

Section 42A Officer's Report

Stream #8: Benmore Crescent, Manor Park

Subjects: General Rural Zone

General Industrial Zone

(as they relate to 30 Benmore Crescent, Manor Park)

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2 Introduction

2.1 Purpose of this report

- (1) This report is the Officer's Report for Hearing Stream #8 addressing submissions in relation to 30 Benmore Crescent for the Proposed Lower Hutt District Plan (the PDP).
- (2) This report is prepared under section 42A of the Resource Management Act 1991 (the RMA) to:
 - a. Assist the Hearing Panel in making their recommendations on the submissions and further submissions in relation to 30 Benmore Crescent, and
 - b. Provide submitters with information on how their submissions/further submissions have been evaluated by the reporting officer(s) for this hearing stream, and their recommendations to the Hearing Panel.
- (3) This report considers submissions/further submissions received by Council in relation to the Benmore Crescent site and concludes with recommendations with respect to decisions requested by submitters for the chapter.
- (4) The Hearing Panel may choose to accept or reject the conclusions and recommendations of this report, or may come to different conclusions and make different recommendations, based on the information provided to them, including evidence provided to them by submitters.

2.2 Author

- (5) My name is Brett Osborne. I am a Principal Planner at The Property Group. I have been engaged by Hutt City Council to prepare the section 42A report for submissions relating specifically to 30 Benmore Crescent, Manor Park. I was engaged in August 2026 to review the submissions and background to this site. Prior to that I have not been involved with the Proposed District Plan.
- (6) I hold the qualifications of a Bachelor of Social Science with first class honours for Resource and Environmental Planning and a Post Graduate Diploma in

Resource and Environmental Planning from the University of Waikato. I have been a Full Member of the New Zealand Planning Institute since 2011.

- (7) I have approximately 25 years' experience in planning and resource management both within Local Government and private practice, comprising full district plan reviews, topic specific plan changes and resource consent processing. My experience also involves spatial planning including recently completing the 2026 assessment of business zoned land within the Greater Wellington region. That work investigates the suitability of identified commercial, industrial and retail zoned land to assist the review of the Housing and Business Development Capacity Assessment required under the NPS-UD.
- (8) Although this is a Council hearing, I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023. I have complied with the Code of Conduct when preparing my written report and I agree to comply with it when I give any oral evidence.
- (9) Other than where I state that I am relying on the advice of another person, this evidence is within my areas of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.
- (10) Any data, information, facts, and assumptions I have considered in forming my opinions are set out in the part of the evidence in which I express my opinion. Where I have set out opinions in my evidence, I have given reasons for those opinions.

2.3 Supporting evidence

- (11) Other than the s32 evaluation reports for this chapter, there is no additional supporting documents or evidence for this report.

2.4 Procedural issues

- (12) At the time of writing this report there have not been any pre-hearing conferences, clause 8AA meetings, or expert witness conferencing in relation to 30 Benmore Crescent, Manor Park.
- (13) This report does not address a particular chapter, zone or district wide matter, but is instead focused on site specific submissions. As such, other hearing

streams and topics have addressed submissions in relation to the relevant zoning and provisions. Relevant recommendations made within other hearing streams include:

- a. Hearing Stream #2 (Business): The Industrial and Seaview Marina Zone – Section 2.5.4 of the Industrial s42A report acknowledges the submissions related specifically to 30 Benmore Crescent. In particular, the report recommends that in the event rezoning of the site from rural to industrial is considered (as requested by some submissions), then any site-specific provisions should be contained at a site-specific level using a precinct approach to avoid unintended consequences to the district wide zone provisions or revisiting of those issues.
- b. Hearing Stream #3 (Residential and Rural): Section 2.6.3 of the Rural Zone s42A report acknowledged the large number of submissions relating to 30 Benmore Crescent in relation to the provisions of the Rural Zone. The report confirmed it did not consider site specific issues and submission points relating to 30 Benmore Crescent.
- c. Hearing Stream #5 (Natural Hazards): The reporting officer recommends that the Fault Hazard overlay be adjusted, with a Joint Witness Statement (Fault Hazard) dated 24 September 2026 confirming agreement of the fault overlay alignment through 30 Benmore Crescent. In addition, the reporting officer recommended accepting in part the submission by Te Kārearea Ltd (447.7) to update the flood hazard overlays in the PDP based on the flood hazard modelling undertaken as part of resource consent RM220258.

2.5 Glossary and abbreviations

Term or abbreviation	Meaning
"Benmore site" or "the site"	30 Benmore Crescent, Manor Park
GIZ	General Industrial Zone
GRUZ	General Rural Zone

Manor Park and Haywards Residents Society	Manor Park and Haywards Residents Community Incorporated Society
Ngāti Toa	Te Rūnanga o Toa Rangatira
NPS-UD	National Policy Statement on Urban Development
"Submitter Group A"	All the individual submissions identified in Table 1 of section 3.8 in this report
"TKL" or "Te Kārearea Ltd"	Te Kārearea Ltd / Rosco Ice Cream Ltd
WMNZ Ltd	Waste Management NZ Ltd

3 30 Benmore Crescent

3.1 Site context

- (14) The site is located at 30 Benmore Crescent, Manor Park, legally described as Section 1 SO 493901, comprises 13.2121ha and is held in Record of Title 738223.

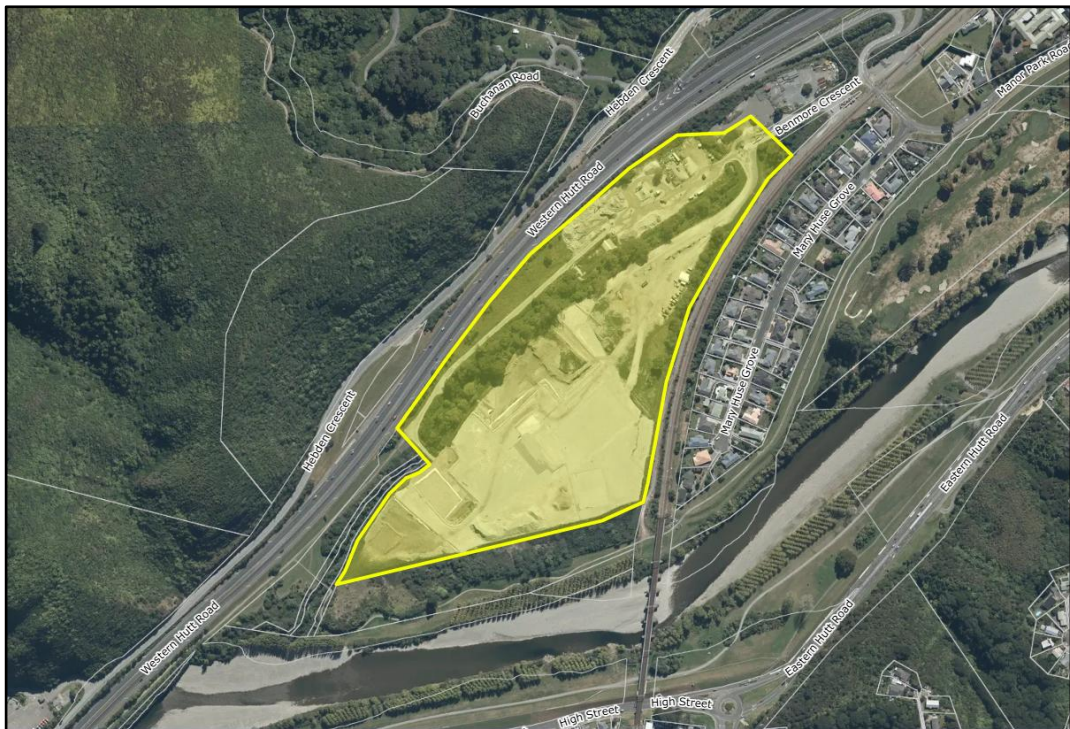


Figure 1: 30 Benmore Crescent, Manor Park.

- (15) The elongated parcel of land is located between State Highway 2 (Western Hutt Road) and the Wairarapa Railway Line to the east (designation KRH-03). To the south is Te Awa Kairangi / Hutt River.
- (16) The Manor Park residential area, including Mary Huse Grove, is located further east, beyond the rail corridor. A shared pedestrian and cycle path extends along the Hutt River Trail adjacent to the south boundary of the site. Physical and legal access to the site is achieved from Benmore Crescent near the Manor Park interchange, with Manor Park railway station positioned further north. The site is predominantly open and has been recently modified by bulk earthworks following a recently approved resource consent.

3.2 Proposed District Plan

- (17) The site is zoned General Rural Zone (GRUZ) within the notified version of the PDP. The General Rural Zone was addressed as part of Hearing Stream 3 (Residential and Rural) within the section 42A report for Rural Zones.
- (18) The GRUZ chapter comprises five objectives, five policies, 25 rules managing development and activities and three standards¹.
- (19) Objective GRUZ-O1 outlines the purpose and character of the zone as:
“The General Rural Zone consists of areas with a prevalence of open space areas over built development that provide opportunities for:
 - a. Rural activities, and*
 - b. Other activities that either support or are compatible with rural development and retain the rural, open space character of the zone.”*



Figure 2: The 30 Benmore Crescent site (red star) identified within the PDP maps.

¹ The chapter also includes the Quarry Zone Protection Overlay. The Highly Productive Land Overlay provisions were withdrawn in accordance with section 80Q of the RMA.

- (20) Overall, the General Rural Zone anticipates low building density to retain the rural and open space character. The standards provide for buildings and structures up to 11m high, with a maximum gross floor area for buildings up to a total of 800m² per site. Buildings and structures are required to be set back 10m from any boundary.
- (21) The PDP also identifies various parts of the site as subject to the High and Moderate Highway and Railway Noise Overlays, the Fault Location Area, Flood Hazard Overlays (Low, Medium and High) and the Liquefaction Hazard Overlay.

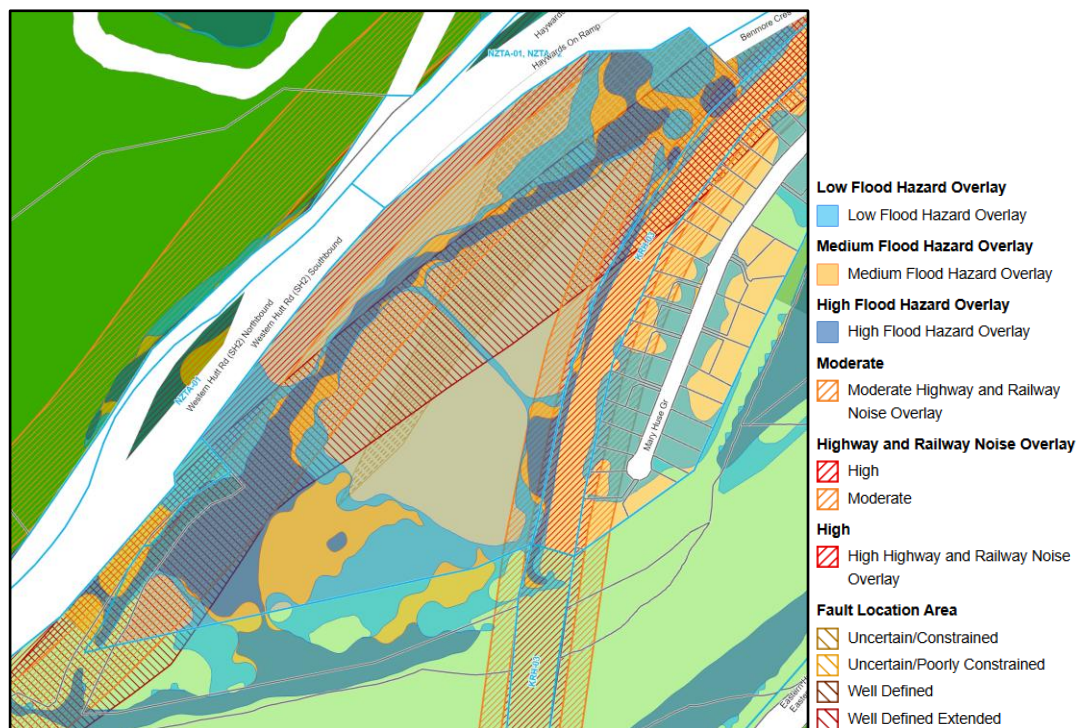


Figure 3: Natural hazard and noise overlay constraints on the Benmore site (PDP overlays).

3.3 Site history

- (22) A review of historic aerial imagery held by Retrolens² indicates that the site has supported a mix of rural and extractive activities in the past. Early imagery shows pastoral grazing and horticulture. By 1967, a gravel extraction and processing operation occupied much of the southern part of the site, while

² www.retrolens.co.nz.

horticulture continued over the balance. The gravel operation was associated with the construction of SH2 into the 1970s but had reduced in scale by 1974.

- (23) By 1980, gravel extraction had ceased and the horticulture use was also diminishing. By 1995, horticulture appears to have largely ceased. Since then, the site has remained in limited use, although recent consented earthworks and civil works have altered parts of it.
- (24) During the same period, residential development continued within Manor Park while the site itself experienced comparatively limited activity. That period of low activity generally correlates to the land being held in Crown ownership for the purpose of state highway and railway construction.

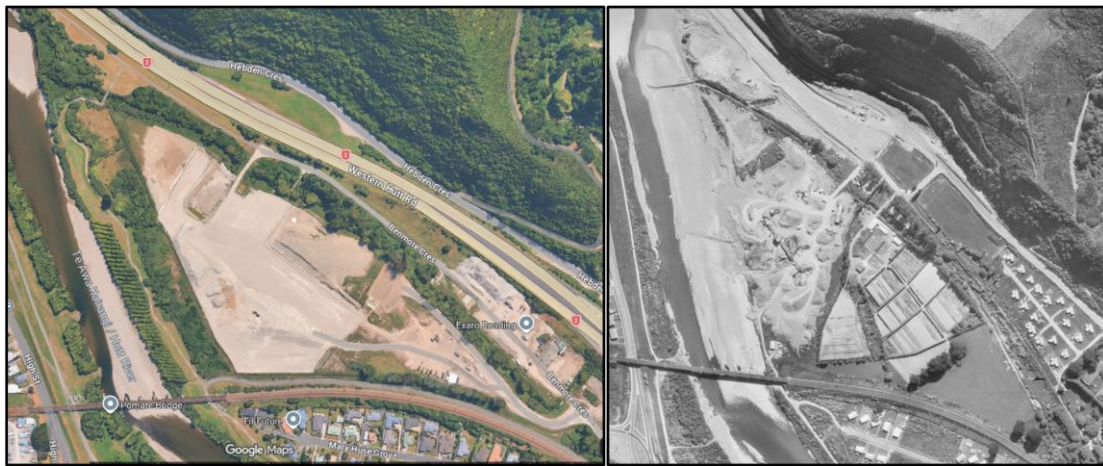


Figure 4: Aerial comparison of 30 Benmore Crescent in 2026 (L) and 1967 (R).

3.4 Legal ownership

- (25) Historic survey plans show that the site has been closely associated with Crown transport planning. A 1920 plan records a proposed railway alignment and land acquired for 'Better Utilisation'.
- (26) A 1991 Transit New Zealand plan identifies the site within 'Area A', as land no longer required for roading purposes and approved for disposal, so that only the land along the roading corridor is retained (and some additional areas acquired) for State Highway 2 and the Manor Park interchange. The Haywards SH58 / Manor Park interchange commenced construction in 2015.

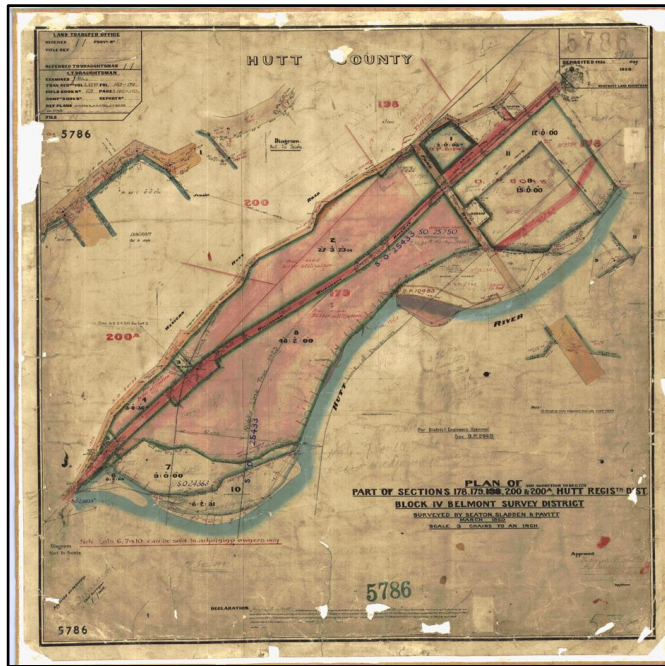


Figure 5: Survey title plan from 1920 showing original Wairarapa rail designation alignment and proposed alignment across the river.

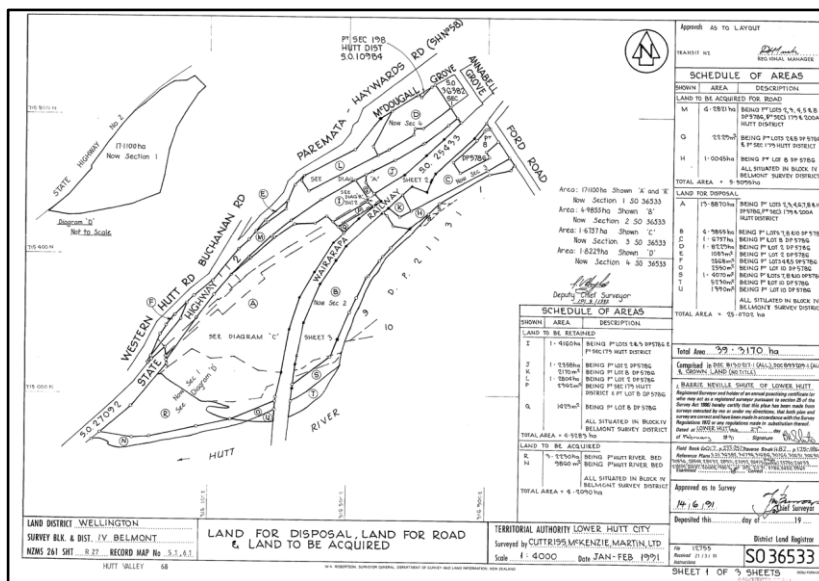


Figure 6: A 1991 consolidated Survey Plan of Land to be Acquired for road and land for Disposal (no longer required) by Transit NZ (now Waka Kotahi).

- (27) Ownership of the land transferred from the Crown to Ngāti Toa in 2020. Ngāti Toa have in turn leased the site to Te Kārearea Ltd who have obtained resource consents for earthworks, road and servicing works. Waste Management NZ Ltd has applied for consent to establish a waste transfer station, resource recovery park and associated activities on part of the site.

3.5 Relevant Resource Consents

- (28) Recent relevant resource consent history:
- Bulk earthworks and site office RM220258 granted 21/12/22
 - Bulk earthworks and roading/civils RM230018 granted 27/1/25
 - Waste Transfer station RM230019 – Current resource consent application, subject of direct referral to Environment Court.
 - Bulk earthworks, vegetation clearance, discharge to land, air and water and water takes WGN230031 granted.
- (29) These resource consents form part of the site preparation and upgraded roading access to the site. The proposed site layout for RM230018 is shown below.

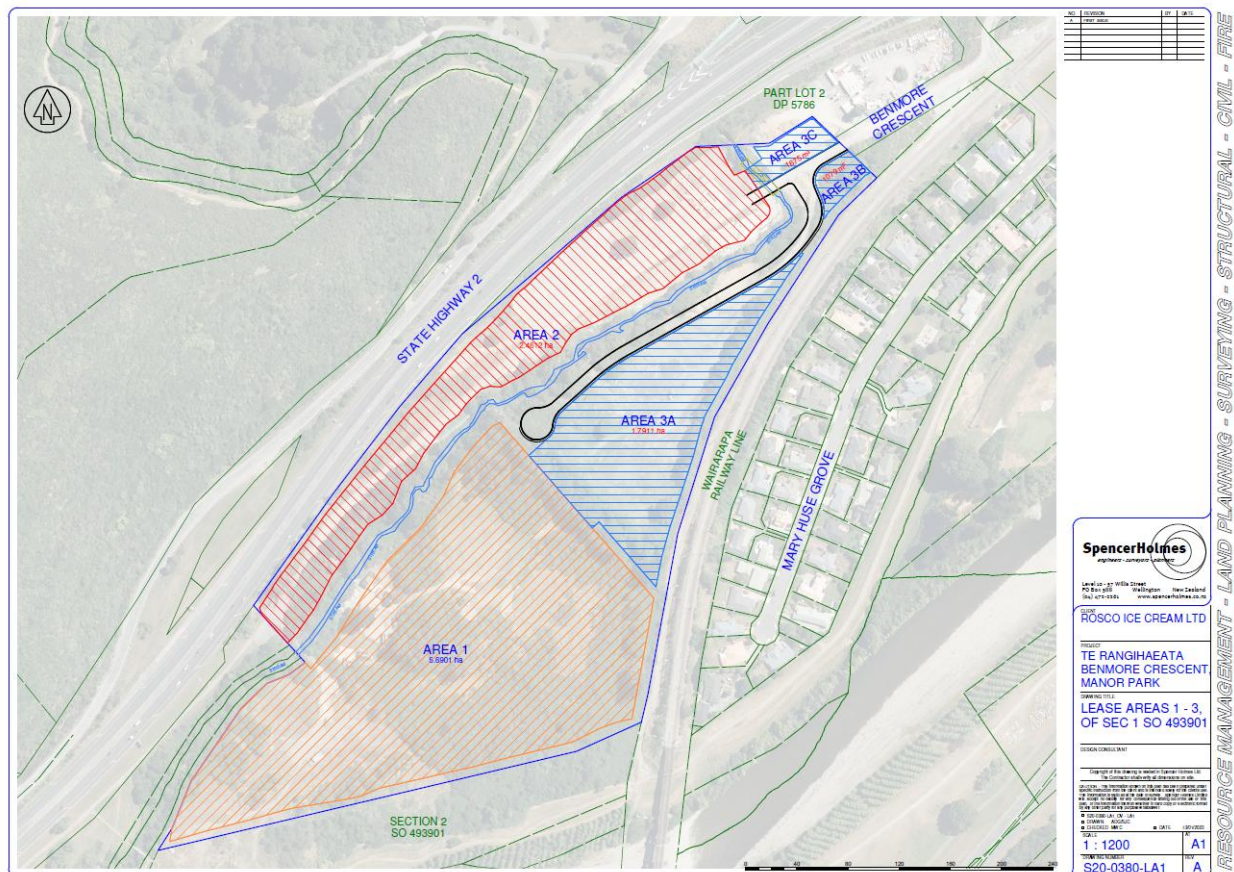


Figure 7: Site layout plan from the application RM230018, with Area 1 the location for the Waste Transfer Station proposed by WMNZ Ltd (RM230019).

- (30) The application for a Waste Transfer Station and resource recovery park was submitted under the provisions of the Operative District Plan on part of the site (Area 1 on **Figure 7** above). The application was publicly notified with agreement that the application be determined via direct referral to the Environment Court. It is expected a hearing and decision will occur sometime in 2027.
- (31) The specific proposal and details of that resource consent application will be determined on its own merits separately from this PDP process.

3.5.1 Resource consent application for a Waste Transfer Station

- (32) The submissions relating to the Benmore site include a wide range of issues. However, a central issue relates to the zoning of the site and whether the provisions should enable or prevent industrial activities and more specifically waste transfer facilities from being able to establish on the site. The submissions raising concern with waste transfer stations are in reference to the live resource consent application on the site (RM230019).
- (33) The submissions to the PDP opposing industrial or waste transfer activities seek retention of the notified General Rural Zone and strengthening of the zone provisions to prevent activities with adverse effects on the existing residential amenity of the Manor Park residential zone, transport network and surrounding environment. The submissions supporting industrial activities seek a rezoning of the site to industrial in order to align with the current resource consent application and to essentially improve the future utilisation of the site.
- (34) In essence, the submissions debate the question of suitable zoning for the site; whether it should be zoned for industrial use (or otherwise) to enable utilisation of the site or whether it should be rural and restricted in order to avoid adverse effects on the adjacent residential zone. Submissions on both sides of the debate also consider whether there is the ability to impose site specific zoning and provisions to achieve the desired outcome and adequate management of adverse effects, as identified throughout the submissions.

3.6 Schedule 1 Plan Making vs Part 6 of the RMA

- (35) The development of the PDP is being undertaken in accordance with the Schedule 1 process of the RMA. The process of reviewing and developing the PDP involves considering the relevant zone and overlays together with the associated provisions. This is done at a district wide scale, with provisions identifying activities and providing a framework to enable, control or discourage via policies and activity statuses. The purpose of the Schedule 1 process is to demonstrate the PDP is consistent with the higher order directions and to provide the frameworks of zones and provisions to manage activities.
- (36) Where activities are identified as requiring resource consent, then the resource consent process within the RMA is relevant. The purpose of the resource consent process is to enable the assessment of site-specific proposals and assess whether the actual and potential effects can be sufficiently mitigated. That is the appropriate mechanism within the RMA to manage site-specific activities and potential effects.

3.7 Statutory and Policy Context

- (37) The Section 32 evaluation report for the Rural Zones outlines the statutory and policy context for the chapter.
- (38) The s42A report for the Rural Zones advised that the broader statutory considerations and national and regional directions largely remain as set out in the s32 report for the chapter, despite a significant package of new and updated national direction released in January 2026.
- (39) This included the new National Policy Statement for Natural Hazards and National Policy Statement for Infrastructure (“NPS-I”). The reporting officer noted the relevance of those national directions for the PDP would be addressed through officer reports for Hearing #5: Natural Hazards and Hearing #6: Infrastructure.
- (40) The NPS-I came into force on 15 January 2026 and requires decision-makers to recognise infrastructure as a matter of national significance under the RMA. Its

policies support the development, maintenance, and upgrading of infrastructure while managing adverse effects. The NPS-I definition of “additional infrastructure” includes ‘waste disposal facilities and resource recovery’, making it directly relevant to the proposed resource consent application on the site. However, the definition and scope of the NPS-I does not extend to industrial zoned land in general. As such, the NPS-I is not relevant to the PDP review.

- (41) The National Policy Statement for Highly Productive Land (NPS-HPL) is a relevant higher order direction for rural zoned land. It contains provisions limiting the circumstances under which Council may rezone land containing highly productive land to an urban zone. In this case the subject site (30 Benmore Crescent) is not identified as containing highly productive land³ as defined by the NPS-HPL.
- (42) Notwithstanding this, it is also noted that the NPS-HPL provides for rezoning rural land to urban land, if necessary to meet demand for housing or business land to give effect to the National Policy Statement on Urban Development (NPS-UD), where a shortage is identified in the Housing and Business Development Capacity Assessment (HBA).

3.8 Submissions and further submissions

- (43) Approximately 243 submission points are on the PDP provisions as they relate to the Benmore site, from 141 submitters. I have read each submission in full.
- (44) Approximately 134 submissions used a common template that requested the PDP provisions (in general) be:

“... retained or amended to ensure any subdivision, land use or development at the Benmore site occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community.”
- (45) While approximately 60 submissions did not add any further details to the template submission, many others (just over half) did add further details or requested relief, which are addressed through the identified key resource

³ Land Use Classification Maps www.ourenvironment.scinfo.org.nz.

management issues in this report. Overall, the submissions represent a common opposition for industrial or waste transfer activities on the site.

- (46) For reporting purposes, I have identified these submissions in **Table 1** below and refer to them as “Submitter Group A” where necessary for ease of reference within this report. This is not meant to diminish the common submission format but to retain focus on the key issues raised. Where additional matters or relief have been raised in addition to the template format then I have included those matters within the list of key resource management issues.

Table 1: Submitter Group A.

36 — Shayne Hawtin	129 — Chirag Patel	191 — Raewyn and Bruce Kerr
38 — Vicki McCabe	130 — Rowan De Costa	192 — Tina Phillips
39 — Howard McCabe	131 — Rajat Chadha	193 — Rachel Stevenson
40 — Vivien Smith	132 — Rishu Anand	198 — Robert Alkema
42 — Paul Russ	133 — Ashika Wijesinghe	199 — Julius Korent and
43 — Vicky Harding	134 — Lyn Hansen	Joanne Korent
44 — Keiron Harding	135 — Mark Greenwell	201 — Mukesh Chandra
46 — Murray Parker	136 — Liesl Eksteen	209 — Elliot Gill
47 — Pamela Hewitt	137 — Chetan Punjabi	210 — Bhavika Naik
49 — Kotaemai Connell-Davey	138 — Lindsay Streefkerk	217 — Carol Clennick
50 — Adele Tredrea	139 — Jeetendra Panjabi	219 — Kevin Scrimshaw
51 — Lance Tredrea	140 — Neha Punjabi	221 — Gavin Bint
55 — Shellene Eksteen	141 — Anish Punjabi	222 — Emma Bint
56 — Freddie Viljoen	142 — Lachmi Punjabi	223 — Clem and Annette
57 — Trevor Russ	143 — Phillipa Borra	Thorn
58 — Alexandra Hewitt	144 — Bhuvi Punjabi	226 — Paul Singleton
59 — Arie Scott	146 — Brian Jones	228 — Julie Gordon
60 — Yvonne Philips	147 — David Campbell	236 — Daniel Richardson
62 — Madeleine Andrews	148 — Steve Williams	250 — Allison Thwaite
63 — Barry King	149 — Christine Williams	264 — Bianca Ereatara
65 — Petros Vrahasotakis	150 — Sacha Campbell	265 — Jacob Hewitt
66 — Megan Bailey	151 — Don Setungamudalige	269 — Lyn Hansen and others
68 — Kelsie Wishart	152 — Laura Wood	275 — Heather Leslie
69 — Hilary Martin	153 — Steve Hall	276 — John Leslie
70 — William Esquilant	154 — Pamodh Panagoda	289 — Craig Thorn
71 — Karl Baker	155 — Paul Wood	301 — Bianca Green
72 — Sughandhi	156 — Tyler Saggars	305 — Karen Dryden
Fernandopulle	157 — Chloe Campbell	306 — Teresa Mazzola
73 — Rebecca Johnson	158 — Stephen Streefkerk	345 — Nicole Hawtin
74 — Ruchira Fernandopulle	159 — Anne Alkema	355 — Rachael Trudgeon
75 — Bernard Fernandopulle	160 — Colin Graham	356 — Richard Holt
76 — Aalekha Gomes	161 — Alison Conway	370 — John Harrison
77 — Nathan Thomas	162 — Melanie Laing	371 — Deborah Harrison

78 — Michael Mark	163 — Byron Laing	372 — Penny Birchall
79 — Brent Whiteman	164 — Sarah Lean	382 — Allison Sivorarath
80 — Ian Wardlaw	165 — Jeffrey Borra	389 — Vieng Sivorarath
83 — Georgia Davenport	166 — Murray Carpenter	390 — Janet Holt
85 — Ross Dryden	170 — Gina Walsh	403 — Bruce Congdon
87 — Carolyn Walters	172 — Susan Crichton	406 — Kim Lovett
88 — Chakrin Gangodawila	175 — Rafael Gonzalez-Monero	408 — Callum Wadek
92 — Yashika De Costa	176 — Arturo Basurto-Albarran	456 — Lynette Congdon
96 — Chitra Setungamudalige	177 — Jamie Campbell	467 — Marcel Wadek
102 — Anthony Borra	179 — Anne Marie Richardson	485 — Helen Hughes
103 — Geoffrey Rogers	180 — Graham Richardson	
105 — Roy Connolly	185 — Adrienne Cochraneon	
126 — Morgan Phillips	186 — Warwick Eves	
127 — Gabrielle Morrison and Roger Morrison	188 — Carolyn Eves	
	189 — Heather Campbell	

- (47) The key resource management issues are outlined within this report. However, the context for these submissions primarily revolves around the proposed zoning for the land in the PDP and what the associated provisions for that zone would enable for future activities. This is based on a concern that those activities may present adverse effects for the adjacent residential zoned land at Manor Park, the surrounding transport network and environmental risk.
- (48) Of the 134 template submissions, approximately half did not provide any further details. However, of those that did; the submissions identified a wide range of concerns and issues related the zoning and more commonly the activity of a waste transfer station on the site. These matters are summarised within the following sections as key resource management issues.

3.9 Key resource management issues

- (49) The key resource management issues raised in submissions are:
- Rezoning to General Industrial Zone.
 - Retain the General Rural Zone.
 - Alternative zone requests.
 - Changes to provisions.
 - Residential amenity & transportation effects.
 - Infrastructure issues and natural hazard risk.

g. Environmental risks.

3.9.1 Rezoning to General Industrial Zone

- (50) Three submissions directly request rezoning of the site for industrial activities.
- (51) The submission by TKL opposes the General Rural zone stating the s32 analysis did not adequately address higher order planning instruments or undertake an appropriate analysis in accordance with s32 of the RMA. The TKL submission therefore requests rezoning to General Industrial, together with nine site-specific provisions.
- (52) The submissions by Ngāti Toa and WMNZ Ltd support use of the site for commercial or industrial activities, arguing the site is poorly suited to rural zoning. WMNZ Ltd states the site does not easily provide for rural activities and is surrounded by urban uses and infrastructure which separate it from other rural parcels so that industrial zoning is more appropriate. The submission by Ngāti Toa states that business land is needed within the district and the effects can be adequately managed through zone provisions. Ngāti Toa seek the site be rezoned to a Special Purpose industrial zone.
- (53) The relationship these three submitters have to the site are clarified in the TKL submission, confirming TKL have an agreement to lease the 13.2 hectare site from Ngāti Toa (as landowner) and are currently undertaking bulk earthworks to establish building platforms, installation of civil infrastructure and construction of private roading including the upgrade of nearby public roading along Benmore Crescent and Manor Park Road.
- (54) TKL also have an agreement to sub-lease part of the site (5.78ha) to WMNZ Ltd who have lodged a resource consent application to establish and operate a waste transfer facility and resource recovery park. That application and activity are being determined separately via the Direct Referral process pursuant to s87G of the RMA.
- (55) Submissions opposing the requested rezoning to General Industrial have also been received. The Manor Park and Haywards Residents (377.4) oppose the rezoning and seek provisions that either prohibits industrial or commercial waste management activities or at least identifies them as non-complying activities.

- (56) The Manor Park and Haywards Residents submission states the incorporated society was established to represent shared community interests arising from concerns about development at the site and the adverse effects on the existing residential community.
- (57) A large number of individual submissions (134) using a similar general template (Submitter Group A) were also received. These oppose activities that may generate adverse effects on the Manor Park community, identifying a range of issues such as noise, odour, air quality, dust, vermin, traffic effects, visual effects, fire risk and impact on property values.
- (58) Many of those submissions identified additional matters including requests for alternative zoning, such as Residential, Mixed Use, Open Space or Light Industrial. Those requests are addressed in section 4 of this report.
- (59) Overall, the concern with rezoning centres largely around the potential adverse effects of Industrial activities at the Benmore site and how that would impact the nearby residential properties of the Manor Park community.
- (60) To address the matter regarding whether an appropriate s32 evaluation was undertaken to support the General Rural Zone on the site, I have reviewed the s32 report⁴ for the Rural Zones and note Section 8 does include an evaluation of the policies and rules. The report includes a reference to the requirements of s32(2)(a) of the RMA. A table at section 8.1 provides an evaluation of the provisions for the General Rural Zone which assesses the costs and benefits for environmental, economic, social and cultural effects.
- (61) I also note the requirements of s32(2)(a) do not require an assessment of the benefits and costs of the of the zoning options; rather it requires an assessment of “... *the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions...*”
- (62) Based on the above it is my view an assessment has been undertaken in accordance with the requirements of s32(2)(a) and therefore I do not agree with the submission point. While the depth of that analysis may not meet the submitter’s expectations it should also be acknowledged the assessment is

⁴ [Section 32 Evaluation – Rural Zones](#)

undertaken at a general district wide scale rather than at a site-specific level for Benmore Crescent, where the rural zoning was effectively 'rolled over' from the Operative District Plan as part of the wider review of the whole plan.

- (63) Notwithstanding this, the submission and Hearing Stream #8 provide the ability to consider the zoning for Benmore Crescent, based on its site-specific characteristics.

3.9.2 Retain the General Rural Zone

- (64) The submission by the Manor Park and Hayward Residents Society (377) seeks retention of the notified General Rural Zone with amended provisions. For the most part the amendments sought by Manor Park and Haywards Residents Society request industrial and commercial waste activities be either prohibited or identified as non-complying to discourage activities locating on the Benmore site.
- (65) The Manor Park submission states the incorporated society was established to represent residents *"... particularly concerned the PDP may allow for land use development and activities that result in incompatible and inappropriate adverse effects on the existing residential community, including industrial and waste management related activities."*
- (66) The submission does not specify why rural activities are the most appropriate for the site itself but does state support for alternative zones such as a *"... bespoke zone, or multiple 'split' zones that contemplate a mix of open space, rural lifestyle, residential and commercial mixed-use activities..."*
- (67) A further 134 Individual submissions (Submitter Group A) opposed activities in general that could result in adverse effects on the residential community of the Manor Park with just over half of those submissions adding additional matters of concern or expressing direct opposition to the waste transfer facility proposal.
- (68) The characteristics of the site in terms of its appropriate zoning together with the most appropriate provisions to address adverse effects generated by activities are addressed in more detail in section 4.

3.9.3 Alternative zone requests

- (69) As an alternative to the zoning of the site being either General Rural or General Industrial, a number of submissions expressed support for a range of alternative zones.
- (70) Manor Park and Haywards Residents Society (377.4) also support an alternative approach to rezoning the site to a “... *bespoke zone, or multiple ‘split’ zones that contemplate a mix of open space, rural lifestyle, residential and commercial mixed-use activities...*”
- (71) Grant Honey (45.1) supports the site being rezoned to “... *house (sic) and light industry.*”
- (72) Submissions from Sughandhi Fernandopulle (72), Ruchira Fernandopulle (74), Bernard Fernandopulle (75) and Aalekha Gomes (76) support rezoning to mixed use, residential and light commercial which they state would complement the neighbourhood as a waste transfer park is not ideally suited to the characteristics of the community.
- (73) The submissions seeking a mix of zones on the site do not include any outline or suggested approach to demonstrate how this would be achieved. As such, how and in what form that would be achieved is open to interpretation.
- (74) The submission by WMNZ Ltd (461.3) and TKL (447) seeks rezoning of the land within the rail corridor immediately adjacent to the site. The land within the rail corridor is zoned Medium Density Residential within the notified PDP. WMNZ Ltd and TKL seek this be changed to General Industrial (consistent with their submission that the site be rezoned General Industrial) with the reason it does not reflect the land use of the rail corridor (identified as designation KRH-03).

3.9.4 Changes to provisions

- (75) Submissions were received seeking amendments to notified provisions as well as seeking new provisions to either enable industrial activities on the site or conversely restrict industrial activities and specific activities from being undertaken on the site to protect residential amenity beyond the site. The changes are not limited to just the General Rural Zone and in some cases are requested to all zone chapters that apply to Benmore Crescent. The following summarises those submission points.

- (76) The submission by Robert Alkema (198) raised concern with the scope of GRUZ-R17 allowing mining or 'sorting'. Manor Park (377.5 and 377.6) Penny Birchall (372), Deborah Harrison (371) and John Harrison (370) seek amendments to the following rules:
- a. GRUZ-R16: amend the activity status of rule for landfills and cleanfills from Discretionary to Non-Complying; and
 - b. GRUZ-R17: amend the activity status for solid waste transfer stations from Discretionary to Non-Complying.
- (77) These submission points were assessed in the officer's report for the Rural Zone in Hearing Stream 3 where the report recommended rejecting the request. For the avoidance of doubt, I concur with the recommendation for the reasons provided within that report.
- (78) Manor Park (377.7), Penny Birchall (372), Deborah Harrison (371) and John Harrison (370) also seek that zone chapters applying to 30 Benmore Crescent should identify the activity status for cleanfills, landfills and solid waste transfer stations within 500m of a residential zone as Non-Complying.
- (79) In addition, Manor Park (377) also requests a new policy (377.8) that directs avoidance of landfills, waste transfer stations and waste recovery park activities within 400m of an existing residential zone. A new policy to require activities be compatible with residential activities within residential zones is also sought by Manor Park (377.9).
- (80) A number of submissions seek to amend the provisions to prevent waste transfer stations. Shayne Hawtin (36) and Nicole Hawtin (345) oppose the Discretionary Activity status for landfills within the General Rural zone.

3.9.5 Residential amenity & transportation effects

- (81) Many of the submitters in Submitter Group A raised concerns with the residential amenity impacts from future activities on the Benmore site. The submissions identified adverse noise and vibration, dust and odour, increased heavy vehicle trips and visual impacts. Most of the submissions associated this with either:
- a. the waste transfer station activity (within the proposed resource consent),
 - b. the request for industrial zoning, and

- c. the ability for waste transfer stations or landfills to be identified as a Discretionary Activity under any zone.
- (82) Submissions 92, 130, 133, 134, 138, 148, 149, 158, 164, 165, 179, 180, 185, 192, 193, 201, 219, 221, 223, 228, 250, 292, 306, 356, 406, 456 raised concerns with the impact on residential amenity from an industrial development including a waste transfer station on the Benmore site.
- (83) A number of submissions (39.2, 72.2, 92.2, 105.2, 126.2, 129.2, 130.2, 133.2, 138.2, 148.1, 149.3, 164.2, 165.2, 193.2, 250.6, 345.3 356.2, 377.8) specifically requested that a waste transfer station is not allowed in Manor Park.
- (84) Lindsay Streefkerk (138) and Stephen Streefkerk (158) raised concern with visual pollution and loss of views/outlook from their property.
- (85) A number of submitters (60.1, 92.2, 130.2, 133.2, 164.2, 165.2, 193.2, 219.2, 228.1, 250.6, 292.3, 456.1) raised concern with the impact industrial activities and particularly waste transfer stations would have on property values near the site.
- (86) Submissions raised concern with the suitability of the road network to accommodate increased traffic to the site including additional noise and safety issues on the Manor Park interchange.
- (87) Additional concerns were raised in regard to congestion and ability for emergency vehicles to continue safely accessing the Manor Park community.

3.9.6 Infrastructure issues and natural hazard risk

- (88) Submissions (88, 131, 137, 140, 141, 144, 151, 154, 176 and 199) raised concerns with stormwater flooding, blocked drainage and maintenance issues including requests for infrastructure upgrades and improvements. Submissions also seek the flood hazard overlays are only used as guidelines.
- (89) Submissions 175.4, 176.4 201.4, 250.4 seek removal of roading shown from Stokes Valley into Manor Park on the District Plan maps.

3.9.7 Environmental Risk

- (90) Concerns were raised over the environmental impacts of changing the zoning from General Rural to industrial and the potential for leachate to discharge into the nearby stream and river systems.

- (91) Submissions (92, 103, 105, 126, 130, 133, 146, 164, 165, 223, 382, 389, 406) raised concerns with increased pollution, erosion, and degradation on the river ecosystem, compromising its ecological health and biodiversity.
- (92) The risk of exposure to air pollutants and fire risk associated with waste transfer stations was also raised together with concerns regarding the harm to wildlife and potential pest and vermin related to waste transfer facilities.

4 Discussion of submissions and recommendations

- (93) This section is a discussion of the submission points on the provisions specific to 30 Benmore Crescent, Manor Park, and my recommendations on decisions requested by submitters.
- (94) To clarify, the following assessments and recommendations are from the perspective of the PDP and do not consider the specific elements of the resource consent application (RM230019 Direct Referral) which is a separate site-specific application currently being considered under the resource consent requirements.
- (95) My recommendations on each specific submission point (as summarised in the summary of submissions) is given in Appendix 1 of this report.

4.1 Rezoning to General Industrial Zone

Submissions

- (96) Te Kārearea Ltd (447.6) oppose the General Rural Zone of the site and requests rezoning to General Industrial Zone together with site-specific provisions for:
- Faultline hazard;
 - An upper limit for total traffic generation, rather than use of the 'high trip generator' provisions;
 - Design requirements for buildings over 1000m² floor area;
 - Protection/enhancement of the Dry Creek corridor;
 - 10m yard setback for buildings;
 - Restrict specific activities – general retail, trade supply retail, yard-based retail, supermarkets, service stations and garden centres as non-complying;
 - Manage waste transfer stations and resource recovery facilities as restricted discretionary activities;

- h. Restrict food and beverage activities as discretionary activities; and
 - i. Stormwater management activities.
- (97) WMNZ Ltd (461) also oppose the General Rural Zone, seeking it be rezoned to General Industrial Zone, and provided a further submission supporting TKL's request for General Industrial with site specific provisions (FS39). Ngāti Toa (353), in their capacity as landowner of the site, also oppose the General Rural Zone and seek rezoning to a Special Purpose Industrial Zone.
- (98) A further submission by Manor Park and Haywards Residents (FS10) opposes all parts of the submission by Te Kārearea Ltd and WMNZ Ltd (with the exception of the flood hazard identification).
- (99) The Manor Park and Haywards Residents (377.7) also oppose industrial activities in general on the site and state that if not zoned General Rural then the rules for cleanfills, landfills and solid waste transfer stations located within 500m of a residential zone should be non-complying.
- (100) Submitter Group A⁵ (134 submissions) seek 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."*
- (101) Many of these submissions (36, 38, 39, 45, 57, 60, 72, 74, 75, 76, 78, 87, 92, 102, 103, 105, 126, 129, 130, 133, 134, 136, 138, 143, 146, 147, 148, 149, 158, 164, 165, 166, 175, 176, 179, 180, 185, 189, 191, 192, 193, 198, 201, 219, 221, 223, 228, 250, 289, 292, 306, 345, 353, 355, 356, 370, 371, 372, 377, 382, 389, 406, 447, 456, 461, 485) oppose industrial activities and in particular waste transfer stations at 30 Benmore Crescent, identifying a range of concerns such as adverse noise, odour, air quality, dust, vermin, traffic effects, visual effects, fire risk and impact on property values. The submission by Anne Rainey (292.2) seeks buffers be implemented between industrial and residential areas.

Assessment

⁵ The relevant submissions and references are identified in section 3.11 – Submitter Group A.

- (102) The reasons provided by Te Kārearea for seeking the site to be rezoned to GIZ are detailed within their submission. However, in general, these include that:
- a. the GRUZ does not give effect to higher order planning instruments such as the NPS-UD 2020;
 - b. the GRUZ is not the most appropriate zoning option to achieve the objectives of the PDP; and
 - c. the s32 analysis of the zoning options was not sufficiently completed in accordance with the s32(2)(a).
- (103) For the reasons provided at 3.9.1 of this report I do not agree the s32 analysis was insufficiently completed in accordance with s32(2)(a).

GRUZ does not give effect to Higher Order planning instruments (NPS-UD 2020).

- (104) I agree with TKL that the NPS-UD 2020 is a valid higher order planning instrument and that Policy 2 requires councils to provide sufficient development capacity to meet expected demands for housing and business at all times.
- (105) I also agree there is an identified shortfall of 483ha of business zoned land in the region, as identified in the 2023 Housing and Business Land Development Capacity Assessment (HBA) for the Wairarapa-Wellington-Horowhenua region, and that if the land is zoned General Rural it would not be recognised as contributing plan enabled development capacity.
- (106) Based on the requirements of the NPS-UD, the site could contribute to the medium-term development capacity for business land in the region if the land was zoned industrial within the PDP and if suitable infrastructure capacity is demonstrated⁶.
- (107) In addition, Policy 8 of the NPS-UD 2020 states councils must be responsive to opportunities that would address development capacity, with clause 3.8(2) requiring every local authority to have particular regard to the development capacity provided by the plan change if that development capacity:
- a. Would contribute to a well-functioning urban environment; and
 - b. Is well-connected along transport corridors; and

⁶ The implementation requirements are identified at clause 3.3(2) of the NPS-UD 2020.

- c. Meets criteria for adding significantly to development capacity.
- (108) In accordance with clause 3.8(3), what constitutes 'significant development capacity' is provided by Policy UD.3 of the Regional Policy Statement (noting this policy is subject to appeal). The criteria recognises business zoned land that responds to demonstrated demand over the short-medium term in that location. Accordingly, there is a requirement on Council to 'have particular regard' to the request to zone the land industrial as it would contribute to addressing an established shortfall on land well-connected to transport corridors, and meets the criteria for adding significant development capacity.
- (109) Therefore, based on the above I agree zoning of the land for industrial use (as opposed to General Rural) would assist towards meeting the requirements of the NPS-UD which is a higher order planning instrument. I also note that no evidence supporting the contribution or need of the site for rural activities within the district has been provided.

Not the most appropriate zoning to achieve the objectives of the PDP:

- (110) The TKL submission states the rural zoning is not the most appropriate to achieve the objectives of the PDP. The submission does not identify which objectives but does provide an overview of the site context, noting that:
- a. The current zoning in the Operative District Plan is General Rural.
 - b. The site is subject to a range of overlay constraints including natural hazards (flooding, faultline and liquefaction) and Highway and Railway Noise overlays.
 - c. The site had been in Crown ownership since the mid-1950s for rail and roading projects before being transferred to Te Rūnanga O Toa Rangitira Inc in 2020 as part of the treaty settlement claims package.
 - d. The site has not been used for rural activities since the 1950s due to Crown ownership.
 - e. The Council's 2012 – 2032 Urban Growth Strategy identifies that the site has potential for light industrial activity, and the site was initially identified as General Industrial Zone in the consultative Draft District Plan.
- (111) WMNZ Ltd also seek rezoning to General Industrial, stating the site does not easily provide for rural activities and is surrounded by urban uses and transport infrastructure which separates it from other rural parcels. I also note

Ngāti Toa request the site be rezoned to a Special Purpose Industrial Zone. I do not support that request as the site would not meet the requirements for a special purpose zone within the National Planning Standards. I have outlined the reasons for that within section 4.3 of this report.

- (112) The Manor Park and Haywards Residents Society submission (377.7) opposes rezoning of the site while Submitter Group A oppose any activities on the site that may generate adverse effects on the Manor Park community, identifying a range of issues such as noise, odour, air quality, dust, vermin, traffic effects, visual effects, fire risk and impact on property values.
- (113) No evidence was provided by the Manor Park and Haywards Residents Society to demonstrate why it is important to retain the rural zone to support rural activities or production within the district. Instead, the submissions focus on potential adverse effects that could be generated by industrial zone activities.
- (114) The submission by Manor Park and Haywards Residents (377.7) states that if not zoned General Rural then the rules for cleanfills, landfills and solid waste transfer stations located within 500m of a residential zone should be non-complying. No evidence has been provided to clarify why 500m was determined appropriate other than that it would include all the land within 30 Benmore Crescent. I do not support imposing a strong regulatory intervention without any supporting evidence to justify its imposition, when no assessment of the zone provisions has been undertaken to clarify why they cannot adequately manage the effects. The provisions within the GIZ chapter have been drafted to address zone interface issues. The majority of the General Industrial zoned land within the district shares a boundary with residential zones. No evidence has been submitted why this site would warrant a different framework.
- (115) In terms of the rural zone legacy of the site, the TKL submission provides an outline of the site history, which states the rural zoning appears to be due to Crown ownership. This appears to correspond with historic aerial images of the site⁷ showing evidence of pastoral grazing and horticulture activity on the site in 1957 (figure 8).

⁷ www.retrolens.co.nz



Figure 8: Aerial image of the site in 1957.

- (116) However, by 1966 a gravel extraction and processing operation had become established in the southern half of the site with horticultural activity remaining on the balance of site (figure 9).

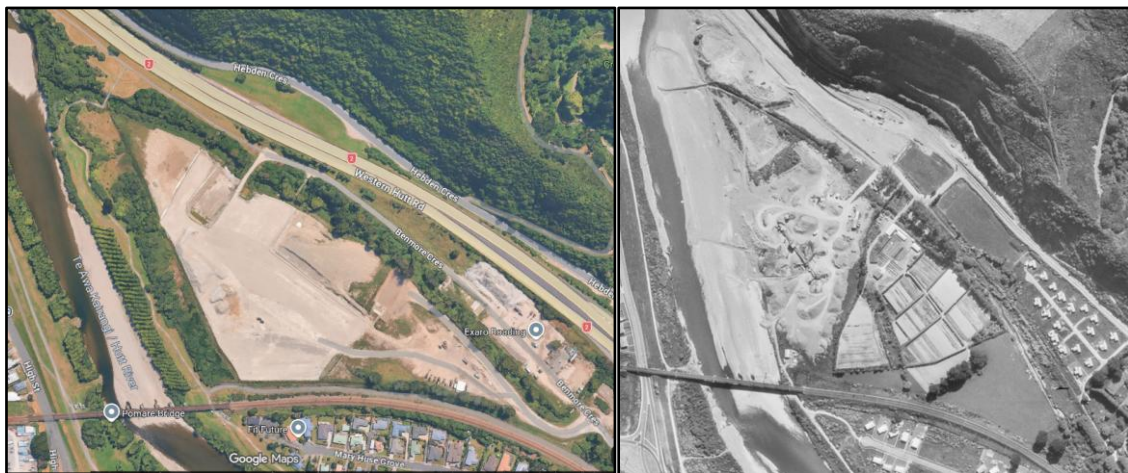


Figure 9: 30 Benmore Crescent in 2026 (left) and in 1966 (right).

- (117) The images show by 1995 the gravel and horticultural activity had effectively ceased (figure 10). This was around the time the (now) Operative District Plan was notified for submissions (December 1995). It appears the last established use of rural activity would have informed the General Rural Activity Area zoning for the site despite any strong evidence of rural use on the retrosols images.



Figure 10: Aerial image of the site in 1995.

- (118) Overall, the history of activities on the site shows the site has experienced a mix of industrial gravel extraction and rural activities that both ceased operation by the 1990s with the site remaining largely under-utilised for the last 30 years. This aligns with the title history for the site which confirms the land was in Crown ownership prior to the 1980s and confirmed for the purpose of 'Motorway' since 1992.
- (119) As such I agree with TKL and WMNZ that the site history shows a limited extent of rural activity and that the site is isolated from the main rural productive zoned areas of the district. Furthermore, there is a higher order direction requiring Council to provide business zoned land and identified potential for industrial use within the Council's Urban Growth Strategy⁸. The isolated and

⁸ The Sustainable Growth Strategy 2025-2055 provides an updated 30 year vision for the how the city will grow. While not site specific, one of the strategic action include cultivating well-connected economic precincts.

modest land area of the site together with being well-connected to transport networks mean the characteristics of this site would better support the industrial zone PDP objectives rather than retaining it as rural zoned land with no established rural need and where the loss of the rural zoning would have no discernible impact on the capacity of the district rural productivity.

(120) The submissions opposing the industrial zone are concerned with the potential adverse effects of future activities. I agree industrial activities can generate adverse effects and residential zones are sensitive to those effects. The request to rezone would represent a shift from the historic use of the site. However, the Hutt Valley is recognised within the recent 2023 HBA as a regionally important location of business zoned land, which includes industrial zoned land. Most of the existing industrial zoned land in Lower Hutt is adjacent to residential land and the provisions within the PDP recognise this interface and importance to manage adverse effects. Therefore, the request to consider industrial zoning on the site should not be conflated with the resource consent application for a waste transfer station. That is, there are two issues at play relating to the site and submissions:

- a. One is the concern over a proposed waste transfer station on part of the site;
- b. The second is the request in general to rezone to industrial to enable a range of industrial and research activities on the site.

(121) In terms of the first issue; the decision to grant or refuse consent (RM230019) to the waste transfer station will be determined through the direct referral process. That activity is identified as a Discretionary Activity under the Operative District Plan (General Rural Activity Area). That proposal would also be identified as a Discretionary Activity under the Proposed District Plan as follows:

- a. General Rural Zone – GRUZ-R17 (Discretionary Activity)
- b. General Industrial Zone – GIZ-R18 (Discretionary Activity)
- c. Light Industrial Zone – LIZ-R20 (Discretionary Activity)

(122) The distinction moving forward will be which applicable zone policy framework applies to address the waste transfer station should it be granted consent.

- (123) On the second matter, the GIZ provides for a range of industrial activities and research activities for the whole site.
- (124) The purpose of the GIZ is set out in Objective GIZ-O1 and states *"The General Industrial Zone is used primarily to meet the needs of industrial and research activities and their supporting activities, particularly those activities that due to their adverse effects should be separated from residential activities and other activities sensitive to industry."*
- (125) The policy framework recognises the need to manage adverse effects, with the following objectives and policies providing specific guidance (summarised):
- a. GIZ-O6 Adverse effects: Adverse effects of activities and development are effectively managed within the zone and at interfaces with other zones.
 - b. GIZ-P3 Heavy Industrial Activities: Avoid heavy industrial activities unless they have an operational or functional need to operate at the specific site.
 - c. GIZ-P9 Urban Design Outcomes: *Inter alia* to ensure adequate privacy and access to sunlight and daylight on adjacent residential zone sites.
 - d. GIZ-P12 Managing adverse effects at zone interfaces: To mitigate adverse effects by screening certain activities from residential zones and restricting servicing hours near boundaries with residential zones.
- (126) The rule framework and standards are designed to achieve the policy direction to adequately manage adverse effects. These apply to all other examples of industrial and residential zone interfaces within the district and therefore I see no reason why these would not be sufficient for the Benmore site.
- (127) In response to the TKL requests for specific amendments to the GIZ provisions. I note no further detail is provided for the amendments. Of the nine requested amendments I recommend:
- a. Rejecting the request regarding 'faultline hazard' as the relief sought by this amendment has not been clearly stated⁹.

⁹ It may be this relates to a Joint Witness Statement dated 24 September 2026 responding to Minute 15 by the Hearing Panel for Hearing Stream 5 which has confirmed agreement of the updated geometry of the fault location within 30 Benmore Crescent.

- b. Rejecting the amended activity status to restrict general retail, trade supply retail, yard-based retail, supermarkets, service stations and garden centres within the GIZ. There is no reason provided to support the amendment and no evidence why this site would warrant a different regulatory framework than is already in the GIZ.
- c. Reject the amendment to restrict food and beverage activities as discretionary activities as they support industrial areas.
- d. Reject the amendment to identify waste transfer stations and resource recovery facilities as restricted discretionary. It is appropriate that these activities (defined as 'Heavy Industrial Activities') are Discretionary Activities to address all actual and potential effects.
- e. Accept the amendment imposing design requirements for buildings over 1000m² floor area and the increase of the yard setback for buildings from 5m to 10m as they provide additional mitigation measures that respond to the submission seeking buffers between the zones (292.2) which is therefore accepted in part.
- f. Accept the protection / enhancement of the Dry Creek corridor and stormwater management requirements related to development on the site, subject to further details being provided by the submitter prior to the hearing to determine the scope of the amendment.

(128) The accepted amendments would need to be incorporated into the General Industrial Zone chapter by identifying the 30 Benmore Crescent site as a precinct (i.e. the "Benmore Crescent Precinct") in accordance with the National Planning Standard's District Spatial Layers Standard (standard 12). This would preserve the application of the General Industrial Zone provisions at a district wide scale while providing for the site-specific amendments for the Benmore site. The Benmore site would need to be spatially identified and to be consistent with the precinct approach in other chapters of the PDP, including a precinct objective distinguishing the Benmore site purpose (see Appendix 1).

(129) A recommended practical approach to capturing these amendments within the provisions would be:

GIZ-R3 Construction of new buildings and structures and alterations and additions to existing buildings and structures

1. Activity status: Permitted

Where:

a. Compliance is achieved with:

GIZ-S1: Height,

GIZ-S2: Height in relation to boundary – Adjoining zones,

GIZ-S3: Setbacks – Adjoining zones,

GIZ-S4: Overlooking – Adjoining zones, and

GIZ-S5: Landscaping and screening, and

b. The new buildings, the new structures, the alterations, or the additions, are for the purpose of an activity permitted by one or more of rules GIZ-R4 through GIZ-R17, or a heavy industrial activity, and:-

c. Where the site is within the Benmore Crescent Precinct, any new building, or any existing building following an alteration or addition, has a gross floor area of no greater than 1,000m².

2. Activity status: Restricted discretionary

Where:

a. Compliance is not achieved with GIZ-R3.1.

Matters of discretion are restricted to:

...

5. If GIZ-R3.1c is not met: the urban design outcomes in GIZ-P9: Urban design outcomes (by meeting standard or assessment), and the exclusions in GIZ-P11: Urban design outcomes (exclusions).

GIZ-S3 Setbacks – Adjoining zones

1. Buildings and structures must be set back 5 metres from any boundary with an adjoining site in a Residential Zone, Rural Zone, Mixed Use Zone, Marge Zone, or **Open Space and Recreation Zone**, except where GIZ-S3.2 applies.
2. Buildings and structures in the Benmore Crescent Precinct must be setback 10 metres from any site boundary.

Recommendations

- (130) Based on the above assessment, I recommend:
- a. Accepting the submissions by TKL and WMNZ requesting the site be rezoned General Industrial Zone
 - b. Accepting in part the request by TKL to apply nine site specific provisions, by accepting four provisions in part and rejecting five as identified within the above assessment
 - c. Rejecting the submissions by Manor Park and Submitter Group A opposing the rezoning request to industrial
 - d. Rejecting the request by Manor Park for cleanfills, landfills and solid waste transfer stations located within 500m of a residential zone to be non-complying
 - e. Accept in part the submission by Submitter Group A in terms of the concerns regarding adverse effects
 - f. Reject the submission by Ngāti Toa to rezone the site to a Special Purpose Industrial Zone.

4.2 Retention of the General Rural Zone

Submissions

- (131) The Manor Park and Haywards Residents (377.4) submission seeks retention of the rural zoning on the site together with the following identified amendments:
- a. Amend the activity status of Rule GRUZ-R16 for Landfills and cleanfills from Discretionary to Non-Complying (377.5);
 - b. Delete or amend rule GRUZ-R17 for Solid Waste Transfer Stations from Discretionary to Non-Complying (377.6);
 - c. Amend the rules for cleanfills, landfills and solid waste transfer stations located within 500m of a residential zone to Non-complying, in the event the site is not zoned General Rural (377.7).
 - d. Add a new policy to provide explicit direction to avoid landfills, waste transfer stations and waste recovery park activities within 400m of an existing residential zone (377.8); and

- e. Add a new policy stating ‘Require activities to be compatible with residential activities within adjoining Residential Zones’ (377.9).
- (132) A further submission by WMNZ Ltd (F39) and Te Kārearea Ltd (FS40) oppose the Manor Park and Haywards Residents submission.
- (133) The submissions from Clem and Annette Thorn (223) and Anne Rainey (292.1), specifically seek retention of the Rural zoning of the site.
- (134) There are 134 submissions¹⁰ that oppose General Industrial zoning or industrial type activities, including waste transfer facilities, landfill and recovery facilities on the site.
- (135) A further submission by Manor Park and Haywards Residents (FS10) opposes all parts of the submission by Te Kārearea Ltd and WMNZ Ltd (with the exception of the of the flood hazard identification) referring to the reasons in their original submission (377).

Assessment

- (136) The requested amendments to GRUZ-R16 and GRUZ-R17 (377.5 and 377.6) regarding landfills, cleanfills and waste transfer stations have been addressed within section 3.12.4 of this report. The request was rejected by the reporting officer for the Rural Zone in Hearing Stream 3. I concur with the reasons provided in that report¹¹ and consider Discretionary Activity is an appropriate status to allow the specific merits of the activity to be assessed including the effects and whether they can be appropriately mitigated or not.
- (137) The request to identify cleanfills, landfills and solid waste transfer stations located within 500m of a residential zone as non-complying (377.7) has already been addressed in this report and recommended to be rejected for the reasons provided in section 4.1 above.
- (138) The request to add a new policy to avoid landfills, waste transfer stations and waste recovery park activities within 400m of an existing residential zone (377.8) is related to the requested rule above. I recommend rejecting this policy as it would conflict with the rule framework which identifies such

¹⁰ The relevant submissions and references are identified in section 3.8 Manor Park Community submissions.

¹¹ Hearing Stream 3: Rural Zone report, paras (302) to (332), pgs 66 – 69.

activities as Discretionary. I agree with the position of TKL that a policy would hinder the ability to assess the actual or potential effects of proposals based on such elements as scale, location and activity and would frustrate the application of the PDP by introducing an arbitrary preventative direction without justifying the need to intervene so strongly. Accordingly, I recommend rejecting the request.

- (139) I do not support the request to add a new policy (377.9) to “Require activities to be compatible with residential activities within adjoining Residential Zones”. The policy would unduly frustrate the policy framework of industrial zone chapters. I agree with the TKL further submission (FS40) opposing the request that the focus should be on managing the effects at the receiving environment and not requiring cross-zone compatibility of adjacent zones. I recommend rejecting this request.
- (140) Manor Park and Haywards Residents (377) and Clem and Annette Thorn (223) seek the retention of the General Rural Zone as notified. The reasons centre around potential adverse effects that could arise from alternative zoning, such as industrial, impacting the surrounding environment and residential amenity of the Manor Park community. As such, no evidence is provided supporting the rural productive capacity of the site or its importance to the wider rural zone capacity.



Figure 11: Aerial image of 30 Benmore Crescent in 2026 (GRIP, 2026).

- (141) The TKL submission states the rural zoning is a legacy zoning as it was held in Crown ownership since the 1950s for rail and roading projects. The aerial imagery of the site from retrolens (summarised in section 3.3 of this report) appears to support that position, with a portion of the site also continuing to accommodate rural activity.
- (142) The WMNZ Ltd (461) submission opposes the rural zone, stating the site does not easily provide for rural activities and is surrounded by urban uses and infrastructure which separate it from other rural parcels. The TKL submission also opposes the rural zoning and describes the site as an isolated land parcel separated from other private property by State Highway 2, the Hutt River and the Wairarapa Railway Line with no other rural properties nearby.
- (143) I agree the site is isolated from the main areas of rural zoned land within the district, is modest in terms of land area for a rural site, highly modified (through recent approved bulk earthworks) and is not categorised as highly productive land.

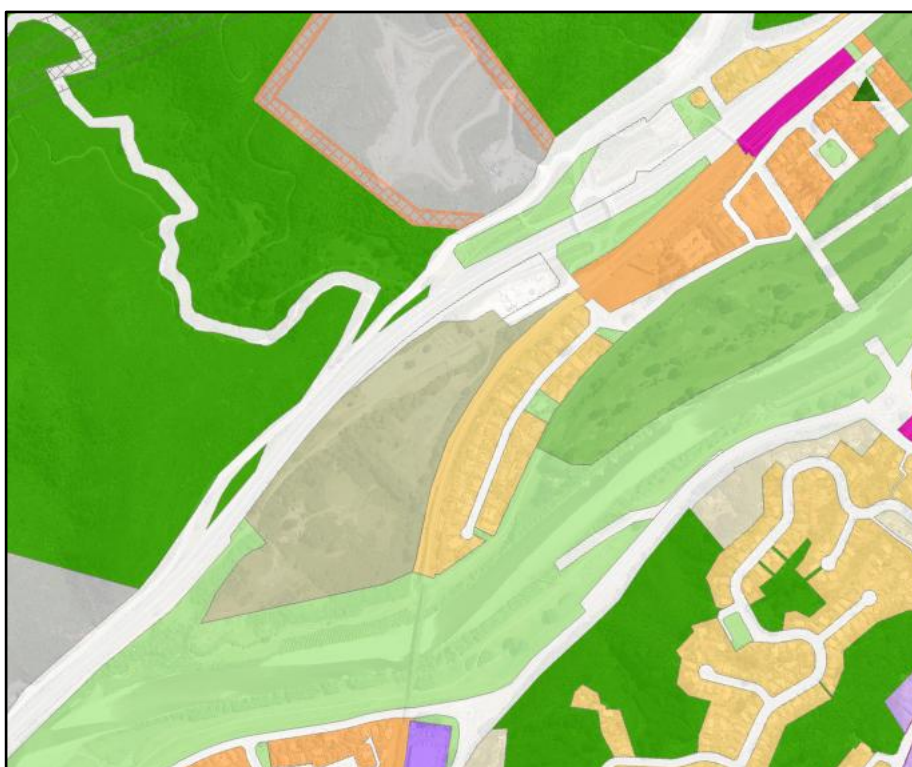


Figure 12: PDP zoning for the Benmore site.

- (144) As such, the contribution of the site towards rural capacity within the district has not been clearly established. There is no clear higher order direction to

retain this site for rural activities or its rural character. The 13.2ha site would not meet the minimum subdivision standard for General Rural zoned land (15ha minimum) so that any subdivision would be Discretionary.

- (145) I note the section 32 report for the Rural Zones describes rural areas within the district as widely varying but typically including:
- a. Relatively large lot sizes (particularly within the General Rural Activity Area, and particularly in the Coast Road and coastal areas),
 - b. Low levels of built development, with a mix of residential buildings and buildings and structures to support rural activities,
 - c. High levels of natural, open space, including in large public reserves that are often located near rural areas, and
 - d. A lower level of infrastructure and other services when compared to urban areas, including three waters infrastructure (which is rarely present in rural areas), provision for public and active transport, and access to community and commercial facilities.
- (146) I consider characteristics of the site are poorly aligned with the general rural areas within the district, and the site does not display a clear history of established primary production, rather, its historic use comprises both rural and extractive activities that had ended by the mid-1990s. As such, I do not support the submissions seeking to retain the rural zoning.

Recommendations

- (147) Reject the relief sought within the submissions requesting the General Rural zoning of the site be retained.

4.3 Alternative zone requests

Submissions

- (148) In addition to the requests for the zoning of the site to be either General Rural or General Industrial, several submissions expressed support for a range of other zone options.
- (149) Submissions from Sughandhi Fernandopulle (72.3), Ruchira Fernandopulle (74.2), Bernard Fernandopulle (75.2) and Aalekha Gomes (76.2) requested rezoning the site to mixed use, residential and light commercial which they

state would complement the neighbourhood as a waste transfer park is not ideally suited to the characteristics of the community.

- (150) As an alternative to General Rural, the Manor Park and Haywards Residents (377.4) submission also stated support for rezoning to a new special purpose zone, requesting *"... some or all of 30 Benmore Crescent to a new bespoke zone or multiple 'split' zones that contemplate a mix of open space, rural lifestyle, residential and commercial mixed-use activities..."*.
- (151) Grant Honey (45.1) requests rezoning Manor Park Waste Station site for *"... house (sic) and light industry."*
- (152) TKL (F40) and WMNZ Ltd (F39) both made a further submission supporting each other's submission (to rezone to General Industrial) and opposing the above submissions (45.1, 72.3, 74.2, 75.2, 76.2 and 377.4) requesting alternative zones.
- (153) Ngāti Toa (353.9) opposed the General Rural Zone and requested rezoning to Special Purpose Industrial Zone. This was supported by TKL and WMNZ Ltd.
- (154) The submission by WMNZ Ltd (461.3) and TKL (447.6) seeks rezoning of the land within the rail corridor immediately adjacent to the site from Medium Density Residential (as notified) to General Industrial (consistent with their submission that the site be rezoned General Industrial).

Assessment

- (155) The submission by Manor Park and Haywards Residents (377.4) for a 'bespoke zone' or multiple split zones does not provide any further detail on the proposed provisions or where those zones would be located within the site. Notwithstanding that, the site would not meet the requirements for a 'special purpose zone' within the National Planning Standards (standard 8, direction 3).

Special Purpose Zones

- (156) Standard 8 (Zone Framework Standard), states an additional special purpose zone must only be created when the proposed land use activities or anticipated outcomes of the additional zone meet all of the following criteria at standard 8.3:
 - a. are significant to the district, region or country*
 - b. are impractical to be managed through another zone*

c. are impractical to be managed through a combination of spatial layers.

- (157) The PDP has used the Special Purpose Zone for the Hospital Zone, Seaview Marina Zone, Marae Zone, Quarry Zone and the Tertiary Zone. In my view, the site would not meet the standard 8.3 requirements as the chapter framework for the General Industrial Zone would be sufficient and any site-specific provisions could be addressed via the spatial layers standard (Standard 12 of the National Planning Standards) using a precinct approach. Accordingly, I recommend rejecting the request by Manor Park and Haywards Residents (377.4).
- (158) For the same reasons I also recommend rejecting the request by Ngāti Toa for a Special Purpose Industrial Zone (353).

Residential Zones

- (159) I do not support the submissions requesting rezoning the site for residential uses. The submissions by WMNZ and TKL oppose the requests for residential zoning noting its exposure to natural hazards and that such zoning would constrain its potential and fail to give effect to the NPS-UD.
- (160) I agree residential activities would be restricted by the natural hazard exposure of the site. The site is prone to the fault location area, flood hazard overlays (high, medium and low) and the liquefaction hazard overlay. In addition, the location of the site between SH2 and the Wairarapa Railway Line means the site is also subject to the High and Moderate Highway and Railway Noise overlays. These all combine to present challenging constraints for future residential development. Residential activities are defined within the PDP as “activities most sensitive to natural hazards” and appropriately the PDP takes a risk-based approach to managing natural hazard risk. Rezoning to enable residential activities on a site with multiple identified natural hazards would not represent best planning practice or utilisation of the site. I recommend rejecting the submission requesting residential zoning.

Open Space Zone

- (161) Part of the request for a ‘mix of zones’ included incorporation of an open space zone (377.4). The submission by TKL (447) addressed the significant limitations of Open Space zoning on private land which would give rise to possibility of compensation. Generally, it is unusual for private land to be

zoned open space and as such I agree with the TKL position and recommend rejecting rezoning for open space.

Mixed Use Zone or Multiple Zones

- (162) Submissions from Sughandhi Fernandopulle (72.3), Ruchira Fernandopulle (74.2), Bernard Fernandopulle (75.2) and Aalekha Gomes (76.2) requested rezoning the site to Mixed Use, Residential and Light Commercial.
- (163) The request did not include any details so it is unclear what portions of the site should be allocated to which zone, whether site-specific provisions would be required or how the internalised mixed zone concept would be managed. In the absence of those details the approach is effectively conceptual and left to interpretation. The further submission by TKL and WMNZ opposed these submissions. On the basis of insufficient detail, and that I do not recommend supporting the request for residential zoning on the site, I recommend rejecting the request for a mixed zone approach.
- (164) For completeness, I acknowledge the request includes the Mixed Use Zone and Light Commercial. In terms of the Mixed Use Zone, the introduction to the relevant PDP chapter describes this zone as including the following scenarios:
- a. The fringes of commercial centres, to provide for expansion and contraction of those centres,
 - b. Some areas that have a long history of mixed uses,
 - c. Sites with unique businesses or facilities,
 - d. Areas that form a spatial transition between two other areas,
 - e. Areas that are transitioning in time from one role to another,
 - f. Areas with strong potential to develop into centres, and
 - g. Corridors connecting other centres with good access to public transport that have the potential to serve the surrounding area.
- (165) The TKL and MWNZ further submissions oppose the alternative zoning including mixed use. In my view the site may broadly align with some of these scenarios but not all and would not represent the fringe of a commercial centre that could expand or present 'strong potential to develop into a centre' given its characteristics and identified constraints. I therefore do not support the requests for mixed use zoning.

Light Industrial Zone

- (166) A number of submissions (45.1, 72.3, 74.2, 75.2, 76.2) also seek rezoning to Light Industrial as part of a 'mixed zone' approach. For the reasons above I do not support the mixed zone concept. However, for completeness, the purpose of the Light Industrial Zone is outlined in objective LIZ-O1 as providing for industry and research, plus compatible activities in smaller fragmented industrial areas that are often located near sensitive zones:

"The Light Industrial Zone is usually located next to or near residential, commercial, and other zones that provide for activities sensitive to industry, and activities in the zone are managed to be compatible with this."

- (167) However, the differences between the LIZ and GIZ are very subtle with the policy and rule frameworks sharing many similarities. A discernible difference between the two zones is the minimum subdivision lot size standard. That is 500m² for the GIZ while there is no minimum for the LIZ. This could potentially result in greater intensity of use and activities on the site compared to GIZ, but otherwise both zones contain similar bulk and location provisions and the same activity status for waste transfer stations, which submissions have raised strong concerns with.
- (168) It is noted both zones manage potential adverse effects at the zone interface with similar policy directions and provisions addressing landscape boundary screening, overlooking and servicing near sensitive uses.
- (169) The TKL and WMNZ further submissions oppose the request for mixed use or other zone alternatives including light industrial for reasons provided above. While light industrial activities could be a viable alternative, no submitters have sought rezoning over the whole site for this purpose. Therefore, I recommend rejecting the request as part of the mixed use zone approach.

Rezone the Rail Corridor Designation

- (170) The submission by WMNZ Ltd (461.3) and TKL (447.8) seeks rezoning of the land within the rail corridor immediately adjacent to the site. WMNZ (F39.50) supports TKL request and correspondingly TKL support the WMNZ (F40.207) request.
- (171) The land within the rail corridor is zoned Medium Density Residential within the notified PDP. WMNZ Ltd and TKL seek this be rezoned to General Industrial (consistent with their submission that the site be rezoned General Industrial)

as it does not reflect the land use of the rail corridor (identified as designation KRH-03).

- (172) A review of the PDP maps shows a variable approach to the underlying zoning of the designated railway when adjoining two different zones. For example, immediately south of the site on the southern side of the river the Medium Density Residential Zone is within the rail designation with the General Industrial Zone adjacent. Further south in Taita, the opposite applies (**figure below**).

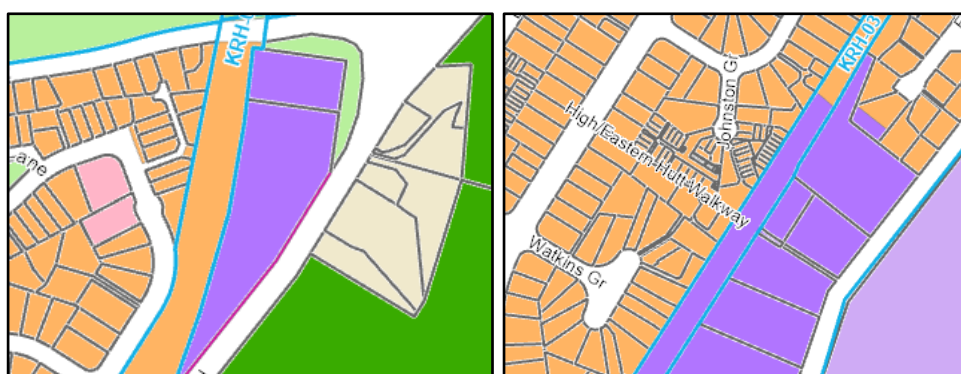


Figure 13: Underlying zone for the rail designation at Pomare (L) and Taita (R).

- (173) I disagree there is any material impact on the railway as it benefits from a designation so that the provisions of the PDP would not apply to any works undertaken in accordance with the purpose of the designation.
- (174) However, the effect of the zoning as notified would be discernible when applying any standards related to zone boundaries (rather than legal site boundaries). In this case, the standard for the General Industrial Zone GIZ-S2 (Height in relation to boundary – Adjoining zones) requires buildings and structures to meet the standard of the adjoining zone which would be the medium density residential zone. Standard MRZ-S4 states:

MRZ-S4 Height in relation to boundary

With the exceptions of 2 and 3 below, buildings and structures must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in MRZ-Figure 2.

- (175) The exemptions within the standard “2 and 3” would not apply. Accordingly, if the zoning was not changed as requested, then the Benmore site would be subject to the residential zone standard for height in relation to boundary

which is likely to reduce the permitted bulk and location provisions for the site if the request is not accepted.

- (176) In my view the purpose of the standard is to address adjoining sites on different zones where there is no separating factor. However, in this case there is a rail designation some 30m wide separating the Benmore site from the adjacent residential zone. The exemptions ("2 and 3") recognise and provide for situations where intervening land that cannot be built on (such as where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian accessway) and apply the standard from the farthest boundary.
- (177) This is a similar situation and therefore I recommend accepting the request to rezone the designation as it will ultimately recognise the 30m separation provided by the designation (which could not be built on).

Recommendation

- (178) Reject the relief sought within the submissions requesting alternative zones.
- (179) Accept the relief sought within the submissions requesting the rezoning of the rail corridor to General Industrial Zone.

4.4 Changes to provisions

- (180) Submissions requested changes to the following provisions:
- a. Amend the activity status of Rule GRUZ-R16 for Landfills and cleanfills from Discretionary to Non-Complying (377.5);
 - b. Delete or amend rule GRUZ-R17 for Solid Waste Transfer Stations from Discretionary to Non-Complying (377.6);
 - c. Amend the rules for cleanfills, landfills and solid waste transfer stations located within 500m of a residential zone to non-complying, in the event the site is not zoned General Rural (377.7).
 - d. Add a new policy to provide explicit direction to avoid landfills, waste transfer stations and waste recovery park activities within 400m of an existing residential zone (377.8); and
 - e. Add a new policy stating 'Require activities to be compatible with residential activities within adjoining Residential Zones' (377.9).

- (181) I have assessed these submission requests as part of section 4.2 (Retention of the General Rural Zone) of this report where I recommended rejecting the relief sought by these submissions for the reasons provided in that assessment.

4.5 Residential amenity & transportation effects

Submissions

- (182) The following submissions express a general opposition to industrial zoning or landfill / waste transfer activities on the site.
- (183) Many of the submitters in Submitter Group A raised concerns with the residential amenity impacts from future activities on the Benmore site. The submissions identified adverse noise and vibration, dust and odour, increased heavy vehicle trips, traffic safety and congestion concerns, and visual impacts/loss of outlook. Adverse effects in terms of fire risk and potential evacuation restrictions and air pollution were also identified. Most of the submissions associated these effects with:
- a. the waste transfer station activity (within the proposed resource consent) or,
 - b. the request for General Industrial zoning; and
 - c. the ability for waste transfer stations or landfills to be identified as a Discretionary Activity under any zone.
- (184) Submissions 92, 130, 133, 134, 138, 148, 149, 158, 164, 165, 179, 180, 185, 192, 193, 201, 219, 221, 223, 228, 250, 292, 306, 356, 406, 456 raised concern with the impact on residential amenity from an industrial development including a waste transfer station on the Benmore site.
- (185) A number of submissions (including 39.2, 72.2, 92.2, 105.2, 126.2, 129.2, 130.2, 133.2, 138.2, 148.1, 149.3, 164.2, 165.2, 193.2, 221.2, 250.6, 345.3, 356.2, 377.8) it is specifically requested (or a request is inferred) that a waste transfer station is not allowed in Manor Park.
- (186) Lindsay Streefkerk (138) and Stephen Streefkerk (158) raised concern with visual pollution and loss of views/outlook from their property.

- (187) A number of submitters (60.1, 92.2, 130.2, 133.2, 164.2, 165.2, 193.2, 219.2, 228.1, 250.6, 292.3, 456.1) raised concern with the impact industrial activities and particularly waste transfer stations would have on property values near the site.
- (188) Submissions raised concern with the suitability of the road network to accommodate increased traffic to the site including additional noise and safety issues on the Manor Park interchange.
- (189) Additional concerns were raised in regard to congestion and ability for emergency vehicles to continue safely accessing the Manor Park community.

Assessment

- (190) A number of submissions (39.2, 72.2, 92.2, 105.2, 126.2, 129.2, 130.2, 133.2, 138.2, 148.1, 149.3, 164.2, 165.2, 193.2, 250.6, 345.3, 356.2, 377.8) specifically requested that “a waste transfer station is not allowed in Manor Park”. The resource consent RM230019 for that activity is currently being considered via the direct referral process to the Environment Court under the provisions of the Operative District Plan as a Discretionary Activity. That process will determine whether a resource consent is granted or refused. For the purposes of the PDP, pursuant to Schedule 1 of the RMA, the rezoning will not permit a waste transfer station; such an activity would also be identified as a Discretionary Activity and would be subject to the resource consent process. Therefore, I recommend rejecting the request to ‘not allow waste transfer stations’ as it would be appropriate as a Discretionary Activity to enable all potential adverse effects to be assessed based on the merits of the given proposal design through the resource consent process.
- (191) Lindsay Streefkerk (138) and Stephen Streefkerk (158) raised concern with visual pollution and loss of views/outlook from their property. Other submissions raised concern with loss of rural character and neighbourhood amenity related to industrial activities (particularly waste transfer stations) being incompatible with the residential area.
- (192) Recent bulk earthworks on the site have modified the appearance and together with the surrounding transport infrastructure the site retains little rural character. The change from rural zoning on the site to industrial zoning will represent a shift in the development potential of the site and the current outlook amenity from private property near the site. However, the General

Industrial Zone chapter provisions for development manages zone interface effects which will be further assisted by the degree of separation between the Benmore site and the adjacent residential zone created by the Kiwirail designation. It is not unusual for residential areas to adjoin industrial zoned land within the Hutt Valley.

- (193) A number of submitters (60.1, 92.2, 130.2, 133.2, 164.2, 165.2, 193.2, 219.2, 228.1, 250.6, 292.3, 456.1) raised concern with the impact industrial activities and particularly waste transfer stations would have on property values near the site. However, caselaw¹² has established that the impact on property values is not a matter that decision-makers can take into account when assessing district plan provisions.
- (194) The Submitter Group A submission included concerns with fire risk from the waste transfer station. Waste transfer stations are identified as a Discretionary Activity within the General Industrial Zone and therefore subject to the resource consent process. Fire risk would be subject to industry standards and the building code standards and based on the design of any future activity.
- (195) High traffic flow, increasing congestion creating dangerous conditions for locals including concerns with the capacity of the Manor Park interchange to accommodate increased traffic has also been raised within submissions. The road network and any associated upgrades for future development would be subject to the transportation standards within the PDP. This includes addressing emergency vehicle access.
- (196) In general, I recommend accepting in part the Submitter Group A submission, insofar that the submission seeks 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. Noting the purpose of the Resource Management Act at s5 is not to avoid all adverse effects but to avoid, remedy or mitigate any adverse effects of activities on the environment. As such, I consider the provisions of the General Industrial

¹² *Tram Lease Ltd v Auckland Transport* [2015] NZEnvC 137; *City Rail Link Ltd v Auckland Council* [2017] NZEnvC 204; and *Re Meridian Energy Ltd* [2013] NZEnvC 59

Zone chapter provide sufficient scope to address the adverse effects raised by Submitter Group A.

Recommendation

- (197) The adverse effects raised by the submissions are acknowledged but for reasons provided above I recommend rejecting the relief sought by the submissions.

4.6 Infrastructure issues and natural hazard risk

- (198) Submissions (88, 131, 137, 140, 141, 144, 151, 154, 175, 176, 199 and 250) raised concerns with stormwater flooding, blocked drainage and maintenance issues including requests for infrastructure upgrades and improvements. Submissions also seek the flood hazard overlays are only used as guidelines.
- (199) Submissions 38.4, 84.4, 175.4, 176.4, 201.4, 250.4 seek removal of roading shown from Stokes Valley into Manor Park on the map.

Assessment

- (200) The submissions request a range of matters, including;
- a. provision of wastewater pumping stations in collaboration with Wellington Water (Tiaki Wai);
 - b. taking a zero-tolerance approach to roadside general waste /debris clogging the existing roadside drainage inlets and implementing a strict cleaning routine of road sweeping and grass mowing bordering the road network;
 - c. undertaking regular monitoring /checks on existing water drainage pipes in Belmont Catchment facing Manor Park. Proactively seeking funds to replace them with bigger pipes to efficiently help the flow.
- (201) The reason provided by the submissions seeking regular monitoring and checks on drainage pipes is to improve the wellness and quality of life for residents within the 'high natural hazard' areas of Manor Park. This submission is acknowledged but relates to operational functions of the three waters network which is outside the scope of this hearing. As such I recommend rejecting these submission points.

- (202) The submissions 131.1, 131.2, 151.2, 151.3, 154.1, 154.2, 199.1, 199.2 also seek:
- a. Flood Hazard Overlays are used only for guidelines for best land use and management; and
 - b. The Flood Hazard Overlays are retained with reservations/amendments as outlined in submission (refer to original submission, and other submission points).
- (203) In addition, the submissions by 140.1, 141.2 and 144.2 seek clarity of the high natural hazard area in Manor Park.
- (204) The above matters would have been addressed within the Natural Hazards hearing stream and are outside the scope of this hearing topic. I recommend rejecting these submission points as out of scope for this hearing topic.
- (205) The submissions seeking removal of roading from Stokes Valley into Manor Park as shown on the map request that no formal road should cross the Golf Course as the area concerned is marked as High Risk Flooding Zone, and seek it is removed from this District Plan. It is not clear what road the submission is referring to and therefore I recommend rejecting the relief sought unless the submitter is able to clarify the request prior to the hearing.

Recommendation

- (206) For the reasons provided in this assessment I recommend rejecting the relief sought within the above submissions.

4.7 Environmental Risk

Submissions

- (207) Concerns were raised over the environmental impacts of changing the zoning from General Rural to Industrial and the potential for leachate to discharge into the nearby stream and river systems.
- (208) Submissions (92, 103, 105, 126, 130, 133, 146, 164, 165, 223, 382, 389, 406) raised concerns with increased pollution, erosion, and degradation on the river ecosystem, compromising its ecological health and biodiversity.
- (209) The risk of exposure to air pollutants and fire risk associated with waste transfer stations was also raised together with concerns regarding the harm to wildlife and potential pest and vermin related to waste transfer facilities.

Assessment

- (210) The Submitter Group A submission included concerns with air and odour pollution and leachate polluting the adjacent waterways (such as dry creek and the Hutt River).
- (211) Any industrial activities undertaken on the site would be subject to the PDP rules and standards and in the event of a resource consent, the conditions attached to address the effects if granted.
- (212) In addition, the potential environmental and ecological impacts of any industrial activity would be subject to the Greater Wellington Regional Council Natural Resources Plan which contains rules for air quality, air discharges and discharge to land and water. Any future activities would be subject to the requirements of the Natural Resources Plan (or its successor).

Recommendation

- (213) I recommend rejecting the relief sought within the submissions on the grounds the issues are already addressed through existing regulatory frameworks, including the Natural Resources Plan.

5 Summary of recommendations

(214) 4.1 Rezoning to General Industrial Zone

- (215) Accept the relief sought in submissions by Te Kārearea Ltd and Waste Management NZ Ltd requesting that 30 Benmore Crescent be rezoned to General Industrial Zone.
- (216) Accept in part Te Kārearea Ltd's request for site-specific provisions:
- a. accept provisions relating to large building design requirements and 10m yard setbacks and seek further clarification on the requests relating to Dry Creek protection/enhancement, and stormwater management;
 - b. reject the remaining requested provisions where insufficient justification is provided.
- (217) Reject the relief sought by the submissions of Manor Park and Haywards Residents and Submitter Group A opposing industrial rezoning.
- (218) Accept in part the Submitter Group A concerns regarding adverse effects, to the extent these are addressed through the General Industrial Zone provisions.
- (219) Reject the request by Ngāti Toa to rezone the site as a Special Purpose Industrial Zone.

(220) 4.2 Retention of the General Rural Zone

- (221) Reject the relief sought by submissions seeking retention of the General Rural Zone for the site.
- (222) Reject requested amendments to make landfills, cleanfills and solid waste transfer stations non-complying activities.
- (223) Reject the proposed new policy requiring avoidance of landfills, waste transfer stations and waste recovery activities within 400m of a residential zone.
- (224) Reject the proposed policy requiring compatibility with adjoining residential zones.

(225) 4.3 Alternative Zone Requests

- (226) Reject requests for alternative zoning.

(227) Accept the request by Te Kārearea Ltd and Waste Management NZ Ltd to rezone the adjoining rail corridor designation from Medium Density Residential Zone to General Industrial Zone.

(228) 4.4 Changes to Provisions

(229) Reject requested amendments to:

- a. change GRUZ-R16 from discretionary to non-complying;
- b. delete or amend GRUZ-R17 so solid waste transfer stations are non-complying;
- c. require cleanfills, landfills and solid waste transfer stations within 500m of a residential zone to be non-complying;
- d. introduce a policy avoiding waste-related activities within 400m of residential zones;
- e. introduce a policy requiring compatibility with adjoining residential zones.

(230) 4.5 Residential Amenity and Transportation Effects

(231) Acknowledge submitter concerns regarding noise, vibration, dust, odour, traffic, visual effects, fire risk, air pollution, congestion and residential amenity.

(232) Reject the relief sought by submission seeking to prevent waste transfer stations outright.

(233) Accept in part Submitter Group A's concerns to the extent that adverse effects must be managed through the PDP provisions.

(234) Reject submission points relating to property values, as these are not a relevant consideration.

(235) 4.6 Infrastructure Issues and Natural Hazard Risk

(236) Reject the relief sought by submission points relating to stormwater flooding, drainage maintenance, wastewater pumping stations, drainage pipe upgrades and water infrastructure, as these are operational matters outside the scope of the hearing topic.

(237) Reject submission points seeking changes to flood hazard overlays or further clarification of high hazard areas, as these matters were addressed in the Natural Hazards hearing stream.

(238) Reject submissions seeking removal of a road link from Stokes Valley to Manor Park, as the matter is a transportation issue and outside the scope of this hearing topic.

(239) 4.7 Environmental Risk

(240) Reject the submission points on the basis that environmental effects are already managed through existing regulatory frameworks, including:

- a. PDP rules and standards;
- b. resource consent conditions where consent is required;
- c. Greater Wellington Regional Council's Natural Resources Plan.

6 Section 32AA Assessments

- (241) A further evaluation under section 32AA of the RMA is required because this report recommends changes to the notified PDP provisions and planning maps, including:
- a. rezoning 30 Benmore Crescent from General Rural Zone to General Industrial Zone,
 - b. rezoning the adjoining rail corridor land from Medium Density Residential Zone to General Industrial Zone, and
 - c. introducing site-specific provisions through a Benmore Crescent Precinct to manage the effects of future industrial development.
- (242) The recommended rezoning is considered more appropriate than retaining the notified General Rural Zone because the site is physically separated from the main rural areas of the district, has limited demonstrated rural productive value, is highly modified, and is well-connected to strategic transport infrastructure. The recommended General Industrial Zone better reflects the site's characteristics and provides for additional business land capacity in a manner that assists in giving effect to the NPS-UD.
- (243) The benefits of the recommended amendments include enabling more efficient use of an under-utilised site, contributing to the identified demand for business land, aligning the zoning with the site's access and surrounding context, and ensuring that future industrial development is assessed within a zone framework designed to manage industrial activities and their effects.
- (244) The costs of the recommended amendments primarily relate to the potential for future industrial activities to affect the amenity of nearby residential areas, including through noise, traffic, visual effects, dust, odour and other nuisance effects. However, these effects are able to be managed through the objectives, policies, rules and standards of the General Industrial Zone, the proposed site-specific precinct provisions, and through resource consent processes where consent is required.
- (245) The recommended Benmore Crescent Precinct provisions are considered efficient and effective because they target the specific matters that warrant additional management on this site, including larger building design
-

outcomes and increased yard setbacks. This approach avoids the need to alter the district-wide General Industrial Zone provisions while still responding to site-specific matters raised through submissions.

- (246) The recommended amendments are also considered more appropriate than the alternatives requested in submissions, including retaining the General Rural Zone, applying a Special Purpose Industrial Zone, applying a bespoke or split-zone approach, or rezoning the site for residential, open space, mixed use or light industrial purposes. Those alternatives are either not supported by sufficient evidence, are inconsistent with the National Planning Standards, do not adequately reflect the site's constraints, or would not provide a clear and effective planning framework for the site.
- (247) Overall, the recommended amendments are considered to be the most appropriate way to achieve the objectives of the PDP, having regard to their efficiency and effectiveness, the benefits and costs of the environmental, economic, social and cultural effects anticipated from the provisions, and the risk of acting or not acting.

7 Conclusion

- (248) For the reasons set out in this report, I recommend that 30 Benmore Crescent be rezoned from General Rural Zone to General Industrial Zone, with site-specific provisions applied through a Benmore Crescent Precinct to address matters including large building design and increased yard setbacks. Further details from the submitter TKL on the extent of the amendments sought regarding Dry Creek protection and enhancement, and stormwater management are recommended.
- (249) I also recommend that the adjoining rail corridor designation land be rezoned from Medium Density Residential Zone to General Industrial Zone to better reflect the function of the rail corridor and avoid inappropriate application of residential zone interface standards to the Benmore site.
- (250) I recommend rejecting the relief within submissions seeking retention of the General Rural Zone, alternative zoning approaches, Special Purpose Industrial zoning, and additional provisions that would make cleanfills, landfills or solid waste transfer stations non-complying or otherwise prevent waste-related activities outright. The General Industrial Zone framework, together with the recommended site-specific provisions and any required resource consent processes, provides the most appropriate mechanism to manage actual and potential adverse effects.
- (251) The recommendations in this report acknowledge the concerns raised by submitters regarding residential amenity, traffic, infrastructure, natural hazards and environmental effects. However, for the reasons set out above, I consider those matters are either appropriately managed through the PDP provisions and other regulatory frameworks, or are outside the scope of this hearing topic.
- (252) Accordingly, subject to the recommended amendments identified in this report, I consider the proposed zoning and provision package for 30 Benmore Crescent is the most appropriate way to achieve the objectives of the PDP and to assist the Council in carrying out its functions under the RMA.

8 Attachments

Appendix 1: Recommended amendments to GIZ chapter.

Appendix 2: Recommendations on specific submission points.

Appendix 1: Recommended amendments to General Industrial Zone

Appendix: Recommended amendments to General Industrial Zone provisions

Drafting convention: **new text is bold red**; ~~deleted/replaced text is red strikethrough~~.

Assumption: 30 Benmore Crescent is rezoned General Industrial. All other GIZ provisions continue to apply unless specifically amended below.

Objectives – Benmore Crescent Precinct

<u>GIZ-PREC1-O1</u>	<u>Purpose and character</u>
<u>This objective is additional within the Benmore Crescent Precinct</u>	
<u>Built development contributes positive design outcomes to the surrounding area.</u>	

A. GIZ-R3 – Construction of new buildings and structures and alterations and additions to existing buildings and structures

GIZ-R3	Construction of new buildings and structures and alterations and additions to existing buildings and structures
1. Activity status: Permitted	
Where:	
a. Compliance is achieved with:	
i. GIZ-S1: Height,	
ii. GIZ-S2: Height in relation to boundary – Adjoining zones,	
iii. GIZ-S3: Setbacks – Adjoining zones,	
iv. GIZ-S4: Overlooking – Adjoining zones, and	
v. GIZ-S5: Landscaping and screening, and	
b. The new buildings, the new structures, the alterations, or the additions, are for the purpose of an activity permitted by one or more of rules GIZ-R4 through GIZ-R17, or a heavy industrial activity- <u>and</u>	
c. <u>Where the site is within Benmore Crescent Precinct, any new building, or any existing building following an alteration or addition, has a gross floor area of no more than 1,000m².</u>	
2. Activity status: Restricted discretionary	
Where:	
a. Compliance is not achieved with GIZ-R3.1.	
Matters of discretion are restricted to:	
1. The matters of discretion in any standards not met.	
2. If GIZ-R3.1b is not met, the urban design matters in GIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in GIZ-P11: Urban design outcomes (exclusions).	
3. If GIZ-R3.1b is not met, the impact of the design of the building and any associated subdivision on the long-term development capacity of the zone for	

industrial purposes, including the expected lifespan of the building and the ability of the building to be converted to industrial use.

4. If the site adjoins a site in a Residential Zone, Marae Zone, Mixed Use Zone, Open Space and Recreation Zone, or Rural Zone: privacy and visual amenity on the relevant adjoining site.
5. **If GIZ-R3.1c is not met: the urban design outcomes in GIZ-P9: Urban design outcomes (by meeting standard or assessment), and the exclusions in GIZ-P11: Urban design outcomes (exclusions).**

Notification:

Public notification and limited notification are precluded for applications under this rule where the only non-compliances are GIZ-S2, GIZ-S3, and GIZ-S4.

B. GIZ-S3 – Construction of new buildings and structures and alterations and additions to existing buildings and structures

GIZ-S3	Setbacks - Adjoining zones
1. <u>Buildings</u> and <u>structures</u> must be set back 5 metres from any boundary with an adjoining <u>site</u> in a Residential Zone, Rural Zone, Mixed Use Zone, <u>Marae</u> Zone, or Open Space and Recreation Zone-, <u>except where GIZ-S3.2 applies.</u> 2. <u>Buildings and structures at 30 Benmore Crescent, Manor Park must be setback 10 metres from any site boundary.</u> 3. This standard does not apply to boundary fences of no more than 2m in <u>height</u> above <u>ground level</u>.	
Matters of discretion if the standard is breached: 1. Access for repairs and maintenance to <u>buildings</u> and <u>structures</u> on the <u>site</u>. 2. Urban design outcomes 4, 5, and 6 in <u>GIZ-P9: Urban design outcomes (by meeting standard or assessment)</u>, and the exclusions in <u>GIZ-P11</u>. 3. Any positive <u>effects</u> that can only be achieved through non-compliance with the standard.	

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
Shayne Hawtin	36	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Shayne Hawtin	36	2	Rural Zones	Provisions relating to land transfer stations and industrial activities	Oppose	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)	Accept in part
Vicki McCabe	38	4	Maps - Other	Road assets layer	Oppose in part	Seeks 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. (Refer to original submission)	Reject
Vicki McCabe	38	5	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Howard McCabe	39	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
Howard McCabe	39	2	Benmore Crescent - General	None	Other / Not Stated	Seeks that a waste transfer station cannot occur at Benmore Crescent, Manor Park (decision inferred, see original submission)	Reject
Vivien Smith	40	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Paul Russ	42	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Vicky Harding	43	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Keiron Harding	44	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Grant Honey	45	1	Maps - Zoning / Rural	Zoning of Manor Park Waste Station site -30	Oppose	Seeks to rezone Manor Park Waste Station site for house and light industry (inferred, refer to original submission)	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
				Benmore Crescent (inferred, refer to original submission)			
Murray Parker	46	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Pamela Hewitt	47	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Kotaemai Connell-Davey	49	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Adele Tredrea	50	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
Lance Tredrea	51	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Shellene Eksteen	55	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Freddie Viljoen	56	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Trevor Russ	57	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Trevor Russ	57	2	Maps - Zoning / Rural	Manor Park	Other / Not Stated	Seeks that industrial proposals are not undertaken in Manor Park area (inferred, refer to original submission)	Reject
Alexandra Hewitt	58	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
						existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	
Arie Scott	59	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Yvonne Philips	60	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Madeleine Andrews	62	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Barry King	63	1	Benmore Crescent - General	None	Other / Not Stated	Seeks that the PDP provisions be retained or amended, or perhaps "Mixed Use", 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. (Refer to original submission)	Accept in part
Petros Vrahasotakis	65	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
						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)	
Megan Bailey	66	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Kelsie Wishart	68	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Hilary Martin	69	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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, and that the district plan change does not proceed (Refer to original submission)	Accept in part
William Esquilant	70	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
Karl Baker	71	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Sughandhi Fernandopulle	72	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Sughandhi Fernandopulle	72	2	Benmore Crescent - General	None - Benmore Crescent Waste Transfer Station	Oppose	Seeks that the council re-consider decision to implement a waste transfer station in Manor Park.	Reject
Sughandhi Fernandopulle	72	3	Maps - Zoning / Moves between categories	Benmore Crescent/Manor Park	Oppose in part	Seeks that 30 Benmore Crescent is rezoned to mixed-use, residential and light industrial (inferred, see original submission)	Reject
Rebecca Johnson	73	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Ruchira Fernandopulle	74	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
Ruchira Fernandopulle	74	2	Maps - Zoning / Moves between categories	Benmore Crescent/Manor Park	Oppose in part	Seeks that 30 Benmore Crescent is rezoned to mixed-use, residential and light industrial (inferred, see original submission)	Reject
Bernard Fernandopulle	75	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Bernard Fernandopulle	75	2	Maps - Zoning / Moves between categories	Benmore Crescent/Manor Park	Oppose in part	Seeks that 30 Benmore Crescent is rezoned to mixed-use, residential and light industrial (inferred, see original submission)	Reject
Aalekha Gomes	76	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Aalekha Gomes	76	2	Maps - Zoning / Commercial and Industrial	None	Oppose in part	Seeks that 30 Benmore Crescent is rezoned to mixed-use, residential and light industrial (inferred, see original submission)	Reject
Nathan Thomas	77	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Michael Mark	78	1	Benmore Crescent - General	None	Other / Not Stated	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	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
						residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	
Brent Whiteman	79	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Ian Wardlaw	80	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Georgia Davenport	83	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Christine Potaka-Kelly	84	4	Maps - Other	Road assets layer	Oppose in part	Seeks that the maps do not include the paper road traversing the golf course and connecting Manor Park and Stokes Valley	Reject
Ross Dryden	85	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
Carolyn Walters	87	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Carolyn Walters	87	2	Maps - Zoning / Moves between categories	None	Oppose	Seeks that an industrial area is not allowed at Manor Park (inferred, refer to original submission)	Reject
Chakrin Gangodawila	88	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Chakrin Gangodawila	88	4	Does not relate to text or maps of the plan	None	Other / Not Stated	Seeks that HCC provide Wastewater Pumping Stations in collaboration with Wellington Water in appropriate sites.	Reject
Chakrin Gangodawila	88	5	Does not relate to text or maps of the plan	None	Other / Not Stated	Seeks, from HCC, that there is zero tolerance to roadside general waste /debris clogging the existing roadside drainage inlets by implementing a strict cleaning routine of road sweeping & grass mowing bordering the road network (currently irregular/neglected).	Reject
Chakrin Gangodawila	88	6	Does not relate to text or maps of the plan	None	Other / Not Stated	Seeks regular monitoring /roadside checks from HCC on existing roadside & other drainage systems & make changes as how to improve the efficiency.	Reject
Chakrin Gangodawila	88	7	Does not relate to text or maps of the plan	None	Other / Not Stated	Seeks that HCC, in collaboration with Wellington Regional Council /Wellington Water, undertake regular monitoring /checks on existing water drainage pipes in Belmont Catchment facing Manor Park. Proactively seeking funds to replace them with bigger pipes to efficiently help the flow, while wisely forward	Reject

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
						planning for frequent & erratic rainfall events from on-going climate change.	
Yashika De Costa	92	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Yashika De Costa	92	2	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that a waste transfer station does not occur at Benmore Crescent, Manor Park (decision inferred, see original submission)	Reject
Yashika De Costa	92	3	Benmore Crescent - General	Manor Park	Oppose	Seeks that a waste transfer station is not allowed in Manor Park (inferred, refer to original submission)	Reject
Chitra Setungamudalige	96	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Anthony Borra	102	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Geoffrey Rogers	103	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
						existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	
Geoffrey Rogers	103	2	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Other / Not Stated	Seeks that a waste transfer station is not allowed in Manor Park (inferred, refer to original submission)	Reject
Geoffrey Rogers	103	3	Benmore Crescent - General	Manor Park	Other / Not Stated	Seeks that a waste transfer station is not allowed in Manor Park (inferred, refer to original submission)	Reject
Roy Connolly	105	1	Benmore Crescent - General	None	Other / Not Stated	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	Accept in part
Roy Connolly	105	2	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that a waste transfer station does not occur at Benmore Crescent, Manor Park (decision inferred, see original submission)	Reject
Roy Connolly	105	3	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that a waste transfer station does not occur at Benmore Crescent, Manor Park (decision inferred, see original submission)	Reject
Morgan Phillips	126	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
Morgan Phillips	126	2	NH - Natural Hazards	Entire chapter	Oppose	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)	Reject
Morgan Phillips	126	3	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	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)	Reject
Gabrielle Morrison and Roger Morrison	127	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission).	Accept in part
Chirag Patel	129	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Chirag Patel	129	2	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that a waste transfer station is not allowed in Manor Park (inferred, refer to original submission)	Reject
Chirag Patel	129	3	Benmore Crescent - General	Manor Park	Oppose	Seeks that a waste transfer station is not allowed in Manor Park (inferred, refer to original submission)	Reject
Rowan De Costa	130	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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,	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
						property, the transport network and public spaces. (Refer to original submission)	
Rowan De Costa	130	2	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that a waste transfer station is not allowed in Manor Park (inferred, refer to original submission)	Reject
Rowan De Costa	130	3	Benmore Crescent - General	Manor Park	Oppose	Seeks that a waste transfer station is not allowed in Manor Park (inferred, refer to original submission)	Reject
Rajat Chadha	131	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Rajat Chadha	131	2	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlays	Oppose in part	Seeks that the Flood Hazard Overlays are used only for guidelines for best land use and management (inferred, refer to original submission).	Reject
Rajat Chadha	131	3	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlays	Oppose in part	Seeks that the Flood Hazard Overlays are retained with reservations/amendments as outlined in submission (refer to original submission, and other submission points)	Reject
Rajat Chadha	131	4	Does not relate to text or maps of the plan	None	Other / Not Stated	Seeks that HCC provide Wastewater Pumping Stations in collaboration with Wellington Water in appropriate sites.	Reject
Rajat Chadha	131	5	Does not relate to text or maps of the plan	None	Other / Not Stated	Seeks, from HCC, that there is zero tolerance to roadside general waste /debris clogging the existing roadside drainage inlets by implementing a strict cleaning routine of road sweeping & grass mowing bordering the road network (currently irregular/neglected).	Reject
Rajat Chadha	131	6	Does not relate to text or maps of the plan	None	Other / Not Stated	Seeks regular monitoring /roadside checks from HCC on existing roadside & other drainage systems & make changes as how to improve the efficiency.	Reject

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
Rajat Chadha	131	7	Does not relate to text or maps of the plan	None	Other / Not Stated	Seeks that HCC, in collaboration with Wellington Regional Council /Wellington Water, undertake regular monitoring /checks on existing water drainage pipes in Belmont Catchment facing Manor Park. Proactively seeking funds to replace them with bigger pipes to efficiently help the flow, while wisely forward planning for frequent & erratic rainfall events from on-going climate change.	Reject
Rishu Anand	132	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Ashika Wijesinghe	133	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Ashika Wijesinghe	133	2	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that a waste transfer station does not occur at Benmore Crescent, Manor Park (decision inferred, see original submission)	Reject
Ashika Wijesinghe	133	3	Benmore Crescent - General	Manor Park	Oppose	Seeks that a waste transfer station does not occur at Benmore Crescent, Manor Park (decision inferred, see original submission)	Reject
Lyn Hansen	134	1	Benmore Crescent - General	None	Other / Not Stated	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,	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
						property, the transport network and public spaces. (Refer to original submission)	
Mark Greenwell	135	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Liesl Eksteen	136	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Liesl Eksteen	136	2	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that a waste station is not added to the area (Inferred, refer to original submission)	Reject
Liesl Eksteen	136	3	Rural Zones	Manor Park	Oppose	Seeks that a waste station is not added to the area (Inferred, refer to original submission)	Reject
Chetan Punjabi	137	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Chetan Punjabi	137	2	Does not relate to text or maps of the plan	None	Other / Not Stated	Seeks that HCC provide Wastewater Pumping Stations in collaboration with Wellington Water in appropriate sites.	Reject

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
Chetan Punjabi	137	3	Does not relate to text or maps of the plan	None	Other / Not Stated	Seeks, from HCC, that there is zero tolerance to roadside general waste /debris clogging the existing roadside drainage inlets by implementing a strict cleaning routine of road sweeping & grass mowing bordering the road network (currently irregular/neglected).	Reject
Chetan Punjabi	137	4	Does not relate to text or maps of the plan	None	Other / Not Stated	Seeks regular monitoring /roadside checks from HCC on existing roadside & other drainage systems & make changes as how to improve the efficiency.	Reject
Chetan Punjabi	137	5	Does not relate to text or maps of the plan	None	Other / Not Stated	Seeks that HCC, in collaboration with Wellington Regional Council /Wellington Water, undertake regular monitoring /checks on existing water drainage pipes in Belmont Catchment facing Manor Park. Proactively seeking funds to replace them with bigger pipes to efficiently help the flow, while wisely forward planning for frequent & erratic rainfall events from on-going climate change.	Reject
Lindsay Streefkerk	138	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Lindsay Streefkerk	138	2	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that a waste transfer station is not allowed in Manor Park (inferred, refer to original submission)	Reject
Lindsay Streefkerk	138	3	Rural Zones	Manor Park	Oppose	Seeks that a waste transfer station is not allowed in Manor Park (inferred, refer to original submission)	Reject
Jeetendra Panjabi	139	1	Benmore Crescent - General	None	Other / Not Stated	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,	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
						property, the transport network and public spaces. (Refer to original submission)	
Neha Punjabi	140	2	Does not relate to text or maps of the plan	None stated	Other / Not Stated	Seeks that HCC, in collaboration with Wellington Regional Council /Wellington Water, undertake regular monitoring /checks on existing water drainage pipes in Belmont Catchment facing Manor Park. Proactively seeking funds to replace them with bigger pipes to efficiently help the flow, while wisely forward planning for frequent & erratic rainfall events from on-going climate change.	Reject
Neha Punjabi	140	3	Does not relate to text or maps of the plan	None stated	Other / Not Stated	Seeks that HCC provide Wastewater Pumping Stations in collaboration with Wellington Water in appropriate sites.	Reject
Neha Punjabi	140	4	Does not relate to text or maps of the plan	None stated	Other / Not Stated	Seeks, from HCC, that there is zero tolerance to roadside general waste /debris clogging the existing roadside drainage inlets by implementing a strict cleaning routine of road sweeping & grass mowing bordering the road network (currently irregular/neglected).	Reject
Neha Punjabi	140	5	Does not relate to text or maps of the plan	None stated	Other / Not Stated	Seeks regular monitoring /roadside checks from HCC on existing roadside & other drainage systems & make changes as how to improve the efficiency.	Reject
Neha Punjabi	140	6	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Anish Punjabi	141	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
Anish Punjabi	141	3	Does not relate to text or maps of the plan	None stated	Other / Not Stated	Seeks that HCC, in collaboration with Wellington Regional Council /Wellington Water, undertake regular monitoring /checks on existing water drainage pipes in Belmont Catchment facing Manor Park. Proactively seeking funds to replace them with bigger pipes to efficiently help the flow, while wisely forward planning for frequent & erratic rainfall events from on-going climate change.	Reject
Anish Punjabi	141	4	Does not relate to text or maps of the plan	None stated	Other / Not Stated	Seeks that HCC provide Wastewater Pumping Stations in collaboration with Wellington Water in appropriate sites.	Reject
Anish Punjabi	141	5	Does not relate to text or maps of the plan	None stated	Other / Not Stated	Seeks, from HCC, that there is zero tolerance to roadside general waste /debris clogging the existing roadside drainage inlets by implementing a strict cleaning routine of road sweeping & grass mowing bordering the road network (currently irregular/neglected).	Reject
Anish Punjabi	141	6	Does not relate to text or maps of the plan	None stated	Other / Not Stated	Seeks regular monitoring /roadside checks from HCC on existing roadside & other drainage systems & make changes as how to improve the efficiency.	Reject
Lachmi Punjabi	142	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Phillipa Borra	143	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
Bhuvi Punjabi	144	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Bhuvi Punjabi	144	3	Does not relate to text or maps of the plan	None stated	Other / Not Stated	Seeks that HCC, in collaboration with Wellington Regional Council /Wellington Water, undertake regular monitoring /checks on existing water drainage pipes in Belmont Catchment facing Manor Park. Proactively seeking funds to replace them with bigger pipes to efficiently help the flow, while wisely forward planning for frequent & erratic rainfall events from on-going climate change.	Reject
Bhuvi Punjabi	144	4	Does not relate to text or maps of the plan	None stated	Other / Not Stated	Seeks that HCC provide Wastewater Pumping Stations in collaboration with Wellington Water in appropriate sites.	Reject
Bhuvi Punjabi	144	5	Does not relate to text or maps of the plan	None stated	Other / Not Stated	Seeks, from HCC, that there is zero tolerance to roadside general waste /debris clogging the existing roadside drainage inlets by implementing a strict cleaning routine of road sweeping & grass mowing bordering the road network (currently irregular/neglected).	Reject
Bhuvi Punjabi	144	6	Does not relate to text or maps of the plan	None stated	Other / Not Stated	Seeks regular monitoring /roadside checks from HCC on existing roadside & other drainage systems & make changes as how to improve the efficiency.	Reject
Brian Jones	146	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
David Campbell	147	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Steve Williams	148	1	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that an industrial development, such as a waste transfer station is not undertaken at Manor Park (inferred, refer to original submission)	Reject
Steve Williams	148	2	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Steve Williams	148	3	Benmore Crescent - General	Manor Park	Other / Not Stated	Seeks that an industrial development, such as a waste transfer station is not undertaken at Manor Park (inferred, refer to original submission)	Reject
Christine Williams	149	1	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that an industrial development, such as a waste transfer station is not undertaken at Manor Park (inferred, refer to original submission)	Reject
Christine Williams	149	2	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
Christine Williams	149	3	Benmore Crescent - General	Manor Park	Other / Not Stated	Seeks that an industrial development, such as a waste transfer station is not undertaken at Manor Park (inferred, refer to original submission)	Reject
Sacha Campbell	150	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Don Setungamudalige	151	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Don Setungamudalige	151	4	Does not relate to text or maps of the plan	None stated	Other / Not Stated	Seeks that HCC provide Wastewater Pumping Stations in collaboration with Wellington Water in appropriate sites.	Reject
Don Setungamudalige	151	5	Does not relate to text or maps of the plan	None stated	Other / Not Stated	Seeks, from HCC, that there is zero tolerance to roadside general waste /debris clogging the existing roadside drainage inlets by implementing a strict cleaning routine of road sweeping & grass mowing bordering the road network (currently irregular/neglected).	Reject
Don Setungamudalige	151	6	Does not relate to text or maps of the plan	None stated	Other / Not Stated	Seeks regular monitoring /roadside checks from HCC on existing roadside & other drainage systems & make changes as how to improve the efficiency.	Reject
Don Setungamudalige	151	7	Does not relate to text or maps of the plan	None stated	Other / Not Stated	Seeks that HCC, in collaboration with Wellington Regional Council /Wellington Water, undertake regular monitoring /checks on existing water drainage pipes in Belmont Catchment facing Manor Park. Proactively seeking funds to replace them with bigger pipes to efficiently help the flow, while wisely forward	Reject

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
						planning for frequent & erratic rainfall events from on-going climate change.	
Laura Wood	152	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Steve Hall	153	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Pamodh Panagoda	154	3	Does not relate to text or maps of the plan	None stated	Other / Not Stated	Seeks regular monitoring /roadside checks from HCC on existing roadside & other drainage systems & make changes as how to improve the efficiency.	Reject
Pamodh Panagoda	154	4	Does not relate to text or maps of the plan	None stated	Other / Not Stated	Seeks that HCC provide Wastewater Pumping Stations in collaboration with Wellington Water in appropriate sites.	Reject
Pamodh Panagoda	154	5	Does not relate to text or maps of the plan	None stated	Other / Not Stated	Seeks, from HCC, that there is zero tolerance to roadside general waste /debris clogging the existing roadside drainage inlets by implementing a strict cleaning routine of road sweeping & grass mowing bordering the road network (currently irregular/neglected).	Reject
Pamodh Panagoda	154	6	Does not relate to text or maps of the plan	None stated	Other / Not Stated	Seeks that HCC, in collaboration with Wellington Regional Council /Wellington Water, undertake regular monitoring /checks on existing water drainage pipes in Belmont Catchment facing Manor Park. Proactively seeking funds to replace them with bigger pipes to efficiently help the flow, while wisely forward planning for frequent & erratic rainfall events from on-going climate change.	Reject

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
Paul Wood	155	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Tyler Saggars	156	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Chloe Campbell	157	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Stephen Streefkerk	158	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Anne Alkema	159	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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,	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
						property, the transport network and public spaces. (Refer to original submission)	
Colin Graham	160	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Alison Conway	161	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Melanie Laing	162	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Byron Laing	163	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Sarah Lean	164	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
						existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	
Sarah Lean	164	2	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that a waste management site does not occur at 30 Benmore Crescent (inferred, refer to original submission)	Reject
Jeffrey Borra	165	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Jeffrey Borra	165	2	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that a waste management site does not occur at 30 Benmore Crescent (inferred, refer to original submission)	Reject
Murray Carpenter	166	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Gina Walsh	170	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
Susan Crichton	172	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Rafael Gonzalez-Montero	175	3b	Does not relate to text or maps of the plan	None	Support in part	Seeks a regular maintenance schedule for cleaning the stormwater culverts and the stream that runs beside the stopbank in Manor Park. (refer to original submission for full requested relief)	Reject
Rafael Gonzalez-Montero	175	4	Maps - Energy, Infrastructure, and Transport Overlays	Road on map - formal roading from Stokes Valley into Manor Park	Oppose	Seeks the removal of formal road from Stokes Valley into Manor Park (refer to original submission for full requested relief)	Reject
Rafael Gonzalez-Montero	175	5	Benmore Crescent - General	None	Other / Not Stated	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. (refer to original submission for requested relief)	Accept in part
Arturo Basurto-Albarran	176	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
Jamie Campbell	177	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Anne Marie Richardson	179	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Graham Richardson	180	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Adrienne Cochran	185	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Warwick Eves	186	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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,	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
						property, the transport network and public spaces. (Refer to original submission)	
Carolyn Eves	188	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Heather Campbell	189	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Raewyn and Bruce Kerr	191	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Tina Phillips	192	1	Benmore Crescent - General	None	Other / Not Stated	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	Accept in part
Tina Phillips	192	2	Whole Plan	None	Oppose	Seeks that a wastewater plant is not located in Manor Park	Reject

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
Rachel Stevenson	193	2	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that a waste transfer station is not allowed in Manor Park (inferred, refer to original submission)	Reject
Rachel Stevenson	193	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Robert Alkema	198	1	Maps - Zoning / Moves between categories	General Rural Zone	Oppose	Seeks that a more appropriate zoning needs to be applies to 30 Benmore Crescent.	Accept in part
Robert Alkema	198	2	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission for full reasons).	Accept in part
Julius Korent and Joanne Korent	199	3	Does not relate to text or maps of the plan	None stated	Other / Not Stated	Seeks that HCC provide Wastewater Pumping Stations in collaboration with Wellington Water in appropriate sites.	Reject
Julius Korent and Joanne Korent	199	4	Does not relate to text or maps of the plan	None stated	Other / Not Stated	Seeks, from HCC, that there is zero tolerance to roadside general waste /debris clogging the existing roadside drainage inlets by implementing a strict cleaning routine of road sweeping & grass mowing bordering the road network (currently irregular/neglected).	Reject
Julius Korent and Joanne Korent	199	5	Does not relate to text or maps of the plan	None stated	Other / Not Stated	Seeks regular monitoring /roadside checks from HCC on existing roadside & other drainage systems & make changes as how to improve the efficiency.	Reject

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
Mukesh Chandra	201	3b	Does not relate to text or maps of the plan	None	Support in part	Seeks a regular maintenance schedule for cleaning the stormwater culverts and the stream that runs beside the stopbank in Manor Park. (refer to original submission for full requested relief)	Reject
Mukesh Chandra	201	5	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Mukesh Chandra	201	6	Maps - Zoning / Moves between categories	Benmore Crescent zoning	Other / Not Stated	Seeks that the zoning of Benmore Crescent is changed from Industrial to Rural	Reject
Elliot Gill	209	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Bhavika Naik	210	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Carol Clennick	217	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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,	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
						property, the transport network and public spaces. (Refer to original submission)	
Kevin Scrimshaw	219	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Kevin Scrimshaw	219	2	Whole Plan	None	Other / Not Stated	Seeks that serious concerns are considered if a rubbish tip is place in the Manor Park Community (refer to original submission for further detail)	Reject
Gavin Bint	221	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Gavin Bint	221	2	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that a waste management site does not occur at 30 Benmore Crescent (inferred, refer to original submission)	Reject
Gavin Bint	221	3	Benmore Crescent - General	Manor Park	Oppose	Seeks that a waste management site does not occur at 30 Benmore Crescent (inferred, refer to original submission)	Reject
Emma Bint	222	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
Clem and Annette Thorn	223	2	Maps - Zoning / Rural	General Rural Zone 30 Benmore Crescent	Support	Seeks that the General Rural Zone is retained for 30 Benmore Crescent (inferred, see original submission)	Reject
Clem and Annette Thorn	223	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Paul Singleton	226	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Julie Gordon	228	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Daniel Richardson	236	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Allison Thwaite	250	3b	Does not relate to text or maps of the plan	None	Support in part	Seeks a regular maintenance schedule for cleaning the stormwater culverts and the stream that runs beside the	Reject

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
						stopbank in Manor Park. (refer to original submission for full requested relief)	
Allison Thwaite	250	5	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Allison Thwaite	250	6	Benmore Crescent - General	None - Benmore Crescent Waste Transfer Station	Oppose	Seeks that a waste transfer station cannot occur at Benmore Crescent, Manor Park (decision inferred, see original submission)	Reject
Bianca Ereatara	264	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Jacob Hewitt	265	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Lyn Hansen and others	269	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
Heather Leslie	275	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
John Leslie	276	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Craig Thorn	289	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Anne Rainey	292	1	Maps - Zoning / Rural	General Rural Zone	Support	Retain the current General Rural zoning for Manor Park (inferred, see original submission)	Reject
Anne Rainey	292	2	Cross boundary matters	None	Oppose in part	Seeks to implement buffers between and industrial areas and residential properties	Accept in part
Anne Rainey	292	3	GRUZ - General Rural Zone	General Rural Zone Chapter	Other / Not Stated	Seeks that full environment and traffic impact assessments are conducted before any zoning changes.	Reject
Anne Rainey	292	4	Benmore Crescent - General	Benmore Crescent waste transfer station proposal	Oppose	Seeks that any decision on moving the transfer station needs to have a proper consultation process.	Reject
Bianca Green	301	1	Benmore Crescent - General	None	Other / Not Stated	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	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
						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)	
Karen Dryden	305	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Teresa Mazzola	306	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Nicole Hawtin	345	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Nicole Hawtin	345	3	Maps - Zoning / Rural	General Rural Zone - 30 Benmore Crescent	Oppose	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).	Reject
Te Rūnanga o Toa Rangatira	353	9	Maps - Zoning / Moves between categories	General Rural Zone - 30 Benmore Crescent	Oppose	Rezone 30 Benmore Crescent to special purpose industrial zone.	Reject

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
Rachael Trudgeon	355	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Richard Holt	356	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Richard Holt	356	2	Benmore Crescent - General	None	Oppose	Seeks that waste transfer station does not go ahead (inferred, refer to original submission)	Reject
John Harrison	370	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Deborah Harrison	371	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Penny Birchall	372	1	Benmore Crescent - General	None	Other / Not Stated	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	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
						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)	
Manor Park and Haywards Residents Community Incorporated Society	377	1	Whole Plan	Whole Plan, except where subject to matters raised in submission	Support in part	Retain all provisions as notified, except as sought to be amended by submission PDP/377	Reject
Manor Park and Haywards Residents Community Incorporated Society	377	4	Maps - Zoning / Rural	General Rural Zone - 30 Benmore Crescent	Multiple	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	Reject
Manor Park and Haywards Residents Community Incorporated Society	377	7	Zones	Zones other than the General Rural Zone - 30 Benmore Crescent	Oppose in part	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).	Reject
Manor Park and Haywards Residents Community Incorporated Society	377	8	Zones	All zones - new policy	Oppose (requesting new provision)	Add a policy to zone chapters that directs prevention or avoidance of landfills, waste transfer stations, and waste recovery park activities within 400m of an existing residential zone.	Accept in part
Manor Park and Haywards Residents Community	377	9	GRUZ - General Rural Zone	New policy	Oppose (requesting new provision)	Add the following policy or similar: "Require activities to be compatible with residential activities within adjoining Residential Zones."	Reject

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
Incorporated Society							
Allison Sivorarath	382	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Vieng Sivorarath	389	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Janet Holt	390	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Bruce Congdon	403	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Kim Lovett	406	1	Benmore Crescent - General	None	Other / Not Stated	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	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
						residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	
Callum Wadek	408	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1a	Maps - Zoning / Rural	General Rural Zone - 30 Benmore Crescent	Oppose in part	Rezone property to General Industrial Zone with site-specific provisions	Accept in part
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1d	GIZ - General Industrial Zone	New site-specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site-specific provisions for 30 Benmore Crescent: - Design requirements for buildings over 1,000m2 floor area	Accept
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1e	GIZ - General Industrial Zone	New site-specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site-specific provisions for 30 Benmore Crescent: - Protection / enhancement of the Dry Creek Corridor	Accept in part
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1f	GIZ - General Industrial Zone	New site-specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site-specific provisions for 30 Benmore Crescent: - 10m yard setback for buildings	Accept
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1g	GIZ - General Industrial Zone	New site-specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site-specific provisions for 30 Benmore Crescent: - A non-complying activity status for general retail	Reject
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1h	GIZ - General Industrial Zone	New site-specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site-specific provisions for 30 Benmore Crescent: - A non-complying activity status for trade supply retail	Reject

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1i	GIZ - General Industrial Zone	New site-specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site-specific provisions for 30 Benmore Crescent: - A non-complying activity status for yard-based retail	Reject
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1j	GIZ - General Industrial Zone	New site-specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site-specific provisions for 30 Benmore Crescent: - A non-complying activity status for supermarkets	Reject
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1k	GIZ - General Industrial Zone	New site-specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site-specific provisions for 30 Benmore Crescent: - A non-complying activity status for service stations	Reject
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1l	GIZ - General Industrial Zone	New site-specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site-specific provisions for 30 Benmore Crescent: - A non-complying activity status for garden centres	Reject
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1m	GIZ - General Industrial Zone	New site-specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site-specific provisions for 30 Benmore Crescent: - Restricted discretionary activity status for waste transfer stations	Reject
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1n	GIZ - General Industrial Zone	New site-specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site-specific provisions for 30 Benmore Crescent: - Restricted discretionary activity status for resource recovery facilities	Reject
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1o	GIZ - General Industrial Zone	New site-specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site-specific provisions for 30 Benmore Crescent: - A discretionary activity status for food and beverage activities	Reject
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1p	GIZ - General Industrial Zone	New site-specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site-specific provisions for 30 Benmore Crescent: - Stormwater management requirements	Accept in part

Submitter	Sub. point		Topic/Chapter	Provision	Submitter's position	Relief sought	Recommendation
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	8	Maps - Zoning / Residential	Medium Density Residential Zone - Railway corridor adjacent 30 Benmore Crescent	Oppose in part	Rezoned land to General Industrial Zone	Accept
Lynette Congdon	456	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part
Waste Management NZ Limited	461	1	Maps - Zoning / Rural	General Rural Zone - 30 Benmore Crescent	Oppose	Seeks that 30 Benmore Crescent (location illustrated by the yellow circle in Figure 1 of submission) be zoned General Industrial instead of the proposed General Rural Zone.	Accept in part
Marcel Wadek	467	1	Benmore Crescent - General	None	Other / Not Stated	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)	Accept in part
Helen Hughes	485	1	Benmore Crescent - General	None	Other / Not Stated	Seeks 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. (Refer to original submission)	Accept in part