

# 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).

1. This is a submission by Jeffrey Borra on the Proposed Lower Hutt District Plan 2025 ("PDP").
2. My contact phone number is [REDACTED] [REDACTED] My email address for service is jeffborra12@gmail.com.
3. 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.
4. 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.
5. 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.
6. I wish to be heard in support of our submission.
7. If others make a similar submission, we will consider presenting a joint case with them at the hearing.
8. I have particular concerns about the proposed use of 30 Benmore Crescent as a waste management site, especially given its very close proximity to:
  - a residential area – creating an unacceptable level of noise, dust and odour day and night, negatively impacting on the residents' health, lifestyles and property values;
  - the Hutt River – due to the distinct possibility of noxious substances leaching into the region's main water supply;
  - the motorway on/off ramps – these are far too short to accommodate the substantial increase in large waste trucks that will be coming and going hundreds of times every 24 hours, creating tailbacks onto the motorway and associated traffic build up.