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[EXTERNAL] Submission Manor Park 30 Benmore Crescent



tony.borra@xtra.co.nz  
To District Plan Review Team

Peter

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Mon 14/04/2025 11:08 am

## Submission on Hutt City Proposed District Plan

Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council Via email to [district.plan@huttcity.govt.nz](mailto:district.plan@huttcity.govt.nz).

### Reference PDP/143 Additional Comments added - Para 9

1. This is a submission by Phillipa BORRA on the Proposed Lower Hutt District Plan 2025 ("PDP").
2. My contact phone number is [REDACTED]
3. My email address for service is [tony.borra@xtra.co.nz](mailto:tony.borra@xtra.co.nz)
4. I cannot gain an advantage in trade competition through this submission. I am directly affected by an effect of the subject matter of the submission that: (a) Adversely affects the environment, and (b) Does not relate to trade competition or the effects of trade competition.
5. The specific provisions of the proposal that my submission relates to are any provisions that will or may apply to subdivision, development and land use at 30 Benmore Crescent.
6. I am concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety. More specifically, I seek that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. I seek any further, alternative, necessary, or consequential relief as may be necessary to fully achieve the relief sought in this submission.
7. I wish to be heard in support of our submission.
8. If others make a similar submission, we will consider presenting a joint case with them at the hearing.
9. Concern is a Health and Safety matter –
  - Vehicle Numbers and Density and Risk to Lives at Peak Times
  - 100 Vehicles stored on site overnight
  - Servicing vast areas – Wellington/Hutt/Porirua/Eastbourne/Petone/Upper Hutt !
  - **Currently** vehicle access into Manor Park is at a standstill at Peak Hours **without the Transfer Station**
  - How will Emergency Vehicles negotiate entry into our community without **PUTTING OUR LIVES AT RISK???**
  - Waste Management Stations throughout NZ are all (but two), located in **Industrial Zones**
  - Within the last few months, serious fires have broken out in two facilities