems that affect them from these areas

Anonymous

12/12/2023 11:32 AM

INDUSTRIAL ZONES SHOULD BE WELL AWAY FROM ESTABLISHED RESIDENTIAL SUBDIVISIONS!

Anonymous

12/14/2023 06:33 PM

Industrial Zones should never be anywhere near residential area's. We were told that the land up behind Haywards Hill, came under the Porirua City Council, so as their rubbish would be coming here, I don't see why some land could not be bought there for an Industrial site, well away from a residential area. Last, but not least, the value of our properties will certainly drop greatly in value, and we will find it increasingly difficult to sell. Being at the age we are, and having a large section, we had decided to sell within the next two years. If this goes ahead, I can see that it would be extremely unlikely that we could sell.

Anonymous

12/14/2023 06:33 PM

In keeping with the long-standing residential neighborhood, an urban zoning would be more appropriate, that would allow small business operations that would complement an established residential neighborhood, but not of an industrial type.

Anonymous

12/14/2023 09:58 PM

No 24 hour business operating times.

Anonymous

12/27/2023 03:19 PM

More regular monitoring of noise at adjacent properties is needed, especially at night.

Anonymous

1/03/2024 02:03 PM

Industrial zones should not impact established neighborhoods.

Anonymous

1/03/2024 01:30 PM

Please do not go ahead with this. This will ruin Manor Park.

Anonymous

1/03/2024 04:38 PM

This is a terrible idea, putting an industrial zone in a quiet suburb, on people's actual back yards, where there are already issues with water management. Seeing the disregard for our wildlife and environment is heartbreaking. If we lose a life because of holiday queues to such places, who will be responsible?

Anonymous

1/03/2024 07:24 PM

Manor Park is not suitable for this Industrial zone. Please listen to the residents of Manor Park and their legitimate concern.

Anonymous

Because Benmore Crescent is a privately owned road (local IWI) and

1/05/2024 08:15 PM

the building work has been assigned to a Developer – when things start going wrong where can the residents of Manor Park turn to for help and support. Visual impacts to our community and the reduction of the house prices (especially in Mary Huse Grove) along with the Privacy and the Mental Health & Wellbeing of all of our community residents. We feel that we have been sold out by the Hutt City Council – all for the income for business rates. I strongly oppose the rezoning of Benmore Crescent for the Health and Wellbeing of the members of my community. We feel let down and rejected by our Council and our own representative for the Western Ward - Chris Parkin. We have been watching with interest what has been going on in Bromley, Christchurch and the Living Earth – composting business. The difference here is that it is a Council owned site – so the local residents can take any grievances back to their council. Out of interest – have a look at the Board of Directors for Living Earth and you will see that one of the Directors is the Managing Director of Waste Management NZ. Showing that right at the top corporate level the Managers do not care in the slightest for the residents in the communities that they set up in! So who will Manor Park have – fighting for the rate payers? Everyone seems to be “as long as it’s not in my back yard and we can make money from it – who cares what 150 residential homes in Manor Park think – that’s bugged all votes when it comes to election time – SO WHO CARES”

Anonymous

1/08/2024 01:03 PM

Industrial zones should not be 30 m from established residential suburbs zoned for high density housing infill.

Anonymous

1/09/2024 08:02 AM

See above.

Anonymous

1/10/2024 03:51 PM

Public transport and parking for worker vehicles.

Anonymous

1/17/2024 07:39 PM

Any development in proximity to residential areas such as the proposed Manor Park development should be notifiable and plenty of consultation with residents. Just a reminder that we are ratepayers and very disappointed with the secrecy and the lack of consultation with residents that has surrounded this development so far.

Anonymous

1/18/2024 10:04 PM

The proposal to rezone Manor Park will severely impact the residents, via increased traffic, noise; odour and visual pollution and impact the wildlife through construction. This should not be allowed to go ahead.

Anonymous

1/23/2024 02:04 PM

I totally object to the planned waste transfer station being planned for Manor Park. This is a quiet residential area that people have elected to live in for its peace and tranquility, a peace already being shattered by the groundwork council have approved, and which has led to numerous noise complaints from adjacent residents. Your opening comment that this development might have impact on neighbours is a fallacy, the work already being permitted is having an impact that will only grow and get worse. As we face significant water restrictions given the lack of central and local government investment, how can you possibly justify industrial facilities such as this and the water it is likely to use. Even without the current restrictions, I doubt very much the current infrastructure can cope with much more following recent residential developments in the suburb. Manor Park is actively working to be a pest free zone. The Manor Park Golf Sanctuary holds an internationally recognised environmental certification from Audubon International, based in New York and is part of its' Co-operative Sanctuary Programme for Golf Courses. The club fosters habitat and cares for a wide variety of native birds residing on the golf course and its immediate environs. Residents play our part in a trapping programme to eliminate pests, and all this will potentially be destroyed by a waste transfer station attracting pests, seagulls, etc. This proposal has high potential to devalue property values, and already the proposed waste transfer station has to be included on LIM/notified by agents and that potentially puts buyers off. As stated, I am vehemently opposed to the rezoning and planned land usage.

Anonymous

1/23/2024 04:28 PM

Concerned at what is now being referred to as An INDUSTRIAL PARK for an area so close to well established residential properties and limited in overall space. A Warning is issued for Council to reflect on the outcome of Industrial Business in Silverstream that no doubt has cost the Ratepayers in Legal Debates.

Anonymous

1/26/2024 12:16 PM

I believe that while it makes sense to rezone Benmore Cres properties, Industrial is definitely not appropriate for the wonderful neighbourhood of Manor Park. It makes more sense to me to change to Commercial or Urban

Anonymous

1/29/2024 02:53 PM

I believe the current state of road and rail infrastructure to be completely inappropriate for the intended commercial purposes, should rezoning proceed.

Anonymous

1/30/2024 12:08 PM

i think this is wrong

Anonymous

1/30/2024 04:28 PM

I think industrial zones should be separate from residential areas. this especially relevant when a residential area is well established as in Manor Park's case. Everyone bought their properties because of the quietness and rural aspect of the suburb.

Anonymous

1/30/2024 06:13 PM

Simply having a need for more industrial space, does not mean that you should put it in unsuitable locations "at any cost". The council has an obligation to all of it's residents, even the ones in Manor Park, to provide them with the best service it can. Even suggesting putting an industrial zone in Manor Park should have been discounted before it got to this point. I would highly suggest council and officers actually visit sites prior to making these suggestions, and know your area.

Anonymous

1/30/2024 09:04 PM

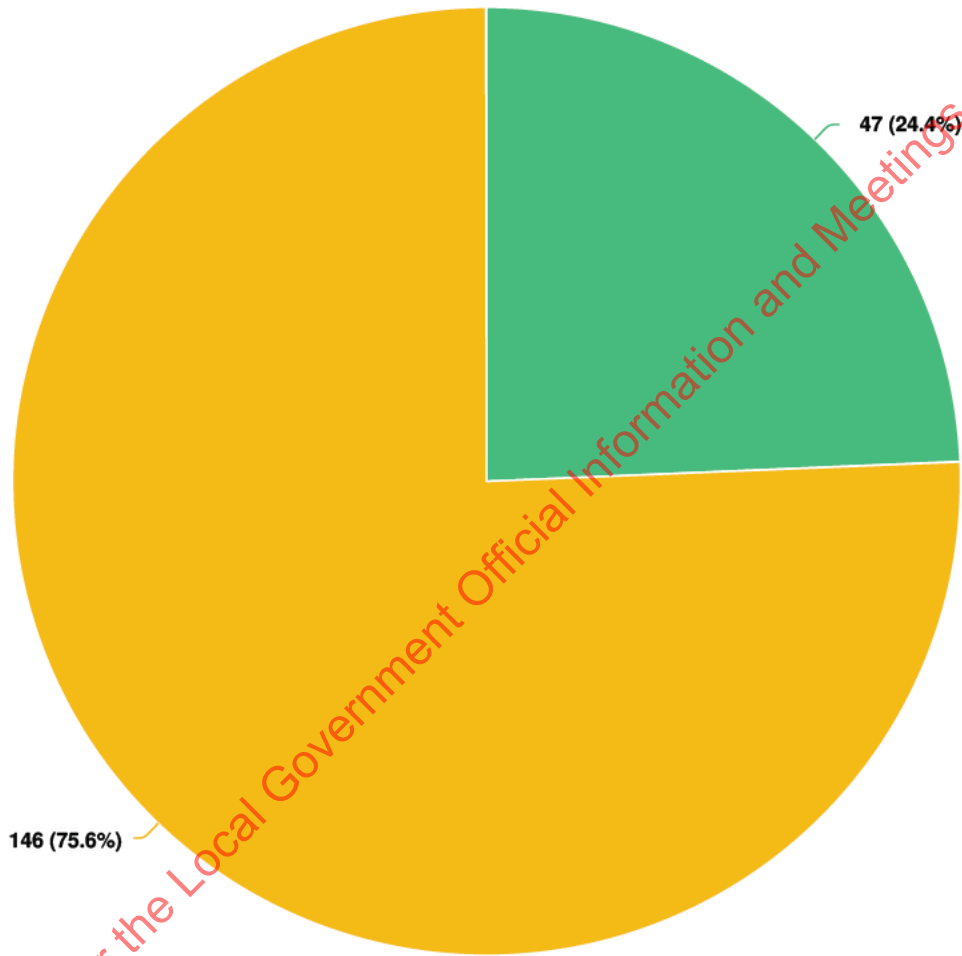
Whilst I understand that the council is under pressure to find additional spaces for industrial zones, and it has been looking for a long time, it is just not realistic to put this so close to residential areas, there are just too many reasons that this cannot work. Access issues for emergency services is a big one for me. For the Benmore Park space to be used productively, it needs to have careful consideration to make sure that it is not detrimental to the rest of the area. Limitations on traffic, noise, operation hours, vibrations, odour, and protection of the environment, otherwise your requirement to show stewardship of the land and care for your people is sorely missing. You need to show that you are listening to your residents and that we are being taken seriously by taking the residential zoning off the table.

Optional question (49 response(s), 144 skipped)

Question type: Essay Question

Released under the Local Government Official Information and Meetings Act 1987

Q37 | Would you like to give feedback on Open Space zones?



Released under the Local Government Official Information and Meetings Act 1987

Question options

- No
- Yes

Mandatory Question (193 response(s))
Question type: Radio Button Question

Q38 Please list any other activities you think should be able to take place in Open Space zones.

Anonymous
11/10/2023 06:55 PM

Dog exercise areas - both fenced and non fenced

Anonymous
11/13/2023 07:13 PM

Events such as outdoor movies is a cool idea. Nothing crazy that will upset the environment like fairs.

Anonymous
11/23/2023 07:11 AM

Would like to see more open air events for community - films and music, sculpture, light art.

Anonymous
11/23/2023 09:15 AM

Picnics Family games

Anonymous
11/26/2023 12:23 PM

Parks and lots of trees to attract the birds. Any outdoor recreation areas would be a great idea

Anonymous
12/10/2023 12:24 PM

Food trucks or food festivals would be good

Anonymous
12/10/2023 04:10 PM

New permanent and semi-permanent structures should be publicly notified for comment from any users not just adjacent residents.

Anonymous
12/11/2023 09:02 AM

Dark sky reserves.

Anonymous
12/12/2023 11:33 AM

I would prefer to see Benmore Crescent had been tidied up after the removal of the random small businesses that operated there previously and that the lwi that own it and claim to be the custodians of our whenua had protected it for the recreational use of local residents and others in the region.

Anonymous
12/12/2023 12:58 PM

Place things that do not attract vandals and hooligans that destroy property. Do not build in locations where they cannot be seen from the road as that will just make unwanted behaviour happen and police driving past would not see

Anonymous

Skateboarding parks for older youth, outdoor basketball hoops,. Need

12/14/2023 09:02 PM

more recreational area for teenage and older youth

Anonymous

12/14/2023 10:20 PM

Camping areas. Open fires and charcoal barbecues within designated areas, subject to seasonal fire restrictions.

Anonymous

1/03/2024 01:25 PM

Dog off lead play area. Some well fenced as well

Anonymous

1/05/2024 08:15 PM

I would love to see the area be developed for any environmental groups eg: The Capital Kiwi Project and Predator Free Wellington. This site could be used to set up a base for the Hutt Valley section of this project – to work towards the countries target of 2050 Predator Free. This joint venture would work to compliment the brilliant work that is being completed in the Wellington City Council regions. Predator Free Wellington for a number of years have been working hard on suburb by suburb predator removal and defence, phasing toward towards Porirua. Clearing the way for The Capital Kiwi Project to release Kiwi in the Wellington region. Benmore Cres could be the main base for the Hutt Valley Predator Free groups – that like the Wellington Predator Free groups would create a 'pest free' corridor for the Kiwi to safely live. This site would be ideal for a joint project of these groups, plus the people of the Hutt Valley. The land to be used as a joint base with a training facility, where they can train their volunteers, run the trapping programme from and an area for the Kiwi Avoidance Training – also where the regions dog owners can bring their dogs to be trained.

Anonymous

1/10/2024 03:51 PM

Educational activities. Community activities such as out-door tai chi or yoga sessions, or fitness classes.

Anonymous

1/18/2024 09:54 PM

Outside Gym, dog friendly and elderly friendly

Anonymous

1/30/2024 11:55 AM

Buildings, access (roads and parking), permanent activities and signage should all be subject to some form of assessment prior to adding in any open space area.

Anonymous

1/30/2024 06:13 PM

I would suggest that having the ability to have local non-profit community gardens in some of these open space zones would be advantageous. I would also add in something around the conservation or pest free desires in at least the natural open space zone.

Optional question (18 response(s), 175 skipped)

Question type: Essay Question

Q39 | The draft plan includes rules that manage the impacts of Open Space zone activities on adjacent properties, including the impacts of new buildings, motorised recreation, outdoor storage areas and noise. Please list any other impacts you think should be managed.

Anonymous

11/15/2023 03:10 PM

No motor bike areas within 2 km of housing. Eg; Waiu Street dust bowl.

Anonymous

11/23/2023 09:15 AM

Motorised recreation Noise

Anonymous

11/26/2023 12:23 PM

Traffic, infrastructure, noise, safety, social impacts, property values and environmental impacts

Anonymous

11/27/2023 05:43 PM

There should be a presumption that activities can take place.

Anonymous

12/03/2023 08:02 PM

Visual pollution such as too much signage.

Anonymous

12/10/2023 04:10 PM

As above, anything that may affect existing users including use as a view that is not modified by structures or other users.

Anonymous

12/10/2023 05:33 PM

there needs to be a platform made for affected residents to be able to sort out and discuss any negative effects

Anonymous

12/11/2023 09:02 AM

Any motorised and noisy recreation eg: motorbike parks, gun clubs etc,,, shoul d automatically have to have their consent applications publically notified and all affected parties notified in advance of any and all consent applications. Behind door meetings and arrangements need to be a thing of the past.

Anonymous

12/12/2023 12:58 PM

Open spaces should not have things added to them where they are next to residential properties as its noisy to the households let alone attract people that would tend to mess with those homes

Anonymous
1/05/2024 08:15 PM
By setting up the above mentioned groups in our space - would have a significant reduction in impacts to the Community. In fact I can only think of bonuses.... to our community and region. Including the Hutt City Councils reputation (on how they treat their home owners)

Anonymous
1/10/2024 03:51 PM
Public toilets in the larger playgrounds/spaces or at least adjacent and clearly marked. Not everyone using a local park will be able to get home if there are no convenient conveniences and porta loos are not a good long term solution.

Anonymous
1/18/2024 03:55 PM
Too many rules.

Anonymous
1/30/2024 11:55 AM
Parking area and road/access location.

Optional question (13 response(s), 180 skipped)
Question type: Essay Question

Q40 | Are there any additional comments you would like to add on Open Space zones?

Anonymous
11/15/2023 03:10 PM
More maintenance needed on playing grounds.

Anonymous
11/23/2023 07:11 AM
public transport options

Anonymous
11/26/2023 12:23 PM
Keep the land accessible to anyone that would like to use it

Anonymous
12/11/2023 04:02 AM
Open spaces need to have peace and quiet protected as it is also an asset and a right.

Anonymous
12/13/2023 03:17 PM
Such zones should be procured and managed in the most fiscally responsible manner available. I don't use them at all and feel that their importance is overestimated. They seem to be used by relatively few people.

Anonymous
12/13/2023 05:12 PM
I agree that open space zones are great for the community. The proposed categories seem logical. However, I have a concern over

the lower down management of the Natural and Open zones. Increasingly areas such as Belmont Regional Park are used for multiple recreational activities. Some of the activities are complementary, others are not. An example is the mixed use of zones for pedestrian and wheeled (cycles, scooters skate board etc.) activities. My experience is that the dangers to pedestrians are increasing significantly, in particular for young children. Even hillside walkways are now used regularly by cyclists, this creates hazards for walkers. I suggest that all areas that are proposed for mixed use must have passed a comprehensive risk assessment prior to them being designated for mixed use.

Anonymous

1/10/2024 03:51 PM

Community food gardens, especially fruit trees, should be built into them where possible. That is, use fruit trees for shade (pears grow tall, feijoas make a nice hedge). And use natives to ensure we have ecological corridors for birds, lizards and insects. And we should be looking at using parks close to the rivers as sponge parks as part of developing a sponge city. <https://theconversation.com/creating-sponge-cities-to-cope-with-more-rainfall-neednt-cost-billions-but-nz-has-to-start-now-211181>; <https://helenclark.foundation/publications-and-medias/sponge-cities/>

Anonymous

1/18/2024 03:55 PM

Council should sort its own issues before interfering with private property owners rights.

Anonymous

1/29/2024 09:48 AM

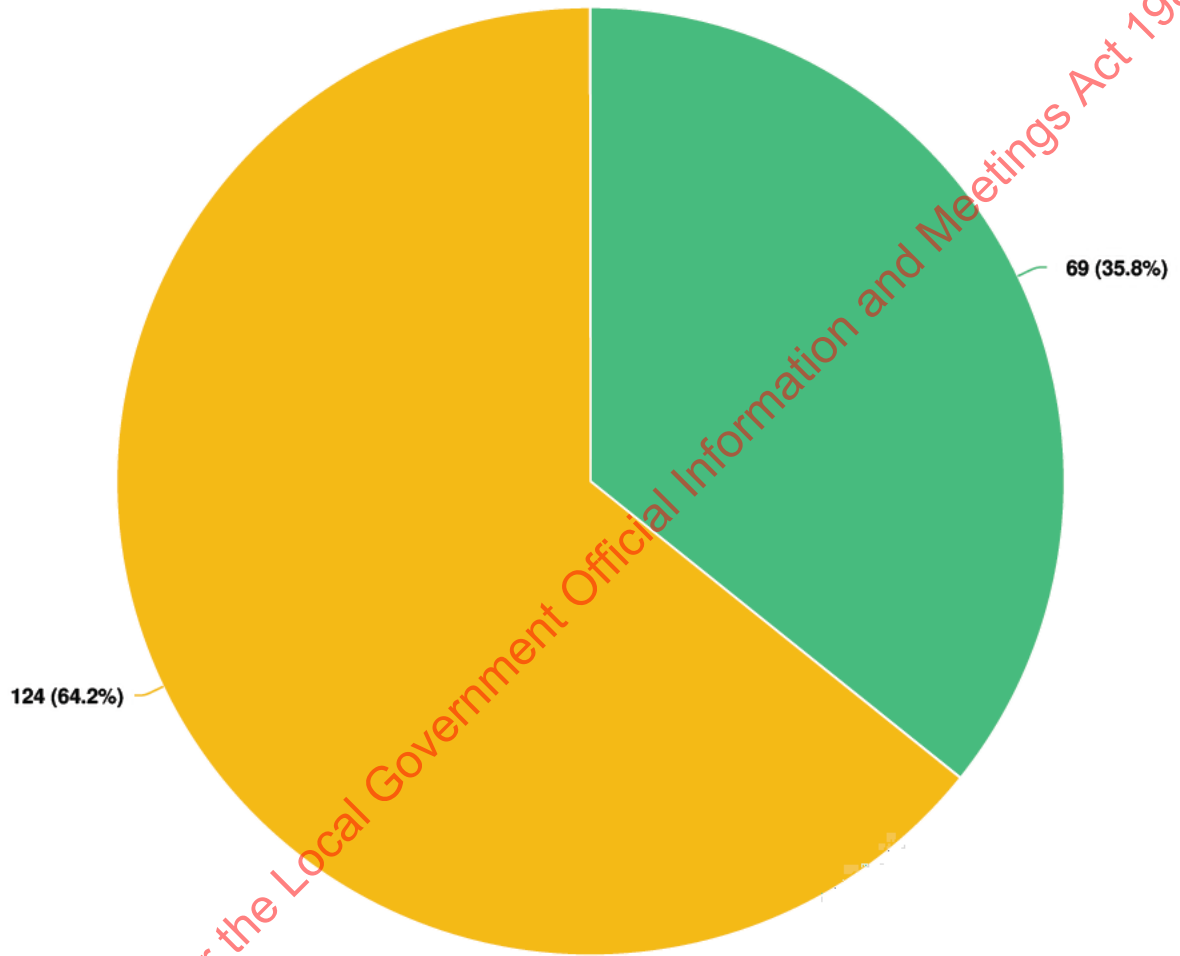
Please don't clutter open space zones with coffee and food carts etc.

Optional question (9 response(s), 184 skipped)

Question type: Essay Question

Released under the Local Government Official Information and Meetings Act 1987

Q41 | Would you like to give feedback on Natural Hazards?



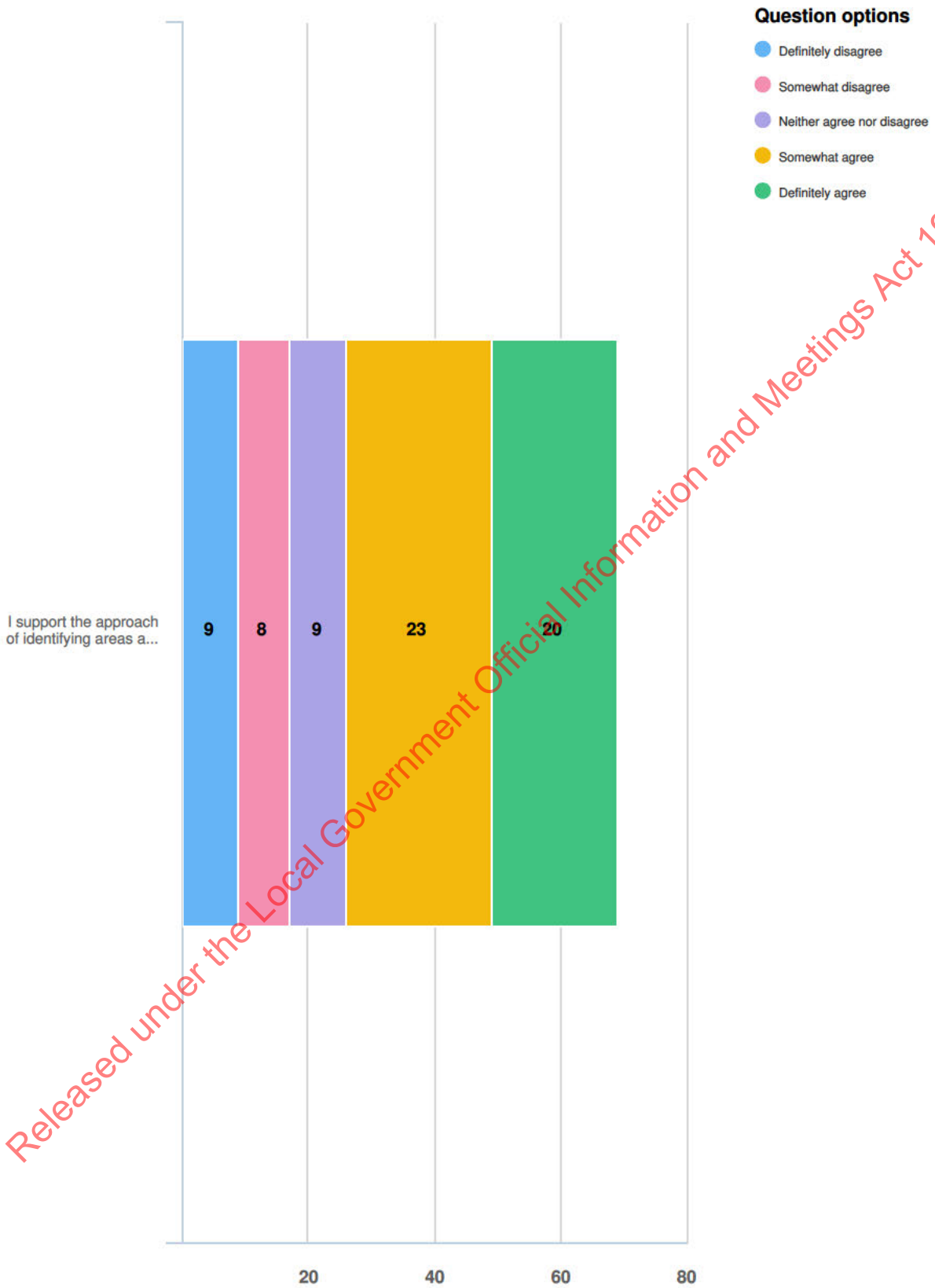
Released under the Local Government Official Information and Meetings Act 1987

Question options

- No
- Yes

Mandatory Question (193 response(s))
Question type: Radio Button Question

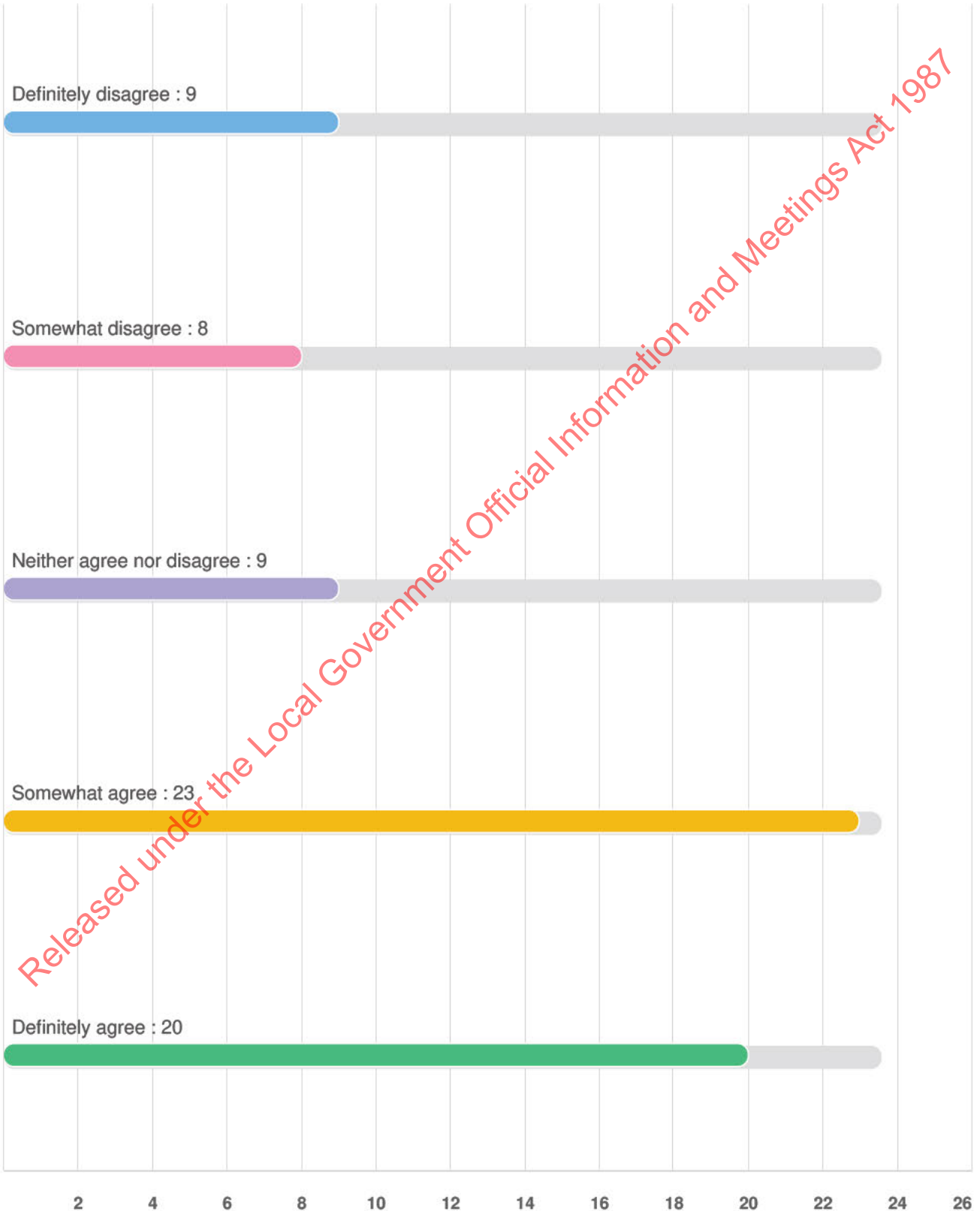
Q42 | Do you agree with this approach?



Optional question (69 response(s), 124 skipped)
Question type: Likert Question

Q42 | Do you agree with this approach?

I support the approach of identifying areas at risk from hazards, categorising them according to risk, and discouraging certain activities based on risk



Q43 | Please list any other activities you think shouldn't be allowed in High Hazard Areas

Anonymous
11/09/2023 12:54 PM

hij

Anonymous
11/15/2023 05:06 PM

homes

Anonymous
11/22/2023 06:41 PM

No high rises or apartment complexes. Limits to number of units

Anonymous
11/23/2023 05:25 PM

I do not think any additional activity should be allowed in a hazard area. If anything, managed retreat should be included. I think it is appalling that up to 3 houses can go on a hazard area where there is only one now. It should be one, or none (open space)

Anonymous
11/24/2023 06:38 PM

Drilling and construction

Anonymous
11/26/2023 12:23 PM

Any type of building or any type of contamination that could spill in a natural disaster

Anonymous
11/27/2023 05:43 PM

All the above activities should be the responsibility of the business/service owner to determine whether or not they want to take the risk of operating in these high hazard areas. Council would need to demonstrate that it would bear the cost of these activities in the event of a hazard occurring, to put a blanket restriction on them. In addition, residential communities will still exist in these areas and will continue to need services.

Anonymous
12/01/2023 10:49 AM

None

Anonymous
12/02/2023 12:33 PM

any activity the land owner applies for

Anonymous
12/03/2023 08:02 PM

There should be no restrictions based on academic categorization of so-called "Hazard sensitive areas/activities". The risk of such hazards has not increased compared to those when I moved to this area in

1966.

Anonymous
12/04/2023 08:05 PM

Private housing

Anonymous
12/09/2023 11:30 AM

Service junctions and communication boxes

Anonymous
12/11/2023 10:42 AM

Electrical substations and similar essential infrastructure

Anonymous
12/12/2023 12:58 PM

Homes themselves

Anonymous
12/14/2023 09:02 PM

Totally disagree with high hazard areas. Independent reports to be sourced. Hutt Hospital was a hazard and now another report deems it safe!!! Shaun Rush and Aurecon are independent qualified advisors and question the Council.

Anonymous
12/14/2023 09:38 PM

New buildings, either commercial or residential

Anonymous
1/03/2024 04:24 PM

We are all at risk of any of the hazards you speak of regardless of type of zoning or position. Petone would just become a thoroughfare and wasteland.

Anonymous
1/10/2024 03:51 PM

Critical infrastructure that needs to be within high hazard areas should be set up with multiple break points so that breaks can be quickly isolated and dealt with. While more expensive in the short term it doesn't need many hazard events to pay for itself.

Anonymous
1/13/2024 03:55 PM

Serious questions exist about the accuracy and definition of "High Hazard"

Anonymous
1/30/2024 11:55 AM

Key communication facilities such as cell sites.

Anonymous
1/30/2024 06:13 PM

Industrial activities, waste storage, anything requiring any hazardous materials.

Anonymous
1/30/2024 09:04 PM

Storage or processing of hazardous materials or goods, waste storage or processing.

Optional question (22 response(s), 171 skipped)

Question type: Essay Question

Q44 | Are there any additional comments you would like to add on Natural Hazards?

Anonymous
11/09/2023 12:54 PM

hjkk

Anonymous
11/12/2023 11:50 AM

Given the council's record of ignoring natural hazards until it's too late, I am doubtful the council has any idea of what to do in this area.

Anonymous
11/15/2023 02:02 PM

Provide as much information to folks about hazard risks as possible but don't restrict building unless it's going to be unsafe.

Anonymous
11/15/2023 03:10 PM

Stop people building on flood plains unless 1.5m above the ground.

Anonymous
11/20/2023 01:18 PM

I have received a letter stating that the area where my property is located is being changed to a high-hazard area. The letter does not state what the hazard is, just that it could be changed. I object to this as it could affect the value of my property and also my ability to insure it. I would like more information about how you have come up with these changes. What are you doing to compensate property owners whose properties are affected by your changes?

Anonymous
11/23/2023 09:00 AM

if in high risk area, rates should be lower, than they are

Anonymous
11/23/2023 05:25 PM

I do not think any additional activity should be allowed in a hazard area. If anything, managed retreat should be included. I think it is appalling that up to 3 houses can go on a hazard area where there is only one now. It should be one, or none (open space)

Anonymous
11/26/2023 12:23 PM

Benmore Cres is on a Fault line and risks need to be investigated further. This area would be great place to have a park and lots of tress and gardens to attract wildlife. If this is not possible should be

residential or urban only

Anonymous

11/27/2023 12:46 PM

I find the use of the term "High risk" inflammatory particularly in regards to my residential property. It would have huge implications for re-sale/ insurance. We only bought the property in 2021 and historically there have been no instances of flooding around our property despite surrounding suburbs being hard hit.

Anonymous

11/27/2023 05:43 PM

Council should ensure it is closely following the latest IPCC reports and appropriate e.g. sea level rise projections to identify zones at risk. Council also needs to treat all property owners within hazardous areas equally in terms of access to information and restrictions on activities including development. Council should also be proactively planning how it will support climate mitigation and adaptation in hazardous areas that it has allowed development in.

Anonymous

12/01/2023 10:49 AM

I believe, with the current water shortage, it would be advisable to make rainwater storage and use obligatory for all new buildings etc. e.g. it is very common overseas to use rainwater to flush toilets! I would also encourage having a minimum requirement for renewable energy generation for new buildings, e.g. 30% of expected energy consumption (climate change mitigation) I would also like to see a ban for fossil fuel operated appliances such as gas stoves, gas hot water generation and gas/oil heating for new buildings. Buildings are supposed to last 50 years and longer. Installing appliances that become obsolete in less than that time frame is not sustainable and will slow down the transition to a carbon zero society!

Anonymous

12/02/2023 12:33 PM

the definitions is too broad and does not take into consideration individual property rights . leave the plan as is the plan is adequate at this time an no need to be clanged

Anonymous

12/03/2023 08:02 PM

The council is "scaremongering" with regards to Natural Hazards and it serves no purpose to devalue peoples properties and increase costs such as insurance by doing so. The sea has been coming over the eastern bay roads ever since I moved here in 1966. Its no big deal and its not climate change.

Anonymous

12/04/2023 08:24 AM

New residential developments should not be banned in high hazard areas as long as it can be demonstrated the risks can be managed. Also council should manage the risk from streams as is doing with stop bank project not leave to individual property owners.

Anonymous

12/05/2023 12:29 PM

I have studied the map and overlays at length, and I am still unable to tell if our property is considered a high-hazard area due to the road being an overland flood path, with inundation risk at the sides, or if it is due to the presence of the stream at the front of the property. The map is very vague. If it is due to the street layout, I feel that to be unfair, as there is nothing we can do to mitigate that. The stream has never posed a danger in the 30+ years we have lived here. The stream is a meter below the ground level and has never flooded, even in large-scale weather events. The council has piped the length of it excluding our property and 297. To place such a classification on our property without context is a misrepresentation of the actual land levels and lived experience. I believe a survey of the land and more detail is needed before this High Hazard classification can be applied as it will have a far-reaching impact should we decide to sell or develop our property.

Anonymous

12/06/2023 04:53 PM

No increase in housing in Petone due the number of hazards for that area. this area should remain at 1 house per 500sqm section.

Anonymous

12/07/2023 01:55 PM

Think about how it affects current homeowners, we have been trying to sell our house. We had an offer on our house but then he was informed we are now apparently in a high flood risk zone, even though we have never even had a puddle in heavy rain or has it ever flooded on my property. This has cost us a sale of the house, and dropped our house value where there is little evidence of a flood event actually occurring.

Anonymous

12/08/2023 02:48 PM

I'm worried about the effect on existing residential buildings and potential effects on insurances.

Anonymous

12/09/2023 11:00 AM

The existing residential units being in a classed high hazard area has a detrimental effect on house insurance and resale of these units and therefore should be an advisory on the sale purchase but nothing else. This is not fair to the people who already own these units and have owned it before you decided to implement this. The loss of revenue and increase in insurance will make us a lot worse off. Further more we have already had massive increases in the earthquake levy this year. At the time of financial hardship this will be a terrible idea to implement.

Anonymous

12/10/2023 12:24 PM

I think your categorization on these hazard areas is disadvantaging those who own properties in these areas. This labelling could make

selling a home more challenging and insurance premiums to go up which is ridiculous. It would really impact the community massively, i think there would be a way to categorize NEW properties and developments with a new system but not existing owners.

Anonymous

12/11/2023 10:42 AM

The inundation area doesn't necessarily make sense. Our property [REDACTED] is shown as inundation area, but it is higher than the road, and further up (distance and elevation-wise) the road than the drains (which are beside [REDACTED]). In addition, the neighbouring property over our back fence [REDACTED] is at the same level as our property, but is not included in the inundation zone - pretty sure the boundary fence won't affect inundation risk!

Anonymous

12/12/2023 12:58 PM

Council needs to take ownership here, now making overlays and identifying risks from nature is all good and well but take no ownership on when something happens in the area. Homes were built 40years ago on land that is now marked as hazardous (high/med/low) but will then look to have the current home owners be responsible for any repairs etc from an event. That is totally unfair and makes no sense when council is the one that consented and approved the house being built 40yrs ago. Council will say that was a different time and council well so is the times now and different home owner so why should that responsibility be for the owner alone and insurance will have their own views based on what council is putting in play now with this plan. basically Council will say its in a hazardous zone not our issue, insurance will say council zoned it that way so not our issue to pay out ot increase monthly payments. basically making the home owner be responsible for it all which is unfair. Council approved homes being built regardless of which year they were built, council has to have some ownership on what happens thereafter especially when you want to zone areas and class them. all this will impact people trying to move homes etc because you now zoned it to be hazardous making those homes unsellable are council going to own that and compensate????? NO most likely not as usual

Anonymous

12/12/2023 03:17 PM

What about wildfire hazards and maintaining firebreaks on the hills?

Anonymous

12/14/2023 09:02 PM

High Hazard Zones are based a report which needs an independent assessment. Totally disagree on the council and your source for information. It is incorrect. Our land is raising. You have based this on a one in a hundred year possibility.

Anonymous

I fully support the proposals to mitigate risks from natural hazards, but

12/14/2023 09:38 PM

there is a need to consider a number of areas for detailed study, along the lines of the work done about flood risks at Wainuiomata and proposed for Stokes Valley. Eastbourne and the Bays is one such area, as it is at risk from extreme storm events which could cause landslips as well as flooding on the low-lying coastal area at Muritai (between the Eastbourne Village and Burdan's Gate). The storm water systems there have limited capacity to handle run off from sudden very heavy rainfall on the hills and previous stream paths on the flats have all been directed at some point into culverts. There are, moreover, still no detailed flood maps from Wellington Water that cover this suburb and could assist with long-term planning. An event like Cyclone Gabrielle would have had catastrophic effects here, including many slips along the coastal road which links the eastern bays to Seaview. Less significant storm events in late 2022 were enough to cause slips that blocked the road at Mahina Bay and Windy Point. The draft District Plan has a very necessary focus on preventing exposure to natural hazards in the case of new developments, but could do more to propose measures to reduce hazards for existing settlements.

Anonymous

12/15/2023 09:02 AM

Our home will be included in a high hazard zone due to flooding. Adding this label to our home will decrease value whilst increasing our insurance substantially. This is a scary prospect. It would be better to look at hazards on a case by case basis to determine risk. We will now have issues with selling our property and adding onto our home to make it fit for our family size when this comes into play. There are already restrictions on how high floor level needs to be, why not stick to this type of restriction instead of giving an umbrella risk assessment to all homes in the flood zone. Note that i've owned my property for 19 years, and floods have occurred during that time with zero impact on my property. Other suburbs not classed as high risk flooded terribly. I feel like more work needs to be done here. Thanks, Rebecca

Anonymous

12/15/2023 03:02 PM

Understanding what can be built in the hazard risk area in relation to the fault line is difficult as locating what would be 20 meters from the fault is difficult

Anonymous

12/27/2023 03:19 PM

Yes - I think this view is overly conservative. The whole Hutt Valley is a floodplain, and the hillsides are at risk of landslip. Many older hill areas have inadequate/unreinforced retaining, and the vast majority of the valley floor could possibly flood in an extremely rare event. There was significant flooding in 1976, 2004 and also at other times, but the actual damage was reasonably minor. Classifying vast swathes of the city as high or medium hazard is overly conservative,

drives down values and drives out insurers making the city a "ruin in waiting". There is very little of New Zealand's landscape that is not subject to some sort of natural hazard - volcanic eruption, earthquake, flood, fire, etc. Hazard classifications should be lifted on all but the most provable and probably circumstances - not unlikely or improbably risks.

Anonymous

1/03/2024 04:24 PM

Procedures should be put in place of how to deal in the different situations. It all boils down to common-sense and doing the best you can with the resources you have. Help will come

Anonymous

1/10/2024 03:51 PM

Mitigation is best. <https://helenclark.foundation/publications-and-medias/sponge-cities/>

Anonymous

1/29/2024 09:48 AM

The overlays and maps are very hard to use and it is difficult to tell what level of hazard any one place is in. It all needs to be simplified somehow. The aim should be managing the risk better than is done now

Anonymous

1/30/2024 11:55 AM

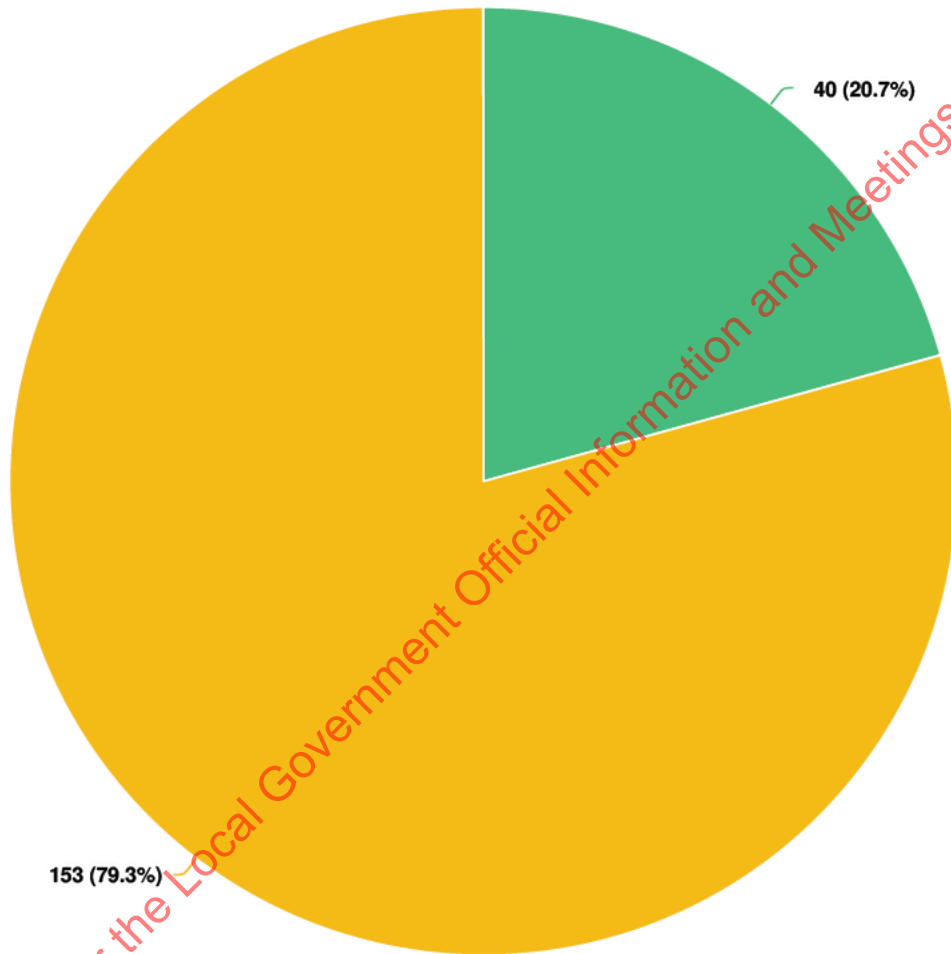
A problem in the way the Plan is set up, in that development opportunities are the Plan's basis, and then constraints such as natural hazards are added as overlays. For ordinary usage and general public understanding, it would be better to "downzone" areas to reflect their hazard status. This should be possible within the National Planning Standards. (Eg, areas subject to significant practical limitations through the Plan's rules on natural hazards are still shown as residential with a (theoretical) height opportunity of 22m). This sends the wrong signals.

Optional question (32 response(s), 161 skipped)

Question type: Essay Question

Released under the Local Government Official Information and Meetings Act 1987

Q45 | Would you like to give feedback on Natural Environment?



Question options

- No
- Yes

Mandatory Question (193 response(s))
Question type: Radio Button Question

Q46 | Please list any other natural landscapes, features or natural coastal areas in Lower Hutt that should be identified for protection

Anonymous

11/11/2023 02:43 PM

The stream from the Belmont Reserve ran through the proposed industrial zone in manor park. I understand that this has now been buried in a culvert. What contitions have been place on the culvert to stop industrial stormwater and waste entering and to ensure that the culvert can cope with the seasonal flow?

Anonymous

11/13/2023 07:13 PM

The Hutt river

Anonymous

11/15/2023 03:10 PM

All creeks and rivers. Pencarrow and Wainuiomata Coasts.

Anonymous

11/24/2023 08:27 PM

More trees.

Anonymous

11/26/2023 02:41 AM

Petone beach and foreshore, can the council consider keeping the beach clearer and grooming - also the Petone wharf needs restoring in full, When is Council planning to address this?>

Anonymous

11/29/2023 01:39 PM

There is no option to suggest removing any proposed Outstanding Natural Features and Landscapes. I do not support the Eastbourne Hills inclusion. I do not support the proposal that the sheep farm at Baring Head is an "outstanding nautural feature". Conversely, Korokoro stream should be included, to forestall the cuttings required by the proposed Petone-Grenada road

Anonymous

12/04/2023 06:04 PM

We need to understand the Council's thinking about SNR's as part of this process, not once formal statutory consultation on a new Proposed District Plan has commenced.

Anonymous

12/06/2023 04:53 PM

These will be scrapped very shortly under the new Government. Remove them from the district plan

Anonymous

12/10/2023 11:13 AM

areas bordering Belmont reserve, areas following the Hutt River.

Anonymous

I agree with new areas being included.

12/10/2023 04:10 PM

Anonymous

All dark sky spaces.

12/11/2023 09:02 AM

Anonymous

The areas of native bush lower down on the Western hills.

12/14/2023 07:42 PM

Anonymous

Korokoro Stream

12/14/2023 10:20 PM

Anonymous

Gorse and other noxious vegetation on Council owned or controlled land adjacent or near private property that can be and in some cases already is being impacted. There is no point correcting these hazards on private land while Council owned or controlled land is allowed by Council to continue creating negative impacts for the private landowners in the area.

1/18/2024 03:55 PM

Anonymous

The whole of Petone beach should be identified as an outstanding natural landscape and feature (it possibly already is - not particularly obvious on the maps). That should include the area behind the beach as far as the road (existing structures can be included) which now contains important vegetation (albeit planted).

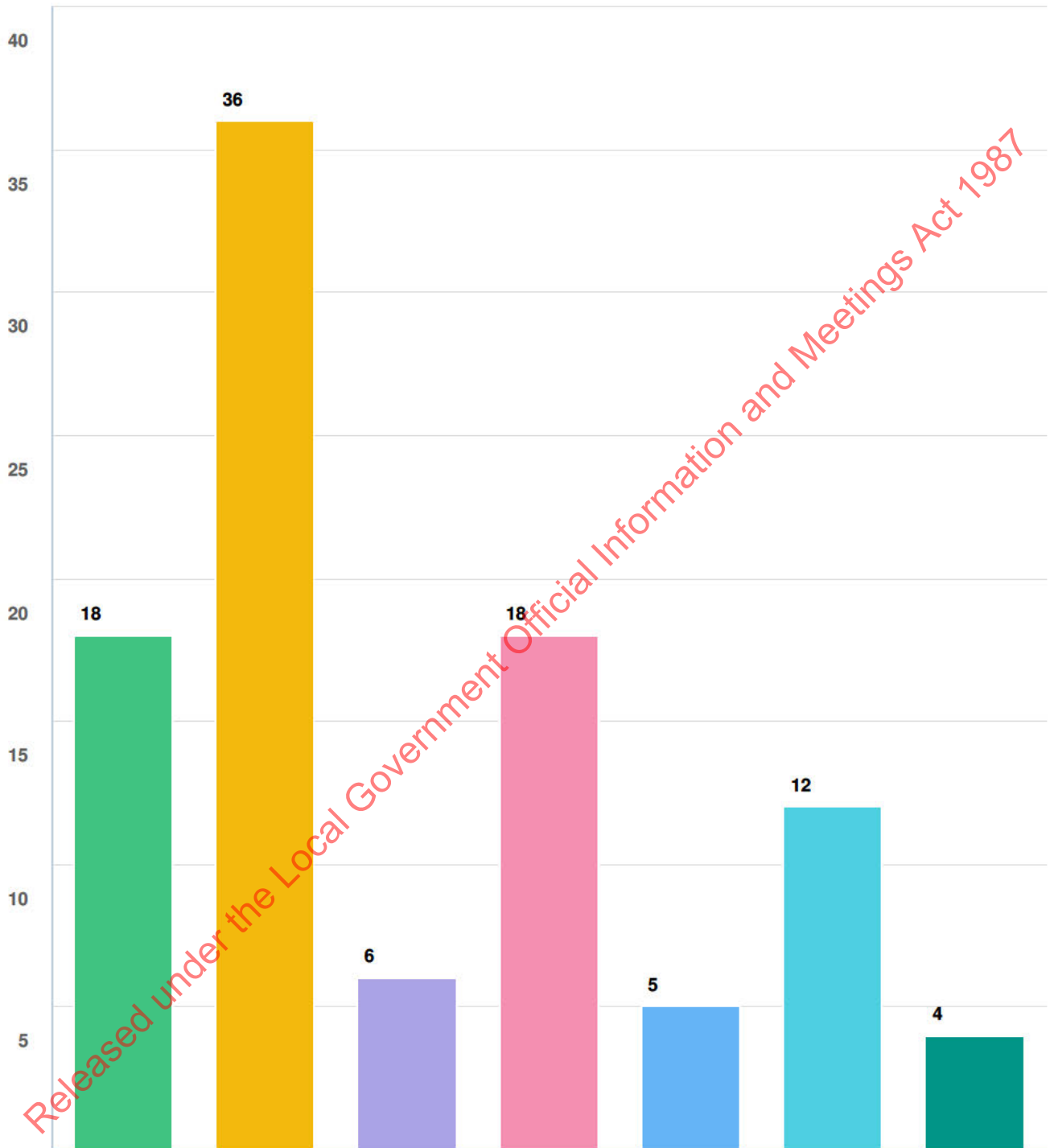
1/30/2024 11:55 AM

Optional question (15 response(s), 178 skipped)

Question type: Essay Question

Released under the Local Government Official Information and Meetings Act 1987

Q47 Which of the following activities should be permitted in Outstanding Natural Features and Landscape areas?



Question options

- Other (please specify)
- Plantation forestry
- Quarrying
- Small-scale buildings (sheds, small shelters)
- Houses
- Walkways and cycleways
- Farm tracks

Optional question (37 response(s), 156 skipped)

Question type: Checkbox Question

Q48 | Please list any tree (or group of trees) to nominate for inclusion as notable in the draft District Plan

Anonymous

11/10/2023 09:52 PM

Native!!

Anonymous

11/11/2023 02:43 PM

This is a joke. A large number of mature trees were included in Mary Huse Grove and listed on property LIMS, many have subsequently "disappeared". The very large mature specimen blue gum in Manor Park road is worth keeping. A number of its siblings have "disappeared".

Anonymous

11/12/2023 11:50 AM

No, these should be left out.

Anonymous

11/13/2023 07:13 PM

Evergreens for residential areas and berms. Native trees and plants

Anonymous

11/15/2023 03:10 PM

Any kauri rimu or other native planted on private or council that is over 3m tall.

Anonymous

11/24/2023 08:27 PM

Several at the end of Gaskill - walkway to Normandale

Anonymous

11/29/2023 01:39 PM

I oppose all notable trees in the district plan, and propose they be removed. If this is not possible, then at least the exotic trees should be removed.

Anonymous

12/02/2023 12:06 PM

too difficult to administer and interferes with land owners rights

Anonymous

12/11/2023 09:02 AM

Pohutukawa at 6 Britannia Street.

Anonymous

12/14/2023 07:42 PM

All trees are notable.

Anonymous

1/10/2024 03:51 PM

The Pohutukawa at the Alicetown shops between Cuba and Victoria Streets, and the Poplar opposite them. The Rata in hte Alicetown

playground on Victoria Street.

Optional question (11 response(s), 182 skipped)

Question type: Essay Question

Q49 | Are there any additional comments you would like to add on the Natural Environment?

Anonymous

11/11/2023 02:43 PM

All of the mature native trees in the rural zone in Manor Park (now to be changed to Industrial) have already been felled.

Anonymous

11/12/2023 11:50 AM

Walkways, not cycleways to be added. Can we stop with the nature worship and be practical once again?

Anonymous

11/24/2023 08:27 PM

Lower light levels around Lower Hutt would be very welcome. Fewer electronic billboards, fewer tacky blue/green/red lights on lampposts over bridges, and imposed restrictions on car lot spotlight lighting would be welcome. These are all confusing for birds and other native wildlife. Light pollution is also environmentally wasteful, and a waste of taxes.

Anonymous

12/02/2023 12:33 PM

leave as is

Anonymous

12/10/2023 11:13 AM

A concerted effort to promote naturalization of more of the hillsides and riverbank should be made. Bans on invasive species, (increased) funding to help property owners to increase native planting and pest eradication.

Anonymous

12/10/2023 04:10 PM

Q23 is too prescriptive. Each area has it's own differences for evaluation of effects such as quarrying, buildings etc.

Anonymous

12/11/2023 09:02 AM

Dark sky reserves need to be included and protected.

Anonymous

12/14/2023 07:21 PM

Perhaps one of the most important resources out city has.

Anonymous

12/14/2023 07:42 PM

Protecting existing trees and ecosystems should be a top priority, followed by efforts to rewild areas. This will act as a carbon

drawdown, increase biodiversity, and help with climate mitigation and adaptation.

Anonymous

12/27/2023 03:19 PM

Classification of "Outstanding Natural Features and Landscape areas" and "notable trees" should only occur on public land. Private land must be excluded. If there is a significant area or tree on private land then the Council should purchase the property before making this classification.

Anonymous

1/10/2024 03:51 PM

Please replace non-native street trees with natives. Kowhai are great but also lacebark and ribbonwood are not too big and shady. While flowering cherry are lovely, they are a problem with the seed dispersal especially into native bush. Could we have more streets designed with verges and trees? They reduce pollution, lower ambient temperature, and soak up water. They also increase biodiversity.

Anonymous

1/18/2024 03:55 PM

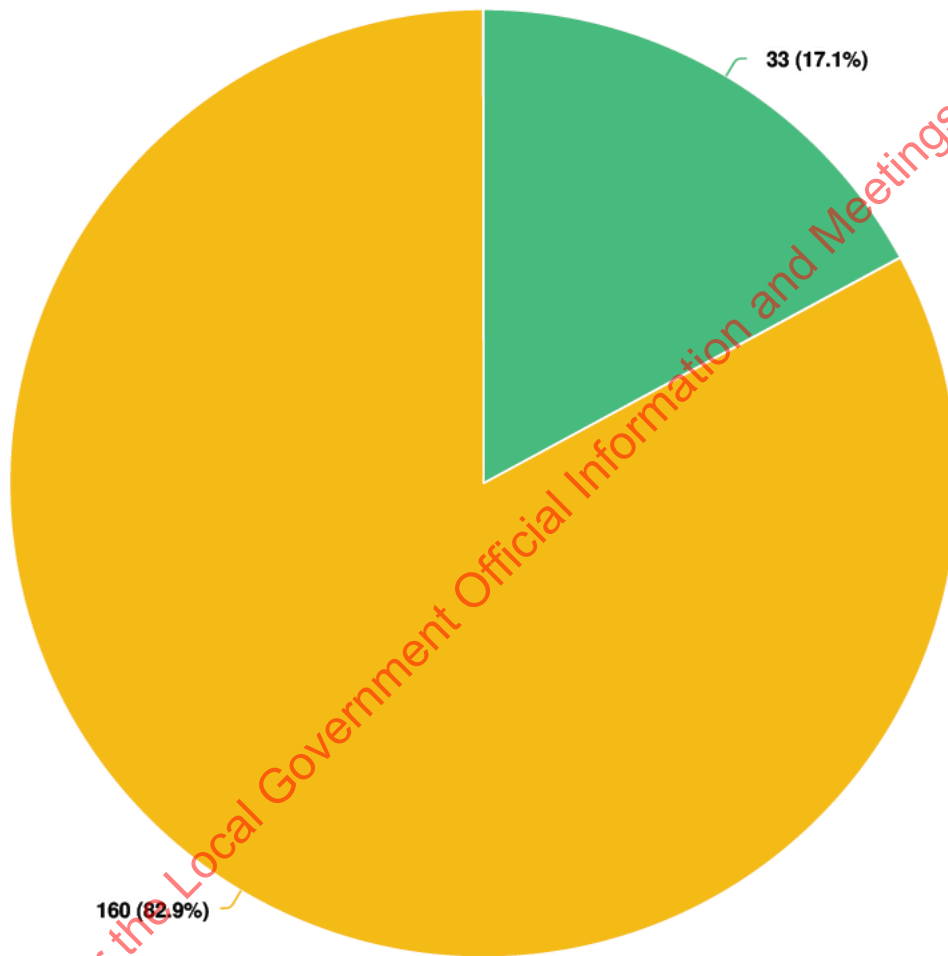
Otherwise protected trees that may be diseased or which threaten other damage should be more easily removed.

Optional question (12 response(s), 181 skipped)

Question type: Essay Question

Released under the Local Government Official Information and Meetings Act 1987

Q50 | Would you like to give feedback on Historic Heritage?



Released under the Local Government Official Information and Meetings Act 1987

Question options

- No
- Yes

Mandatory Question (193 response(s))
Question type: Radio Button Question

Q51 | Are there any other buildings, structures or areas that should be included? If so, please tell us why

Anonymous

11/12/2023 11:50 AM

Unless there is a bonafide reason to keep heritage, private citizens should be allowed to rebuild their houses (and similar). If the council wants to be authoritarian over the matter, compensation should be made to those that are forced into their restrictions.

Anonymous

11/22/2023 03:14 PM

I understand that my home is in the DP as a heritage site. I have no quarrel with that

Anonymous

11/23/2023 05:25 PM

During PC 56 there was discussion about heritage areas. The commissioners considered this was not relevant for PC56. We were also told that the DP review (being done now) would be an opportunity to review it. I am disappointed to see that the Heritage areas are the same as previous and the areas being considered as part of PC56 have not been included. Council Officers even agreed that the beach/bolton area should be enlarged to include Bay and Richmond Street, however this has not been included in this review.

Anonymous

11/24/2023 08:27 PM

Any built prior to 1940

Anonymous

11/26/2023 02:41 AM

My property [REDACTED] should continue to be viewed as an historic building and site in the city with current covenants in place

Anonymous

11/29/2023 01:39 PM

no

Anonymous

12/15/2023 09:22 AM

no

Anonymous

1/10/2024 03:51 PM

I think Scholes Lane should be considered as it is a mixture of commercial, community and residential dating across all decades from very early in European settlement. It's not pretty but it's very interesting. Alicetown is a relatively homogenous late 19th/early 20th century low density residential area now to be zoned for high density residential. I understand why, given its proximity to Petone and the Hutt CBD and its transport links. However, it is at risk from flooding, has a very high water table (1 metre down at my place in high

summer - I have the paperwork). Therefore, the loss of the green space currently surrounding the existing housing has a high risk of increasing the already high risk of flooding. Any high density development will need to take place within an overall plan for the entire suburb to ensure that individual developments do not negatively impact the wider area.

Anonymous

1/29/2024 09:48 AM

• 54 Britannia St. The house was moved here from 9 Peel Street (corner of Peel and Britannia) in 1984 and then to the back of the section in 1987. It is thought to have been built for Richard Mothes – an early Petone Mayor. • 56 and 70 Nelson Street. These two houses are relics of early Petone, with 56 said to be the oldest remaining residential building in Petone. • Railway cottages – 105 to 119 Hutt Road which have long been recognised as very good examples of a NZ Rail development. • 162 Hutt Road. This is a pre 1900 house, largely unmodified. • Nos 13, 15, 19, 22, 25, 34, 34A, 36, 38, and 40 Nelson Street which was intended to be Petone's main business street (originally it was named Petone Avenue). If these listed buildings are not recognised and their heritage status lost, Petone will have no protection for any of the single room width narrow small houses very typical of the west end of Petone dating from the late 19th and very early 20th C, the very early semi-detached timber buildings, and a range of interesting slightly larger and unusual villas.

Anonymous

1/30/2024 11:55 AM

Please see Petone Historical Society written submission.

Optional question (10 response(s), 183 skipped)

Question type: Essay Question

Q52 | Are there any buildings, structures or areas that should NOT be included? If so, please tell us why

Anonymous

11/12/2023 11:50 AM

Most of them should go.

Anonymous

11/13/2023 07:13 PM

The Petone Maritime Museum, it's a bit of an eyesore. Replace it with something more modern for the waterfront

Anonymous

11/15/2023 02:02 PM

Generally the fewer, the better.

Anonymous

11/23/2023 05:25 PM

I found it strange that 38 Bay Street is included. Once upon a time it was an impressive building, however it has decayed somewhat, is cheap rental accommodation and will never be worth restoring.

Anonymous

11/24/2023 06:38 PM

Petone wharf.

Anonymous

11/27/2023 12:46 PM

Our home was targeted in this "heritage plan" in 2022 and we were staunchly opposed to it then and still are. It would essentially remove all our ability to make decisions around our own property and have major impacts on re-sale value.

Anonymous

11/29/2023 01:39 PM

Jackson Street should be allowed to evolve and grow into a new secondary city center, rather than be locked up as a historic district.

Anonymous

12/10/2023 04:10 PM

No. But don't exclude just because owner doesn't like it.

Anonymous

12/11/2023 09:02 AM

Some properties you have included in this list cannot be seen from the street and therefore have little to no value to the public. There needs to be a review and further study as this list is likely to have been generated from a desk and not from visits to the property. How many owners have you met with? Not sent a letter to, met with? How many properties have been visited on site? This is a sensitive subject that needs a lot more work on it, not to be rushed as this is not a one size fits all solution.

Anonymous

12/15/2023 10:22 AM

I live at [REDACTED]. It appears to be a solid sixty year old building, but do not consider there is any features that would make it a heritage building.

Anonymous

1/10/2024 03:51 PM

High rises within a block of the Petone foreshore. They are at risk from both sea rise and tsunami. We should be retreating from the foreshore, not protecting buildings that go up to it (with the exception of the old bathing sheds, now the Museum. If necessary, we should do an Abu Simbel on that). I'm sorry to see the Petone wharf go, but unless there is an economic reason to retain it I think we may have to given the cost to maintain it.

Anonymous

1/18/2024 03:55 PM

Removal of the gardeners cottage at Days Bay was positive but should be replaced with a modern structure like a car parking building

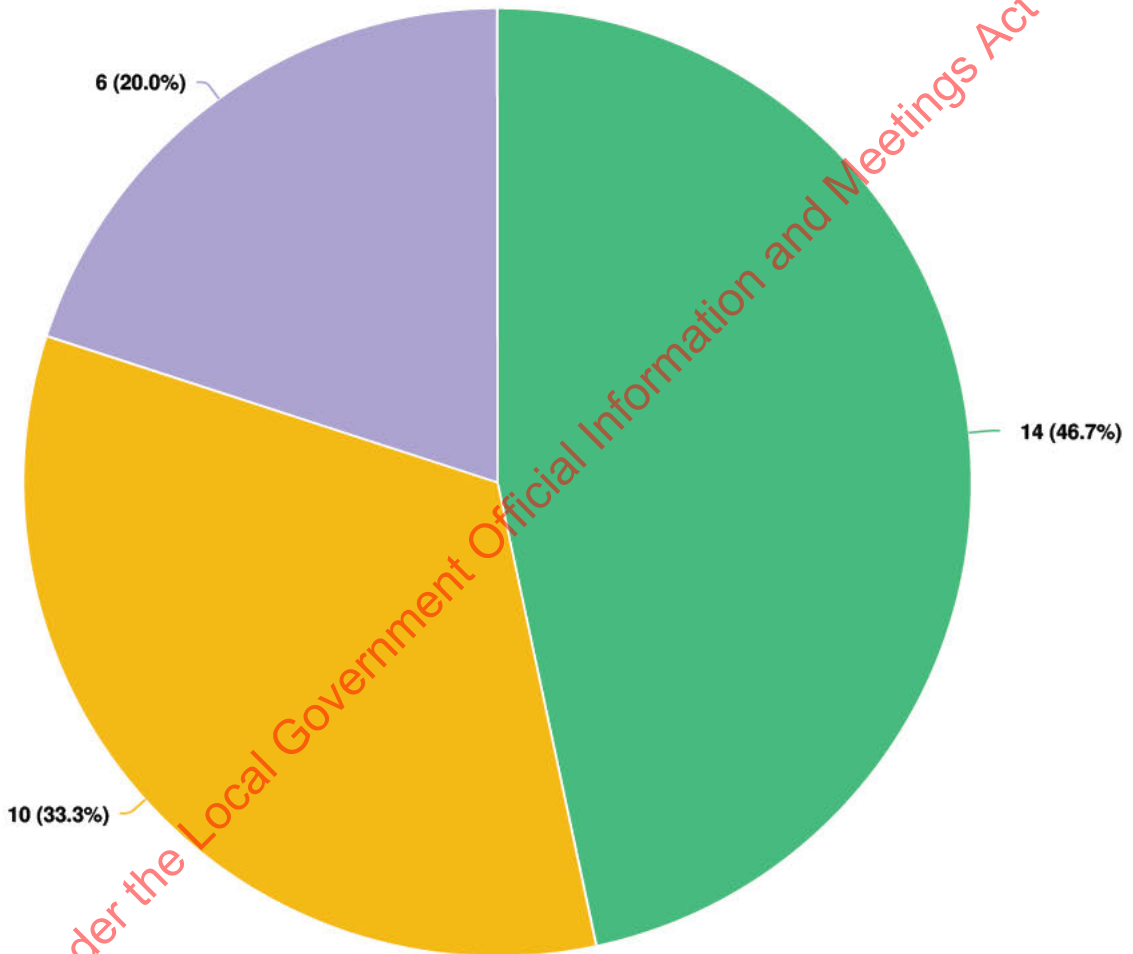
which would enable the whole area to become a recreational feature that it once was.

Optional question (12 response(s), 181 skipped)

Question type: Essay Question

Released under the Local Government Official Information and Meetings Act 1987

Q53 | Do you think there should be controls for new buildings on sites with heritage buildings or structures?



Question options

- Don't know
- No
- Yes

Optional question (30 response(s), 163 skipped)

Question type: Radio Button Question

Q54 What controls would you like to see?

Anonymous

11/17/2023 05:49 PM

Sympathetic to their location

Anonymous

11/22/2023 03:14 PM

Control on height, building materials, colour and style and the use to which the buildings will be put .

Anonymous

11/22/2023 06:41 PM

height and coverage limits

Anonymous

11/23/2023 07:11 AM

Needs to be in keeping with

Anonymous

11/23/2023 05:25 PM

The proposed controls are satisfactory. I fully support that any additions be to the rear of the site only. I am less concerned about the footprint. The front facade should be maintained. I also think that the front fence should have a height restriction of 900mm. there's no point in having a 1.6m fence along the frontage!

Anonymous

12/03/2023 08:02 PM

New buildings should be permitted as per the District Plan proposal, but 10m² is unreasonably small. It should be a maximum of 30m² which would allow a reasonable size garage and/or any number of buildings to a total maximum of 30m², i.e. 2 x 15m² buildings or 1 x 10m² and 1 x 20m² buildings.

Anonymous

12/10/2023 04:10 PM

similar to present

Anonymous

1/10/2024 09:51 PM

The architecture should complement the existing architecture, not fight it nor overwhelm it.

Anonymous

1/30/2024 11:55 AM

The proposed provisions are appropriate.

Optional question (9 response(s), 184 skipped)

Question type: Essay Question

Q55 | Please tell us if you think there are any other circumstances where additions, alterations or demolition of heritage buildings or structures should be enabled

Anonymous
11/12/2023 11:50 AM
If private people are doing it, the council should get out of the way.

Anonymous
11/13/2023 07:13 PM
If the heritage site is unable to be maintained then I believe it should be demolished.

Anonymous
11/22/2023 03:14 PM
No I think you have covered it

Anonymous
11/22/2023 05:35 PM
If they are sympathetic to the original building and would provide greater use of the existing structure

Anonymous
11/23/2023 07:11 AM
If the community need is more pressing than the historic building. We don't need to fetishise the past at the expense of people in the present.

Anonymous
11/23/2023 05:25 PM
I think that internal alterations should be able to be made. I personally hate it when home owners paint rimu or matai, but that is their choice.

Anonymous
11/24/2023 06:38 PM
When the cost outweighs the benefit to the community.

Anonymous
11/26/2023 02:41 AM
Only with consent of the Heritage team, and no new development without this lens

Anonymous
11/27/2023 10:16 PM
If the property is privately owned it should be at the discretion of the owner. If the council wishes to keep these buildings as heritage sites then they can compensate the owner or buy the building themselves. Private owners should NOT have to carry the cost implications of council at such a huge level.

Anonymous
11/29/2023 01:39 PM
people should be allowed to modify, add, alter demolish heritage buildings they own for any reason. If people value the heritage value of their own buildings, they can control future use with restrictive covenants. The Council should play no role in this space.

Anonymous

12/11/2023 09:02 AM

This one size fits all approach will not work with each location and needs to be assessed on a case by case basis. if you rush this through you will potentially create more issues. There is a better way and it is about meaningful and affective collaboration and communication.

Anonymous

12/13/2023 03:17 PM

If the building is unsafe and cannot be repaired at a reasonable cost then it should be allowed to be demolished, or rebuilt in a similar style.

Anonymous

12/14/2023 09:02 PM

Heritage should not be purchased by developers

Anonymous

12/15/2023 10:22 AM

Likely that is building specific.

Anonymous

1/18/2024 03:55 PM

Depends on the state of the heritage building. Nothing lasts forever.

Optional question (15 response(s), 178 skipped)

Question type: Essay Question

Q56 | Are there any additional comments you would like to add on Historic Heritage?

Anonymous

11/12/2023 11:50 AM

While I enjoy historic buildings, forcing private people to maintain them is injustice.

Anonymous

11/15/2023 02:02 PM

Heritage restrictions inhibit growth and drive up costs. Let folks build what they want to build on their land.

Anonymous

11/23/2023 05:25 PM

It concerns me that Council do not place much significance on heritage. Once its gone, you can't bring it back. There are already modern buildings on my street, which is predominantly pre 1920s and they are an eyesore. One of the charms of Petone is the heritage. The Council website even mentions it, but it is not being preserved.

Anonymous

11/27/2023 05:43 PM

Heritage needs to recognise taonga, in working with local iwi, not only european heritage. Council should also not impose heritage restrictions on residential property owners without active consultation and compensation for impacts on their interests.

Anonymous

11/29/2023 01:39 PM

I oppose restrictive controls on based on heritage. The council should remove heritage buildings from its heritage list where those buildings are dangerous or insanitary. This should include all heritage buildings that, due to cold, damp or mould are injurious to the health of their occupants.

Anonymous

12/10/2023 04:10 PM

Council owned structures need to be maintained ! eg The Petone Wharf

Anonymous

12/11/2023 09:02 AM

Visit each site and have an open, honest and meaningful conversation with the affected people. The report itself states that "Site surveys were undertaken from publicly accessible places only, unless specifically requested by a property owner; and, therefore, it was not possible to view all of the items." Again you are doing a one size fits all approach based on a 'desktop report. It is clear that dwellings that cannot be seen from the street and add little to no value to the surrounding areas should not be assessed as significant. eg: "In some cases, it was not possible to view an item from these publicly accessible places; and, therefore, it was not possible to accurately assess their physical values" The report itself states that the report is not accurate.

Anonymous

12/15/2023 10:22 AM

Yes, I wish the Methodist Church on the corner of Laing Road and Queens Drive was still there.

Anonymous

1/10/2024 03:51 PM

It's not just the structures, it can also be the internal layout and fittings. For example, dropping ceilings to hide ducting both alters the proportions and hides features such as ornamental cornices and light fittings. Replacing leadlights with double glazing often removes the ornamental stained glass that supplied much of the character to an exterior. And adding Victorian iron lace to railway cottages is an abomination. Also, would it be possible to ensure that where there are alterations to heritage buildings and structures that, as much that can be, of what is being removed is recycled.

Anonymous

1/30/2024 11:55 AM

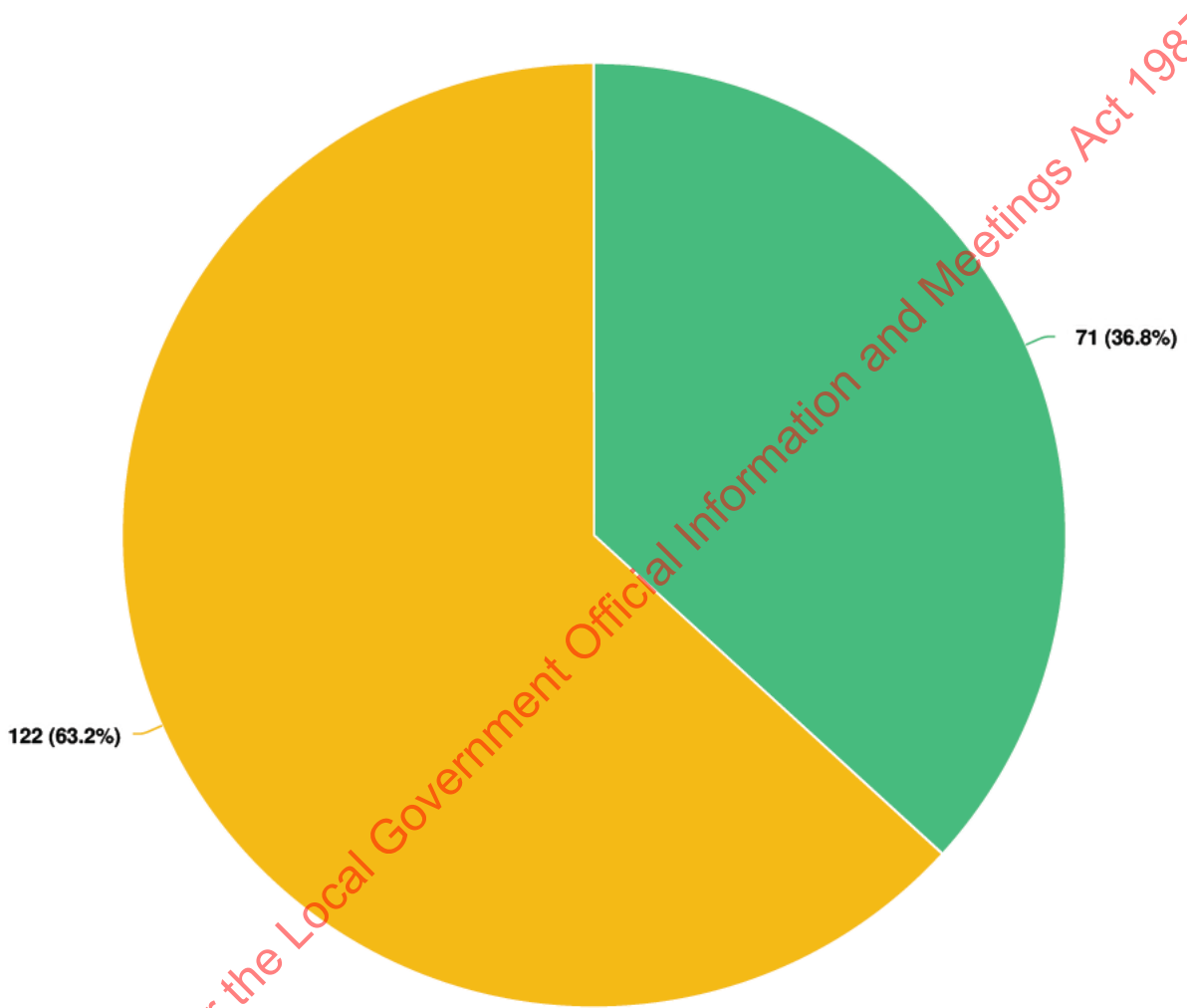
The current proposals seem OK. See Petone Historical Society submission on need for definitions to limit endless interpretive arguments. Also, ensure control is provided over all structures on a site, including fences, because they often contribute to historic character.

Optional question (10 response(s), 183 skipped)

Question type: Essay Question

Released under the Local Government Official Information and Meetings Act 1987

Q57 | Would you like to give feedback on Energy, Infrastructure and Transport?

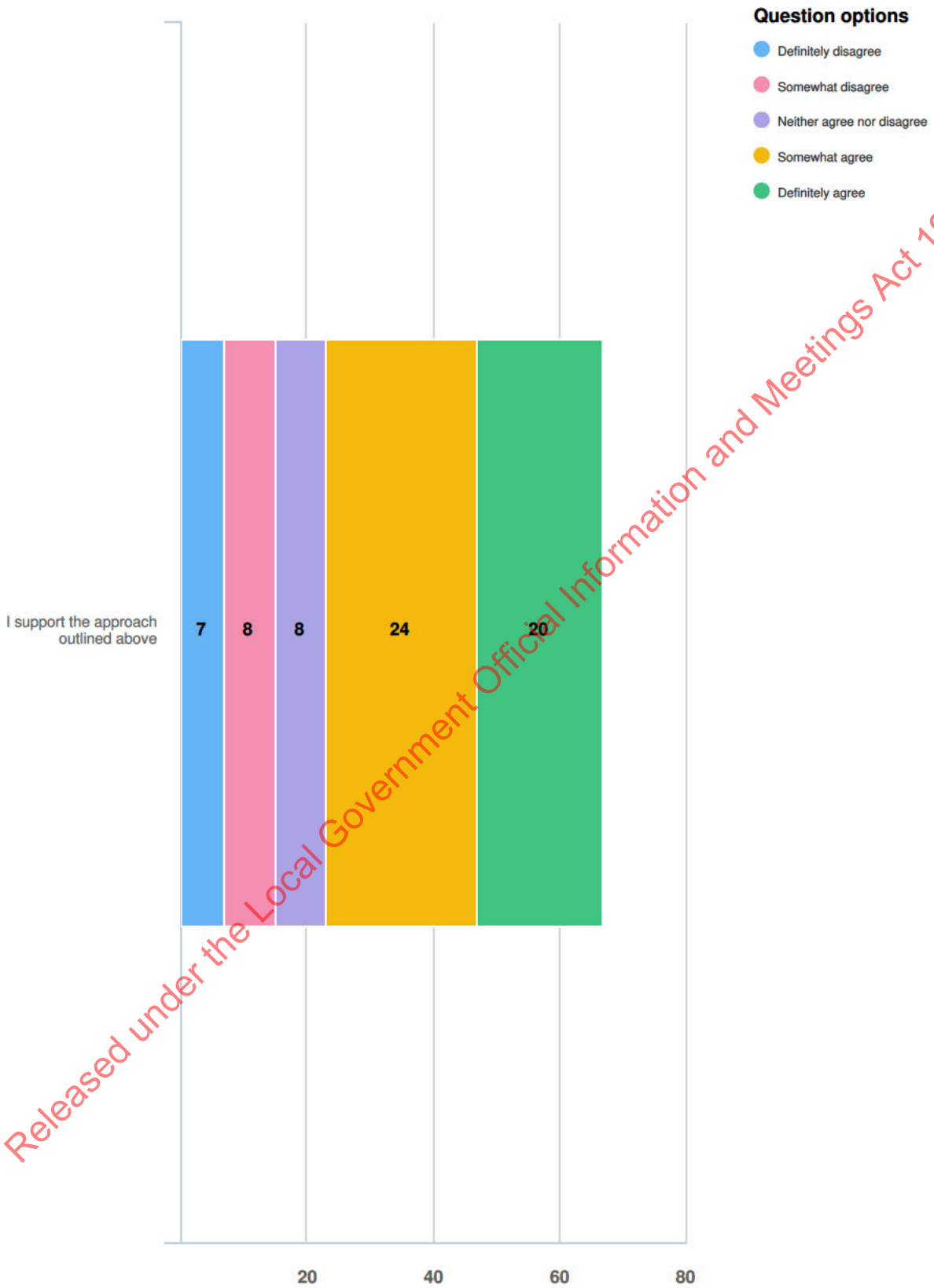


Question options

- No
- Yes

Mandatory Question (193 response(s))
Question type: Radio Button Question

Q58 | Do you support this approach?



Optional question (67 response(s), 126 skipped)
Question type: Likert Question

Released under the Local Government Official Information and Meetings Act 1987

Q58 | Do you support this approach?

I support the approach outlined above

Definitely disagree : 7



Somewhat disagree : 8



Neither agree nor disagree : 8



Somewhat agree : 24



Definitely agree : 20



2 4 6 8 10 12 14 16 18 20 22 24 26

Released under the Local Government Official Information and Meetings Act 1987

Q59 | If you think any of these proposed measures should be removed, changed or added to, please tell us below. Please explain your reasoning as well.

Anonymous

11/09/2023 12:54 PM

hhjm

Anonymous

11/12/2023 11:50 AM

People who want those services should pay for them and not force people who don't want them to pay.

Anonymous

11/13/2023 07:13 PM

If cycle lanes are too expensive then don't bother, the \$33m p/km cycle lane in the Hutt is a ridiculous waste of money.

Anonymous

11/15/2023 02:02 PM

Persnickety restrictions are likely to be unhelpful with improving development. Offer guidelines and suggestions, possibly even incentives around these areas, but don't create outright restrictions for things that are this trivial.

Anonymous

11/16/2023 06:23 PM

Added to the provision of all new roading needs to provide for improvements to walking and cycling to encourage mode shift. We have to move faster on getting people out of cars.

Anonymous

11/17/2023 05:49 PM

Requiring cycle parking, lockers and showers is over the top

Martin Brabander

11/18/2023 03:47 PM

Waste of time and money regulating cycle parking, lockers and showers

Anonymous

11/19/2023 10:05 AM

Don't support more cycle initiatives at the expense of causing more congestion for traffic. It's bad enough as it is

Anonymous

11/23/2023 05:25 PM

Rubbish collection outside of apartment buildings (that do not necessarily meet the high trip generating thresholds) are a problem. I think all sites with more than 5 units should have an area within their boundary for wheelie bins to ensure that the footpaths remain clear.

Anonymous

11/29/2023 01:39 PM

rather than set top-down prescriptive requirements to control supply of parking, or trip generating amenities, the council should manage demand through reactive parking pricing/removal/timing, congestion charging, replacing parking with bus lanes where appropriate.

Anonymous

12/01/2023 10:49 AM

Traffic, especially during rush hours, is dangerous to navigate on a bike. I don't feel confident to allow my children (teenagers) to bike alone on the road under the current situation in normal traffic. I highly encourage clearly marked bike lanes on most roads in Lower Hutt. Having those bike lanes will allow the car traffic to flow past bikes without slowing it down and is a visual reminder that bikes are not a nuisance but an integral part of city traffic. I would support the loss of inner city parking to make room for bike lanes! The change to Rural lifestyle zones will increase dwellings in the Western Hills and other areas. This should trigger a re-evaluation of the public bus network in those areas.

Anonymous

12/02/2023 12:33 PM

leave as is plan operates well

Anonymous

12/03/2023 08:02 PM

All of these proposals should be removed. There is already too much money being wasted by the council on cycleways and disruption to the movements of cars and parking restrictions. Adding more design requirements, restricting land use will constrain development throughout the district and increase costs for everyone. The council needs to stop wasting money on projects that are only supported by minority groups.

Anonymous

12/04/2023 11:33 AM

Building cycle lanes is not increasing cycle use and the council appears to be ignoring the weather in region with somewhat myopically thinking that everyone will walk or cycle. Some people just can't due to physical or other disabilities and we see this in the decisions to remove parking in the Wellington region and I know of several older people and high health needs people being sidelined from engaging more broadly in life activities in the city centres from these measures.

Anonymous

12/08/2023 10:39 AM

I strongly support the proposed cycle parking and end of trip facility provisions. However I would recommend great provision levels at schools (especially secondary).

Anonymous

12/09/2023 11:37 PM

I believe that cycle users should pay to park their bike just as car users do. I believe that most bikers use their local gym to shower, so by providing showers you will remove that income from the gym. The money should be spent on fixing the roads so that all users are safe. Because people on bikes are not safe in Stokes Valley.

Anonymous

12/11/2023 10:42 AM

Cycle paths also need maintenance to keep bushes back off them (such as the path by Melling bridge on the West side of the River heading South), and the surface of the cyclepath on the East side of the river heading North from Melling needs replacing - preferably widened too given it is well used.

Anonymous

12/13/2023 03:17 PM

If I have misunderstood this I apologize, but I do not think businesses should be forced to install lockers, showers and cycle parks for people who choose to cycle. I don't expect them to provide garages, car washes and parking spots for my car.

Anonymous

12/14/2023 09:02 PM

Increase rubbish collection

Anonymous

12/15/2023 11:23 AM

We need car parking on streets. Currently building second phase of apartment buildings on Victoria Street Petone and these don't have carparks, so occupants cars will have to park on the street. There is little carparking now, so this will increase demand for parking spaces and people will have to park further away from their homes

Anonymous

1/10/2024 03:51 PM

There should be more lanes/paths/alleys connecting streets and suburbs built into plans. For example, where are the feeders to the new cycle way from the suburbs it runs past? These should have been factored into the design so that people in those suburbs can use the cycleway without a significant detour to get onto it. Laneways increase walking to the local shops, use of the local parks, etc. They help reduce vehicle use and increase bike, scooter, foot traffic.

Anonymous

1/18/2024 03:55 PM

Not everyone but many properties could harvest their own water reducing the requirement and cost or revamping public water supply.

Anonymous

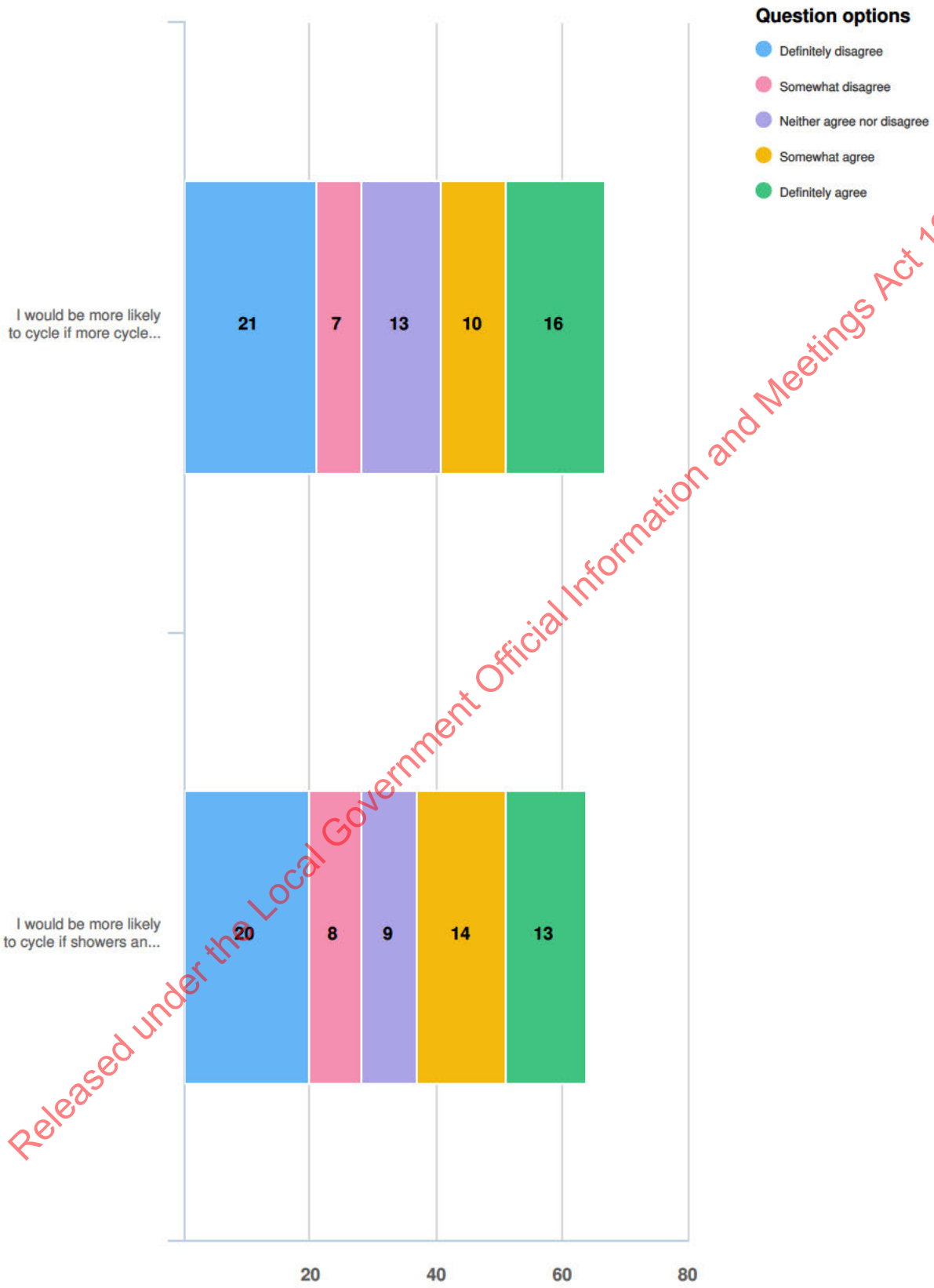
1/30/2024 06:13 PM

I think that there should be a change to the way high-trip generating activity is measured, not just by looking at being over a certain threshold outright, but also as a % of the current activity to the area. For example if there is a proposal that will increase traffic to the area by over 50% of the current volume, it should require consultation from the surrounding areas and any communities or businesses dependant on that road network.

Optional question (23 response(s), 170 skipped)

Question type: Essay Question

Q60 | What would make you more likely to consider cycling?



Optional question (67 response(s), 126 skipped)
Question type: Likert Question

Released under the Local Government Official Information and Meetings Act 1987

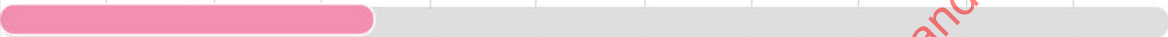
Q60 | What would make you more likely to consider cycling?

I would be more likely to cycle if more cycle parking was available

Definitely disagree : 21



Somewhat disagree : 7



Neither agree nor disagree : 13



Somewhat agree : 10



Definitely agree : 16



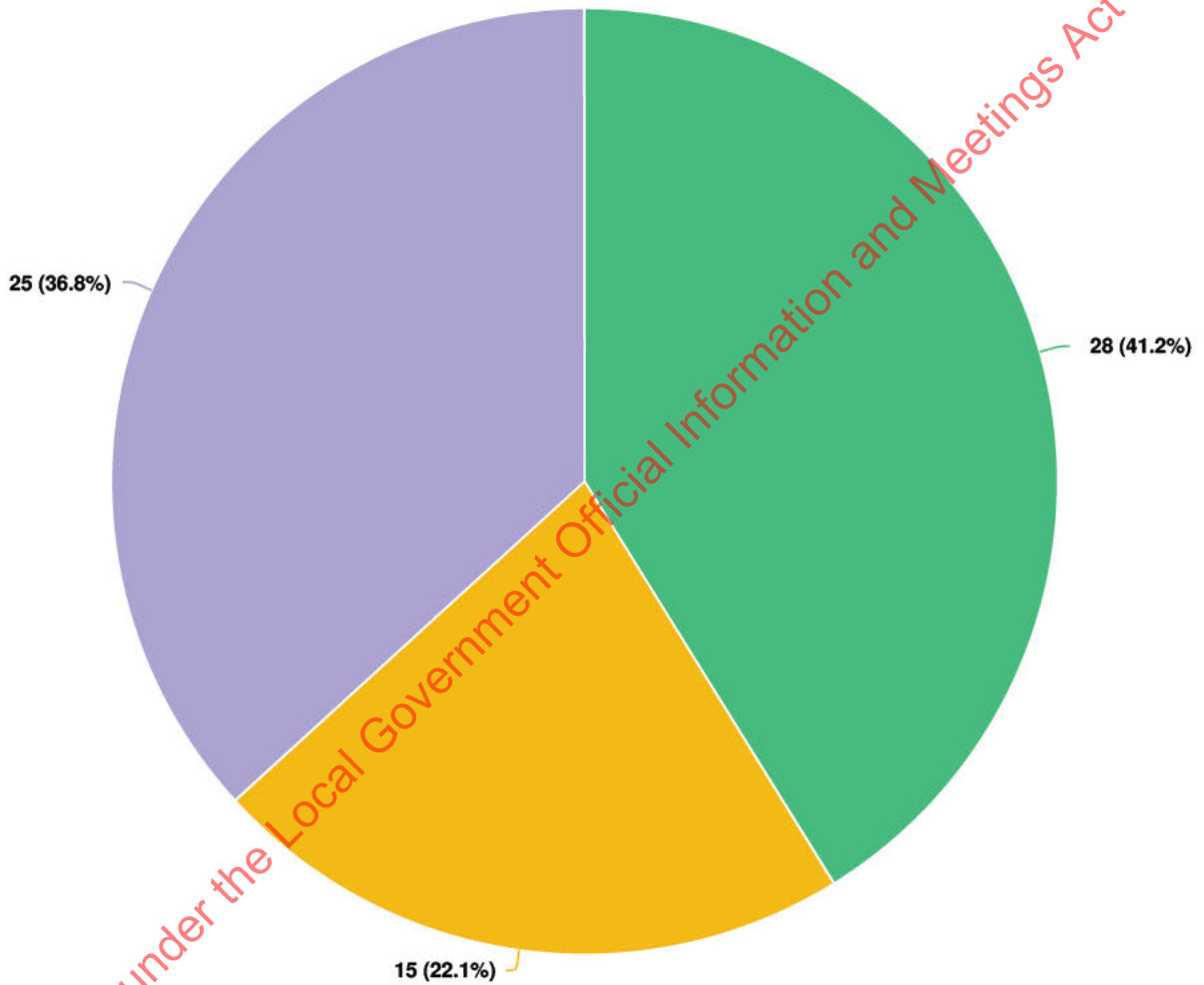
2 4 6 8 10 12 14 16 18 20 22 24

Released under the Local Government Official Information and Meetings Act 1987

I would be more likely to cycle if showers and lockers were available at my workplace/school



Q61 | How important is the availability of home-based recharging facilities in your choice whether to use an electric vehicle?



Question options

- Not important
- Somewhat important
- Very important

Optional question (68 response(s), 125 skipped)

Question type: Radio Button Question

Q62 | Are there any additional comments you would like to add on Energy, Infrastructure and Transport?

Anonymous

11/09/2023 12:54 PM

no

Anonymous

11/12/2023 11:50 AM

I'd consider cycling more if crime and punishment was a higher priority. Thieves stealing bicycles is the main reason I do not cycle. People should not be forced to pay for your hair brained schemes. If they want to have home-based recharging then they should facilitate it themselves.

Anonymous

11/15/2023 03:10 PM

Cross valley link. Bike tunnel through Wainuiomata Hill.

Anonymous

11/16/2023 06:23 PM

We need to do more to encourage mode shift out of cars. Please consider requirements re kilometres of cycleways. Please also consider making some residential streets into safe streets or quiet neighbours with traffic calming. Please consider how to increase cycleways and safe streets to schools to encourage children into either public transport or active modes

Martin Brabander

11/18/2023 03:47 PM

Cycling facilities are too expensive and should be cut from the plan

Anonymous

11/22/2023 05:35 PM

Electric vehicle charging should be the vehicle owners responsibility - NOT councils

Anonymous

11/22/2023 06:41 PM

more public transportation, buses are too infrequent, ferry too infrequent, airport access terrible due to circuitous bus routes and only hourly buses on evening and weekends

Anonymous

11/23/2023 09:17 AM

Cyclists need to adhere to traffic controls..eg Traffic Lights, keeping in single file..Most cyclists I have seen disregard the traffic rules..all cyclists to wear helmets

Anonymous

11/23/2023 05:25 PM

It should be compulsory for new builds to have solar panels. I also think there should be a maximum "open living" area. Open living spaces are popular but also hard to heat and use energy.

Anonymous

11/24/2023 08:27 PM

Street parking makes for narrow and dangerous roads in parts - a firetruck couldn't get through.

Anonymous

12/01/2023 10:49 AM

I don't believe that bike parking is a very limiting factor for pick-up of biking. I believe the biggest hold up is the lack of safe bike lanes! Traffic, especially during rush hours, is dangerous to navigate on a bike. I don't feel confident to allow my children (teenagers) to bike alone on the road under the current situation in normal traffic. I highly encourage clearly marked bike lanes on most roads in Lower Hutt. Having those bike lanes will allow the car traffic to flow past bikes without slowing it down and is a visual reminder that bikes are not a nuisance but an integral part of city traffic. I would support the loss of inner city parking to make room for bike lanes! The change to Rural lifestyle zones will increase the number of dwellings in the Western Hills and other areas. This should trigger a re-evaluation of the public bus network in those areas.

Anonymous

12/02/2023 12:33 PM

cyclist's have to much say now , no more cycle ways

Anonymous

12/03/2023 06:12 PM

Pubic transport needs to be more widely available and cheap. At the moment it cost more to go on Pubic transport and trips can take twice as long

Anonymous

12/03/2023 08:02 PM

The council needs to stop wasting time and money on cycling, electric car charging and other "Green" agenda matters. It is not the role of council to pursue these matters. Council should concentrate on roads, waste collection, water supply and keeping rates low. Let Central Government manage these other matters based on voter support not minor groups infiltrating local government.

Anonymous

12/04/2023 11:33 AM

Having a reliable bus service would be appreciated to improve the limited bus service in/out of Eastbourne.

Anonymous

12/04/2023 06:04 PM

Not enough information is provided to enable comments on highly constrained roads, eg. the definition of a highly constrained road.

Anonymous

12/09/2023 11:30 AM

I am a tradesman with a van, the van is one of my tools and although many others can cycle to their workplace, I cannot. Some consideration for people like me is a must because we have no

choice to cycle.

Anonymous

12/10/2023 11:13 AM

Please continue/increase funding for a comprehensive cycle network. With specific focus on separate cycleways. The Hutt city geography is perfectly suited to this type of infrastructure and it would be incredibly beneficial to the vibrancy and growth of this city if all residents could safely travel by bike throughout the city.

Anonymous

12/10/2023 05:33 PM

Wellington is extremely windy. It does not have a climate best fitted to cycling. Too much emphasis and money being spent on this when the population will not take to a bike readily. Other alternatives need to be looked at. Reliable public transport is one area that needs confidence built. The public transport is unreliable

Anonymous

12/11/2023 09:02 AM

There is not enough space to comment on cycling. The Wellington weather is such that cycling is NOT a realistic and achievable mode of transport here 365 days a year. We are not Europe. Your focus on cycling is not appropriate or realistic. Please review road users and adjust your focus and spend accordingly. Please consider recreational cyclists vs transport to work and shopping cyclists. Are you currently taking this into account?

Anonymous

12/11/2023 10:42 AM

Having the Hutt substation in the riverbank flood plain on the river side of the stopbanks seems like a bad idea.

Anonymous

12/13/2023 03:17 PM

If you want people to adopt electric cars, then it seems insane to me that you don't mandate onsite parking for all the new high-density housing going up. Nobody parking on the street will be able to charge their cars. There seems to be no shortage of spending on cycle ways yet no concomitant uptake in their use. I don't see how further spending on cycling initiatives can be justified on the available evidence. No amount of lockers or showers will encourage me to give up the convenience and reliability of a private vehicle. Raised pedestrian crossings are causing massive increases in transport emissions (due to stop start driving). Yet very few people use them, some even J-walking mere metres from the crossing. I suggest that the concrete would be better used fixing potholes.

Anonymous

12/13/2023 05:12 PM

As EV ranges become extended (e.g., beyond 500km) it is logical for EV owners to keep batteries topped up from home. This will be generally a much cheaper option than using public chargers. The demand for EV home charging will therefore increase. I do not think

the mandated installation of charging points is needed as most homes will have access to an electrical socket to use for charging. where one is not available, the cost of installing one should not be great and it should be left up to the EV owner if they want to pay for the installation. The biggest issue will be the ability of the distribution network to cope with the growing EV charging load.

Anonymous

12/14/2023 07:42 PM

Encouraging people to use public transport, cycle, and walk should be a high priority for the council. Transport is a major carbon emitter and we must do all we can to incentivise carbon neutral or carbon positive modes of transport.

Anonymous

12/14/2023 09:02 PM

Totally disagree with Electric cars!! Increase risk of fire, batteries are not recyclable, lack of energy for charging demands????

Anonymous

1/10/2024 03:51 PM

Cycle parking needs to be secure. In addition, where there is high density residential there must be allowance made for electric vehicle charging on site for more than a few vehicles, as well as public charging stations close by. People living in high density housing are unlikely to have the garage, or parking spaces, with ability to charge that are available to single occupier residences.

Anonymous

1/18/2024 03:55 PM

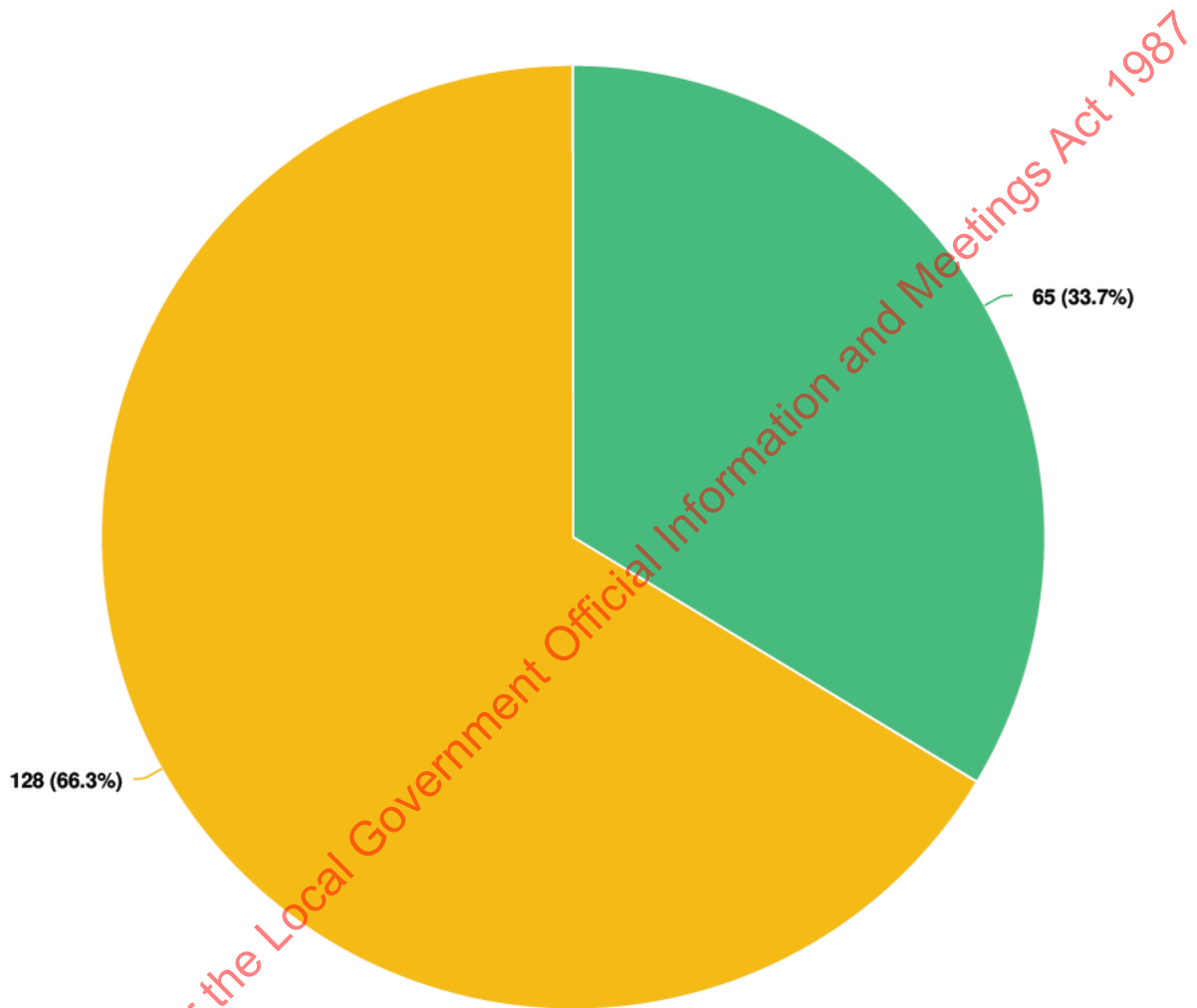
Solar and wind generation should be encouraged.

Optional question (27 response(s), 166 skipped)

Question type: Essay Question

Released under the Local Government Official Information and Meetings Act 1987

Q63 | Would you like to give feedback on Light and Noise?

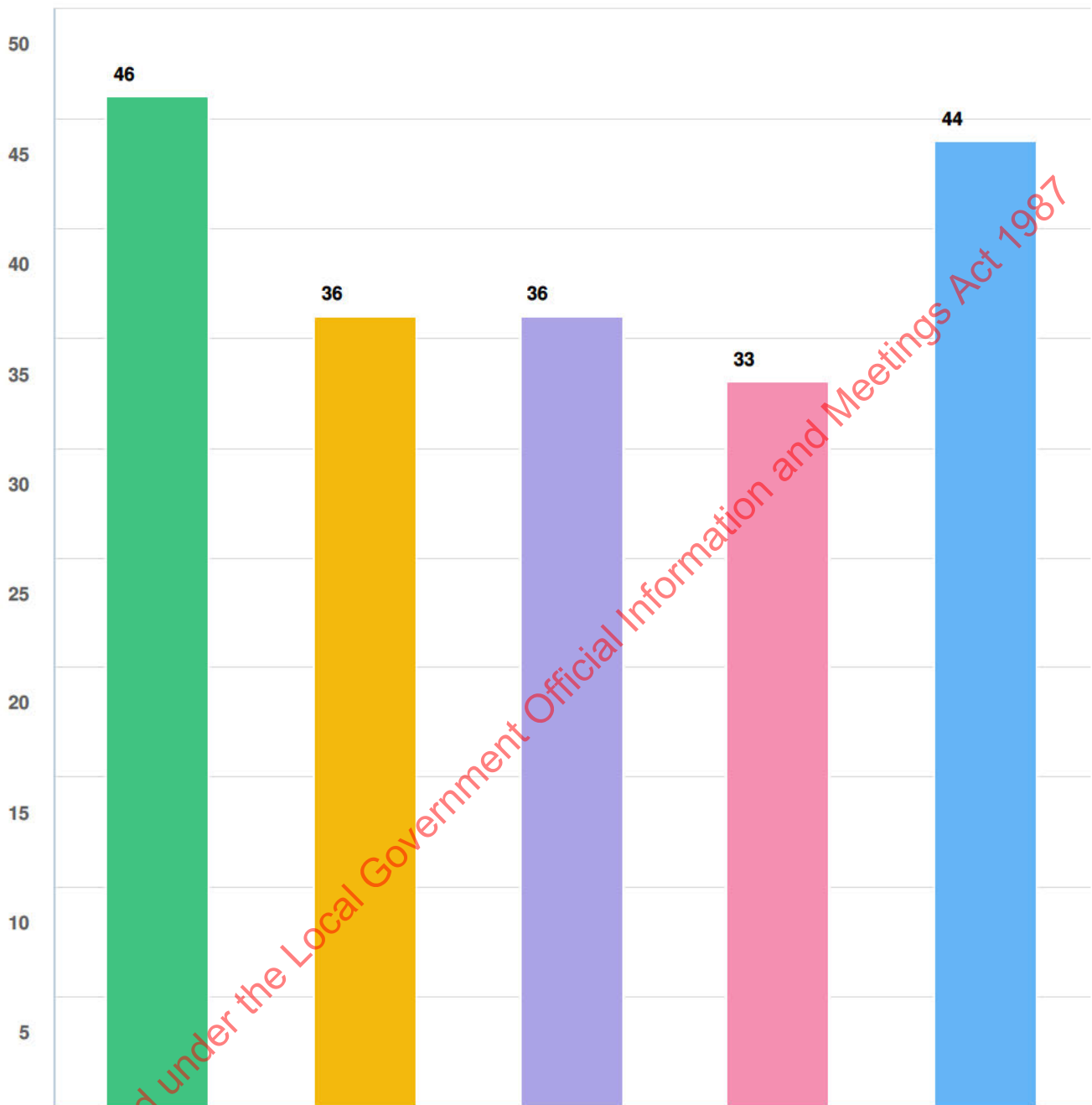


Question options

- No
- Yes

Mandatory Question (193 response(s))
Question type: Radio Button Question

Q64 In which of these situations should we try to control light? Please tick all that apply.



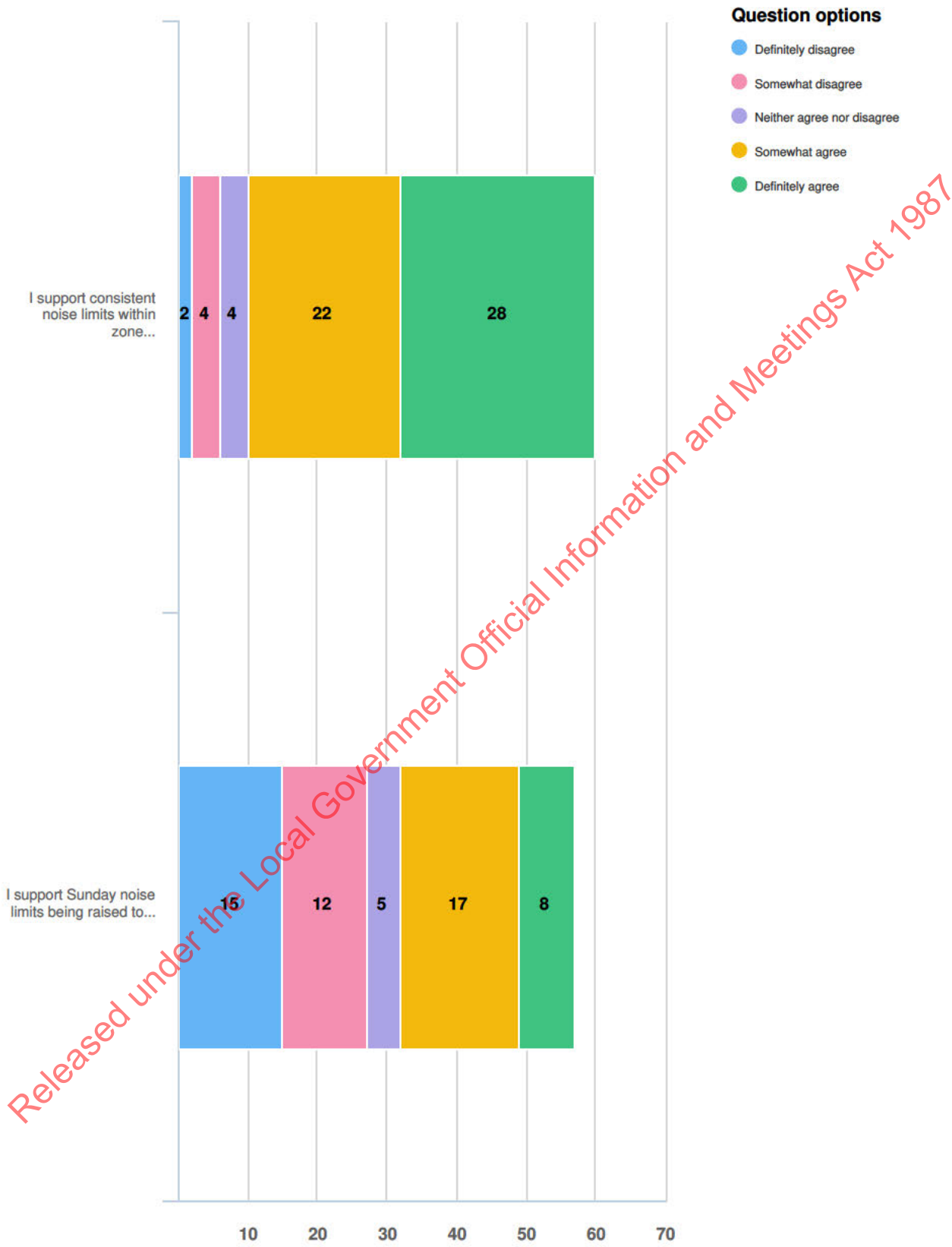
Question options

- Indigenous biodiversity – limiting light in sensitive habitats for animals (e.g. penguins) that are confused or disturbed by artificial light
- Coastal and natural character – providing natural darkness in coastal or natural character areas
- Glare and annoyance – limiting overly harsh light during the daytime or at night while out and about
- Sky glow – limiting light that goes up into the atmosphere, which washes out views of the night sky even far away from the city
- Traffic safety – stopping light from distracting or blinding drivers

Optional question (52 response(s), 141 skipped)

Question type: Checkbox Question

Q65 | Do you agree with our approach?

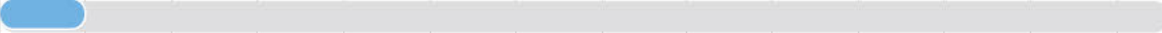


Optional question (61 response(s), 132 skipped)
Question type: Likert Question

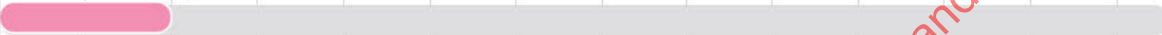
Q65 | Do you agree with our approach?

I support consistent noise limits within zones

Definitely disagree : 2



Somewhat disagree : 4



Neither agree nor disagree : 4



Somewhat agree : 22



Definitely agree : 28



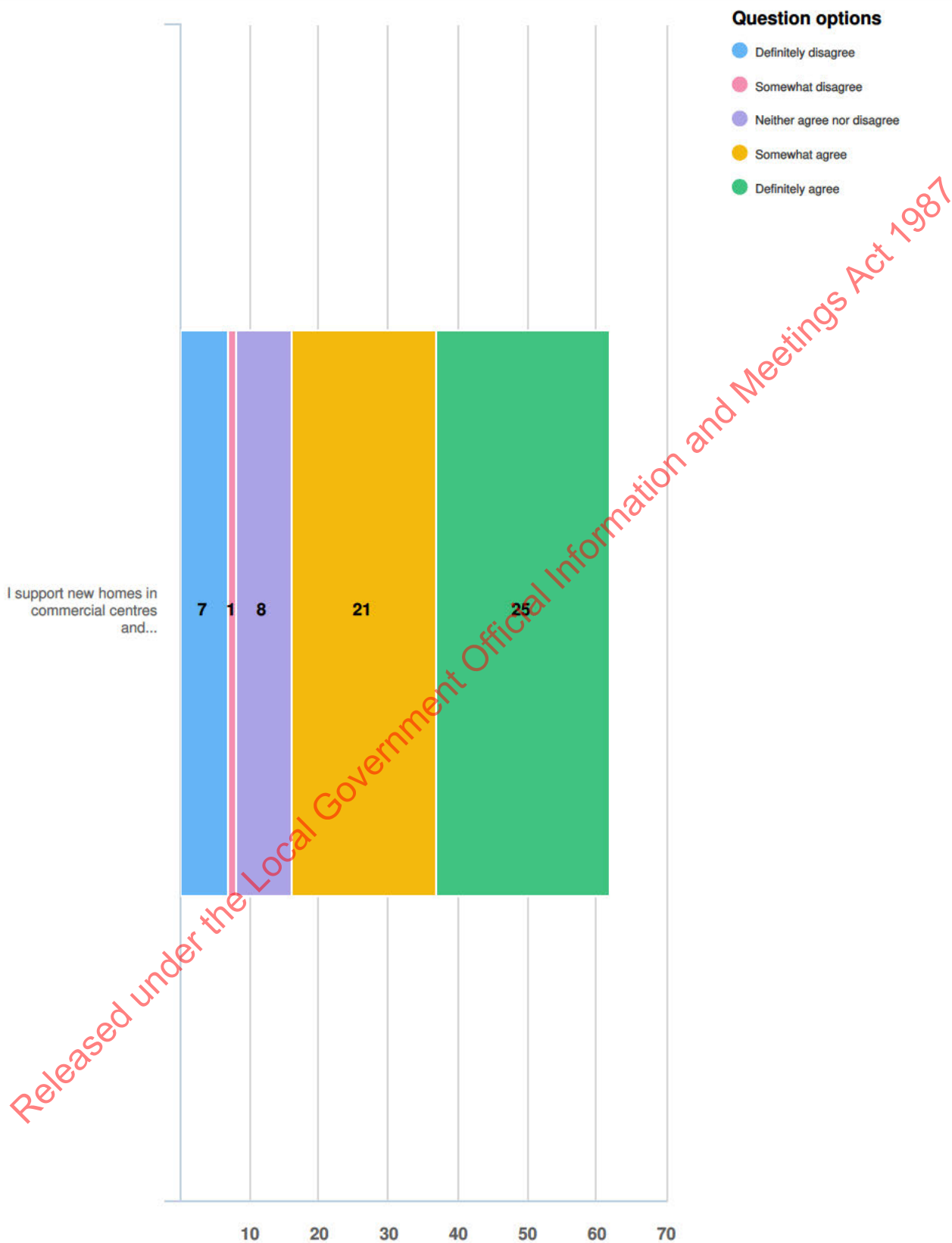
2 4 6 8 10 12 14 16 18 20 22 24 26 28 30

Released under the Local Government Official Information and Meetings Act 1987

I support Sunday noise limits being raised to match Saturday noise limits



Q66 | Do you support the additional requirements?

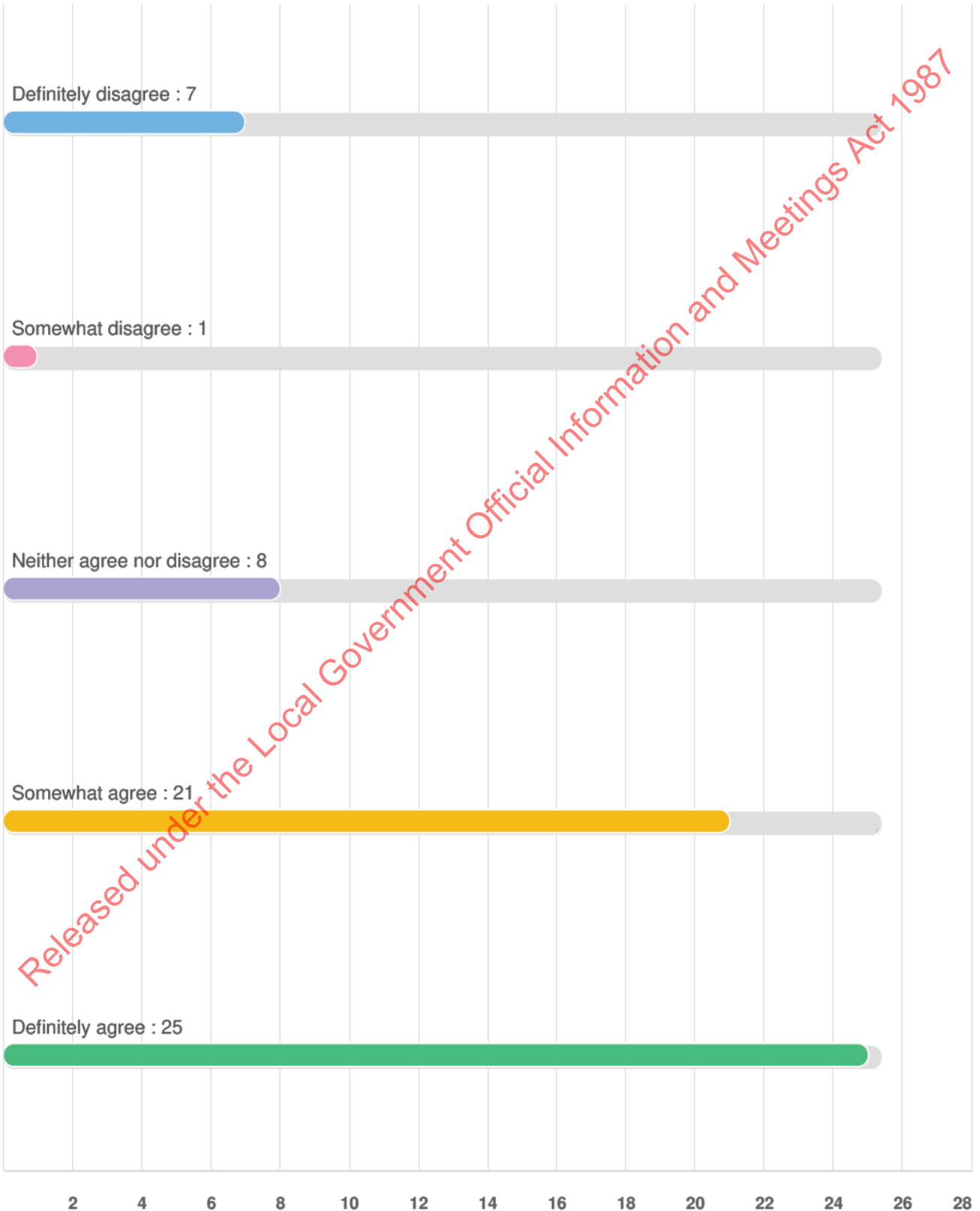


Released under the Local Government Official Information and Meetings Act 1987

Optional question (62 response(s), 131 skipped)
Question type: Likert Question

Q66 | Do you support the additional requirements?

I support new homes in commercial centres and near railways and highways requiring extra noise insulation



Q67 | Are there any additional comments you would like to add on Light and Noise?

Anonymous

11/11/2023 02:43 PM

You need to consider existing houses when you go changing zones to allow much more light and noise (i.e. Manor Park. They were not built with the added noise and light in mind.

Anonymous

11/12/2023 11:50 AM

Apart from in the commons, people should make their own accommodations to deal with light and noise...if they live in a commercial area and don't like the noise, they should fix the problem themselves. Council should not mandate this because it doesn't suit everyone. I used to live in a commercial zone and was quite happy with the noises. Mandating the landlord to have noise-cancelling would have upped my rent and therefore annoyed me.

Anonymous

11/15/2023 02:02 PM

Additional light restrictions seem to be of dubious value. Making the noise pollution rules simpler is a win.

Anonymous

11/15/2023 03:10 PM

Noise control on busy streets. Wainuiomata hill exhaust breaking ban.

Anonymous

11/18/2023 12:27 PM

Noise control should be widened to include low and ultra low frequency noise caused by poorly crafted machinery in both residential and commercial environments and the council must provide access to all testing and enforcement when complaints of low frequency noise issues occur. Rather than the current situation of popping these complaints into the too hard basket. afterall this is recognised globally as a serious health issue in our modern industrialised and machinery led world

Anonymous

11/20/2023 10:24 AM

Where there is an industrial complex near residential areas, it shouldn't be the residents who have to put in extra insulation to reduce noise especially if the residential area was there first

Anonymous

11/23/2023 07:11 AM

There needs to be balance, but everyone should have the opportunity to quite enjoyment of their homes most of the time.

Anonymous

11/26/2023 12:23 PM

Industrial operations will generate high levels of noise, disrupting the tranquillity of Manor Park. It will attract a high volume of traffic,

leading to congestion, increased emissions, and potential safety hazards for residents. The accessway to this area is right behind my back section and could potentially be trucks coming past day and night. I do not think that Noise should be allowed on weekends or after 8pm as there are houses on 35 meters from the proposed site. This is not fair to residents

Anonymous

11/29/2023 01:39 PM

noise insulation relates to the performance of a building. Building performance is governed by the Building Act, not the RMA under which this plan is developed. If Hutt City Council has concerns that the Building Act does not regulate interior noise levels appropriately, the Council should pursue regulatory change with MBIE, rather than unilaterally require conflicting performance standards.

Anonymous

12/01/2023 10:49 AM

There have been plenty of studies showing that certain spectrums of light attract more or less insects. I would recommend that there is a requirement to choose new street lighting based on that research to reduce the impact on insect life throughout the Hutt valley.

Anonymous

12/03/2023 08:02 PM

Controlling Light Spill is not a council responsibility and the council should not be adding any costs with these activities. These should be a national standard implemented by the central government, it is not a local government matter and Lower Hutt Council should not be increasing costs by pursuing the expansion of Light Spill regulations. Stop increasing cost and bureaucracy. Regarding Noise Insulation, this is a matter for Central Government to set through national building laws. Individual councils should not be making unique by-laws for this type of matter.

Anonymous

12/04/2023 11:33 AM

The ideas on preserving marine life is a positive step but I notice the council disregarded this in relation to the shared pathway and many penguins have been lost and the time to build the pathway took far too long (3 attempts in Days Bay is basically shows how poor the planning was) and appears that most money for the project was spent on traffic management and its not uncommon to see a couple of workers doing the work and 3 to 4 people watching.

Anonymous

12/09/2023 11:30 AM

Please send more technicians or surveyors to check your street lights, they are often turned on the day time, ALL day in many areas. This is a huge waste of energy and maybe putting more efforts into controlling that would be a great start towards money saving and environmental considerations.

Anonymous

12/09/2023 04:15 PM

The bylaw needs to be changed so that it's not an average decibal over a period of time. Noise from Seaview affects residents in Point Howard, particularly noise from the metal recyclers when they operate 24*7.

Anonymous

12/09/2023 06:25 PM

The utilization of a narrow road and small grove as the main "terminus" for buses at the top of Stokes Valley Rd has created a considerable noise nuisance as well as traffic hazard particularly at peak travel times.

Anonymous

12/10/2023 05:33 PM

Light needed for berthed tankers is extreme. It impacts residents and shines all the way to beach and directly into my house. It is harmful to the penguins. A shield should be put up as the water on the beach side is not needed to be lit. Residents should have rights and compromises should be found. The wharf is in an expensive residential area where views are sought after and not a view of a beaming light. There are solutions and compromise should be found.

Anonymous

12/11/2023 09:02 AM

Light and noise pollution needs to be taken very seriously. Electronic outdoor billboards should be prohibited. Dark sky reserves need to be recognised and protected. Noise limits should be reduced otn eh weekend to allow for peaceful enjoyment of properties.

Anonymous

12/12/2023 11:32 AM

Avoid allowing Industrial developments as close as Benmore Cres is to existing residential properties

Anonymous

12/13/2023 03:17 PM

Ban fireworks except on certain days of the year.

Anonymous

12/15/2023 11:23 AM

Most annoying noise i experience is from businesses on my street and their early rubbish truck collections & speeding cars on victoria street petone

Anonymous

12/27/2023 03:19 PM

In addition to noise insulation for homes, the commercial/industrial buildings must have requirements for noise insulation to contain noise within the building , and noise barriers/diffusers on property boundaries to contain/deflect/ reflect noise

Anonymous

1/10/2024 03:51 PM

I would like to tick all the boxes for light, but have limited myself to those I consider most important. That is because I'd rather we put the budget into 3 waters and hazard mitigation for this decade. I fully

support having high levels of noise insulation in new homes close to noisy areas. Noise pollution has negative effects on both physical and mental health, so mitigation reduces overall social cost.

Anonymous

1/17/2024 07:39 PM

There should be restrictions on light, smell and noise levels in industrial zones that will impact on residential zones

Anonymous

1/18/2024 03:55 PM

I live in a house with double glazing and full insulation. It has at best only limited impact on noise control and certainly doesn't eliminate any.

Anonymous

1/29/2024 02:53 PM

Noise limits within industrial areas adjacent, or in close proximity to residential should be set lower.

Anonymous

1/30/2024 09:04 PM

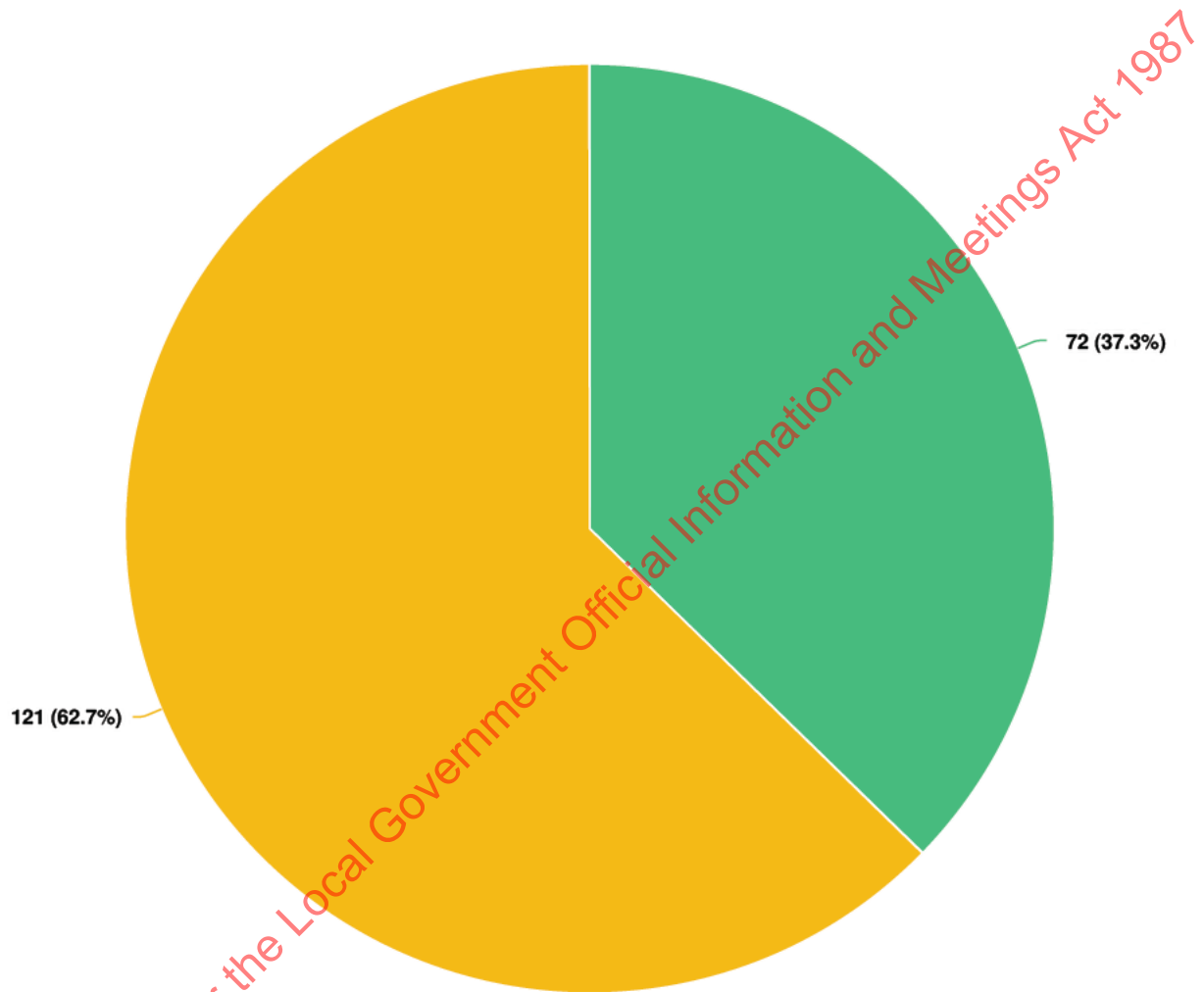
I think that noise limitations on a Sunday should still be lower so that there is some respite for those living with consistent noise, especially in cases where the noise was not present before they moved into the property.

Optional question (26 response(s), 167 skipped)

Question type: Essay Question

Released under the Local Government Official Information and Meetings Act 1987

Q68 | Would you like to give feedback on Three Waters?

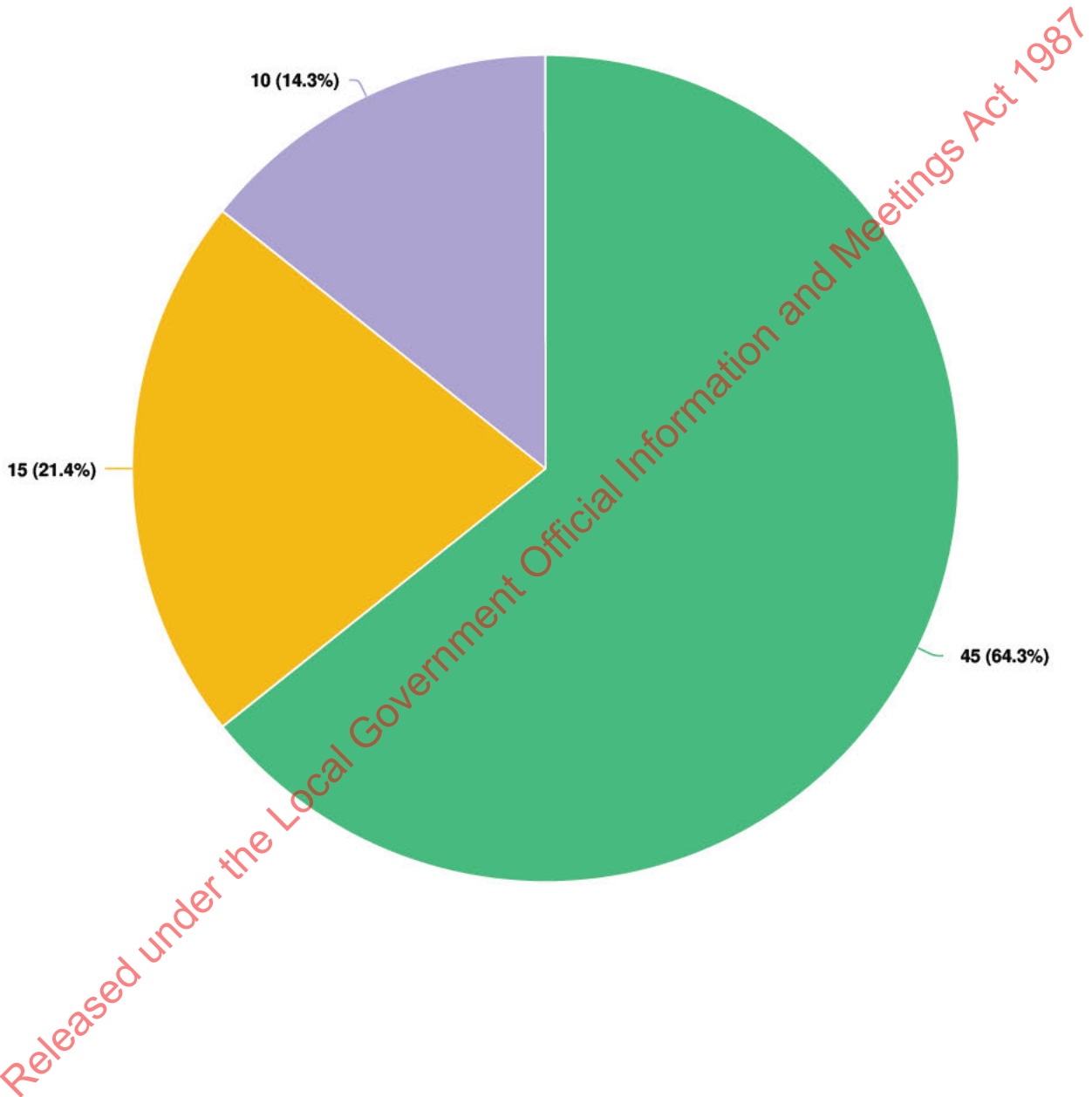


Question options

- No
- Yes

Mandatory Question (193 response(s))
Question type: Radio Button Question

Q69 | Do you think we've got the balance right?



Question options

- Don't know
- No
- Yes

Optional question (70 response(s), 123 skipped)

Question type: Radio Button Question

Q70 | What would you change in our approach?

Anonymous

11/19/2023 10:05 AM

Impractical to require every home to have a Rainwater storage tank unless you're going to provide funding to upgrade the roof infrastructure.

Anonymous

11/21/2023 12:07 PM

No indication given how these will assist!

Anonymous

11/22/2023 05:35 PM

Water sensitive urban design for developments of 2 or more units

Anonymous

11/23/2023 05:25 PM

In addition to what you have included, intensification increases water from showers/toilet etc. Particularly in older suburbs that do not have the capacity for infill, developers need to contribute towards upgrade of existing infrastructure.

Anonymous

11/24/2023 08:27 PM

Fix the water pipes first

Anonymous

11/26/2023 12:23 PM

Manor Park is right next to the Hutt River and there is potential for spills and contamination if an industrial area is approved. These types of activities should be in more isolated areas away from waterways

Anonymous

12/02/2023 06:48 AM

Viu in

Anonymous

12/02/2023 12:33 PM

do nothing

Anonymous

12/02/2023 12:54 PM

fix the pipes stop spending money elsewhere

Anonymous

12/02/2023 12:58 PM

fix the pipes

Anonymous

12/14/2023 07:42 PM

Provisions for stormwater and greywater management should be stronger. Properties and roads should be planted in appropriate native plants to help manage stormwater and greywater treatment systems should be strongly incentivised. This would reduce load on the

system and make people more aware of their water usage.

Anonymous

12/24/2023 01:40 AM

Anonymous

1/03/2024 01:35 PM

One country, one race

Anonymous

1/03/2024 04:24 PM

Create a catchment area for the storm water and filter it back to our water supply but maintain it on a regular basis ie everytime the water sample is taken

Anonymous

1/18/2024 03:55 PM

More emphasis on harvesting water.

Mandatory Question (15 response(s))

Question type: Essay Question

Q71 | Are there any additional comments you would like to add on Three Waters?

Anonymous

11/09/2023 12:54 PM

no

Anonymous

11/11/2023 02:43 PM

How does this apply to the proposed waste transfer station at Manor Park. That has major and apparently unaddressed potable water requirements, run off from 13 ha of land next to the river and through which a stream flows, and sewerage from 150+ employees?

Anonymous

11/12/2023 11:50 AM

The council, especially the regional council, has gone in with the belief that pappa-government was going to give them a huge wad of cash over 3 waters. You have abused this notion and have refused to do proper maintenance, e.g., the number of leaks have sky-rocketed since the idiot mayor was elected, along with an incompetent CEO.

Anonymous

11/15/2023 02:02 PM

Wait until the government has rolled out their plans before dumping money into plans that could need to be reworked.

Anonymous

11/15/2023 03:10 PM

Shame on previous council for under investment and miss management.

Anonymous

11/23/2023 07:11 AM

Don't listen to the racists.

Anonymous

11/23/2023 05:25 PM

I thought previously 50% of the site was to be permeable

Anonymous

12/01/2023 10:49 AM

Make a minimum Rainwater storage obligatory for existing building. It is an utter waste to use highly processed drinking water for garden uses! Drinking water comes with a carbon footprint too! I am in support for water meters: 1) If you want to change behaviours towards reducing water use, then water meters are the most powerful tool in your basket! 2) Overseas, it is common to install rainwater storage tanks and use them for toilets voluntarily because of the savings it has on everyone's water bill. 3) Our drinking water network needs significant upgrading. You will have to increase the charge for water significantly. I think it is just fair to distribute those charges according to usage!

Anonymous

12/02/2023 12:33 PM

three waters is a wets of rates payers money .council need to concentrate rates in this cost now waste on plans like cycle ways and art fairs

Anonymous

12/02/2023 12:54 PM

re allocate council rates to water repair

Anonymous

12/03/2023 08:02 PM

The proposal seems reasonable for new developments, however no cost impact has been provided and therefore how can it be judged? How much would the proposal add to the price a first-home may have to pay for a new development home/unit? The council needs to consider this in the context that developers will have to pass the increased cost onto the home buyer.

Anonymous

12/04/2023 11:33 AM

I support the initiatives but not the political aspect to give up the council assets.

Anonymous

12/04/2023 08:05 PM

I think water management is essential for a healthy community. I hope the abandonment of the three waters will not mean the abandonment of national standards for water quality.

Anonymous

12/07/2023 03:58 PM

What you are proposing sounds good. What does the developer currently contribute to the existing water infrastructure and is it

sufficient? Something needs to be done to speed up the repair to water leaks, no matter how small as stats show over 40% of drinking water loss is due leaks.

Anonymous

12/09/2023 11:37 PM

Surely existing rental properties should be included. Many gardeners would love tanks but cant afford it all outright. Could you run a scheme like the bins and charge it to the rates? It could be an optional process - buy from us

Anonymous

12/10/2023 04:10 PM

It is unlikely that permeable site cover will ever be policed . Has it? Many sites I see have added concreting after building is completed. How will it be monitored and will there be any areas returned to permeable.

Anonymous

12/10/2023 05:33 PM

Wellington Water are incompetent and Im sick of rate payers money going to such a useless company

Anonymous

12/12/2023 12:58 PM

Water is a huge issue not managed, leaks and three waters now is gone so council needs a plan to work out what Wellington water has not done for years. stop wasting money on EV cars at council and PM around the place along with Welly water buying new cars etc

Anonymous

12/13/2023 03:17 PM

Just fix the leaks. We are losing copious amounts of water while being asked to conserve use.

Anonymous

12/14/2023 09:02 PM

Water collection tanks larger than those offered presently and at a reduced price offered and education for existing residential properties

Anonymous

12/14/2023 09:38 PM

Support the use of sumps on properties that are on a sandy substrate as this takes pressure off the storm water system. Muritai Tennis club has three such sumps that receive the water from its four courts. That works very well, by contrast with the tennis courts at Mitchell Park, which drain into the storm water pipe along Wi Tako Street - a pipe that could never handle the volume of water from 13 courts, so that water flooded back over the surface of the courts.

Anonymous

1/03/2024 04:24 PM

Fix the sewerage stench in Seaview immediately

Anonymous

Look into sponge cities. Consider swales. Consider using the heat

1/10/2024 03:51 PM

from waste water to reduce energy consumption. Require existing mature trees on development sites to be retained where possible and especially where they are on boundaries. Have verges with vegetation and don't stop those living next to them from planting them so long as it doesn't become a traffic hazard. Ensure that permeable surfaces actually are, and actually are 30%; and that they are not made impermeable at a later date. That is, that they're not concreted or tarmac'd over a few years later. Require existing single dwellings to also have a minimum of 30% permeable surfaces. Provide additional encouragement to existing home owners to set up water tanks to collect water from the house/garage.

Anonymous

1/18/2024 03:55 PM

A lot of leaks in the area are caused by insufficient policing of contracts and existing rules. Suggest we already have too many rules in this area.

Anonymous

1/30/2024 11:55 AM

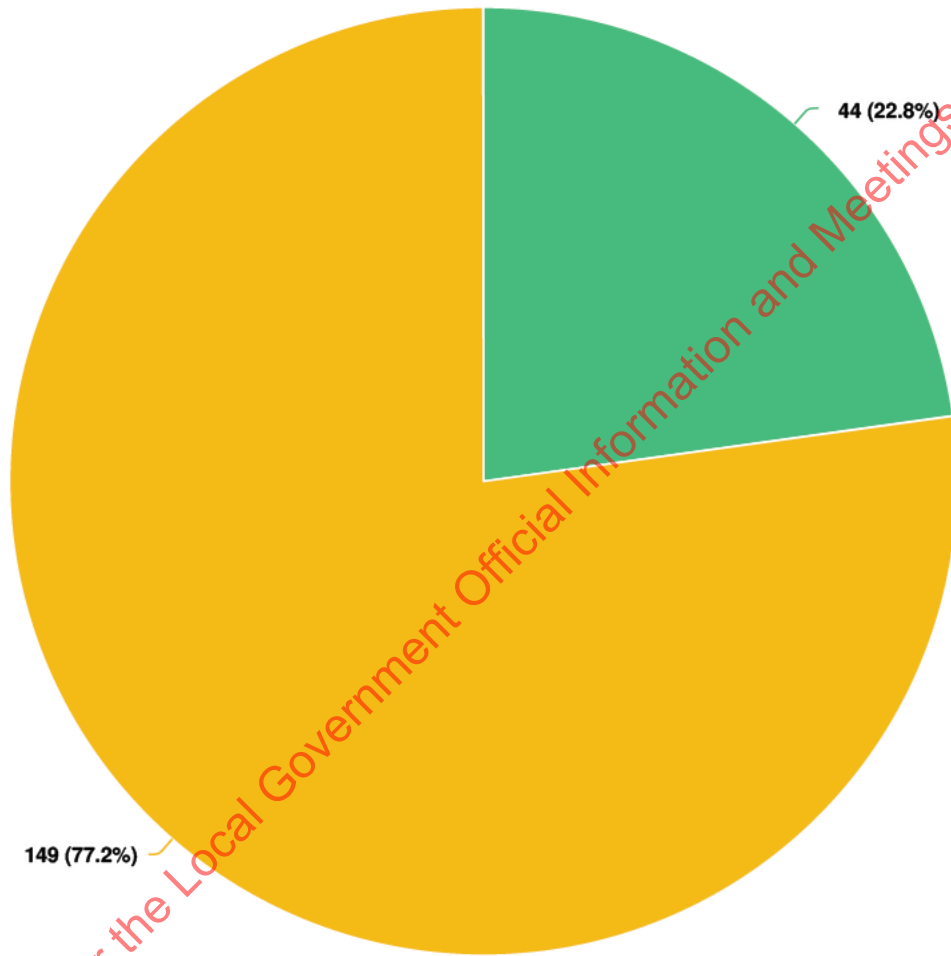
I'm suspicious of rainwater detention in tanks which double as a water source. These are ideally held full, so do nothing to impede runoff rates once filled. They shouldn't be an option to permeable space.

Optional question (25 response(s), 168 skipped)

Question type: Essay Question

Released under the Local Government Official Information and Meetings Act 1987

Q72 | Would you like to give feedback on Signs and Temporary Activities?



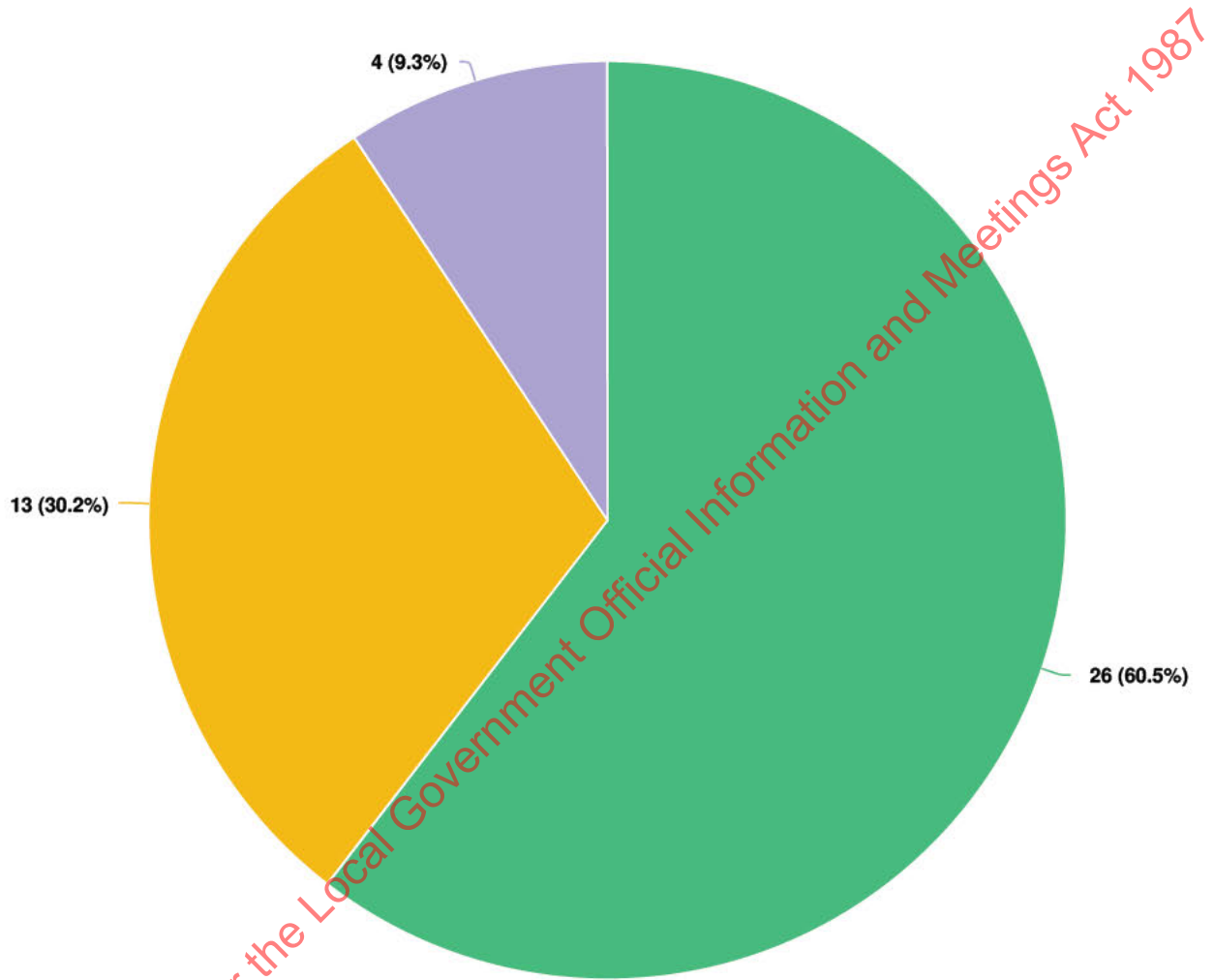
Released under the Local Government Official Information and Meetings Act 1987

Question options

- No
- Yes

Mandatory Question (193 response(s))
Question type: Radio Button Question

Q73 | Have we got the balance right on regulating digital signs?



Question options

- Don't know
- No
- Yes

Optional question (43 response(s), 150 skipped)

Question type: Radio Button Question

Q74 | What should we change in our proposed regulations?

Anonymous

11/12/2023 11:50 AM

You have done a bunch of illegal modifications to roads without the requisite signage of said changes. You could have used digital signs if you hadn't the feeble resources to do the job properly.

Anonymous

11/15/2023 02:02 PM

I don't see this a problem. If it becomes a problem, look into this then. Don't add new rules for rules sake.

Anonymous

11/15/2023 03:10 PM

Be more flexible to people who are trying to make a living using their initiative

Martin Brabander

11/18/2023 03:47 PM

Ban all digital signage, apart from temporary road safety messages

Anonymous

11/23/2023 09:15 AM

No large commercial digital signs. Especially none on Petone esplanade.

Anonymous

11/23/2023 05:25 PM

I do not support digital signs in any form. They are a distraction to drivers.

Anonymous

11/23/2023 04:58 PM

Unnecessary regulation.

Anonymous

11/29/2023 01:39 PM

digital signs should not be allowed.

Anonymous

12/08/2023 02:48 PM

I would like to see them banned, they are not a good use of power in times of climate change and they are a form of visual pollution.

Anonymous

12/11/2023 09:02 AM

They should be prohibited near any and all roads as a danger and distraction for drivers. Research has proven this: "The main conclusion is that the most recent research suggests there is a direct link between roadside advertisement and car crashes (Herrstedt et al., 2013), and that is especially the case for digital billboards (Oviedo-Trespacios et al., 2019).16 Sept 2021" For HCC to know this and then allow these billboards would be a travesty and open HCC up to legal issues in the future for your part in any and all road accidents.

Anonymous

12/14/2023 07:42 PM

Digital billboards are an eyesore and a hazard. At the very least they need to be significantly dimmer at night because they can currently be very bright and distracting to drivers. I also think they compromise the character of areas and make them look very commercial.

Anonymous

12/14/2023 10:20 PM

Would support stronger restrictions.

Anonymous

1/10/2024 03:51 PM

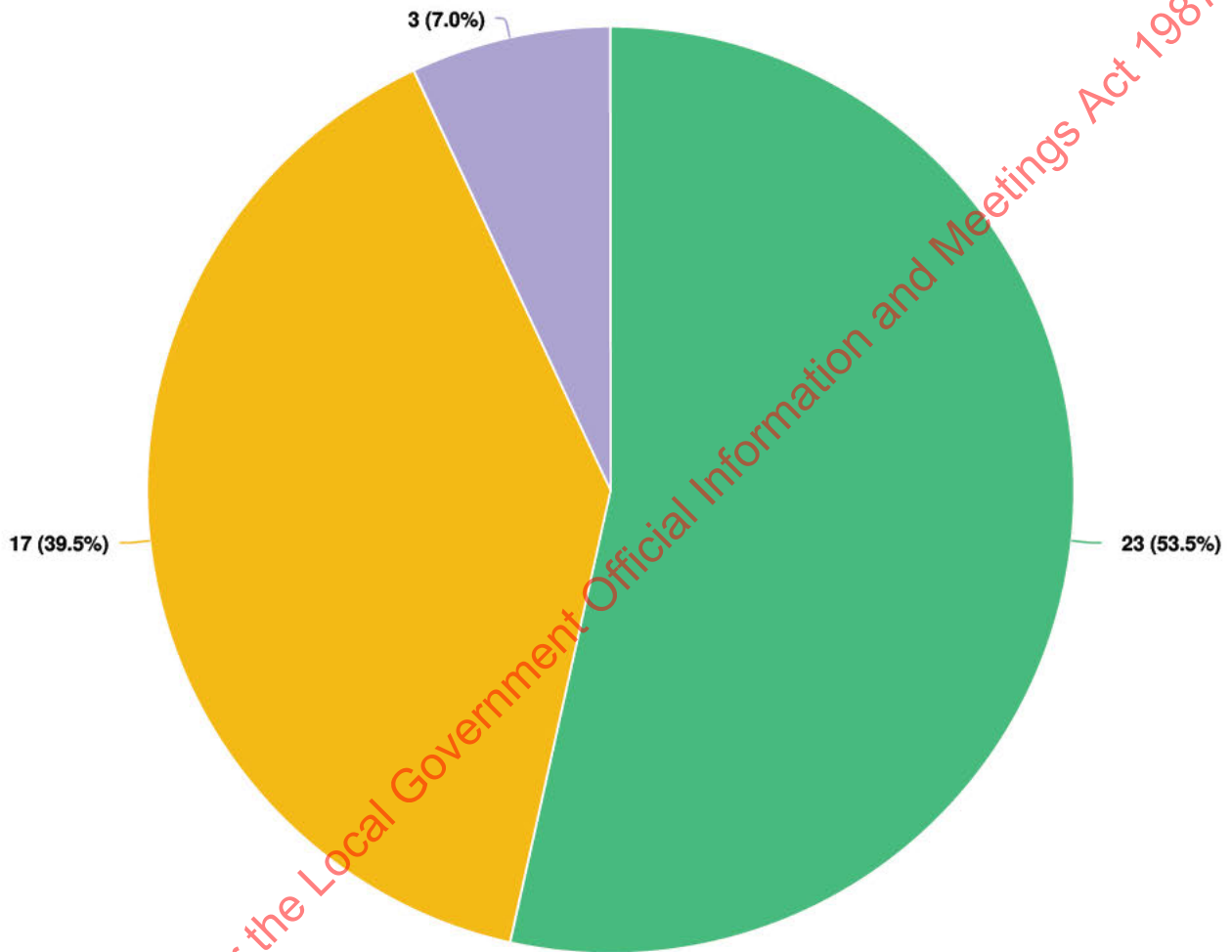
Traffic distraction - any increase in traffic incidents around such signs and they are removed. They can only be replaced if traffic incidents remain at the higher rate (given no other changes to traffic) or increase. The regulations should be linked to the Light and Noise section as well.

Mandatory Question (13 response(s))

Question type: Essay Question

Released under the Local Government Official Information and Meetings Act 1987

Q75 | How restrictive should we be on election signs?



Released under the Local Government Official Information and Meetings Act 1987

Question options

- Less restrictive than currently
- About the same as currently
- More restrictive than currently

Optional question (43 response(s), 150 skipped)

Question type: Radio Button Question

Q76 | If you think there are any sites that should be added or removed from this list, please tell us below

Anonymous
11/12/2023 11:50 AM

Stop being such control freaks. If such events want to run then let them. If there is support for them the event will work, if not they'll fail.

Anonymous
11/15/2023 03:10 PM

Wise Park Wainuiomata

Anonymous
11/22/2023 03:14 PM

Williams Park, Eastbourne should be added. Only access is via pedestrian crossing and a constant stream of pedestrian to and from the park can bring traffic to a halt.

Anonymous
11/23/2023 05:25 PM

Jackson Street for the annual Rotary fair, Christmas parade for Petone and Lower Hutt CBD

Anonymous
11/24/2023 06:38 PM

Fraser Park

Anonymous
12/07/2023 03:58 PM

Add Fraser Park and Naenae Park in case those communities want to hold events.

Anonymous
1/10/2024 03:51 PM

Why only Queens Street Reserve in Wainuiomata? Wainuiomata has a lot of great reserves, parks etc.

Optional question (7 response(s), 186 skipped)

Question type: Essay Question

Q77 | Are there any additional comments you would like to add on Signs and Temporary Activities?

Anonymous
11/12/2023 11:50 AM

It would be a nice to have (especially for navigation) that long roads have signages on them from entrant roads - so people know they are on the major road. It's fine if they're at the beginning or end of the long road, but it can be confusing if you're trying to find out what road you're about to get onto when it's the middle.

Anonymous

11/15/2023 03:10 PM

No political Hoardings at all locl body or central govt.

Anonymous

11/22/2023 03:14 PM

Eyes are attracted to movement so keep electronic signs to a minimums to minimise driver distraction

Anonymous

11/23/2023 05:25 PM

occasional one-off events are part of being in a community, but prolonged activity is a concern.

Anonymous

11/27/2023 05:43 PM

More larger events are good for the city. They should be encouraged, though holders should be required to operate e.g. shuttles and to support more active and public transport options.

Anonymous

12/04/2023 11:33 AM

There is no need to have the amount of signage and cones around these activities. Please spend rate payer money more wisely on things that improve the environment not on compliance activities that are clearly over the top and out of step with the rest of the world. We have less people density than most other countries and a level of common sense needs to be applied by the council.

Anonymous

12/09/2023 06:25 PM

Several times a year there are activities at the Buddhist Monastery in Rakau Grove with large gatherings of the faithful who inevitably and indiscriminately park on both sides of Stokes Valley Rd creating a significant traffic hazard and risk to buses and residents of the area.

Anonymous

12/10/2023 11:13 AM

Real Estate signs should be controlled more, particularly 'Open Home' signs. Almost every person in the market for a home would own a smart phone and be able to navigate to the open home they wish to view without the aid of 'temporary' signs to show the way. Some of these signs are left up permanently and not installed on the day/time of the open home. Why is the real estate industry the only industry that is allowed to put advertising up all over this city with impunity?

Anonymous

12/14/2023 07:42 PM

To address noise and traffic issues at events there should be better public transport planned and modes of travel that are not driving should be encouraged.

Anonymous

1/10/2024 03:51 PM

Small community events are also important, and I want them to be able to be organised without heaps of paperwork. BUT there should be either porta loos or public toilets available, and good rubbish

collection organised.

Anonymous

1/18/2024 03:55 PM

Signs need to be in conspicuous locations and bear clearer messages.

Anonymous

1/29/2024 09:48 AM

Digital signs need to be scarce and controlled

Optional question (12 response(s), 181 skipped)

Question type: Essay Question

Q78 | If you have any additional comments on the Draft District Plan not covered by the previous questions, please let us know below

Anonymous

11/09/2023 12:54 PM

no

Anonymous

11/12/2023 11:50 AM

It would seem the current council wants to control our lives. Get out of our lives as much as possible. I used to like the HCC, but ever since you've become busy bodies I have come to despise the HCC. I now wish I have never bought a house here.

Anonymous

11/13/2023 12:03 PM

Don't want the land area to be changed to suit some company as the value of my land could devalue.

Anonymous

11/14/2023 03:57 PM

Currently work is being carried in Benmore Crescent out without ANY consultation with Residential Neighbours !!!!

Anonymous

11/15/2023 09:12 PM

If the new government will have an impact on this plan, wait until they've completed whatever changes they're going to make before going ahead with this work. It would be a shame and waste if work had to be redone because of central government changes. Generally the fewer the rules, the better. It makes things easier to get done.

Anonymous

11/19/2023 07:11 PM

Don't want any garbage station un manor park just simple is that.

Anonymous

11/20/2023 10:24 AM

With being a long time resident of Manor Park ,I would be greatly upset if Benmore Crescent was re zoned. Manor Park is great for

walking/ cycling ,please don't take this away. It is a safe suburb which should not be destroyed.

Anonymous

11/20/2023 01:18 PM

I would like a reply to my questions

Anonymous

11/20/2023 02:58 PM

In keeping of a rural zoning, it would be more appropriate with the longstanding residential neighbourhood and would allow small business operations that would compliment a residential neighbourhood, but not in any of an industrial nature.

Anonymous

11/20/2023 03:10 PM

This site would make a wonderful place for a NZMCA park as they do not have one on this side of wellington. A natural bird sanctuary, where the kiwi can be raised as the area is a pest free area.

Anonymous

11/26/2023 12:23 PM

I know that there are many residents here that are dissatisfied and have concerns with the possibility of this happening in our community and is very stressful for them. I urge the council to explore alternative locations that are more suitable for industrial type activity, taking into account the concerns and well-being of the affected community. We are rate paying people and deserve to be treated with respect with our living environment. Open and transparent communication with notification and consultation with the residents is crucial.

Anonymous

12/01/2023 10:49 AM

Can't wait for the new plan to happen. If you can, please speed the process up!

Anonymous

12/02/2023 12:33 PM

change is not always good . lets not make changes for change sake , a plot of the DP is fine

Anonymous

12/02/2023 02:54 PM

leave the plan as is . no High Hazards zone

Anonymous

12/03/2023 08:02 PM

The Draft District Plan, in the main, seems to be based on the ideological views of council staff (both elected and non-elected) and shows scant regard for the cost of their proposals.

Anonymous

12/04/2023 06:04 PM

There is not enough information on a number of the proposals to allow proper consideration.

Anonymous

12/06/2023 04:53 PM

You need to take in to consideration the changes that the new Government will change/add/remove.

Anonymous

12/07/2023 01:55 PM

just please consider your current home owners, some of us are struggling to sell our homes due to these district plans.

Anonymous

12/10/2023 12:24 PM

Please consider individual property owners who have recently bought properties in what will now be considered "High Risk" hazard zones- this will have a massive impact on our investment including that resale later in life AND insurance premiums for the foreseeable future. I doubt HCC intends to reduce our rates costs as a bi-product of this change. I can understand future changes for new developments but this seems severely unfair to your taxpayers.

Anonymous

12/10/2023 04:10 PM

Survey is too prescriptive. And the DP is hard to read. Are there rules for maintaining heritage structures - there should be.

Anonymous

12/11/2023 09:02 AM

I am highly concerned that the 'disagree' buttons were not placed where they could be seen and users needed to scroll to access them. I am concerned that feedback that is in opposition to what HCC wants will be buried, omitted and otherwise not included in the result. I am concerned that as an affected party of the District Plan my rights and my voice will not be heard in a meaningful and effective way. I am concerned that some sections do not allow space for feedback.

Anonymous

12/12/2023 11:32 AM

I strongly object to the proposed rezoning of Benmore Crescent, Manor Park from Rural to Industrial!!!!!!

Anonymous

12/12/2023 12:58 PM

Council needs to stop wasting money in unwated things, staff that are not providing any benefit, focus on council properties that are not managed or maintained and fix what is being payed for

Anonymous

12/14/2023 09:02 PM

The Petone Wharf re-opened to public. It s not going to collapse with foot traffic!! A petition was presented which you ignored!! A independent report on this as well!! A cycle way from Petone to Ngauranga for people to cycle to a pool??? Petone is suppose to be under water!! A load of rubbish!! Promotion of Petone as a non hazard area. It has risen and will continue to. The sea has receded, I have been watching Petone for 50 years and it is not closer. The sea wall is adequate. You have ruined Petone beach iwth your sand dunes! I am tired of hearing and reading of Petone Hazard Zone!!

Independent report on this will conflict your reports!!

Anonymous

12/15/2023 08:48 AM

Highly Constrained Roads Overlay I live in Waitohu Road York Bay which is essentially a one way road originally built by the Hutt Drainage Board in approx 1947 Parking on the street is now fully utilised to the extent that if someone drives off another resident will immediately take the vacant space Therefore I think that any new residential development has to provide off street parking for at least three vehicles (father mother teenager)per property Most properties have two cars and this will continue as cars swap petrol engines for electric engines Public transport is not convient enough for the Eastbourne to Point Howard area especially for travel within that area Most sections in Waitohu Road are a reasonable size and with good design the off street parking can be achieved Commercial trucks are now finding Waitohu Road quite challenging to traverse I support the proposal in the Draft Plan

Anonymous

12/15/2023 11:23 AM

Your online maps were very hard to use

Anonymous

12/15/2023 02:03 PM

I would like to note that submissions received to date from "representative" groups, such as the Wainuiomata Rural Landowners Association, do not necessarily represent the views of all, those with rural properties in Wainuiomata. I am not a member of any such organisation, I am unclear on membership numbers of such organisations and I am uncomfortable about any suggestion that they have canvassed views or indeed consulted with members before submissions were made. I would like a singular submission to stand on its own merit and not be weighted in any way, when membership/representation is so unclear. I do not want council to think that all rural landowners share the same view.

Anonymous

1/03/2024 02:00 PM

Please be considerate when increasing our rates as salaries do not rise as much as rate increases. We still have food, petrol, etc which also increases.

Anonymous

1/03/2024 01:30 PM

Please be considerate to environmental issues that the plan can cause.

Anonymous

1/10/2024 03:51 PM

Plan for 30-50 years out when doing infrastructure. Many of the current problems arise from short term thinking. And re water - it would be more efficient if the contract stated that all the leaks within a specified area (50-100 square meters?) were fixed at the same time.

Last week I saw one leak fixed in Alicetown among the 6 that I am aware of, and it was not the biggest. I thought the biggest (on Victoria St) would be fixed as it is a fire hydrant and there was a Wellington water truck parked opposite, but I was wrong.

Anonymous

1/18/2024 07:36 PM

Would like to see Ashburn Road changed to medium density instead of Hill residential- we have flat land and the hill is quite far away from our property and we are intertwined with medium density housing so do not see the risk in changing this to medium density zone - thank you

Anonymous

1/23/2024 04:28 PM

Please Study and Follow your Vision Statement.

Optional question (32 response(s), 161 skipped)

Question type: Essay Question

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[REDACTED]

From: [REDACTED]
Sent: Friday, 19 January 2024 10:30 am
To: District Plan Review Team
Subject: [EXTERNAL] Opposition of rezoning at Manor Park. [REDACTED]

Kia Ora,

I would like to register my opposition of the rezoning of the rural land in Benmore Cres to Industrial for the below reasons

- Increased traffic getting in and out of Manor Park
- Reduction in native birds and lizards
- Potential pollution of waterways
- Increase noise, vibration and airborne dust pollution

Yours sincerely,

[REDACTED]

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From: [REDACTED]
To: [District Plan Review Team](#)
Subject: [EXTERNAL] Feedback on Benmore Cres Rezoning.
Date: Thursday, 7 December 2023 10:06:10 am

As a resident of Manor Park, I feel you should be aware of the impact your zone change will have on the Mary Huse grove especially and general population of the area.

The residents are well aware of the proposed ownership and land use by Richard Burrell and Waste Management for a large portion of the new zone and I oppose this application for consent to proceed.

The operation of transfer station to landfill is not one that belongs adjacent to housing estate given the noise, smells, rodent attraction , vehicle movements, traffic flow into/out of the zone and atmospheric pollution.

I would rather see light manufacturing, warehousing, or bulk commercial operations, something that quietly sits and blends into the landscape.

Development much the same as Tunnel Grove and Parkside Road would be preferred. Let Mr Burrell and Waste Management seek more suitable land in Porirua City in the Judgeford / Pauatahanui area where there are many suitable locations for a transfer station.

Kapiti District Council transfer station is better located out at Otaihanga wellaway from urban residential areas. Lets do the same!!

Regards
[REDACTED]

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From: [REDACTED]
To: [District Plan Review Team; Resource Consents](#)
Subject: [EXTERNAL] Manor park transfer station. Opposition.
Date: Friday, 19 January 2024 11:40:57 am

Hi there

I am writing to express my view that there should not be a waste transfer station developed and built on the currently zoned rural land located in Manor Park.

Resource consent on this land should not be granted. Use of the land for a waste transfer station is totally unsuitable and unfair to all residents located nearby.

Thank you

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From: [Nathan Geard](#)
To: [District Plan Review Team](#)
Subject: FW: [EXTERNAL] Rezoning of Manor Park Benmour Cres
Date: Tuesday, 30 January 2024 8:03:52 am
Attachments: [ATT00001.png](#)
[ATT00002.png](#)
[ATT00001.png](#)
[ATT00002.png](#)

Nathan Geard
Policy Planning Manager

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6996 **M:** **W:** www.huttcity.govt.nz



From: [REDACTED]
Sent: Monday, January 29, 2024 10:26 AM
To: Nathan Geard <Nathan.Geard@huttcity.govt.nz>
Subject: FW: [EXTERNAL] Rezoning of Manor Park Benmour Cres
I think they might be getting their terminology wrong here and this is actually in relation to the consent, but just in case I will send to you as well.

[REDACTED]

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: **M:** [REDACTED] **W:** www.huttcity.govt.nz



From: Resource Consents <Resource.Consents@huttcity.govt.nz>
Sent: Monday, January 29, 2024 8:30 AM
To: [REDACTED]
Subject: FW: [EXTERNAL] Rezoning of Manor Park Benmour Cres
Hey Vincent,

Got 2 more complaints about the Benmore Cres waste station. I've added them to the resident correspondence folder in Te Pataka

Cheers
[REDACTED]

From: [REDACTED]
Sent: Sunday, January 28, 2024 11:34 AM

To: Resource Consents <Resource.Consents@huttcity.govt.nz>

Subject: [EXTERNAL] Rezoning of Manor Park Benmour Cres

To whom it concerns.

I totally disagree with the rezoning of this area for many reasons.

Firstly the roundabout from highway 2 is a very dangerous one & with extra large vehicles entering it will cause traffic to build up onto state highway 2 there for more delays for traffic entering it from Hayward's . Also the noise factor for all in that lovely subdivision day & night!!

NOT AN OPTION FOR THE AREA TO BE RE ZONED I AM TOTALLY AGAINST IT.

Regards

██████████

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From: [REDACTED]
To: [District Plan Review Team](#)
Subject: [EXTERNAL] Opposition to rezoning of rural land to industrial in Manor Park
Date: Saturday, 27 January 2024 1:32:31 pm

Hi,

I spend 3 days every week in Silverstream. While my main concern is increased traffic on the roundabout coming off Haywards, I also feel for my fellow citizens who have bought homes in Manor Park for the rural ambience but who now face adjacent land being rezoned as industrial, with the inevitable increase in noise and loss of habitat for native birds that would result.

I think the land should remain as rural and oppose a change to industrial.

[REDACTED]

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From: [REDACTED]
To: [District Plan Review Team](#)
Subject: [EXTERNAL] Waste Transfer station
Date: Friday, 19 January 2024 11:08:20 am

I am opposed this project on so many levels. Mostly for the Manor Park residents. The noise the small the disruption will be a nightmare .

[REDACTED]

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[REDACTED]
To: [District Plan Review Team](#)
Subject: [EXTERNAL] Manorpark Benmore Cres. Transfer station proposal
Date: Thursday, 18 January 2024 8:25:52 pm

As a member of Manor Park golf club, I am definitely opposed to the above proposal due to the adverse impact this is likely to have on the course and the sanctuary status of our course.

[REDACTED]

Sent from my Galaxy

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To: [District Plan Review Team](#)
Subject: [EXTERNAL] Submission in opposition to rezoning of Benmore Crescent and in particular - Waste Transfer Station RM230019 Roading and infrastructure RM230018
Date: Tuesday, 30 January 2024 9:25:41 pm

████████████████████ and keeping in mind the developments the course has made over the past 15 years to promote a sanctuary environment - which includes :

- a) reducing the chemical usage on the course
- b) effectively managing the creek that runs through the course to keep it a healthy environment for eels, bullies and Inanga fish species
- c) creating wetland areas in suitable locations on the course
- d) planting over 1500 native trees across the course
- e) creating a very effective and actively managed trapping programme to reduce the number of introduced predator species
- f) conducting regular bird counts
- g) building good relationships with our neighbours, the Manor Park residents and
- h) providing a beautiful natural golfing experience for our 700 members and thousands of visitors annually

we were aghast to hear about this proposed development of the Benmore Crescent land to include a possible waste transfer station.

What was the thinking behind this when, just a couple of kilometres away, is a fit for purpose tip site at Silverstream and the built for purpose site in Seaview.

The impact of 5000+ additional vehicles per day in and out of Manor Park will be disastrous for our business, which is time based - members and visitors book tee times in advance in order to play a round of golf. With the additional 5000+ vehicles per day, which will not be staggered throughout the course of the day, but instead have massive peaks at regular intervals, will see unacceptable build up of vehicles both from the SH2 north and south and Haywards, particularly when the railway crossing is closed for the 1.5 minutes or so that it closes for the passing of a train which happens at regular intervals through the course of the day. These massive delays with vehicles trying to turn into Benmore Crescent, trying to go straight through to the Hospital, the Manor Park houses or the Golf Club, and vehicles trying to exit Manor Park will cause untold chaos on a very narrow offramp which already sees many near misses because of the blind corners. And cause delays to golfers and their booked rounds of golf, and therefore impact on our business - we would face losing members and visiting players because it would too stressful for them trying to get to their specific booked tee time when the chance of being held up for an extended period of time is high.

Not just people would be impacted, but the local wildlife too. Additional rodents will

appear, there is no doubt about that. Being in the narrow part of the Hutt Valley, the wind funnels through the area and will blow any and all loose pieces of litter and debris into neighbouring properties, the golf course, the river, and the motor way. And there is the potential for hazardous spillages to run into the creek and river and impact the native fish life, not to mention the corresponding decrease in birdlife caused by the increase in rodents and the flocks of seagulls which also pick off native birds.

There are no doubt other business which would be more suitable for this Benmore Crescent land than a waste transfer station, and we implore you to re-consider all suitable options and cease the proposed re-zoning of the land to industrial.

Looking forward to your re-considering of options.

Kind regards



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30 Benmore Crescent, Manor Park: Objections to Proposed District Plan Change Zoning and the Proposed Refuse Transfer Station – 6th February 2024

General Comments:

The proposed District Plan Zoning change for 30 Benmore Crescent, from its current General Rural status to Industrial, appears to be an attempt by Hutt City Council to facilitate the developers plans to construct and operate a Waste Transfer Station on this site. This ignores the suitability of the site for this activity and is a betrayal of the local residents who thought originally, they were buying into a quiet residential suburb, bordered by rural, open space and sport & recreational zones.

The Manor Park area previously provided housing for New Zealand Electricity and Ministry of Works department employees in the 1950's to about the 1970's. With the corporatisation of these two government departments in the 1980's this area was sold off and subsequently developed mainly for residential housing. Mary Huse Grove, which is close to 30 Benmore Crescent and is only separated by the railway line, consists of about 50 modern homes built 20 to 25 years ago. The remaining eastern part of Manor Park, consists of about 75 properties of mainly older homes, except for the recent development of the old primary school site, where new homes have been built. The present zoning, which doesn't change in the draft District Plan, allows for medium and high-density housing, up to 3 stories high in Manor Park. This allows for further residential housing development, which is a natural progression because of the suburbs good transport links, with good connections to SH 2 and SH 58, via the Manor Park interchange, and the adjacent Hutt Valley-Wellington rail line, with its safe pedestrian links to the Manor Park Railway Station. The only other significant development in Manor Park, apart from access to the Manor Park Golf Sanctuary off the end of Golf Road, is the Manor Park Private Hospital located approximately 300m from the Benmore Crescent site.

The Manor Park Golf Club, which has approximately 750 members, has carried out developments over recent years to provide a sanctuary for wild life while protecting and enhancing the environment. This includes carrying out an active programme to eliminate rodents. The Club is an internationally recognised sanctuary with an environmental certification from Audubon International, New York. The Audubon International's Co-operative Sanctuary Program, strives to achieve compatibility of both golfers needs and the environment in a harmonious and complimentary way. The course is set partly in native bush and wetlands and is home to over 20 different

bird species. The golf course extends south and east of Mary Huse Grove, coming within 200m of the Benmore Crescent proposed Waste Transfer site.

Recently Wellington Regional Council have constructed a cycle walking track along the edge of the Manor Park Golf Sanctuary, close to the railway line, which will soon link up to the existing walking/cycleway on the eastern side of the Hutt River, via a new footbridge. This bridge will also carry a new replacement watermain, that carries the bulk of Wellingtons water from the Kaitoke catchment. It is assumed that the cycle/pedestrian track, which ends near the entrance to the Manor Park Golf course, will eventually be extended to Melling, to complete a route on both sides of the river from Petone. Currently there is a pedestrian/cycle route on top of the stop bank near Mary Huse Grove, which passes within 150m of the Benmore Crescent site.

There have never been an Industrial zone at Manor Park. It is basically a residential suburb. This site is completely unsuitable for a Waste Transfer Station. Any change of the zoning at 30 Benmore Crescent to an Industrial Zone to make this facility possible, is completely inappropriate. It is a betrayal of the local residents, who decided to build or buy in Manor Park, but have now been completely blindsided by the proposal to change the land use from Rural to Industrial. It will downgrade their property values.

The proposal is also against the aims of the Manor Park Golf Sanctuary to enhance the environment and bird life in the area and is not compatible with the WRC's development of the pedestrian and cycle trails in the vicinity. A Waste Transfer Station is likely to increase the rodent population in the area, which is completely against what the Manor Park Golf Sanctuary is trying to achieve. Any increase in the rodent population could possibly have an effect on Keith George Memorial Park and the Silverstream Scenic Reserve, two important reserves, within about 2 km of the Benmore Crescent site.

Odour and noise issues are sure to occur, being close to a residential area, a private hospital and the Manor Park Golf Club.

Proposed Zoning Change from Rural to Industrial:

This zoning change proposal appears to be driven by the proposed Waste Transfer Station, as it is unlikely that a such a facility could get the necessary approvals under the current General Rural zoning. The Industrial zoning would allow developments, not only the Waste Transfer Station, but other operations that are unsuitable in this dominantly residential suburb.

The closest Mary Huse Grove residential properties, on the other side of the railway line, are as close as 45 m from this proposed development. Noise, odour and traffic

will be significant issues if this area is rezoned Industrial, and will be major if a Waste Transfer Station operates from this site.

Lodged Resource Consents for Proposed Waste Transfer Station:

The 2 Resource Consents for the 30 Benmore Crescent site, RC230019 Waste Transfer Station and RC230018 Rooding and Infrastructure, have been lodged with HCC. The developer (Rosco's Industrial) has formed an agreement with the owners of the land, Ngati Toa Rangatira, to develop a Waste Transfer Station facility for Waste Management Ltd, to replace their current facility at Seaview. The documents state that it will provide regional infrastructure for the repair and recovery of products and management of waste, while Te Runangu considers the proposed recovery park will be beneficial for encouraging substantial management of resources and achieve waste management goals, offering repair and material recovery. A retail shop selling goods recovered from waste, is to be part of the development. All fine goals but to construct such a facility on the edge of a residential area is completely incompatible with the existing land use and environment.

A number of significant problems with this proposal are:

1) Noise Levels:

The Resource Consent application states that the Waste Transfer Station will be open from 6am to 7 pm, 7 days a week for commercial and private use plus municipal collections. However, between 5 am and 6 am, 3 trucks may leave the site and between 6am and 7 am on weekdays, 12 trucks are expected to leave the site. In addition, between 2 am and 5 am on weekdays there may be up to 5 truck movements. There is expected to be with some truck movements after 7 pm. These constant truck movements and start-ups, for possibly up to 20 hours a day, will result in considerable noise issues for adjacent residents. The properties in Mary Huse Grove are as close as 45m to this noise source!

The operation of the plant requires the truck haulage door into the transfer building to close on entry and exit of every truck. This operation is likely to be a significant constant noise generator. Another requirement is that the transport ready bins will be parked inside overnight, which is likely to result in considerable noise during this operation.

These noise sources, some of it occurring outside of the opening hours of the Waste Transfer Station between 6 am and 7 pm, are likely to create a major noise issue for local residents and annoyance to golfers. It will not be at a constant noise level but a lot of random banging and clanking with vehicle start-ups and vehicle movement, during a large part of the day, including early morning and in the evening.

2) Odour Levels:

The document states that Waste Management shall ensure there is no offensive or objectionable odour beyond the property boundaries. Even with the mist sprays in the transfer station and odour suppressants on hand, it is difficult to see how this will always be achieved. The documents claim that the weighbridge operator will be responsible to “assess odour from loads entering the site and reject any excessively odorous waste upon arrival at the weighbridge.” It is not clear what skills and time the operator has to make this assessment and whether the operator(s) will always get it right, between the hours of 7 am and 6pm, 7 days a week!

Recent media publicity related to residents in the Hutt Valley and Christchurch, being affected by escaping odour smells from sites, demonstrates the problem and the adverse public reaction that follows. Any odour from the Waste Transfer Station that escapes from the site will have significant implications for the residents in Mary Huse Grove, the Private Hospital and the Manor Park Golf Club members, plus users of the cycle/pedestrian trail.

3) Traffic Issues:

- (a) The predicted traffic volumes on the Manor Park connection to the SH 2 interchange turning in and out of Benmore Crescent is forecast to be 2900 vehicles per day, an expected to increase 6 to 10 fold over current flows. Although the interchange itself should cope with the additional traffic, even with the future closure of Hebden Crescent off SH 2, which is predicted to further increase traffic on the interchange by about 400 to 500 vehicles per day, the section from the interchange roundabout to the rail level crossing on Manor Park, a distance of approximately 100 m to 120 m, is the main problem area.

The predicted traffic flows show that the turning vehicles in and out of Benmore Crescent will far exceed the vehicles travelling along Manor Park Road. This will increase the traffic conflict in a vulnerable area adjacent to the rail level crossing and the overall accident risk.

- (b) The dominant turn for traffic accessing the Waste Transfer Station is the exit from the interchange, down a grade in the order of 6%, through a tight left-hand curve with a 30m radius, before making an even tighter turn into Benmore Crescent. Vehicles departing the site do the reverse, climbing up the steep grade to the interchange. Although the construction drawings submitted include turning paths for a 17.9m semi-trailer making these turns, plus changes to the lane widths to accommodate these turning paths, it does

assume that these turning vehicles will stick to these paths and lane lines. However, driver behaviour varies and it is likely that the turning vehicles will often straddle these lanes. What is more challenging is that the turning vehicles will be braking on the downhill grade as they make the turning manoeuvres, especially if they are required to give way or stop for approaching vehicles from Manor Park, or vehicles queued in the right turn lane or queued back from the rail crossing. The tight horizontal curves and varying cross-falls will add to the problem. The stopping sight distance for vehicles exiting the interchange roundabout as they approach the Benmore Crescent intersection, is very restrictive, which is an added risk factor. This is made worse if there is a queue because the rail barriers are down. The steep downhill grade will lengthen the normal braking stopping distance, which currently looks inadequate. Although there is a separate left-hand lane for traffic heading to Manor Park across the level crossing, this is likely to be blocked if more than one semi-trailer is waiting to turn right into the Waste Transfer Station facility.

I note in the Land Use Consent application, it states that the “level crossing and proposed upgrade do not fully comply with the level crossing risk assessment guidelines!”

- (c) Semi-trailers and trucks are likely to cause pavement stress and damage because of the tight manoeuvres and heavy braking required on the downhill grade approaching the Manor Park Road/ Benmore Crescent intersection. Braking on the downhill grade, because of queued or stopped vehicles for approaching traffic, especially if the pavement is wet or icy, has the potential for traffic accidents.

Note: The Transport Agency was previously under pressure during the design of the Manor Park interchange to eliminate the rail level crossing on Manor Park Road. The logical location of such a link, with a bridge over the rail, would be to come off the roundabout and align the link through the vacant land by the Private Hospital entrance, linking into Manor Park Road. Pressure is likely to grow for the elimination of the rail crossing as residential growth continues in Manor Park, as envisaged by the draft District Plan, and will grow more intense if there unfortunately is a serious or fatal accident at the existing rail level crossing.

Allowance should be made for this future modified access to Manor Park to eliminate the rail level crossing. However, it is unlikely that a direct link off this

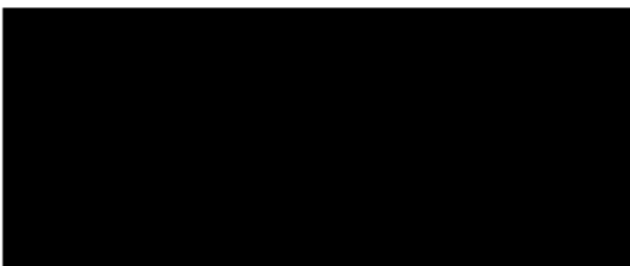
modified access, across to Benmore Crescent, can be achieved because of level and geometric constraints, therefore requiring this traffic to continue down on the modified access to Manor Park Road, turning right and crossing over the level crossing before entering Benmore Crescent. This defeats the purpose of eliminating the rail level crossing. It appears to me that any change in zoning from Rural to Industrial of the Benmore Crescent site, which will significantly increase traffic volumes, will in turn probably stop any future proposal to eliminate the existing rail level crossing.

Conclusion

The proposed change in the HCC Draft District Plan for 30 Benmore Street to be rezoned Industrial from the current Rural zone is inappropriate, because of the significant effects on this quiet residential suburb, as spelt out above. The change would also have a significant effect on residential property values. It is also likely to prevent any future proposal to eliminate the rail level crossing on Manor Park Road.

The proposed Waste Transfer Station at 30 Benmore Crescent is an inappropriate site for such a facility, regardless of the land zoning. It is not compatible with the environment of the Manor Park suburb, a betrayal of the residents of Manor Park who bought or built in good faith in this quiet suburban peaceful suburb, and is at odds the local bicycle/pedestrian trails being developed in the area. It is not compatible with the aim of the Manor Park Golf Sanctuary, in its efforts to eliminate pests and improve the environment and wet lands within the course. There are significant noise issues with the proposed development and the potential for odour and rodent problems to arise. There will be big increase in traffic between the interchange and Benmore Crescent, with a dominance of heavy vehicles, including semi-trailers. There will be a high right turn movement into Benmore Crescent across traffic approaching from Manor Park. This occurs on a steep section of road, with tight horizontal reverse curves, queueing traffic, limited sight lines, all adjacent to a busy railway line. This all has the potential to become a significant accident site.

The change in zoning to 30 Benmore Crescent from Rural to Industrial should not proceed. The Resource Consent application to develop a Waste Transfer Station on this site should be rejected or as a minimum be publicly notified.



From: [REDACTED]
To: [District Plan Review Team](#)
Subject: [EXTERNAL] Hutt city district plan - Benmore Crescent, Manor Park
Date: Saturday, 9 December 2023 2:31:55 pm

I would like to lodge my object to the potential rezoning of Benmore Crescent to a General Industrial Zone, as I feel zoning it as residential would be a much better use of that space (especially given the demand for housing and its proximity to the highway and train station).

Cheers,

[REDACTED]

Released under the Local Government Official Information and Meetings Act 1987

20 November 2023

[REDACTED]
Manor Park
[REDACTED]

Jo Miller
Chief Executive
Hutt City Council

Kia ora

I received your letter regarding the rezoning of Benmore Crescent. I would like to voice my strong opposition to your proposed rezoning of Benmore Crescent from a Rural to an Industrial Zone.

The Council's intended rezoning is only [REDACTED]m away from my property! I currently run my business, a small private one on one personal training studio, which requires windows to be open and fresh air to come in! Your proposal with noise, smells and toxins will adversely affect my business.

This proposal will also vastly affect the value of my property. In fact, if the Council goes ahead with the proposed project, I doubt that I would ever be able to sell!

I found your description of 'research and industrial activities' in the site to be very misleading! I am aware that the Council are looking to dump the wider region's waste products in my backyard, literally only just over 36m away.

How would you, the Mayor, Project Managers and City Councillors feel about this development [REDACTED]m away from your family home and only asset?

Regards
[REDACTED]

Cc: Brady Dyre

Tim Johnstone

From:

To:

[District Plan Review Team](#)

Subject:

[EXTERNAL] District Plan Review - Proposal to Rezone Benmore Crescent, Manor Park

Date:

Monday, 8 January 2024 11:00:27 am

Hello

I email in regards to the proposal to rezone the land in Benmore Crescent, Manor Park from Rural to Industrial. I oppose this proposal.

I have serious concerns around this proposal and the impacts it will have on our well established and long standing residential community. Other concerns are below

Safety concerns with the Flyover

- When exiting Manor Park, there is a blind corner that prohibits any visibility of traffic coming through the flyover from Haywards, which is often at speed, resulting in people exiting Manor Park needing to take unnecessary risks on a daily basis
- When traffic comes around the flyover from Haywards or Upper Hutt to head south, the flyover splits into 2 lanes, which is confusing and is not adhered to or used correctly by motorists (including police officers), resulting in last minute and unsafe lane changes and cutting across traffic, also putting motorist trying to turn left out of Manor Park at risk.
- With the imminent closure of Hebden Cres/SH2 right turns, this is going to result in even more traffic, including large trucks using the flyover to head south, further increasing the risk and challenges in getting into and out on Manor Park safely. This will require trucks to use a slip lane to enter the ramp into the flyover, but then also cutting across 2 lanes of traffic to be able to turn right.
- Several truck drivers have also confirmed that even at their elevated height, they struggle to be able to see traffic coming through from the Haywards when exiting Manor Park, and say it is only a matter of time before a serious accident occurs.
- Due to the steepness of the off ramp into Manor Park, truck drivers have confirmed that the weight of their trucks when fully loaded makes it unsafe for them to come down without using their engine breaks, and whilst they know it is noisy and disruptive to the residential neighborhood, it is a safety concern and requirement for them.
- At times there can be a large tail of traffic banked up the ramp when the rail crossing barrier arms are down. If more than 8 vehicles or large trucks were caught up in this tail, traffic could easily extend back into the flyover, impeding traffic flow through the flyover

Roading Infrastructure does not support the types of traffic and vehicles associated with industrial activities

- Currently it is not possible for large trucks to safely and legally make a left turn out of Benmore Crescent without crossing over into the lane of oncoming traffic, coupled with a blind corner, and often a tail of traffic backed up waiting at the rail crossing makes this turn very unsafe.
- Currently it is not possible for large trucks to safely and legally make a left turn out of Manor Park onto the flyover to head south onto SH2 without crossing over and using the right turn lane in order to turn left

- If a large truck were to miss the turn into Benmore Cres, there is no provisions for them to be able to turn around safely elsewhere in Manor Park.
- As mentioned above, the steepness of the ramp into Manor Park poses safety concerns with large fully laden trucks, requiring them to use engine brakes.
- There is currently no provisions for a right turn/give way lane into Benmore Cres, and when large fully loaded trucks come into Manor Park, they frequently do not/can not stop to give way to through coming traffic on Manor Park Rd.

Impacts on the community & environment

- Manor Park is a long standing residential neighborhood that is bordered by serene walks, cycle trails, Te Awa Kairangi and Manor Park Golf Sanctuary which was established 110 yrs ago. We have an abundance of native birds, lizards, eels and trout and the community are working hard to protect these through our Pest Free Manor Park initiatives. Having the land re-zoned as industrial will destroy natural habitats of the fish & fauna in the area, it will likely increase pests & rodents, and increase the likelihood of rubbish and pollution run off into neighbouring streams and waterways that feed into Te Awa Kairangi and the Taita Gorge aquifer
- The proposed land to be re-zoned is in some places is less than 30m from neighboring residential properties in Mary Huse Grove, an industrial zoning will change the environment we live in significantly, impacting our quality of life and wellbeing, we will no longer be able to enjoy the typography and outlook of the natural environment, or enjoy the peace and tranquility of our own homes and back yards.
- An industrial environment will take away the natural permeable surfaces of approx 13ha land, resulting in significant amounts of water to run off and will need to be distributed elsewhere, increasing the risk of this entering our waterways
- Manor Park is also home to a large private hospital, care facility and IHC supported living homes, as well as many young children and retirees, all who enjoy the safety and serenity that Manor Park offers, especially being able to walk, play and ride bikes freely without the risk of increased traffic and heavy vehicles/trucks on the roads.

Water Supply

- Currently Manor Park has a failing water infrastructure, with frequent burst mains, particularly down Mary Huse Grove, which often results in water being cut off for extended periods time to accommodate repairs.
- Currently there is no water supply down Benmore Crescent, but we are aware that the developer of this land is planning on tapping into the residential water supply at the top of Mary Huse Grove.
- The Developer of the land has also already identified that the residential water supply is not sufficient for fire fighting purposes. This is putting the neighborhood, and the rail network at risk should a fire break out.
- The HCC have identified that the Manor Park / Haywards reservoir / emergency water supply as it not sufficient for the population of Manor Park & Haywards as it currently stands, and needs to be tripled in capacity. An

industrial zone will put even greater pressure on this water supply.

Whilst I appreciate that the historically the land has been used for small light commercial businesses such as nurseries, orchards, LOTR film site, lumber yard, Paint Ball adventure games, transportable pine cone cabins, and concrete culvert storage, these were all non disruptive ventures that did not produce any noise, smell, pollution or rubbish, and they had very limited operational hours and did not generate an excessive increase in traffic or require any heavy vehicles or trucks. Thank you for taking the time to consider my concerns.

Kind regards,



Manor Park

Released under the Local Government Official Information and Meetings Act 1987

From: [REDACTED]
To: [District Plan Review Team](#)
Subject: [EXTERNAL] Rezoning of the rural land in Be more Cres.
Date: Monday, 29 January 2024 2:05:20 pm

Dear Sir/Madam,

I'm writing to oppose the rezoning of the rural land in Benmore Cres to industrial.
The reasons for opposing are as per those put forward by Manor Park Golf Sanctuary and the Manor Park Community.

Yours sincerely

[REDACTED]

Released under the Local Government Official Information and Meetings Act 1987

15 December 2023

Lower Hutt City Council Draft District Plan Review

Submission

1. Submitters Details

Name: Rosco Ice Cream Ltd
Attn: Richard Burrell

Address: C/- Spencer Holmes Ltd
PO Box 588
Wellington 6140
Email: adg@spencerholmes.co.nz
Phone: (021) 976 498

2. Introduction

Rosco Ice Cream Ltd (Rosco) holds a head lease over the site at 30 Benmore Crescent, Manor Park (Sec 1 SO 493901 held in Record of Title 738223 = 13.2121 ha). The property is owned by Te Runanga o Toa Rangatira Inc. Rosco are currently developing the site with earthworks under GWRC and LHCC resource consents to create useable platforms on the site. Rosco has also applied for further consents to LHCC to construct new private roading and upgrade the nearby public roading, as well as to install civil infrastructure (water supply, sewage & stormwater disposal) that would support development of the site.

Additionally, Rosco has entered into an agreement to sub lease a large portion of the site (5.78 ha) to Waste Management NZ Ltd to establish and operate a resource recovery park. Accordingly, Waste Management NZ Ltd have also applied for resource consent to LHCC for the proposed resource recovery facility.

3. Current Zoning

Currently, the site is zoned General Rural under the Operative District Plan and the Wellington Faultline runs through the centre of the site.

The current General Rural zoning appears to be a legacy zoning as the site has been held by the Crown since the mid 1950's for rail and roading projects, before being transferred to Ngati Toa Rangatira as part of their treaty claims settlement package.

The site is an isolated land parcel separated from other private property by State Highway 2, the Hutt River and the Wairarapa Railway Line. Additionally, there are no other rural properties nearby. The closest rural property is associated with the Belmont Quarry on Hebden Crescent, which is a kilometre away on the opposite side of SH2. More importantly, the site has not been used for any rural activity since the 1950's when it was used in association with the realignment of the Wairarapa Railway Line and subsequent roading works for SH2.

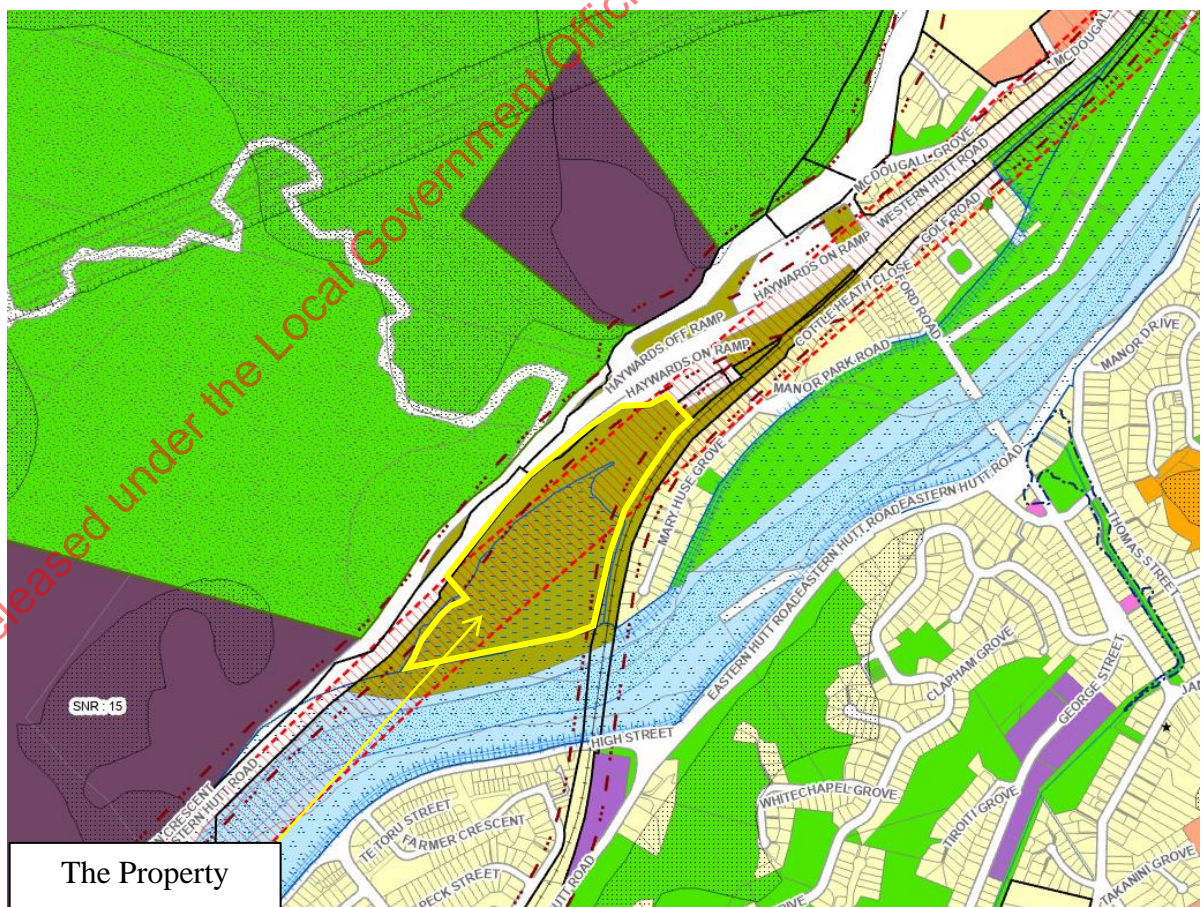


Figure 1: 30 Benmore Crescent (yellow border) – extract from LHCC Online District Plan Maps

4. Proposed Zoning

The Draft District Plan Review proposes to change the zoning of the site to General Industrial. The proposed zoning is supported by Rosco.

There is a lack of industrially zoned land in Hutt City, particularly at the northern end of the City. The site is ideally suited to industrial use as it is located close to transport links on State Highway 2 and is separated from neighbours. We note that the residential area of Mary Huse Grove is on the opposite side of the Wairarapa Railway Line.

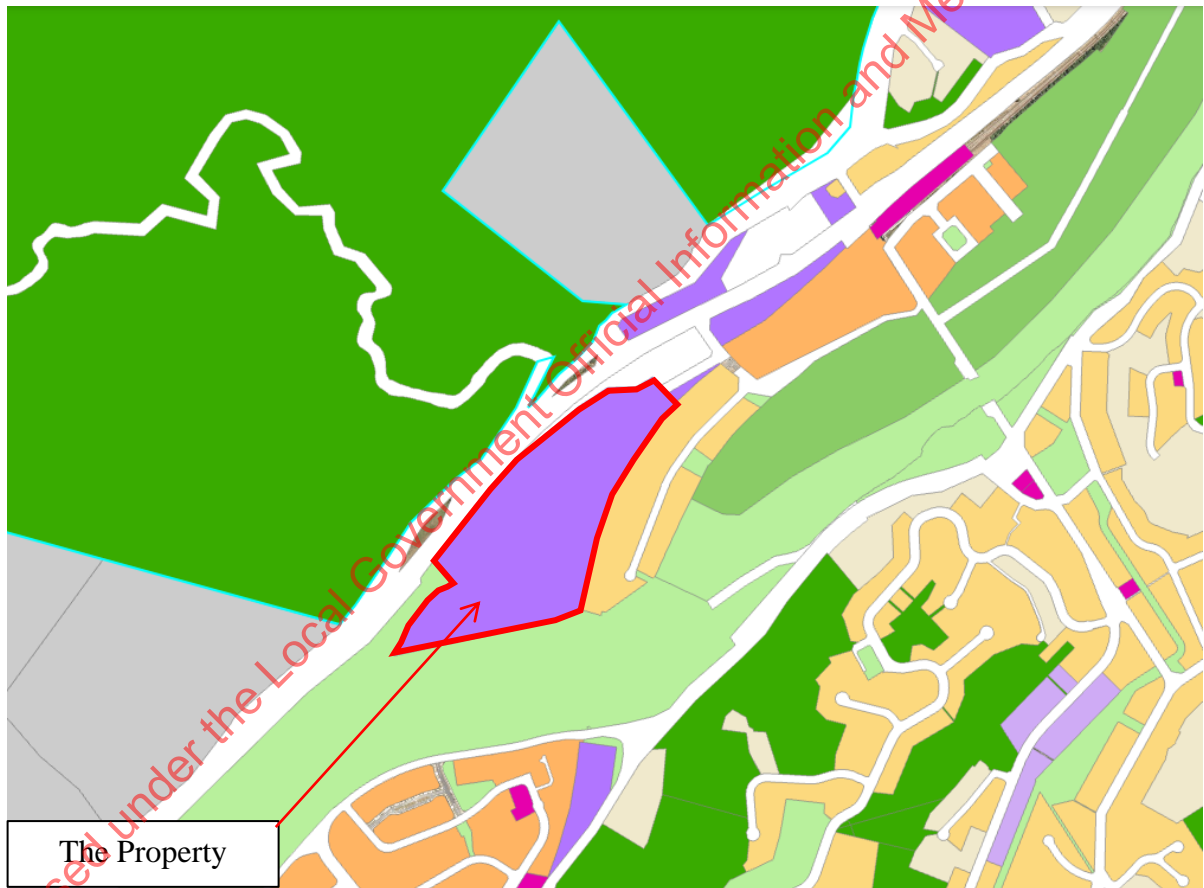


Figure 2: Proposed General Industrial Zone from Draft District Plan Review (HCC Online Maps)

However, Rosco opposes the proposed residential zoning of the adjacent railway corridor.

Currently, this portion of the railway corridor is zoned rural to match the zoning of the property at 30 Benmore Crescent.

5. Proposed Flood Hazard Overlay Maps

It is also noted that the Draft District Plan Review maps for the Flood Hazard Overlays show that the property is subject to inundation.

However, flood modelling commissioned by Rosco shows that this property is not subject to inundation from the Hutt River in a 440 year event. Additionally, any minor flooding from Dry Creek, which runs through the site, would be prevented by the earthworks currently being completed and any flooding would be restricted to the stream corridor of Dry Creek.

Therefore, the Inundation Area should be removed from the hazard maps with only the Stream Corridor and Overland Flowpath affecting the site – as coincident with Dry Creek.

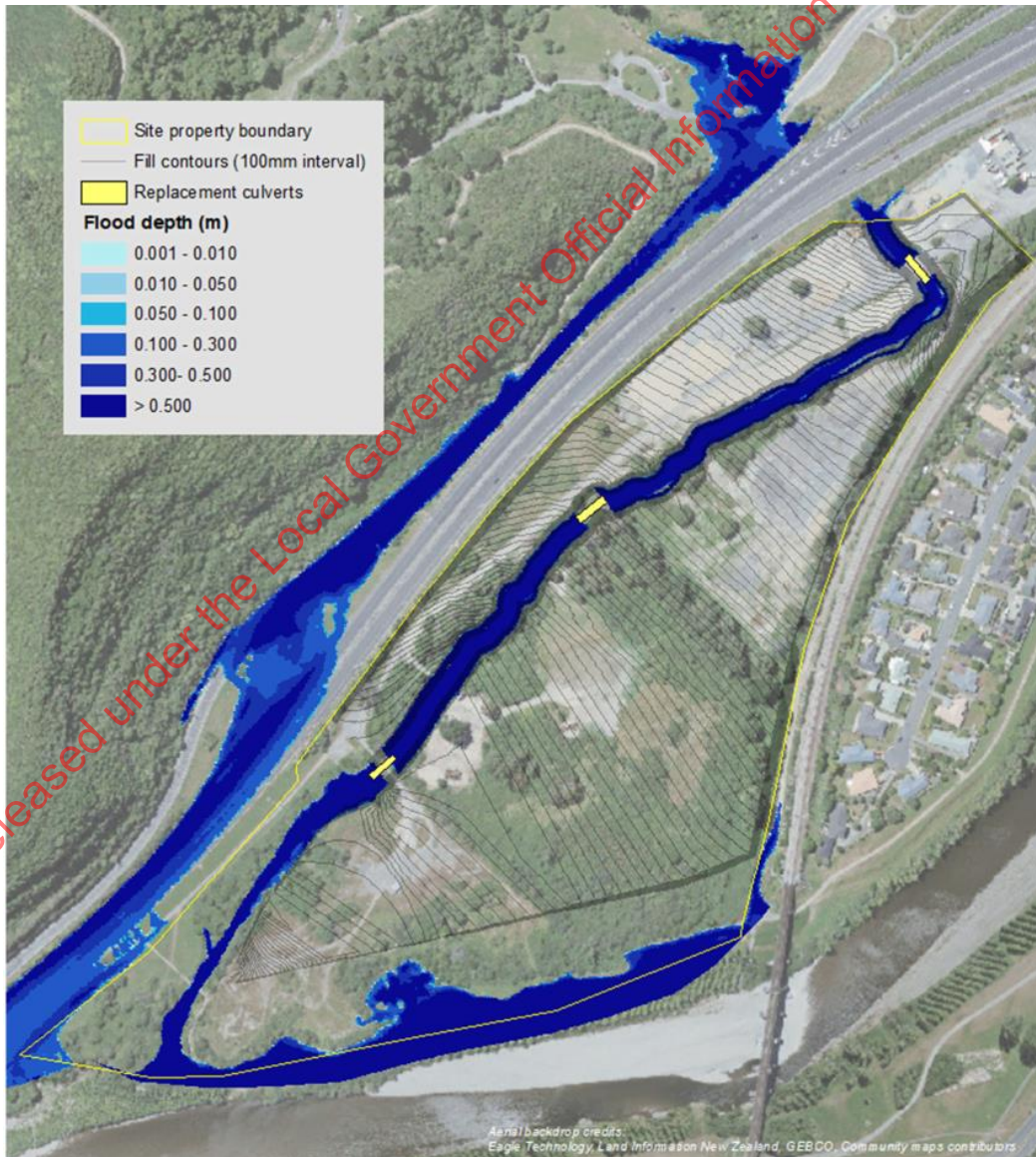


Figure 3: Flood modelling of completed earthworks (River Edge Consulting)

6. Definitions

Rosco supports the definition of “*industrial activity*”.

means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.

It is noted that there is no definition or guidance as to what constitutes “*outdoor storage and work areas*” in relation to permitted rule GIZ-R22. Would ‘storage’ include parking areas or car yards?

7. Proposed General Industrial Provisions

Policies

Policy GIZ-P12 seeks to manage new building work in order to protect privacy and sunlight to nearby sensitive activities. The *protection* of privacy and sunlight access would appear to be seeking a higher level of amenity for the sensitive activity than compared to adjoining sensitive activities within the same zone. Rather than protection of adjoining privacy and sunlight access, the policy should be seeking to minimise adverse effects on the amenity of adjoining zones.

Permitted Activities

It is noted that a number of rules and standards of the General Industrial Zone apply where a site “*adjoins*” or is “*adjacent to*” another zone. The proposal to rezone the railway corridor adjacent to 30 Benmore Crescent to be Medium Density Residential would invoke rules and standards that seek to maintain the residential amenity of the railway corridor. Therefore, the zoning of the railway corridor adjacent to 30 Benmore Crescent should be amended to be General Industrial and consistent with the proposed zoning of 30 Benmore Crescent.

It is noted that “*trade and industrial training facilities*” are permitted. However, it is unclear whether all trade facilities and industrial training facilities are permitted, or whether these are two types of training facilities.

Permitted Standards

Rosco supports the proposed permitted standard GIZ-S1 for building height of 22m.

Rosco opposes the overlooking standard GIZ-S4 that all windows higher than 2m above ground level, that are within 10m of a boundary with another zone must use opaque glazing. The 5m building setback under standard GIZ-S3 should be sufficient separation from another zone to avoid privacy intrusion.

Landscaping standard GIZ-S6 requires a 3m wide band of landscaping adjacent to SH2 at 30 Benmore Crescent. In addition, a 3m wide band of landscaping is also required adjacent to the railway corridor (unless the proposed zoning of the railway corridor is amended to General Industrial). While Rosco is not opposed to these landscaping provisions, when combined with the 1.8m high solid screen fencing required for outdoor storage and work areas (that would potentially be required on the SH2 and railway boundary) there may be unintended outcomes. Such a solid fence would obscure the landscaping (other than the mature trees) and would simply become a target for graffiti and impromptu signage.

8. Transport Provisions

High Trip Generator Threshold

The high trip generator threshold for industrial activities is proposed to apply to activities that involve a building of greater than 2,000m² GFA. This is opposed by Rosco, who prefer that the traffic generation limit should remain at 5,000m² as per the current District Plan.

9. Noise & Vibration Provisions

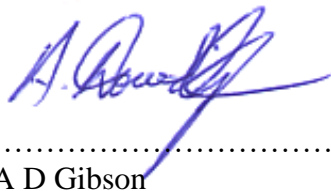
The definition of “noise” includes vibration.

Rule Noise-R5 only permits an activity where ground vibration effects do not extend beyond the boundary. This rule should be amended to clarify that temporary activities and construction activities, are not subject to the vibration rule Noise-R5. Instead, temporary and construction activities are to be assessed against rules Noise-R2 and Noise-R3.

10. Summary of Decision Sought

That the Council amends the provisions of the draft district plan review as suggested in our submission.

Signature of person making submission.



.....
A D Gibson

Date 15 / 12 / 2023

On behalf of Rosco Ice Cream Ltd

Released under the Local Government Official Information and Meetings Act 1987

26/11/2023

To Whom it may concern

Lower Hutt City Council

Rezoning of Benmore Crescent, Manor Park

I am writing to express my deep concerns and opposition to the proposed rezoning of Benmore crescent to an industrial area. I believe that changing this area to an Industrial zone would have significant negative implications for the community and would like to bring the following points to your attention as my submission

Health and Environmental Impact: A rezoning within [redacted] mtrs of our residential area poses a serious threat to the health and well-being of the residents. Industrial activity will generate unpleasant odours, noise pollution, and increased traffic congestion, all of which will have detrimental effects on the quality of life for all of us living here.. Furthermore, the potential for hazardous waste leaks or accidents can lead to severe environmental contamination, endangering both the immediate surroundings and the broader ecosystem. Risk of the Hutt River being contaminated is very possible. This proposed rezoning is within [redacted] meters from our boundaries to residential properties in Mary Huse Grove and is simply unfair to our residents.

Land Use Compatibility: Rezoning is inconsistent with the residential nature of the surrounding area. Residential neighbourhoods are intended to provide a peaceful and safe environment for families and individuals. Manor Park has an abundance of native birds, lizards, eels and trout and the community are working hard to protect these through our Pest Free Manor Park initiatives. We were recently given Predator Free New Zealand Community Grant to assist with this work. Having the land re-zoned as industrial will destroy natural habitats of the fish & wildlife in the area, it will likely increase pests & rodents, and increase the likelihood of pollution run off into neighbouring streams and waterways that feed into the Hutt River.

Noise/Traffic Disturbance-Industrial operations will generate high levels of noise, disrupting the tranquillity of Manor Park. It will attract a high volume of traffic, leading to congestion, increased emissions, and potential safety hazards for residents. The accessway to this area is right behind my back section and could potentially be trucks coming past day and night. This directly impacts my own well being. The proposed road is runs parallel to my back fence at 58 Mary Huse Grove.

Community Safety Concerns: Rezoning will attract an increased presence of large trucks, heavy machinery, and a high volume of materials being transported. These factors pose a risk to the safety of residents, particularly children and elderly individuals who we have many in our community now. The Manor Park Flyover is not fit for purpose to handle any increase in volume which was highlighted at the council meeting at the council chambers on the 18th October highlighting the residence concerns around traffic safety. We simply do not want hundreds of extra trucks coming in an out of Manor Park every week.

Social and Community Implications: The development may have far-reaching effects on the social fabric of our community, including strain on local services, and community cohesion. Stress on people in the neighbourhood would be unreasonable. A social impact assessment should be

conducted to understand the potential consequences of having an industrial zone in such a populated area like ours.

Infrastructure: Industrial zones often require substantial amounts of water, electricity, and other utilities. This increased demand will strain existing utility infrastructure, leading to potential shortages, increased costs, and the need for infrastructure upgrades. We already have major issues with Water Pipes in Manor Park and council has already outlined that this is already at maximum capacity. We have regular water mains bursting with outages in the streets of Manor Park regularly.

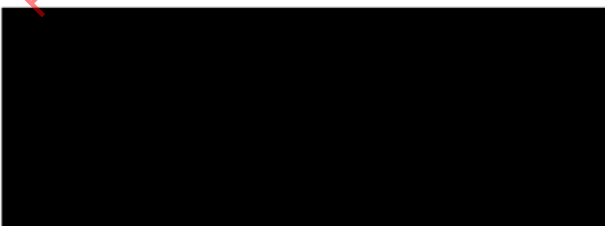
Decreased Property Values: The presence of an industrial area is likely to result in a decline in property values for homeowners in the vicinity. Potential buyers are likely to be deterred by the undesirable aspects associated with Industrial activity leading to a significant financial impact for residents who have invested their life savings into their homes. This decline in property values could have long-term consequences for the economic stability of the neighbourhood and the people that live here.

Alternative Locations: While we understand that some areas need rezoning and is a necessary function for Lower Hutt Council, it is essential to consider alternative locations for this. Industrial zones or areas that are less densely populated would be more appropriate for such zoning. By selecting a site away from residential areas, the council can ensure that the negative consequences mentioned above are minimized, preserving the quality of life for residents while still addressing council needs. There are more remote locations away from residential areas that should be considered like Silverstream or on the Western/Eastern hills away from residential zones.

Rezoning Preference-In my opinion we should allow a residential/urban zoning for this area. This would include residential areas where housing is the primary land and may include commercial spaces like shops, offices, and other non-industrial businesses. Maybe a mixture of these with some green areas built around the area too. This is far more consistent with what has been on that site previously and would be far more palatable for the residence of Manor Park. This would also mitigate a lot of the above issues mentioned in this submission.

I know that there are many residents here that are dissatisfied and have concerns with the possibility of this happening in our community and is very stressful for them. I urge the council to explore alternative locations that are more suitable for industrial type activity, taking into account the concerns and well-being of the affected community. We are rate paying people and deserve to be treated with respect with our living environment. Open and transparent communication with notification and consultation with the residents is crucial. I would appreciate updates on any developments or decisions made regarding this matter.

Thank you for your attention to this matter. I trust that you will carefully consider the concerns raised and make a decision that aligns with the best interests of the community in mind at Manor Park.



From: [REDACTED]
To: [District Plan Review Team](#)
Subject: [EXTERNAL] Benmore Crescent Re-zoning
Date: Sunday, 3 December 2023 7:23:08 am

We wish to express our concern at the potential re zoning of this area. As long term residents in Manor Park the very idea that council entertains the idea to consider allowing industrial use of Benmore Crescent does not consider the local residents needs at all. There would be significant impacts caused by this, increased truck and trailer traffic onto what is already a busy intersection, increase in noise for nearby residents, potential of vermin and rubbish and a devaluing of residential properties in the area. We would have no issue with light commercial businesses operating on the land with fixed hours of operation as we have had in the past but allowing an operation on the scale proposed for the Waste management site is in our opinion completely unsuitable for our small residential suburb. At the most, we feel light commercial is the more appropriate zoning option.

Kind regards

[REDACTED]

Sent from my Galaxy

Released under the Local Government Official Information and Meetings Act 1987

SUBMISSION ON THE CITY OF LOWER HUTT DRAFT DISTRICT PLAN REVIEW

TO: Hutt City Council ("**Council**")

SUBMITTER: Waste Management NZ Limited ("**Waste Management**")

SUBMISSION ON: City of Lower Hutt draft District Plan ("**draft District Plan**")

Introduction

1. Waste Management welcomes the opportunity to provide feedback on the draft District Plan.
2. Waste Management is New Zealand's largest waste and environmental services company, with a long history in New Zealand dating back to 1935. The company is the market leader in the waste sector in New Zealand with an established national network of vertically integrated local waste and environmental management service.
3. Waste Management owns or has operational interests in several landfills, refuse transfer stations and material recovery facilities and other waste services throughout New Zealand. Waste Management also undertakes municipal waste collection in several locations.
4. Waste Management has a variety of interests in Hutt City including a hazardous waste facility at 57 – 59 Port Road, a transfer station at 27 Seaview Road and a proposed resource recovery park at 30 Benmore Crescent, Manor Park.
 - (a) **Port Road:** Waste Management operates a hazardous waste facility at this site. These operations include heavy metal waste processing, contaminated soil stockpiling and medical waste container washing.
 - (b) **Seaview Road:** Waste Management operates a transfer station at this site. This facility undergoes recycling operations, and collects general domestic, green and commercial solid waste.
 - (c) **Benmore Crescent:** Waste Management has lodged a land use consent application with the Council to establish and operate a resource recovery park on part of 30 Benmore Crescent, Manor Park. The proposed resource recovery park will include material recovery, construction and demolition waste sorting and transfer, a repair cafe for the repair of goods, second hand goods store and a general refuse transfer station.
5. Waste Management relies on robust planning provisions to protect and enable the regionally significant essential infrastructure that it develops and operates. Waste Management is strongly committed to ensuring our projects and operations contribute to positive outcomes for New Zealand's environment and communities.

Benmore Crescent

6. Waste Management supports the re-zoning of 30 Benmore Crescent, Manor Park to the General Industrial zone and seeks that this zone remains in any notified version of the District Plan.
7. Finding a suitable site for a resource recovery park has proven difficult for Waste Management. It has taken some 20 years to identify the Benmore Crescent site. This difficulty stems from the shortage of larger sized pieces of land that are located in proximity to infrastructure, have suitable ground contours, and are viable for industrial activities.
8. The Benmore Crescent site is suitable for industrial zoning, and subsequently industrial development for the following reasons:
 - (a) It is highly accessible to State Highway 2. Accessibility directly influences the productivity of a range of industrial activities.
 - (b) There is a minimal risk of reserve sensitivity effects arising from the development. Industrial activities are generally not sensitive to effects from the railway line or State Highway, both of which are in proximity to the Benmore Crescent site. The industrial zoning manages potential reverse sensitivity effects on these regionally significant pieces of infrastructure.
 - (c) The site is flat and has suitable dimensions to allow for industrial activity.
 - (d) The site is able to be utilised despite being dissected by the Wellington Faultline. A relatively large portion of the site cannot be built on for this reason. Industrial activities are able to use the area outside the earthquake Faultline no-build line for buildings and the area within the Faultline area for yard-based activities. As such, the change to industrial zoning allows the site to be used more efficiently.
 - (e) Effects of flooding from Awa Kairangi can be managed. As a result of the recent consents, the ground level of the site is to be raised above the 1 in 440 year probability-modelled flood plain. Flooding risk is further mitigated by the non-habitable nature of industrial activities.
 - (f) The site is surrounded by other urban uses, open space zoning, transport routes (railway / State Highway 2) and is able to mitigate / avoid any effects from its location in proximity to a residential zone.
 - (g) Industrial zoning is an efficient and effective land use to achieve the objectives and policies of the District Plan. The earthquake Faultline and location adjacent to Hutt River means the site it is likely not viable for residential development. The use of the site for productive rural activity is also limited due to the land size and the urban uses surrounding the site. Further, the site is currently zoned Rural despite being isolated and physically separated from other rural or rural residential-zoned land.

- (h) Amenity effects to the Hutt River Trail, adjacent to the site, can be managed through edge planting. The trail already passes by several industrial sites and part is adjacent to State Highway 2. The development of this site will not change the overall Hutt River Trail experience.

Port Road and Seaview Road

9. Waste Management supports the Heavy Industrial Zone proposed at its Port Road and Seaview Road sites and seeks that this zone remains in any notified version of the District Plan.
10. Waste Management considers provisions applying in this zone should appropriately accommodate heavy industry, and any ancillary activities. These provisions should recognise that while industrial activities seek to internalise effects as much as possible, they can from time-to-time result in discharges beyond site boundaries. While Waste Management seeks to internalise all of its effects, this cannot be guaranteed. The District Plan needs to recognise this.

Draft District Plan provisions

11. Waste Management makes the following comments on the draft provisions concerning:
- (a) mandatory notification;
 - (b) definitions under the District Plan;
 - (c) non-industrial activities within the industrial zone; and
 - (d) residential provisions.

Mandatory notification

12. The draft District Plan states that applications for some activities, including sensitive activities which are ancillary to an industrial activity (Rule GIZ-R20), and integrated retail activities (Rule GIZ-R21) require public notification.
13. There may be situations where mandatory notification would not be effective or add value to the decision making process, such as for isolated sites where effects are limited to the immediately surrounding sites. In this circumstance, limited notification would be more appropriate.
14. Waste Management suggests these provisions should be amended to state (with amendments shown in red):

public notification is required for any application under this rule, **unless the applicant can demonstrate exceptional circumstances that mean notification will not provide any benefit to the decision maker and that effects are no more than minor.**

Definitions

15. Waste Management supports the current definition of "industrial activity"¹ as it generally captures waste management facilities.
16. Waste Management seeks for the definition of "heavy industrial activity" to be amended to remove subjectivity caused by its current reference to offensive or objectionable noise, dust, or odour.
17. "Offensive odour" is defined as occurring when an odour can be detected and is determined to be offensive by one or more observers; including at least one Hutt City Council enforcement officer. Rule GIZ-R24 outlines that activities resulting in odour or fumes are permitted activities where there is no offensive odour or fume nuisance beyond the boundaries of the site. If compliance is not achieved, the odour / fumes will be a non-complying activity. There are no definitions of "offensive / objectionable noise" or "offensive / objectionable dust".
18. Activities are generally defined at the time they are established, rather than when resource consent is applied for. The definition of offensive odour cannot be applied prior to the operation of an activity, as it is uncertain whether observers would consider a particular odour "offensive". This definition of offensive odour is therefore difficult to apply at the time of a resource consent application. Waste Management seeks that the use of the word offensive odour is clarified to remove subjectivity and make it clear whether or not an activity will come within it, or for this definition to be deleted. There are already appropriate provisions and standards proposed in the draft District Plan which cover the risk of noise, dust, or odour. For example, most activities likely to generate odour and dust are captured in the definition of offensive trade that forms part of heavy industrial activity.
19. The definition of "infrastructure" has the same meaning as in section 2 of the RMA. This definition does not recognise waste infrastructure. Waste Management seeks an amendment to this definition to explicitly include the waste infrastructure network. Safely managing waste is an essential service and is critical to protecting the health of communities and the environment. It is also a fundamental part of enabling crucial construction (including housing development) and industrial activities. The definition of infrastructure in the District Plan must capture both core waste infrastructure assets and activities, and any ancillary activities critical to the functioning of this infrastructure. Given the limited definition of infrastructure under the RMA, district or regional resource recovery or waste disposal facilities were specifically recognised in the definition of "infrastructure" in the Natural and Built Environment Act 2023.

Non-industrial activities in Industrial Zones

20. Waste Management seeks that the District Plan recognise that in limited circumstances ancillary retail and cafes may be appropriate in an industrial zone. For example, some modern resource recovery parks include a second hand goods store. It is logical for second hand stores to be located within the resource recovery

¹ Which "means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity."

park to efficiently minimise waste and limit the transportation of recovered second hand goods.

21. In regard to cafes; repair cafes have been emerging as a part of resource recovery parks, where people can bring goods to be repaired and utilise the cafe at the same time. In addition, a café / food retailer onsite is able to cater to the number of people employed by industrial activities in the area. These repair cafes should be distinguished from stand-alone retail or cafes that are not related to the main activity. That said, very limited stand-alone food and beverage may be appropriate in the Industrial Zone, where those zones are not in proximity to Commercial Zones.

Residential provisions

22. Waste Management suggests that the management of waste may be a useful matter of discretion for multi-unit developments provided for in residential zones. Matters of discretion could include an assessment of whether the development will be able to provide waste services. Factors that will be relevant is whether there is sufficient space on the berm for rubbish and recycling bins to be collected, and whether sufficient space has been made for truck access.

Conclusions

23. Waste Management is open to engaging further with the Council on matters raised in this submission if that would assist the Council. If there is an opportunity to speak to the submission, Waste Management would be willing to do so.

Name: **Jim Jefferis**
Head of Environment and Consents

Date: 15 December 2023

Address for Service: C/O Jim Jefferis
Waste Management NZ Ltd
Private Bag 14919
Panmure
Auckland 1741

Email: jjfferis@wastemanagement.co.nz

From: [REDACTED]
To: [Nathan Geard](#)
Subject: Re: [EXTERNAL] District Plan review - opposition of the rezoning of Benmore Cres to Industrial
Date: Monday, 29 January 2024 11:27:07 am
Attachments: [image0.ipeg](#)

Hi Nathan,

Further to my submission and opposition to the rezoning of Benmore Cres from rural to industrial being inappropriate, it has been flagged many times that Manor Park can not accommodate large truck and trailer units, especially if they miss their turn, there is nowhere else in Manor Park that they can turn around, last night was a prime example where a countdown truck made a wrong turn and didn't pay attention to the no exit signs and proceeded down Mary Huse Grove, only to discover he couldn't get out. Unfortunately for the driver he didn't listen to members of the neighbourhood who told him he needed to reverse the truck the entire way back down the street, and instead he proceeded to try and attempt turning around in the culdersac, and proceeded to get his truck completely stuck, blocking access to 5 houses for over an hour while he attempted to get out. Thankfully the neighbourhood was empathetic and helped the driver in any way they could by moving cars parked on the road and allowing him to drive his truck over their lawns and footpath to get out. Furthermore he required guidance from a member of the community to get out of Manor Park at the flyover and to get back into SH2 towards Lower Hutt, as he was unable to make the left turn out of Manor Park, so instead needed to complete a full loop to head south. I have a very lengthy video of the incident if you require it, but please see photo attached.

Manor Park is a long standing residential neighbourhood and industrial activities are not in keeping with the environment, nor does the neighbourhood have facilities to be able to support industrial activities and incidents like this that seem to be happening more frequently of late.

If you would like the video or any further details, please don't hesitate to contact me.



Sent from my iPhone

On 18/01/2024, at 8:29 am, Nathan Geard <Nathan.Geard@huttcity.govt.nz> wrote:

Good morning

Thank you for your email.

This email is confirmation that your feedback has been received.

Kind regards

Nathan

Nathan Geard
Policy Planning Manager

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6996 M: W: www.huttcity.govt.nz

<mime-attachment.png>

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From: [REDACTED]

Sent: Wednesday, January 17, 2024 8:18 PM

To: District Plan Review Team <district.plan@huttcity.govt.nz>

Subject: [EXTERNAL] District Plan review - opposition of the rezoning of Benmore Cres to Industrial

To the District Plan Review Committee

Please accept this as opposition to the proposal to rezone the land in Benmore Cres Manor Park from Rural to General Industrial.

Manor Park is a uniquely special place that I have had the privilege to call my home for 39 years. I grew up in Manor Park, and because of the lifestyle and community, it is where I chose to purchase my current home 22 years ago and raise my own family, so that my children could grow up and have the same childhood experiences that I had. Manor Park is a safe and caring community of young and old.

Manor Park is often referred to as 'Lower Hutt's best kept secret' due to its park like surrounds, 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 where we were awarded a significant grant from Predator Free NZ to implement. Many of the residents in the

community are long standing residents, some who have lived here for over 60yrs, and many that are generational home owners who like myself grew up here and have chosen to raise their own children here. On the very rare occasion that a house is put up for sale, it is sold incredibly quick, with many real estate agents having a database of buyers wanting to secure property in Manor Park. 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 elderly feel safe to play and explore and walk freely throughout the neighbourhood without the risk of being hit by speeding drivers or threatened by unruly characters

Part of what makes Manor Park so special is the beauty of its natural park like surrounds, native trees, native birds, 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, and the community have been working incredibly hard alongside Manor Park Golf Sanctuary to protect this environment and encourage the return of native species to the neighbourhood through pest free initiatives, and this has proven very successful with the recent discovery by GWRC of 3 different native fish (in addition to the eels) in the stream flowing through the neighbourhood, as well as NZ falcons nesting, and hundreds of native geckos being released by forrest and Bird in the area.

Changing the zoning of Benmore Cres from rural to general industrial will significantly change and impact the environment, natural outlook, typography and geography of the neighbourhood all for the worse, in addition it will significantly impact the mental health and wellbeing of the residents of Manor Park who chose to live here due to the calming naturalistic environment . Already with the approved earthworks consent we have noticed an increase in rats, and reduction in native birds, significant amounts of trees and vegetation have been removed and replaced with large open space of dusty plains. The earthworks have already created huge amounts of stress, anxiety, anguish and impacted mental health and wellbeing of residents of Manor Park through the continual noise, vibrations, dust and traffic. We can no longer sit outside and enjoy a cup tea in our own backyards and listen to the birdsong, this is replaced by the constant rumble and vibrations of diggers and compacting rollers, and our tea is now filled with fine dust, and this will only continue to increase should this land be approved to be rezoned as general industrial.

Benmore Cres has a stream that runs through the property and feeds directly into the Hutt River and is home to native eels, and I am sure would also be home to the same species of native fish recently discovered in the neighbouring stream, this also feeds into the Taita Gorge aquifer and our drinking water. By allowing industrial activities to occur on this site it increases the risk of toxins and pollutants to leach into the stream and then the Hutt River and our drinking water. The site has always been permeable land, allowing rain water to naturally soak through the land, but industrial activities will result in the site being sealed, and the removal of the permeable surfaces, where is all the rain water run off on the ground going to go? most likely into the stream and then the Hutt river, taking with it all the oils, grease and toxins on the ground from the vehicles and machinery that are typically used in an industrial zone. The site also has a major fault line that runs through it, a significant earthquake could easily rupture this fault and open the ground, further allowing toxins and pollutants associated with industrial activities to enter and contaminate the earth.

Currently there is no water supply in Benmore Cres, and the existing residential water supply in Manor Park is already failing, and it has already been identified that our residential water supply would not be sufficient for fire fighting purposes of an industrial site in Benmore Cres. Given the location of Benmore Cres and the proposed industrial zone being with 30m of residential homes and even closer to the neighbouring rail network, if a fire were to break out on this site, it would pose a significant risk to the train infrastructure, and could result in loss of homes and life.

The roading infrastructure to enter and exit Manor Park does not support industrial type vehicles (truck & trailer units) nor are there any facilities suitable to allow a truck & trailer unit to turn around should it miss the turn into Benmore Cres. Currently it is impossible for a truck and trailer unit to make a left turn out of Benmore Cres without crossing over the centre line and into the path of oncoming vehicles, nor can they make a left turn out of Manor Park onto SH2 without illegally cutting over multiple lanes to do so. The residents of Manor Park have recently

worked with the HCC to improve road safety in the neighbourhood by reducing the speed limit to 40km/phr and the addition of yellow lines to prevent parking in areas that impede traffic flow and visibility, yet the proposed industrial zone will bring more traffic into the neighbourhood, as well as heavy vehicles and equipment, taking away the road safety we have worked so hard to implement. Another concern is the backlog of traffic entering Manor Park when the rail barrier arms are down, this can be anywhere from 1-4 mins and it is not uncommon for 7+ cars to back up during peak times, this amount of cars can extend back to the flyover entrance, if you were to add any trucks into the mix or additional cars that are likely to be associated with the industrial activities proposed for Benmore Cres, this traffic will protrude well into the flyover, blocking and impeding traffic moving through from SH2 / SH58. The volume of traffic using the flyover will also increase over the coming months with the pending closure of right turns out of Hebden Cres. Currently exiting Manor Park already has its challenges, as there is a blind corner that prevents visibility of any traffic coming through from the Haywards, and this traffic moves through the flyover at speed, and often in the wrong lanes, if you don't move quickly out of the Manor Park intersection, you run the very real risk of being side swiped by traffic coming from Haywards Hill. Several truck drivers I have spoken to have commented on how unsafe this exit from Manor Park is, and say it is only a matter of time before a significant accident occurs here.

Whilst I do agree that the land down Benmore Cres shouldn't be zoned rural, I feel that a general industrial zone is not appropriate or in keeping with the neighbourhood or surrounding environment and natural outlook that Manor Park has always had and that an urban zoning that allows for activities that compliment the existing residential community and park like surrounds and nature of Manor Park is a more appropriate use of the land. **Park** is in the name of Manor Park and Manor Park truly lives up to its name with the park like surrounds, and the golf sanctuary that was established 100 yrs ago, and this environment should be respected and maintained.

I will be incredibly disappointed if the Hutt City Council make the decision to rezone this land as general industrial as this will impact every single person who lives in Manor Park, as well as all recreational users of the neighbourhood (walkers, runners, cyclists, golfers, kayakers, dog walkers) It will significantly change and impact the environment that we all know, love and enjoy and will impact the mental health and wellbeing of everyone who lives and visits this beautiful neighbourhood.

Kind regards,

[REDACTED]

[REDACTED]

Manor Park

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From: [REDACTED]
To: [District Plan Review Team](#)
Subject: [EXTERNAL] District Plan Review - Proposal to Rezone Benmore Crescent, Manor Park
Date: Monday, 8 January 2024 11:03:33 am

Hello

I email in regards to the proposal to rezone the land in Benmore Crescent, Manor Park from Rural to Industrial. I oppose this proposal.

I have serious concerns around this proposal and the impacts it will have on our well established and long standing residential community. Other concerns are below

Safety concerns with the Flyover

- When exiting Manor Park, there is a blind corner that prohibits any visibility of traffic coming through the flyover from Haywards, which is often at speed, resulting in people exiting Manor Park needing to take unnecessary risks on a daily basis
- When traffic comes around the flyover from Haywards or Upper Hutt to head south, the flyover splits into 2 lanes, which is confusing and is not adhered to or used correctly by motorists (including police officers), resulting in last minute and unsafe lane changes and cutting across traffic, also putting motorist trying to turn left out of Manor Park at risk.
- With the imminent closure of Hebden Cres/SH2 right turns, this is going to result in even more traffic, including large trucks using the flyover to head south, further increasing the risk and challenges in getting into and out on Manor Park safely. This will require trucks to use a slip lane to enter the ramp into the flyover, but then also cutting across 2 lanes of traffic to be able to turn right.
- Several truck drivers have also confirmed that even at their elevated height, they struggle to be able to see traffic coming through from the Haywards when exiting Manor Park, and say it is only a matter of time before a serious accident occurs.
- Due to the steepness of the off ramp into Manor Park, truck drivers have confirmed that the weight of their trucks when fully loaded makes it unsafe for them to come down without using their engine breaks, and whilst they know it is noisy and disruptive to the residential neighborhood, it is a safety concern and requirement for them.
- At times there can be a large tail of traffic banked up the ramp when the rail crossing barrier arms are down. If more than 8 vehicles or large trucks were caught up in this tail, traffic could easily extend back into the flyover, impeding traffic flow through the flyover

Roading Infrastructure does not support the types of traffic and vehicles associated with industrial activities

- Currently it is not possible for large trucks to safely and legally make a left turn out of Benmore Crescent without crossing over into the lane of oncoming traffic, coupled with a blind corner, and often a tail of traffic backed up waiting at the rail crossing makes this turn very unsafe.
- Currently it is not possible for large trucks to safely and legally make a left turn out of Manor Park onto the flyover to head south onto SH2 without crossing over and using the right turn lane in order to turn left
- If a large truck were to miss the turn into Benmore Cres, there is no provisions for them to be able to turn around safely elsewhere in Manor Park.
- As mentioned above, the steepness of the ramp into Manor Park poses safety concerns with large fully laden trucks, requiring them to use engine brakes.
- There is currently no provisions for a right turn/give way lane into Benmore Cres, and when large fully loaded trucks come into Manor Park, they frequently do

not/can not stop to give way to through coming traffic on Manor Park Rd.

Impacts on the community & environment

- Manor Park is a long standing residential neighborhood that is bordered by serene walks, cycle trails, Te Awa Kairangi and Manor Park Golf Sanctuary which was established 110 yrs ago. We have an abundance of native birds, lizards, eels and trout and the community are working hard to protect these through our Pest Free Manor Park initiatives. Having the land re-zoned as industrial will destroy natural habitats of the fish & fauna in the area, it will likely increase pests & rodents, and increase the likelihood of rubbish and pollution run off into neighbouring streams and waterways that feed into Te Awa Kairangi and the Taita Gorge aquifer
- The proposed land to be re-zoned is in some places is less than 30m from neighboring residential properties in Mary Huse Grove, an industrial zoning will change the environment we live in significantly, impacting our quality of life and wellbeing, we will no longer be able to enjoy the typography and outlook of the natural environment, or enjoy the peace and tranquility of our own homes and back yards.
- An industrial environment will take away the natural permeable surfaces of approx 13ha land, resulting in significant amounts of water to run off and will need to be distributed elsewhere, increasing the risk of this entering our waterways
- Manor Park is also home to a large private hospital, care facility and IHC supported living homes, as well as many young children and retirees, all who enjoy the safety and serenity that Manor Park offers, especially being able to walk, play and ride bikes freely without the risk of increased traffic and heavy vehicles/trucks on the roads.

Water Supply

- Currently Manor Park has a failing water infrastructure, with frequent burst mains, particularly down Mary Huse Grove, which often results in water being cut off for extended periods time to accommodate repairs.
- Currently there is no water supply down Benmore Crescent, but we are aware that the developer of this land is planning on tapping into the residential water supply at the top of Mary Huse Grove.
- The Developer of the land has also already identified that the residential water supply is not sufficient for fire fighting purposes. This is putting the neighborhood, and the rail network at risk should a fire break out.
- The HCC have identified that the Manor Park / Haywards reservoir / emergency water supply as it not sufficient for the population of Manor Park & Haywards as it currently stands, and needs to be tripled in capacity. An industrial zone will put even greater pressure on this water supply.

Whilst I appreciate that historically the land has been used for small light commercial businesses such as nurseries, orchards, LOTR film site, lumber yard, Paint Ball adventure games, transportable pine cone cabins, and concrete culvert storage, these were all non disruptive ventures that did not produce any noise, smell, pollution or rubbish, and they had very limited operational hours and did not generate an excessive increase in traffic or require any heavy vehicles or trucks.

Thank you for taking the time to consider my concerns.

Kind regards,

██████████

Manor Park

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From: [REDACTED]
To: [District Plan Review Team](#)
Subject: [EXTERNAL] Opposition to re-zoning at Benmore Crescent
Date: Tuesday, 30 January 2024 8:24:02 pm

To whom it may concern

I am writing to voice my opposition to the proposed rezoning of rural land in Benmore Crescent.

I feel the rezoning to enable the rural land to become industrial will be a major disservice to the local community and wildlife as well as a potentially expensive exercise.

Sincerely
[REDACTED]

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From: [REDACTED]
To: [District Plan Review Team](#)
Subject: [EXTERNAL] Benmore cres transfer station
Date: Wednesday, 15 November 2023 8:37:28 pm

Hi my name is [REDACTED]

I am a resident of Manor Park. I live on [REDACTED]

[REDACTED]
I live here with my wife and [REDACTED] of [REDACTED] with a [REDACTED] on the way.

We recently purchased our first home and have moved to manor park in November [REDACTED]

We moved to manor park because it is a very nice community. No crime, away from the main city and easy access to the motorway. Nice scenery by the riverbank and a lovely golf course. It's a nice community here. This is our sanctuary

How is that Hutt city council have Given consent to build a transfer station without asking the residents? I pay \$ [REDACTED] in Hutt city council rates a year and they have given consent without asking anyone as if no ones opinion here matters. Everything that I listed as to why we moved here and why every other resident of manor park lives here will go out the window

There are so many devastating effects that this transfer station will bring to every resident that lives in manor park

- Smell
- Fumes
- Dust
- Toxic waste
- Noise
- Traffic
- Trucks
- Rodents
- Seagulls
- House value

We were told that this transfer stations effect will be very minor to residents.

It is very major. House value will go down. No one will want to buy in manor park anymore. The traffic is already horrendous by the over bridge. Imagine when they add a transfer station.

That is supposed to support 140 work vehicles and trucks every day.

Also rubbish trucks drop rubbish everywhere they leak rubbish liquids. It will turn our lovely sanctuary into a rubbish dump.

You are trying to say it's just for recycling and clean rubbish. This is not the case. I

use the transfer station in Seaview and the smell is disgusting.

We do not want that smell in manor park.

From my back yard I can see the transfer station, it's about 40 meters away. Im not going to want my baby and my kids playing in the backyard.

When you can smell toxic rubbish. There will be dust flying around everywhere. Do you think this is safe for kids? Not at all. There's research that's been done that proves living next to rubbish sites makes people sick.

Go build the transfer station somewhere where it's not right on people's door step.

The one in Seaview and the one in silverstream are are no where near people's houses.

What made anyone think this was okay?

I'm appalled that this has been given the go ahead without asking any residents of manor park. I am a rate payer and I pay a lot to live here as does everyone else. No one in manor park is happy with this. We do not want this to go ahead.

You answer me this question. Would you be happy with your lovely home that you have just purchased in a nice quiet neighbourhood.

To be bombarded with a transfer station.

That smells putrid from where you live.

With hundreds of trucks and vehicles coming in and out all day every day of the week.

With toxic fumes and dust flying everywhere. With machinery operating all day disturbing people crushing rubbish and digging holes.

Seagulls and rodents everywhere. The traffic is going to be mayhem every single day.

Absolutely disgusting. This can not go ahead. Build it somewhere else. There is plenty of other industrial land where this can be built away from residents and away from tax and rate payers.

My house value will be cut by 25%

no one wants to live where there is a rubbish site. I've worked very hard for the last 11 years in roofing since I finished high school at 17. And have saved every penny to afford to buy my family a [REDACTED] million dollar house. To be let down with such bad news. That is going to affect my house, my neighbourhood and my family.

Regards

[REDACTED]

From: [REDACTED]
To: [District Plan Review Team](#)
Subject: [EXTERNAL] Annabell Gr - Draft district plan
Date: Sunday, 3 December 2023 10:16:38 am
Attachments: [Screen Shot 2023-12-03 at 10.00.30 AM.png](#)
[Screen Shot 2023-12-03 at 9.59.53 AM.png](#)
[Screen Shot 2023-12-03 at 10.10.14 AM.png](#)

Hi,

I'm emailing regarding 25 Annabell Gr, Haywards, and surrounding areas.

Thank you for updating the zoning of 25 Annabell Gr, Haywards to residential.

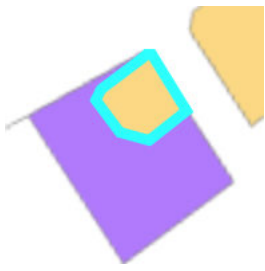
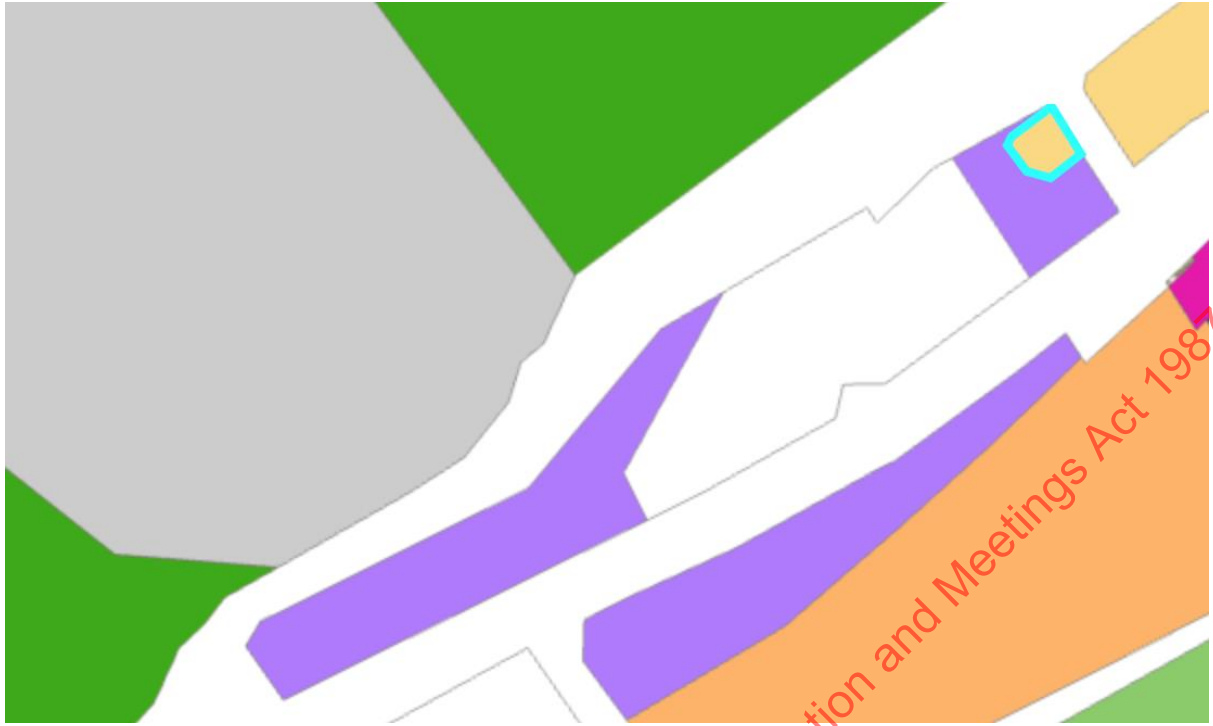
I am unsure why the surround areas are being rezoned to industrial though.
As they are a planting done to deduce road noise.

Please see the images attached.

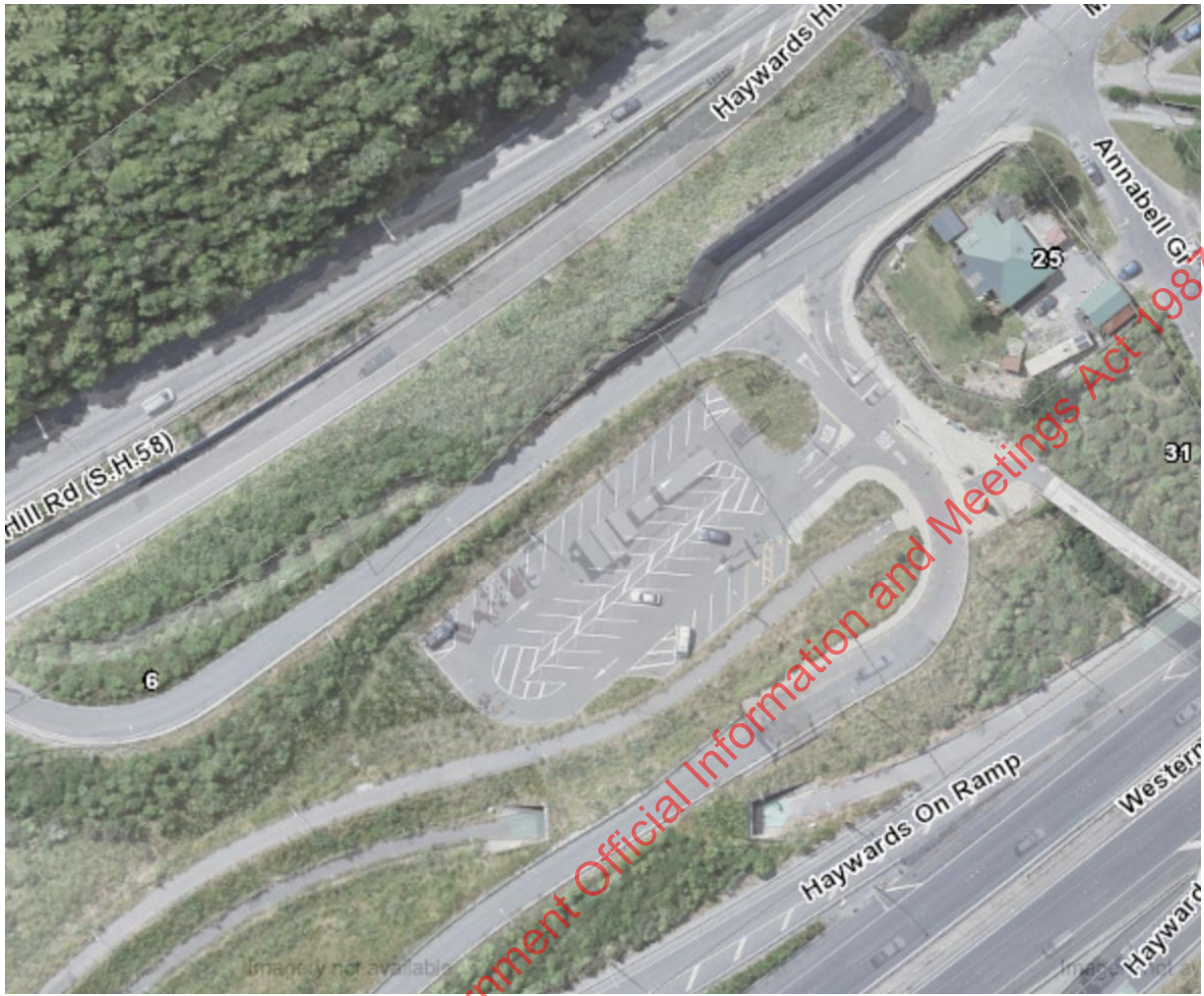
I look forward to hearing from you.

Thanks,
[REDACTED]

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