

IN THE MATTER OF:

The Hearing for the Upper Hutt City IPI Process and the partial rezoning of 57 Kiln Street, Upper Hutt Proposed Plan Changes to the Upper Hutt City Council District Plan Planning for Growth – Intensification Planning Instrument (IPI) Submission

Name of submitter:

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Background

1. Farrah's Bread Family Trust has requested to rezone the western portion of the property owned by the Trust at 57 Kiln Street, Silverstream from the General Industrial Zone to General Residential Zone. The Council has recommended that this request be rejected.
2. I represent the Farrah's Noise Community Group, consisting of more than twenty different households who remain actively engaged in addressing the ongoing impacts of noise from the factory owned by the Farrah's Bread Family Trust (Farrah's) at 57 Kiln Street, Silverstream.
3. As can be seen at Attachment 1, Farrah's has repeatedly failed to comply with the District Plan, and has been slow to address issues when they have been identified. This history is extremely relevant in considering the likelihood that further issues would arise from rezoning as requested by Farrah's Bread Family Trust.
4. Attachment 2 further highlights the lack of timely action from Farrah's in regard to these proven and repeated breaches. It also notes that this remains an ongoing issue.

Farrah's Bread Family Trust Submission

5. Based on my detailed knowledge of the ongoing noise issues relating to Farrah's, the submission that you have been provided contains a number of statements that would appear to be inaccurate or misleading.

6. Farrah's have continued to breach the District Plan noise limits on numerous occasions since being deemed compliant. UHCC are currently investigating a complaint that aligns with readings taken by Farrah's own monitoring, which show noise levels well in excess of allowable limits. As a result of this ongoing investigation, at the time of writing, UHCC had not accepted Farrah's most recent monitoring report as proof of ongoing compliance.
7. Numerous residents remain impacted by the ongoing noise issues from Farrah's, and complaints regarding the company continue. However, as is regularly reported to UHCC and Farrah's, many residents no longer see any point in complaining due to the lack of action that results from complaints. This is well captured at Attachment 2, which demonstrates the ongoing frustration relating to this company. Despite the hundreds of complaints made against Farrah's, this total is well short of an accurate measure for assessing the impact of this company.
8. Contrary to what was provided in the submission by Farrah's Bread Family Trust, the evidence does not, in my view, support the assertion that they have taken the matter "very seriously". Neighbouring residents remain frustrated by the lack of action and genuine engagement from Farrah's. The prospect of additional homes being subjected to noise from this company is cause for significant concern.
9. The suggestion that "Any future noise issues would be addressed by the noise chapter of the District Plan for a permitted activity, or the new matter of discretion relating to reverse sensitivity effects for residential development that requires resource consent", is of little value given the reluctance that Farrah's has demonstrated with regard to complying with the law in the past.
10. The Farrah's Bread Family Trust submission seeks to compare other properties within the Industrial Zone throughout the City. However, Farrah's themselves have previously noted the challenging nature of the topography associated with this site and the impact this has had on noise levels received by neighbouring properties to the East through to West of their property. Conversely, properties to the North have reported fewer concerns. This property has been the subject of hundreds of times the number of complaints of other businesses in the City. It should be considered on its own merits.

Conclusion

11. Overall, it is my position that the Council Officer was correct to recommend that the submission by Farrah's Bread Family Trust be rejected. Noise from this factory

remains an ongoing issue for many neighbouring residents. The historical behaviour of this entity is also relevant in considering the likelihood of further breaches and the prolonged period that any issues are likely to take to resolve.

This submission is provided by:



Logan McLean

Chairperson - Farrah's Noise Community Group