

FURTHER SUBMISSION ON HUTT CITY PROPOSED PLAN UNDER CLAUSE 8 SCHEDULE 1 OF THE RESOURCE MANAGEMENT ACT 1991

TO: Hutt City Council ("**Council**")

SUBMITTER: Waste Management NZ Limited ("**WM**")

SUBMISSION ON: Hutt City Proposed District Plan ("**PDP**")

Introduction

1. Waste Management NZ Limited ("**WM**") is New Zealand's largest waste and environmental services company. It has a variety of interests in Hutt City, including a hazardous waste facility at 57-59 Port Road, the Seaview Refuse Transfer Station at 27 Seaview Road, and a proposed resource recovery park at 30 Benmore Crescent.
2. WM has an interest in the proposal which is greater than the interest of the general public as it made a primary submission and because the Proposed District Plan provisions impact on the establishment and operation of waste management facilities.

Scope of further submission

3. WM made an original submission on the PDP on 2 May 2025. WM wishes to make a further submission on the PDP. This further submission supports and opposes various submission points as set out in **Attachment 1**.
4. WM could not gain an advantage in trade competition through this submission.
5. We note that a number of submission points appear to relate directly to WM's current resource consent application for a proposed resource recovery park at 30 Benmore Crescent. While we have responded to those submission points in good faith, we consider that using the district plan process to challenge or influence the outcome of a live consent application falls outside the proper scope of this process. The plan-making process should focus on district-wide provisions that are robust, future-focused, and effects-based. Allowing debate on specific resource consent applications during the plan-making process risks distorting the plan framework and undermining confidence in both the plan development and resource consent processes.

Reasons for further submission

6. For those provisions of the PDP that require amendment as sought by WM's original submission, those provisions will not (without the amendments proposed by WM):
- (a) promote sustainable management of resources or achieve the purpose of the Resource Management Act 1991 ("**RMA**") and are contrary to Part 2 and other provisions of the RMA;
 - (b) meet the reasonably foreseeable needs of future generations;
 - (c) enable social, economic and cultural wellbeing;
 - (d) achieve integrated management of effects of use, development or protection of land and resources in Hutt City;
 - (e) enable the efficient use and development of WM's assets and operations, and of those resources; and
 - (f) appropriately achieve the objectives of the Regional Policy Statement, in term of section 32 of the RMA.

Specific reasons for submission

7. Without derogating from the generality of above, the specific reasons for WM's further submissions as set out in **Attachment 1** to this submission.

Decision Sought

8. WM seeks for the submissions which WM supports to be allowed, and the submissions which WM opposes to be disallowed.

9. WM wishes to be heard in support of this further submission. If others make a similar submissions consideration would be given to presenting a joint case with them at any hearing.

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Head of Environment and Consents

Date: 23 July 2025

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ATTACHMENT 1 – WASTE MANAGEMENT NZ LIMITED FURTHER SUBMISSION ON PDP

Original Submitter Name	Original Submitter Number	Submitter Decision Requested	Position	Reasons	Relief Sought
Definitions – Heavy Industrial Activity					
Enviro NZ	323	Amend as follows: "means: <ul style="list-style-type: none"> • an offensive trade, • a significant hazardous facility, • an abattoir, • a refinery, • the storage, treatment, or disposal of waste materials, including any waste transfer station or resource recovery park, and • the composting of organic materials or <u>organic waste</u>, excluding composting undertaken on the site from which the material is sourced, of up to 10m³ in volume. or any other industrial activity that creates offensive and objectionable noise, dust, or odour, or elevated risks to people's health and safety."	Oppose	<p>WM 's original submission is that waste management activities including organics processing and composting should be excluded from the definition of heavy industrial activity.</p> <p>Waste management activities and composting within the definition is inappropriate because:</p> <ul style="list-style-type: none"> - These activities are managed and where managed appropriately do not create offensive or objectionable noise, dust or odour, or elevated risks to people's health and safety. - Waste management activities require consent in all zones, which provides the opportunity to ensure effects are managed. <p>The adverse effects that result from waste management activities are lesser in magnitude and scale than other activities forming part of the definition. The framework applying to heavy industrial activities is therefore unnecessarily restrictive to management the effects of waste management activities</p>	Disallow
Definitions Infrastructure					
Envrio NZ	323	Amend to add to the list: "m. district or regional resource recovery or waste disposal facilities".	Support in part	WM is an important part of a well functioning urban environment and is infrastructure. WM's original submission seeks to include landfills, cleanfill,	Allow in part

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				managed fills and waste management facilities. WM sought a new definition of waste management facility that includes resource recovery parks.	
Definition Regionally significant industry					
Enviro NZ	323	Amend to add "The Silverstream landfill and regional resource recovery facilities" to list.	Support in Part	WM supports landfills and resource recovery parks being added to the definition. However, considers the definition should be broadened to include landfills, cleanfills and managed fills; and waste management facilities. This ensures that all facilities essential to a well functioning region are captured, including any future facilities.	Allow in part
New Definitions					
Enviro NZ	323	Add a new definition for "landfill" as "Means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas."	Oppose	WM do not oppose a definition of landfill. However, the definition should exclude closed landfills. If landfill is defined, a separate definition should be provided for closed landfills and there are different considerations for the management of effects.	Disallow
Enviro NZ	323	Add definition for "Organic waste" as "biodegradable matter, such as food scraps, garden cuttings, grass, and branches, that can be accepted at an organics processing facility or facilities. In the context of this WMMP, biosolids is excluded from this definition"	Support	The definition accurately covers organic waste.	Allow
Definition – Temporary Activity					

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Manor Park and Haywards Residents Community Incorporated Society	377	Amend definition to exclude "construction activities" from being captured in the definition.	Oppose	Construction activities are by their nature a temporary activity and should not be treated as a permanent activity within the planning framework.	Disallow
Definition Significant Hazardous Facility					
Fire and Emergency New Zealand	374	Amend definition as follows: "Means any facility which involves one or more of the following activities: 1. Use and Manufacturing of hazardous substances (including industries using or manufacturing agrochemicals, fertilisers, acids/alkalis, solvents or paints), ... 16. Asphalt/bitumen manufacture or storage. 17. <u>Laboratories,</u> <u>18. Mainfreight,</u> <u>19. Ports,</u> <u>20. Universities,</u> <u>21. Fine chemical users or producers,</u> <u>17. The storage and/or use of radioactive materials or radiation sources.</u> <u>18. The storage and/or treatment of hazardous substances at</u> <u>waste disposal, reuse or recycling facilities (including e</u> <u>lectronic</u> <u>waste and items containing disposal batteries) or the s</u> <u>tockpiling</u> <u>of hazardous substances awaiting reuse, recycling, or t</u> <u>reatment at such facilities).</u>	Oppose	The proposed amendment is ambiguous. WM is not opposed to a facility where electronic waste and batteries are stored and treated being included within the definition. However, resource recovery parks, landfills and transfer stations, where these goods may be accidentally included in solid waste entering the facility should not be included within the definition. If the submission is to be allowed it needs to be refined. The current reference to the storage and or use of hazardous substances at waste disposal, reuse or recycling facilities is too broad and not related to risk. In its current form it could capture any facility where hazardous substances with minor risk are used (for example cleaning products). Inclusion of such facilities in the definition of significant hazardous facility would be inefficient.	Disallow

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		<p><u>The following activities are not considered to be significant hazardous facilities:</u></p> <ul style="list-style-type: none"> • <u>the incidental use and storage (including for disposal) of hazardous substances for emergency service activities.</u> <p>"</p>			
INFS-01					
Envrio NZ	323	Amend as follows: "Land use and development is integrated with the provision of infrastructure, including transport and three waters services, <u>waste facilities</u> and open space"	Support	Waste facilities are a vital part of the functioning of an urban area.	Allow
INFS-02					
Manor Park and Haywards Residents Community Incorporated Society	377	Seeks amendments to objective or a new objective which addresses protecting existing residential communities from incompatible land use and development. (Refer to original submission).	Oppose	The existing plan framework already provides for the management of adverse effects on residential communities. Introducing additional objectives focused on "compatibility" risks creating vague or overly restrictive provisions that may constrain essential infrastructure without improving environmental outcomes.	Disallow
INF Infrastructure					
Enviro NZ	323	Amend as follows: "This chapter outlines the provisions of the District Plan that relate to the operation and development of infrastructure. Infrastructure enables a community to undertake its everyday activities and functions and allows people to provide for their social and economic wellbeing, and their health and safety. The infrastructure managed through this chapter include those defined as infrastructure under <u>this Plan section 2 of the Resource Management Act. Only the objectives and policies in this chapter apply to the dist</u>	Support	The submitter seeks that waste management facilities be included in the definition of infrastructure. The proposed amendment is to make it clear that the objectives and policies of the infrastructure chapter apply to waste management facilities, but not the rules within the chapter (the latter being contained within a separate submission point below). WM supports the intent of the amendment proposed that is to make it clear that waste	Allow

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		<u>istrict or regional resource recovery or waste disposal facilities (including the Silverstream Landfill)."</u>		management facilities should be regulated by the same objectives and policies as other infrastructure. WM suggests that if this submission point is allowed then 'and not rules' should be added, to make it clear that there may be objectives and policies in other chapters of the plan applicable to waste management activities.	
Enviro NZ	323	Under "Relationship with other chapters", add "Rules for district or regional resource recovery or waste disposal facilities (including the Silverstream Landfill)" to the list of things the chapter does not have provisions for	Support	As above WM supports the intent to clarify the relationship between the infrastructure chapter and other chapters of the Plan.	Allow
Transport					
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	Seeks site specific provisions for 30 Benmore Crescent: - An upper limit for total traffic generation, rather than use of the high trip generator	Support	WM supports an upper limit for movements from 30 Benmore Crescent, rather than the high trip generation rule proposed.	Allow
Natural Hazards					
Morgan Phillips	126	Seeks that any form of [sic] or transfer station on the banks of the Te awa Kairangi Hutt River does not occur (inferred, refer to original submission)	Oppose	This submission point does not relate to natural hazards and does not seek any amendment to natural hazard provisions. Notwithstanding this, transfer stations are significant infrastructure, important to ensure a well functioning urban area. Potential effects of waste management facilities can be managed with the appropriateness of management measures assessed during a consent process. Any prohibition of waste management facilities would be contrary to the sustainable management of resources.	Disallow

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Te Kārearea Ltd and Rosco Ice Cream Ltd	447	Seeks site specific provisions for faultline hazard for 30 Benmore Crescent.	Support	The Faultline through 30 Benmore Crescent has been assessed and it is appropriate for Plan rules to reflect the most up to date, site specific information.	Allow
Noise					
Manor Park and Haywards Residents Community Incorporated Society	377	Seeks amendments to these rules which ensures noise and vibration emitted from use of heavy vehicles / machinery is monitored on the site boundary, with HCC being able to require results of the monitoring at its discretion.	Oppose	Proposed District Plan rules require noise to be measured in accordance with NZS 6801:2008. Rules should reflect best practice and the reference to NZ standards is most appropriate in this context, rather than prescribing a location (e.g. site boundary) that may in some cases conflict with the standard or not reflect best practice. It is unclear whether the submission is that noise should be continually monitored. Such a requirement would impose significant compliance costs on activities where noise levels are met (e.g. those not requiring consent for noise emission) and is inefficient.	Disallow
		Seeks amendments that require vibration to not be discernible on any residential land outside the subject development	Oppose	The amendment requires subjective assessment as it is subject to an individual's ability to discern vibration and determine the source of that vibration. In an urban environment, vibration can be generated from multiple sites including roads. Vibration from a specific activity must therefore be assessed objectively. It is appropriate for rules to be based on effects. Discernable vibration does not	Disallow

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				have an unacceptable adverse effect in all cases.	
		Seeks amendments that identify a "Discretionary" activity status for vibration which is discernible outside the subject development site.	Oppose	As noted above, activity status should be based on objective measures of effect, not whether vibration is subjectively discernible. The proposed change introduces uncertainty and is not effects-based.	Disallow
Zones					
John Harrison	371	Add a policy for each of these zones classifying cleanfills, landfills and solid waste transfer stations, located within 500m of a residential zone, non-complying	Oppose	This blanket approach is overly restrictive, as it fails to account for the actual or potential effects of individual proposals, which can vary significantly depending on site context, design, mitigation measures, and operational management. The proposed threshold is arbitrary. The activity status of waste management activities in the Proposed District Plan (as amended by WMs primary submission) allow for effective assessment of potential effects, including noise, traffic, and amenity, and allow for case-by-case decisions that must be assessed against the receiving environment. A non-complying status in all cases is inconsistent with effects-based planning and risks frustrating important infrastructure that supports urban growth and waste minimisation objectives. It also fails to account for land use in between residential areas and the waste management facility.	Disallow
Deborah Harrison	372	Add a policy for each of these zones classifying cleanfills, landfills and solid waste transfer stations, located within 500m of a residential zone, non-complying	Oppose		Disallow
Penny Birchall	373	Add a policy for each of these zones classifying cleanfills, landfills and solid waste transfer stations, located within 500m of a residential zone, non-complying	Oppose		Disallow
Manor Park and Haywards Residents Community Incorporated Society	377	Seeks, in the circumstance that 30 Benmore is rezoned from the General Rural Zone, that the new zone includes a "Non-complying" activity status for cleanfills, landfills and solid waste transfer stations within 500m of a residential zone. (Refer to original submission).	Oppose		Disallow
Manor Park and Haywards	377	Add a policy to zone chapters that directs prevention or avoidance of landfills, waste transfer stations, and	Oppose		Disallow

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Residents Community Incorporated Society		waste recover park activities within 400m of an existing residential zone.			
Medium Density Residential Zone					
Enviro NZ	323	Amend to add "7. incorporates adequate space for waste storage and collection" as a listed design outcome	Support	The amendments proposed ensure effective and efficient waste storage and collection is considered for new development.	Allow
Enviro NZ	323	Amend as follows: "... 4. Ensure that activities have storage and servicing areas (including waste) that: ..."	Support		Allow
Enviro NZ	323	Amend to add "MRZ-S12 Waste Management" to the list of standards with which compliance needs to be achieved to be a permitted activity (see submitter's relief in SP)	Support		Allow
Enviro NZ	323	Amend to add "MRZ-S12 Waste Management" to the list of standards with which compliance needs to be achieved to be a permitted activity (see submitter's relief in SP)	Support		Allow
Enviro NZ	323	Add new standard "Waste Management": "1. Each independent dwelling unit shall provide a waste management area with a minimum area of 1.5m ² and a minimum dimension of 1 metre in any direction, except: a) Where a communal waste management area is provided to accommodate bulk collection from within the site; 2. Waste management areas must be screened so they are not visible from a legal road, ground floor of adjoining residential sites..."	Support		Allow
High Density Residential Zone					
Enviro NZ	323	Amend "... 7. Is integrated with existing and planned infrastructure including waste storage and collection"	Support	The amendments proposed ensure effective and efficient waste storage and	Allow

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		Amend to add "7. incorporates adequate space for waste storage and collection" as a listed design outcome	Support	collection is considered for new development.	Allow
		Amend "... 4. Ensure that activities have storage and servicing areas (<u>including waste</u>) that: ..."	Support		Allow
		Amend to add "HRZ-S12 Waste Management" to the list of standards with which compliance needs to be achieved to be a permitted activity (see submitter's relief in SP	Support		Allow
		Amend to add "HRZ-S12 Waste Management" to the list of standards with which compliance needs to be achieved to be a permitted activity (see submitter's relief in SP	Support		Allow
		Add new standard "Waste Management": "1. Each independent dwelling unit shall provide a waste management area with a minimum area of 1.5m ² and a minimum dimension of 1 metre in any direction, except: a) Where a communal waste management area is provided to accommodate bulk collection from within the site; 2. Waste management areas must be screened so they are not visible from a legal road, ground floor of adjoining residential sites,	Support		Allow
Rural Zones					
Shayne Hawtin	36	Seeks that industrial activities like land transfer stations should be confined to areas specifically zoned for industrial use and not within rural zones as a discretionary activity (inferred, refer to full submission)	Oppose	Whether a waste management facility is appropriate in the rural zone depends on the specific proposal, the nature of the site and receiving environment, and the extent to which effects can be avoided, remedied, or mitigated. WM's original submission	Disallow
Liesl Eksteen	136	Seeks that a waste station is not added to the area (inferred, refer to original submission)	Oppose		Disallow

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Lindsay Streefkerk	138	Seeks that a waste transfer station is not allowed in Manor Park (inferred, refer to original submission)	Oppose	seeks a discretionary activity status for such facilities in the rural zone, which is appropriate because it enables a full assessment of effects through the resource consent process. This ensures that proposals are considered on their merits, consistent with the effects-based approach of the RMA. A blanket prohibition would not only be unduly restrictive but would also undermine the ability to provide regionally significant infrastructure in appropriate locations—particularly infrastructure that supports waste minimisation, urban growth, and the wellbeing of communities.	Disallow
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General Rural Zone GRUZ 16 and GRUZ 17					
Murray Carpenter	166	Seeks that landfills and waste transfer stations are not discretionary activities (inferred, refer to original submission)	Oppose	WM's original submission seeks a restricted discretionary activity status for such facilities in the rural zone, which is appropriate because it enables a full assessment of effects through the resource consent process. This ensures that proposals are considered on their merits, consistent with the effects-based approach of the RMA.	Disallow
Teresa Mazzola	306	Seeks that landfills and waste transfer stations are "non-permitted activities within General Rural zones". (Refer to original submission)	oppose		Disallow
Enviro NZ	323	Retain as notified	Oppose		Disallow
Nicole Hawtin	345	Seeks that zoning of 30 Benmore Crescent, Manor Park does not permit discretionary activities such as a waste transfer station or landfill (inferred, refer to original submission).	Oppose		Disallow
John Harrison	370	Amend the activity status to Non-complying	Oppose		Disallow
Deborah Harrison	371	Amend the activity status to Non-complying	Oppose		Disallow
Penny Birchall	372	Amend the activity status to Non-complying	Oppose		Disallow
Manor Park and Haywards Residents Community Incorporated Society	377	GRUZ-16 amend the activity status to "Non-complying" GRUZ-17 amend the activity status to "Non-complying" or delete rule	Oppose		Disallow

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Lynette Congdon	456	Seeks that the provisions of the Proposed District Plan which allow the construction and operation of a Waste Transfer Station are reconsidered (see original submission)	Oppose		Disallow
General Rural Zone – requested new provisions					
Manor Park and Haywards Residents Community Incorporated Society	377	Add the following policy or similar: "Require activities to be compatible with residential activities within adjoining Residential Zones."	Oppose	The focus should be on managing <i>effects at the receiving environment</i> , not requiring cross-zone compatibility in character or land use function. This policy risks being misapplied to unduly constrain essential infrastructure, including waste management facilities, even where those activities can demonstrate that adverse effects on neighbouring zones will be avoided, remedied, or mitigated to acceptable levels.	Disallow
General Industrial Zone					
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	Requested new provisions for 30 Benmore Crescent Manor Park.	Support	The requested provisions are consistent with adequately controlling the effects of activities in Manor Park.	Allow
Maps Natural Hazard Overlays					
Manor Park and Haywards Residents Community Incorporated	377	Seeks amendments to the Flood Hazard Overlay to more accurately reflect hazards affecting 30 Benmore Crescent.	Support	As per WM's original submission the flood hazard maps relating to Manor Park are not accurate and flood information has been updated as a result of recent assessments.	Allow

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ted Society					
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	Seeks that Flood Hazard Overlay which applies to 30 Benmore Crescent is amended to be consistent with the flood modelling information provided to Council for resource consent RM220258 Flood Hazard Overlays should be removed from the property with only the Dry Creek corridor shown as subject to flooding.	Support		Allow
Maps Zoning Residential					
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	Rezone land to General Industrial Zone (rail corridor adjacent to 30 Benmore Crescent).	Support	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.	Allow
Maps Zoning 30 Benmore Crescent					
Multiple	36,38,39, 40, 42, 43,44,46, 47,49,50, 51,55,56, 57,58,59, 60,62,65, 66,68,69, 70,71,72, 73, 74,	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Oppose	We agree with the general intent of the submission — that subdivision, land use, and development should avoid adverse effects on the natural environment and surrounding community. These outcomes are already supported by the RMA and reflected in the PDP’s provisions. However, to the extent that this submission could result in additional site-specific restrictions or bespoke provisions for 30 Benmore Crescent, we consider that would	Disallow

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<p>75, 76, 77, 79, 80, 83, 85, 87, 88,92, 96, 102, 103, 105, 126, 127, 129, 130, 131, 132, 133, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 146, 147, 148, 149, 150, 151, 152, 153, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 170, 172, 175, 176, 177, 179, 180, 185, 186, 188, 189, 191, 192, 193, 198, 201,</p>		<p>be inappropriate. The suitability of development on this site — including potential effects on people, property, the transport network and public spaces — is more appropriately considered through the resource consent process. The plan should provide for district-wide policy and rule frameworks, with site-specific proposals assessed on their merits through consenting pathways.</p> <p>Some of these submissions include specific comment opposing a waste management facility at Benmore Crescent and/ or raising concerns. WM has applied for resource consent for a resource recovery park. The consent process is separate from this plan process. WMs original submission and points in this further submission respond to how waste management facilities should be provided for within the planning framework.</p>	
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	209, 210, 217, 219, 221, 222, 223, 226, 228, 236, 250, 264, 265, 269, 275, 276, 289, 301, 305, 306, 345, 355, 356, 370, 371, 372, 382, 389, 390, 403, 406, 408, 456, 467, 485,				
Aalekha Gomes	30	Seeks that 30 Benmore Crescent is rezoned to mixed-use, residential and light industrial (inferred, see original submission)	Oppose	WM opposes submissions that seek to retain the General Rural zoning of 30 Benmore Crescent or rezone the site to Residential or any zone other than General Industrial. As set out in WM’s original submission, the site is not suited to rural activities and does not function as part of the rural environment. It is physically and visually separated from other rural land by urban infrastructure, including the rail corridor and transport routes, and is surrounded by urban land uses. Retaining a rural zoning does not reflect the site’s strategic location or the existing infrastructure network it connects	Disallow
Grant Honey	45	Seeks to rezone Manor Park Waste Station site for house and light industry (inferred, refer to original submission)	Oppose		Disallow
Trevor Russ	57	Seeks that industrial proposals are not undertaken in Manor Park area (inferred, refer to original submission)	Oppose		Disallow
Clem and Annette Thorn	223	Seeks that the General Rural Zone is retained for 30 Benmore Crescent (inferred, see original submission)	Oppose		Disallow

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Anee Rainey	292	Retain the current General Rural zoning for Manor Park (inferred, see original submission).	Oppose	<p>to. A General Industrial zoning is the most appropriate and efficient use of this land, enabling development that contributes to economic growth and essential infrastructure provision while managing effects through established zone-based controls. Rezoning the site to Residential or retaining the Rural Zone would constrain its potential and fail to give effect to the National Policy Statement on Urban Development and the Wellington Regional Policy Statement’s direction to provide sufficient development capacity for urban and industrial activities.</p> <p>In regard to submissions that seek to disallow a waste management facility on 30 Benmore Crescent please refer to comments on the cover page of this submission.</p>	Disallow
Nicole Hawtin		Seeks that zoning of 30 Benmore Crescent, Manor Park does not permit discretionary activities such as a waste transfer station or landfill (inferred, refer to original submission).	Oppose		Disallow
Manor Park and Haywards Residents Community Incorporated Society		Retain General Rural Zone for 30 Benmore Crescent as notified, or Rezone to a new bespoke zone or multiple split zones that contemplates a mix of open space, rural-lifestyle, residential and commercial mixed use activities; and prohibits industrial or commercial waste management related activities, including recovery parks.	Oppose		Disallow
Sughandhi Fernando pulle	72	Seeks that 30 Benmore Crescent is rezoned to mixed-use, residential and light industrial (inferred, see original submission).	Oppose		Disallow
Ruchira Fernando pulle	74		Oppose		Disallow
Bernard Fernando pulle	75		Oppose		Disallow
Carolyn Walters	87	Seeks that an industrial area is not allowed at Manor Park (inferred, refer to original submission).	Oppose		Disallow

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Robert Alkema	198	Seeks that a more appropriate zoning needs to be applied to 30 Benmore Crescent.	Oppose		Disallow
Mukesh Chandra	201	Seeks that the zoning of Benmore Crescent is changed from Industrial to Rural.	Oppose		Disallow
Howard McCabe	39	Seeks that a waste transfer station cannot occur at Benmore Crescent, Manor Park (decision inferred, see original submission).	Oppose		Disallow
Roy Connolly	205	Seeks that a waste transfer station does not occur at Benmore Crescent, Manor Park (decision inferred, see original submission).	Oppose		Disallow
Morgan Phillips	126	Seeks that any form of refuge or transfer station on the banks of the Te awa Kairangi Hutt River does not occur (inferred, refer to original submission).	Oppose		Disallow
Chirag Patel	129	Seeks that a waste transfer station is not allowed in Manor Park (inferred, refer to original submission).	Oppose		Disallow
Rowan De Costa		Seeks that a waste transfer station is not allowed in Manor Park (inferred, refer to original submission).	Oppose		Disallow
Ashika Wijesinge	133	Seeks that a waste transfer station does not occur at Benmore Crescent, Manor Park (decision inferred, see original submission).	Oppose		Disallow
Liesl Eksteen	136	Seeks that a waste station is not added to the area (Inferred, refer to original submission).	Oppose		Disallow

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Jeffrey Borra	165	Seeks that a waste management site does not occur at 30 Benmore Crescent (inferred, refer to original submission).	Oppose		Disallow
Rachel Stevenson	193	Seeks that a waste transfer station is not allowed in Manor Park (inferred, refer to original submission).	Oppose		Disallow
Te Rūnanga o Toa Rangatira	353	Rezone 30 Benmore Crescent to special purpose industrial zone.	Support	WM supports the intent of this submission, which recognises the need for tailored zoning provisions to reflect the strategic role of 30 Benmore Crescent in the city's infrastructure network. While WM's primary submission seeks a General Industrial zoning, we support a Special Purpose Industrial Zone. This approach may allow for activity-specific provisions that support the establishment of regionally significant infrastructure in a way that is responsive to site-specific context and planning objectives.	Allow
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	Rezone land to General Industrial Zone.	support	This is consistent with WM's submission that sought a general industrial zone.	Allow