

ref: Bruwer/-

SUBMISSION BY CARRUS CORPORATION LTD ON THE PROPOSED DISTRICT PLAN TO THE PORIRUA CITY COUNCIL DISTRICT PLAN

20 November 2020

TO: Porirua City Council
PO Box 50-218
PORIRUA CITY

BY EMAIL: dpreview@porirua.govt.nz

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Cuttriss

Surveyors. Engineers. Planners.

1. INTRODUCTION

- 1.1 Carrus Corporation Ltd (the Submitter) (referred to as Carrus herein) is a property development company that has been operating since 1990. Carrus has a development portfolio that stretches across the North Island and includes areas such as Auckland, Hamilton, Taupō, Rotorua, Palmerston North and Wellington.
- 1.2 Carrus is involved in several developments in Porirua. This submission is primarily focussing on zoning in the Aotea and Ascot Park area. Comments are provided on various clauses in the medium density residential provisions, the infrastructure provisions, and the subdivision provisions.
- 1.3 In general, Carrus support the direction and intention the Porirua Proposed District Plan. However, Carrus is seeking some amendments and these are set out in the online submission.
- 1.4 Carrus wishes to be heard in support of this submission.
- 1.5 If others make a similar submission, Carrus would be prepared to consider presenting a joint case at any hearing.
- 1.6 Carrus could not gain any advantage in trade competition through this submission.
- 1.7 Carrus is directly affected by an effect of the subject matter of this submission that;
- Adversely affects the environment; and
 - Does not relate to trade competition or the effects of trade competition.

Your sincerely



Linda Bruwer
Senior Planner

Porirua's Proposed District Plan 2020

Submission on Porirua's Proposed District Plan

To - Environment and City Planning Team

Date received 20/11/2020

Submission Reference Number #68

Wishes to be heard? Yes

Is willing to present a joint case? Yes

Could gain an advantage in trade competition in making this submission? No

Directly affected by an effect of the subject matter of the submission? Yes

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Submission points

Point 68.1

Support / Support in part / Oppose

Support in part

Section: Planning Maps

Sub-section: General

Provision

General

Submission

In general, Carrus support the direction and intention the Porirua Proposed District Plan is taking. However, Carrus is seeking some amendments and these are set out further below.

Carrus is happy for Council to adopt any other such relief, including additions, deletions or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.

As Porirua is classified as a Tier 1 urban environment, Carrus support the incorporation of the outcomes of the National Policy Statement on Urban Development (NPS-UD) and that these matters be included in the Proposed District Plan. All the NPS-UD objectives and policies of particular importance is the following:

Policy 3: In relation to tier 1 urban environments, regional policy statements and district plans enable:

- *in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and*
- *in metropolitan centre zones, building heights and density of urban form to reflect*
- *demand for housing and business use in those locations, and in all cases building*
- *heights of at least 6 storeys; and*
- *building heights of least 6 storeys within at least a walkable catchment of the following*

(i) existing and planned rapid transit stops

(ii) the edge of city centre zones

(iii) the edge of metropolitan centre zones; and

- in all other locations in the tier 1 urban environment, building heights and density of urban form commensurate with the greater of:

(i) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or

(ii) relative demand for housing and business use in that location.

Carrus request that this is implemented for all areas in the Porirua District that are “walkable” from stations and the Porirua City Centre Zone.

Carrus propose this be implemented in any of the following three options:

Option 1: Create a new medium density zone and mixed-use zone with associated objectives, policies, rules and standards that address the areas as set out in Policy 3 of the NPS-UD. This approach is supported as the existing medium density zone provisions are too limiting to address development up to six stories.

Option 2: Create an overlay over the existing zone areas allowing for the facilitation of higher densities.

Option 3: Amend the existing medium density zone provisions to allow for higher density developments.

Full details of Option 1, 2 or 3 are not set out except for showing how the zone change would look in terms of the Proposed District Plan maps may look like around the Kenepuru Landing Area.

Relief sought

1. Incorporate the requirements of the NPS-UD into the Proposed District Plan in terms of objectives and policies, rules and standards in all areas around railway stations in the Porirua District and the Porirua CBD.
2. This can be accomplished by the following three options or any other means that will result in the same outcome.
3. Option 1: Create a new medium density zone and mixed-use zone with associated objectives, policies, rules and standards that address the areas as set out in Policy 3 of the NPS-UD. This approach is supported as the existing medium density zone provisions are too limiting to address development up to six stories.

or;

Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.

Attachments

Carrus Zoning- NPSUD.docx

Point 68.2

Support / Support in part / Oppose

Support in part

Section: Planning Maps

Sub-section: General

Provision

General

Submission

Carrus has some concerns with the proposed zoning around two of their existing properties.

The Proposed District Plan indicated that Carrus sites Lot 101 DP545051 (24 Frances Brown Avenue, Aotea), Lot 4 DP85351 and Lot 1 DP371891 (32 Sasanof View, Ascot Park), Lot 275 DP498135 (1 John Burke Drive, Aotea) and Lot 280 DP530586 (no address) are zoned General Residential.

For Lot 101 DP545051 (24 Frances Brown Avenue, Aotea) the General Residential Zone is inappropriate as:

- The Aotea area has a Comprehensive Development Plan (CDP) that was varied to allow this site to be developed as medium-density residential. This is not indicated on the District Plan.
- Currently a resource consent application has been lodged with Porirua City Council seeking approval for a medium density development on the site.
- Changing the site to Medium Density Residential Zone will better align the Proposed District Plan with the CDP and the proposed development.

For Lot 4 DP85351 and Lot 1 DP371891 (32 Sasanof View, Ascot Park) the General Residential Zone in inappropriate as;

- The Ascot Park area directly adjacent to the north is zoned Medium Density Residential.
- To align the greenfield area with the adjacent zoning a Medium Density Residential Zone will be appropriate.

For at Lot 275 DP498135 (1 John Burke Drive, Aotea) the General Residential Zone in inappropriate as; at Lot 275 DP498135 (1 John Burke Drive, Aotea)

- There is a need for this area to provide a bigger variety of housing typologies as most of Aotea is General Residential.
- The site is near schools and recreation areas.

For Lot 280 DP530586 (no address)) the General Residential Zone in inappropriate as;

- There is a need for this area to provide a bigger variety of housing typologies as most of Aotea is General Residential.
- The site is near schools and recreation areas.

It is requested that these areas be rezoned.

Relief sought

1. Change the zoning map for the property situated at Lot 101 DP545051 (24 Frances Brown Avenue, Aotea) from General Residential Zone to Medium Density Residential Zone.
2. Change the zoning map for the property situated at Lot 4 DP85351 and Lot 1 DP371891 (32 Sasanhof View, Ascot Park) from General Residential Zone to Medium Density Residential Zone.
3. Change the zoning map for the property situated at Lot 275 DP498135 (1 John Burke Drive, Aotea) from General Residential Zone to Medium Density Residential Zone.
4. Change the zoning map for the property situated at Lot 280 DP530586 (no address)from General Residential Zone to Medium Density Residential Zone.

or;

Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.

Attachments

Relief Sought - Carrus zoning.docx

Point 68.3

Support / Support in part / Oppose

Support in part

Section: MRZ - Medium Density Residential Zone

Sub-section: Objective

Provision

The scale, form and density of use and development in the Medium Density Residential Zone is characterised by:

1. A built form of predominantly two and three-storey buildings, surrounded by open space;
2. A greater intensity of buildings than anticipated in the General Residential Zone;
3. Good quality on-site residential amenity;
4. Good quality amenity for adjoining sites; and
5. An urban environment that is visually attractive, safe, easy to navigate and convenient to access.

Submission

Point 1 can be interpreted as too narrow in terms of the provision of open space.

Relief sought

The scale, form and density of use and development in the Medium Density Residential Zone is characterised by:

1. A built form of predominantly two and three-storey buildings, with the provision of/or within walkable proximity of accessible surrounded by open space;
2. A greater intensity of buildings than anticipated in the General Residential Zone;
3. Good quality on-site residential amenity;
4. Good quality amenity for adjoining sites; and
5. An urban environment that is visually attractive, safe, easy to navigate and convenient to access.

or;

Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.

Point 68.4

Support / Support in part / Oppose

Support in part

Section: MRZ - Medium Density Residential Zone

Sub-section: Policies

Provision

MRZ-P9 On-site and off-site residential amenity

Ensure buildings and structures achieve good quality on-site and off-site residential amenity by requiring:

1. Separation from site boundaries and heights in respect to site boundaries, that safeguard on-site and off-site privacy, minimise visual dominance to adjacent sites, and ensure adequate access to sunlight and daylight; and
2. Appropriate levels of useable outdoor amenity space for residential units, that have access to sunlight and can readily accommodate outdoor activities.

Submission

This Policy should not be unit focused but human-focused. Units should be of varying size and as such will have different outdoor requirements. Communal outdoor space should also be a more prominent solution

Relief sought

Ensure buildings and structures achieve good quality on-site and off-site residential amenity by requiring:

1. Separation from site boundaries and heights in respect to site boundaries, that safeguard on-site and off-site privacy, minimise visual dominance to adjacent sites, and ensure adequate access to sunlight and daylight; and

- 2. Appropriate levels of useable quality outdoor amenity space for residential units and/or residents, that have access to sunlight and can readily accommodate outdoor activities.

or;

Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.

Point 68.5

Support / Support in part / Oppose

Support in part

Section: MRZ - Medium Density Residential Zone

Sub-section: Policies

Provision

MRZ-P9 On-site and off-site residential amenity

Ensure buildings and structures achieve good quality on-site and off-site residential amenity by requiring:

- 1. Separation from site boundaries and heights in respect to site boundaries, that safeguard on-site and off-site privacy, minimise visual dominance to adjacent sites, and ensure adequate access to sunlight and daylight; and
- 2. Appropriate levels of useable outdoor amenity space for residential units, that have access to sunlight and can readily accommodate outdoor activities.

Submission

Should not be unit focused but human-focused. Units should be of varying size and as such will have different outdoor requirements. Communal outdoor space should also be a more prominent solution.

Relief sought

Ensure buildings and structures achieve good quality on-site and off-site residential amenity by requiring:

- 1. Separation from site boundaries and heights in respect to site boundaries, that safeguard on-site and off-site privacy, minimise visual dominance to adjacent sites, and ensure adequate access to sunlight and daylight; and
- 2. Appropriate levels of useable quality outdoor amenity space for residential units and/or residents, that have access to sunlight and can readily accommodate outdoor activities.

or;

Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.

Point 68.6

Support / Support in part / Oppose

Support in part

Section: MRZ - Medium Density Residential Zone

Sub-section: Standards

Provision

MRZ-S1 Height

- 1. All buildings and structures must not exceed a maximum Matters of discretion are restricted to:

height above ground level of:

- a. 11m; or
- b. 15m in the Eastern Porirua Residential Intensification Precinct.

Except that:

- a. An additional 1m can be added to the maximum height of any building with a roof pitch of between 15° and 45°, which rises to a ridge that is centred or within the middle third of the building footprint, as illustrated in MRZ-Figure 1 below.

This standard does not apply to:

- Solar water heating components provided these do not exceed the height by more than 500mm;
- Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m;
- Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or
- Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m.
- Lift overruns provided these do not exceed the height by more than 1m.

1. The location, design and appearance of the building or structure;
2. Any adverse effects on the streetscape;
3. Visual dominance, shading and loss of privacy for adjacent residential sites;
4. Compatibility with the anticipated scale, proportion and context of buildings and activities in the surrounding area;
5. Retention of established landscaping;
6. Whether an increase in building or structure height results from a response to natural hazard mitigation; and
7. Whether topographical or other site constraints make compliance with the standard impractical.

Submission

This height restriction is not aligned with the NPS-UD. The height would therefore need to be either increased, a new zone is created or specific overlay provisions need to be created.

Relief sought

Any method that will enable the objectives and policies of the NPS-UD.

Point 68.7

Support / Support in part / Oppose

Support in part

Section: MRZ - Medium Density Residential Zone

Sub-section: Standards

Provision

MRZ-S2 Height in relation to boundary

1. All buildings and structures must be contained beneath a line of:

- a. 55° measured into the site from any point 3m vertically above ground level along northern boundaries; and
- b. 45° measured into the site from any point 3m vertically above ground level along any other site boundaries; or

Matters of discretion are restricted to:

1. Visual dominance, shading and loss of privacy for adjacent residential sites;
2. Whether topographical or other site constraints make compliance with the standard impractical; and
3. Whether an increase in height in relation to boundary

- c. Within the Eastern Porirua Residential Precinct only:
- i. 60° measured from a point 8m vertically above ground level along the first 20m of the side boundary as measured from the road frontage, and that part of any site boundary that adjoins the Open Space Zone or Sport and Active Recreation Zone; and
 - ii. 45° measured from a point 3m vertically above ground level at:
 - a. Any rear boundary except as identified in c.i. above;
 - b. The side boundary further than 20m from the road frontage; and
 - c. Any common boundary where the lot adjoins the Medium Density Residential Zone.

See MRZ-Figure 2 below for defining the northern boundary.

See MRZ-Figure 3 below which demonstrate how the height in relation to boundary is to be measured.

See MRZ-Figure 4 below for the alternative height in relation to boundary standard in the Eastern Porirua Residential Intensification Precinct.

Except that:

- Where adjacent to a shared access in excess of 2.5m in width, the measurement shall be taken from the furthest side.
- For multi-unit housing residential units and retirement villages, the height in relation to boundary standard only applies at the external boundary of the site.
- For two or more residential units connected horizontally and/or vertically by a common wall or common floor, the height in relation to boundary standard only applies at the external boundary of the site. The height in relation to boundary standard requirement does not apply:
 - a. On any horizontal or vertical boundary between connected residential units; and
 - b. Any offset between the residential units that project not more than 2m beyond the common wall or common floor.

This standard does not apply to:

- A boundary with a road;
- Solar water heating components provided these do not exceed the height in relation to boundary by more than

500mm;

- Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m;
- Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically;
- Boundaries adjoining the City Centre Zone, Local Centre Zone, Hospital Zone, Neighbourhood Centre Zone, Mixed Use Zone, Large Format Retail Zone, General Industrial Zone and General Rural Zone; and
- A gable end, dormer or roof where that portion beyond the height in relation to boundary is no greater than 1.5m² in area and no greater than 1m in height.

Submission

This restriction is not aligned with the NPS-UD. The height in relation to boundary provisions would therefore need to be either increased, a new zone be created or specific overlay provisions need to be created.

Relief sought

Adopt any such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission that will enable the objectives and policies of the NPS-UD.

Point 68.8

Support / Support in part / Oppose

Support in part

Section: MRZ - Medium Density Residential Zone

Sub-section: Standards

Provision

MRZ-S3 Building coverage

1. The maximum building coverage must not exceed 45% of net site area. Matters of discretion are restricted to:

This standard does not apply to:

- Pergola structures that are not covered by a roof;
- Uncovered decks no more than 300mm in height above ground level;
- Uncovered outdoor swimming pools;
- Buildings and structures that are no more than 2m² in floor area and 2m in height above ground level; or
- Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm.

1. The visual dominance of the building on the street from the scale of the new building;
2. The visual dominance impact on adjacent residential sites; and
3. Whether topographical or other site constraints make compliance with the standard impractical.

Submission

1. This restriction is not aligned with the NPS-UD. The coverage would therefore need to be either increased, a new zone should be created or specific overlay provisions need to be created.

2. Uncovered decks are often more than 300mm above ground. It is difficult to build one that is not 300mm above ground once the structure is accounted for. Uncovered decks and/or patios should not be counted as site coverage unless they are more than 1m above ground.

Relief sought

Any method that will enable the objectives and policies of the NPS-UD

2. Amend S3 as follows:

MRZ-S3 Building coverage

1. The maximum building coverage must not exceed 45% of net site area. Matters of discretion are restricted to:

This standard does not apply to:

- Pergola structures that are not covered by a roof;
- Uncovered decks no more than 300mm 1m in height above ground level;
- Uncovered outdoor swimming pools;
- Buildings and structures that are no more than 2m² in floor area and 2m in height above ground level; or
- Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm.

1. The visual dominance of the building on the street from the scale of the new building;
2. The visual dominance impact on adjacent residential sites; and
3. Whether topographical or other site constraints make compliance with the standard impractical.

or;

Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.

Point 68.9

Support / Support in part / Oppose

Support in part

Section: MRZ - Medium Density Residential Zone

Sub-section: Standards

Provision

MRZ-S4 Setback from boundary with a road

1. Buildings and structures must not be located within a 2m setback from a boundary with a road.

2. Garages and/or carports with a vehicle door or vehicle opening facing the road must not be located within a 5m setback from the boundary with the road.

Matters of discretion are restricted to:

1. The streetscape and amenity of the area;
2. The design and siting of buildings or structures;
3. Screening, planting and landscaping of the building or structure;
4. Pedestrian and cyclist safety (see policy TR-P3); and
5. Whether topographical or other site constraints make

This standard does not apply to:

- Fences and standalone walls — see MRZ-R4;
- Buildings and structures that are no more than 2m² in floor area and 2m in height above ground level; or
- Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm.

Submission

1. If a comprehensive development of multi-units is designed there should be an ability to offset the buildings by more than 2m in both the horizontal and vertical direction. This rule as currently written promotes a more monolithic form. Offsetting the buildings can enhance privacy and amenity on both sides of the notional boundary. Delete the offset standards (fourth bullet point).

2. As per our Standard 3 comments, uncovered decks are often more than 300mm above ground. It is difficult to build one that is not 300mm above ground once the structure is accounted for. Uncovered decks and/or patios should not be counted as site coverage unless they are more than 1m above ground.

Relief sought

MRZ-S5 Setback from other boundaries

1. Buildings and structures must not be located within a 1m setback from any site boundary (other than a boundary with a road).

Except that:

- For multi-unit housing residential units and retirement villages, the setback standard only applies at the external boundary of the site.
- For two or more residential units connected horizontally and/or vertically by a common wall or common floor, the setback standard only applies at the external boundary of the site. The setback standard requirement does not apply:
 - On any horizontal or vertical boundary between connected residential units, and
 - ~~Any offset between the residential units that project not more than 2m beyond the common wall or common floor.~~

This standard does not apply to:

- Buildings and structures that are no more than 2m² in floor area and 2m in height above ground level;

Matters of discretion are restricted to:

1. Dominance on, and privacy of, adjacent residential sites; and
2. Whether topographical or other site constraints make compliance with the standard impractical.

- Fences and standalone walls — see MRZ-R4;
- Any part of a building or structure that is 7m or less in length, where this exemption only occurs once per site;
- Uncovered decks no more than ~~300m~~ 1m in height above ground level; or
- Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm.

or;

Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.

Point 68.10

Support / Support in part / Oppose

Support in part

Section: MRZ - Medium Density Residential Zone

Sub-section: Standards

Provision

MRZ-S7 Outdoor living space – Residential unit and minor residential unit, excluding multi-unit housing

1. A minimum area of outdoor living space must be provided as follows: Matters of discretion are restricted to:

- a. Per residential unit located at ground floor:
 - i. 30m² at ground level; or
 - ii. 20m² at ground level in the Eastern Porirua Residential Intensification Precinct; and
- b. Per minor residential unit located at ground floor: 15m² at ground level; and
- c. Per minor residential unit located above ground floor: Balcony at least 8m² and a minimum dimension of 1.8m.
- d. Per residential unit located above ground floor: Balcony at least 8m² and a minimum dimension of 1.8m.

1. Whether adequate useable space is provided to accommodate outdoor activities;
2. Proximity of the residential unit to accessible public open space;
3. The accessibility and convenience of the outdoor living space for occupiers;
4. Whether adequate sunlight is provided to the outdoor living space throughout the year;
5. Whether the balance of open space and buildings maintains the openness on the site; and
6. Whether topographical or other site constraints make compliance with the standard impractical.

2. The outdoor living space must:

- a. Have a minimum 4m diameter circle with a maximum gradient of less than 1:20, where located on ground level;
- b. Be directly accessible to a habitable room, where provided as private outdoor living space;
- c. Be free of buildings, parking spaces and manoeuvring areas;
- d. Be orientated to the north, west and/east side of the residential unit, as shown in the diagram below; except that:
 - i. Up to 30% of the outdoor living area may be orientated to the south of the residential unit.

Except that:

- A minor residential unit that has direct access to a minimum 30m² of outdoor living space provided for the primary residential unit, is not required to provide a separate outdoor living space.

See MRZ-Figure 5 below which shows the required orientation for outdoor living space.

This standard does not apply to non-residential buildings or papakāinga.

Submission

1. Wellington weather does not always lend itself to outdoor spaces being used. Providing medium density developments with spaces that can double up as indoor and outdoor spaces will have better outcomes. The Medium Density Design Guide does refer to Juliet Balconies, but there is value in providing wider solutions in the Standards that allow for this more flexibility in this area.

Relief sought

MRZ-S7 Outdoor living space – Residential unit and minor residential unit, excluding multi-unit housing

1. A minimum area of outdoor living space must be provided as follows: Matters of discretion are restricted to:

- Per residential unit located at ground floor:
 - 30m² at ground level; or
 - 20m² at ground level in the Eastern Porirua Residential Intensification Precinct; and
- Per minor residential unit located at ground floor: 15m² at ground level; and
- ~~Per~~ All minor residential units located above ground floor: Balcony at least 8m² and a minimum dimension of 1.8m – must be provided with a space that is multifunctional and can be used as an outdoor and indoor living space in the form of a balcony, juliet balcony, deck roof terrace, or sunroom that has a minimum area of 8m² and has a minimum dimension of 1.8m;
- ~~Per~~ All residential units located above ground floor must be provided with a space that is multifunctional and can be used as an outdoor and indoor living space in the form of a balcony, deck, roof terrace, or sunroom that has a minimum area of 8m² and as a minimum dimension of 1.8m;

- Whether adequate useable space is provided to accommodate outdoor activities;
- Proximity of the residential unit to accessible public open space;
- The accessibility and convenience of the outdoor living space for occupiers;
- Whether adequate sunlight is provided to the outdoor living space throughout the year;
- Whether the balance of open space and buildings maintains the openness on the site; and
- Whether topographical or other site constraints make compliance with the standard impractical.

2. The outdoor living space must:

- Have a minimum 4m diameter circle with a maximum gradient of less than 1:20, where located on ground level;
- Be directly accessible to a habitable room, where provided as private outdoor living space;

- c. Be free of buildings, parking spaces and manoeuvring areas;
- d. Be orientated to the north, west and/east side of the residential unit, as shown in the diagram below; except that:
 - i. Up to 30% of the outdoor living area may be orientated to the south of the residential unit.

Except that:

- A minor residential unit that has direct access to a minimum 30m² of outdoor living space provided for the primary residential unit, is not required to provide a separate outdoor living space.

See MRZ-Figure 5 below which shows the required orientation for outdoor living space.

This standard does not apply to non-residential buildings or papakainga.

or;

Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.

Point 68.11

Support / Support in part / Oppose

Support in part

Section: MRZ - Medium Density Residential Zone

Sub-section: Standards

Provision

MRZ-S8 Outdoor living space – Multi-unit housing

1. A minimum area of outdoor living space must be provided as follows: Matters of discretion are restricted to:

- a. Per residential unit at ground floor level:
 - i. 30m² at ground level; or
 - ii. 20m² at ground level within the Eastern Porirua Residential Intensification Precinct; and
- b. Per minor residential unit located at ground floor: 15m² at ground level; and
- c. Per minor residential unit located above ground floor: Balcony at least 8m² and a minimum dimension of 1.8m.
- d. Per residential unit located above ground floor: Balcony at least 8m² and a minimum dimension of 1.8m.

1. Whether adequate useable space is provided to accommodate outdoor activities;
2. Proximity of the residential unit to accessible public open space;
3. The accessibility and convenience of the outdoor living space for occupiers;
4. Whether adequate sunlight is provided to the outdoor living space throughout the year;
5. Whether the balance of open space and buildings maintains the openness on the site; and
6. Whether topographical or other site constraints make compliance with the standard impractical.

Except that:

- For multi-unit housing, the outdoor living space can be provided as private space and shared space provided that:
 - Each residential unit at ground level is provided with a minimum private space of 16m²; and
 - The shared space has minimum area of 30m².
- A minor residential unit that has direct access to a minimum 30m² of outdoor living space provided for the primary residential unit, is not required to provide a separate outdoor living space.

2. The outdoor living space must:

- a. Have a minimum 4m diameter circle with a maximum gradient of less than 1:20, where located on ground level;
- b. Be directly accessible from a habitable room, where provided as private outdoor living space;
- c. Be free of buildings, parking spaces and manoeuvring areas; and
- d. Be orientated to the north, west and/east side of the residential unit, as shown in the diagram below; except that:
 - i. Up to 30% of the outdoor living space may be orientated to the south of the residential unit.

See MRZ-Figure 5 below which shows the required orientation for outdoor living space.

This standard does not apply to non-residential buildings or papakāinga.

Submission

1. Wellington weather does not always lend itself to outdoor spaces being used. Providing medium density developments with spaces that can double up as indoor and outdoor spaces will have better outcomes. The Medium Density Design Guide does refer to Juliet Balconies, but there is value in providing wider solutions in the Standards that allow for this more flexibility in this area.

2. Any communal outdoor space should be sized proportionately with the number of residential units that have access to it. Providing 30m² is acceptable for a small number of units but not sufficient for a more than 10 or 20 units complex. There also should be an emphasis on the quality of the shared space and the provision of high amenity value.

Relief sought

MRZ-S8 Outdoor living space – Multi-unit housing

1. A minimum area of outdoor living space must be provided as Matters of discretion are restricted to:

follows:

- a. Per residential unit at ground floor level:
 - i. 30m² at ground level; or
 - ii. 20m² at ground level within the Eastern Porirua Residential Intensification Precinct; and
- b. Per minor residential unit located at ground floor: 15m² at ground level; and
- c. ~~Per~~ All minor residential units located above ground floor: Balcony at least 8m² and a minimum dimension of 1.8m must be provided with a space that is multifunctional and can be used as an outdoor and indoor living space in the form of a balcony, juliet balcony, deck roof terrace, or sunroom that has a minimum area of 8m² and has a minimum dimension of 1.8m;
- d. ~~Per~~ All residential units located above ground floor must be provided with a space that is multifunctional and can be used as an outdoor and indoor living space in the form of a balcony, deck, roof terrace, or sunroom that has a minimum area of 8m² and as a minimum dimension of 1.8m;

Except that:

- For multi-unit housing, the outdoor living space can be provided as private space and shared space provided that:
 - Each residential unit at ground level is provided with a minimum private space of 16m²; and
 - The shared space has minimum area of 30m² for 10 units and less, 60m² for 10-20 units and 90m² for more than 20 units
- A minor residential unit that has direct access to a minimum 30m² of outdoor living space provided for the primary residential unit, is not required to provide a separate outdoor living space.

2. The outdoor living space must:

- a. Have a minimum 4m diameter circle with a maximum gradient of less than 1:20, where located on ground level;
- b. Be directly accessible from a habitable room, where provided as private outdoor living space;
- c. Be free of buildings, parking spaces and manoeuvring areas; and
- d. Be orientated to the north, west and/east side of the residential unit, as shown in the diagram below; except that:
 - i. Up to 30% of the outdoor living space may be orientated to the south of the residential unit.

See MRZ-Figure 5 below which shows the required orientation for outdoor living space.

This standard does not apply to non-residential buildings or

1. Whether adequate useable space is provided to accommodate outdoor activities;
2. Proximity of the residential unit to accessible public open space;
3. The accessibility and convenience of the outdoor living space for occupiers;
4. Whether adequate sunlight is provided to the outdoor living space throughout the year;
5. Whether the balance of open space and buildings maintains the openness on the site; and
6. Whether topographical or other site constraints make compliance with the standard impractical.

papakainga.

or;

Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.

Point 68.12

Support / Support in part / Oppose

Support in part

Section: INF - Infrastructure

Sub-section: Policies

Provision

INF-P13 Upgrading and development of the transport network

Provide for the upgrade and development of the transport network where, as far as is practicable, it:

1. Integrates with the existing transport network and any other planned network upgrades or development;
2. Does not compromise the safe, efficient and effective functioning of the transport network;
3. Responds to site and topographical constraints including opportunities to reduce the effects of earthworks on landscape and ecological values;
4. Provides for high levels of connectivity within and between transport modes;
5. Provides for pedestrian and cycling safety and connectivity including access to and usability of public open spaces; and
6. Provides roads which:
 - a. Allocate adequate space in the road corridor for walking, cycling, infrastructure, streetlighting and street trees as well as vehicles and on-street parking;
 - b. Avoid permanent no-exit streets unless there is no practicable alternative due to site and topographical constraints; and
 - c. Include street trees that are suitable for their specific locations in the road reserve, where these:
 - i. Are a species appropriate to the site's growing conditions including soil, slope, aspect, wind, drought and salt tolerance;
 - ii. Contribute to high quality public amenity through species diversity, habitat and food source value and appearance (mature height, stem girth and form);
 - iii. Have low maintenance requirements and high tolerance to pruning;
 - iv. Are sited to avoid compromising traffic safety sightlines in respect of traffic lights, signs, intersections, bus stops, pedestrian crossings and vehicle crossings; and
 - v. Are sited and planted to avoid compromising buildings, structures or infrastructure.

Submission

No-exit streets have a place and function in neighbourhoods, using the terms "avoid" is too strong a word to use. Carrus is of the opinion that the term "minimise" will be more appropriate. Also, there should be a recognition that no exit streets could/should still allow for pedestrian and cycle thoroughfare. This should be recognized in the policy.

Relief sought

1. Where *no exit streets* are proposed ensure connectivity and permeability in design for pedestrians and cyclists.

INF-P13 Upgrading and development of the transport network

Provide for the upgrade and development of the transport network where, as far as is practicable, it:

1. Integrates with the existing transport network and any other planned network upgrades or development;
2. Does not compromise the safe, efficient and effective functioning of the transport network;
3. Responds to site and topographical constraints including opportunities to reduce the effects of earthworks on landscape and ecological values;
4. Provides for high levels of connectivity within and between transport modes;
5. Provides for pedestrian and cycling safety and connectivity including access to and usability of public open spaces; and
6. Provides roads which:
 - a. Allocate adequate space in the road corridor for walking, cycling, infrastructure, streetlighting and street trees as well as vehicles and on-street parking;
 - b. ~~Avoid~~ Minimise permanent no-exit streets unless there is no practicable alternative due to site and topographical constraints; and
 - c. Where no exit streets are proposed, ensure connectives and permeability in design for pedestrians and cyclists.
 - d. Include street trees that are suitable for their specific locations in the road reserve, where these:
 - i. Are a species appropriate to the site's growing conditions including soil, slope, aspect, wind, drought and salt tolerance;
 - ii. Contribute to high quality public amenity through species diversity, habitat and food source value and appearance (mature height, stem girth and form);
 - iii. Have low maintenance requirements and high tolerance to pruning;
 - iv. Are sited to avoid compromising traffic safety sightlines in respect of traffic lights, signs, intersections, bus stops, pedestrian crossings and vehicle crossings; and
 - v. Are sited and planted to avoid compromising buildings, structures or infrastructure.

or;

Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.

Point 68.13

Support / Support in part / Oppose

Support in part

Section: INF - Infrastructure

Sub-section: Rules

Provision

INF-R27	New roads and upgrading of roads outside of any Overlay
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All zones	<p>1. Activity status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> a. The road is a new road that provides access for a subdivision that creates vacant allotments under SUB-R3; and b. The road is classified as a Collector Road or Access Road in INF-S22; and c. Compliance is achieved with: <ol style="list-style-type: none"> i. INF-S14; ii. INF-S15; iii. INF-S23; iv. INF-S24; and v. INF-S25.
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Matters of control are reserved to:

1. The matters in INF-P13.

Section 88 information requirements for applications:

1. Applications under this rule must provide, in addition to the standard information requirements, a road safety audit in accordance with NZTA's Road Safety Audit Procedures for Projects - Guidelines, Transfund New Zealand Manual No. TFM9 2013.

All zones

2. Activity status: **Controlled**

Where:

- a. The road is an upgrade to an existing road that does not result in the road being classified as a higher order road under INF-S22; and
- b. The road is classified as a Collector Road or Access Road in INF-S22; and
- c. Compliance is achieved with:
 - i. INF-S14;
 - ii. INF-S15;
 - iii. INF-S23;
 - iv. INF-S24; and
 - v. INF-S25.

Matters of control are reserved to:

1. The matters in INF-P13.

Section 88 information requirements for applications:

1. Applications under this rule must provide, in addition to the standard information requirements, a road safety audit in accordance with NZTA's Road Safety Audit Procedures for Projects - Guidelines, Transfund New Zealand Manual No. TFM9 2013.

All zones

3. Activity status: **Restricted discretionary**

Where:

- a. The road is:
 - i. A new road other than a road that provides access for a subdivision that creates vacant allotments under SUB-R3; or
 - ii. An upgrade to an existing road that results in the road being classified as a higher order road;
- b. The road is classified as a Collector Road or Access Road in INF-S22; and
- c. Compliance is achieved with:
 - i. INF-S14;
 - ii. INF-S15;
 - iii. INF-S23;
 - iv. INF-S24; and

v. INF-S25.

Matters of discretion are restricted to:

1. The matters in INF-P8; and
2. The matters in INF-P13.

Section 88 information requirements for applications:

1. Applications under this rule must provide, in addition to the standard information requirements, a road safety audit in accordance with NZTA's Road Safety Audit Procedures for Projects - Guidelines, Transfund New Zealand Manual No. TFM9 2013.

All zones

4. Activity status: **Discretionary**

Where:

- a. The road is a National Road, Regional Road or Arterial Road; or
- b. Compliance is not achieved with INF-S14; INF-S15; INF-S23; INF-S24 or INF-S25.

Submission

This rule does not allow for any roads that are less than 21m wide. INF-S22 and S23 all refer to INF Table 1 that set out the standards for the road widths. This standard is overly conservative and does not take New Zealand geography into consideration. It also does not allow for any compliance with NZS 4404:2010 that allows for a more realistic approach to access road options and design. This means any road that is less than 21m wide will be a non-complying activity. This is not good practice and very limiting and is not facilitating good urban design outcomes for most of the urban areas.

This is not aligned with the policy INF P13.3 which states:

Responds to site and topographical constraints including opportunities to reduce the effects of earthworks on landscape and ecological values;

Relief sought

Update INF Table -1 to incorporate all of the road layout and width options as set out in NZS 4404:2010.

Or adopt any other such relief, including additions, deletions, or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.

Point 68.14

Support / Support in part / Oppose

Support in part

Section: INF - Infrastructure

Sub-section: Rules

Provision

INF-R28	New roads and upgrading of roads within a Natural Hazard Overlay or Coastal Hazard Overlay
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All zones

1. Activity status: **Controlled**

Where:

- a. The works are an upgrade to an existing road;
- b. The road is classified as a Collector Road or Access Road in INF-S22;
- c. The upgrade does not result in the road being classified as a higher order road;
- d. The upgrade does not result in a permanent change to the ground level or footprint of the road once the upgrade is completed; and
- e. Compliance is achieved with:
 - i. INF-S14;
 - ii. INF-S15;
 - iii. INF-S23;
 - iv. INF-S24; and
 - v. INF-S25.

Matters of control are reserved to:

1. The matters in INF-P13; and
2. The matters in INF-P23.

Section 88 information requirements for applications:

1. Applications under this rule must provide, in addition to the standard information requirements, a road safety audit in accordance with NZTA's Road Safety Audit Procedures for Projects - Guidelines, Transfund New Zealand Manual No. TFM9 2013.

All zones

2. Activity status: **Restricted discretionary**

Where:

- a. The road is a new road; or
- b. The works are an upgrade to an existing road that results in:
 - i. A permanent change to the ground level or footprint of the road; or
 - ii. The road being classified as a higher order road; and
- c. The road is classified as a Collector Road or Access Road in INF-S22; and
- d. Compliance is achieved with:
 - i. INF-S14;
 - ii. INF-S15;
 - iii. INF-S23;
 - iv. INF-S24; and
 - v. INF-S25.

Matters of discretion are restricted to:

1. The matters in INF-P13; and
2. The matters in INF-P23.

Section 88 information requirements for applications:

1. Applications under this rule must provide, in addition to the standard information requirements, a road safety audit in accordance with NZTA's Road Safety Audit Procedures for Projects -

All zones3. Activity status: **Discretionary**

Where:

- a. The road is a National Road, Regional Road or Arterial Road; or
- b. Compliance is not achieved with INF-S14, INF-S15, INF-S23, INF-S24 or INF-S25.

Submission

This rule does not allow for any roads that are less than 21m wide. INF-S22 and S23 all refer to INF Table 1 that set out the standards for the road widths. This standard is overly conservative and does not take New Zealand geography into consideration. It also does not allow for any compliance with NZS 4404:2010 that allows for a more realistic approach to access road options and design. This means any road that is less than 21m wide will be a non-complying activity. This is not good practice and very limiting and is not facilitating good urban design outcomes for most of the urban areas.

This is not aligned with the policy INF P13.3 which states:

Responds to site and topographical constraints including opportunities to reduce the effects of earthworks on landscape and ecological values;

Relief sought

Update INF Table -1 to incorporate all the road layout and width options as set out in NZS 4404:2010.

Or adopt any other such relief, including additions, deletions, or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.

Point 68.15**Support / Support in part / Oppose**

Support in part

Section: INF - Infrastructure

Sub-section: Rules

Provision

INF-R29	Upgrading of roads within an area identified in SCHED10 - Special Amenity Landscapes or SCHED11 - Coastal High Natural Character Areas
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All zones1. Activity status: **Controlled**

Where:

- a. The road is classified as a Collector Road or Access Road in INF-S22;
- b. The upgrade does not result in the road being classified as a higher order road;
- c. Compliance is achieved with INF-S17 for areas outside of the existing road reserve; and
- d. Compliance is achieved with:
 - i. INF-S14;
 - ii. INF-S15;
 - iii. INF-S23;

- iv. INF-S24; and
- v. INF-S25.

Matters of control are reserved to:

- 1. The matters in INF-P13;
- 2. The matters in INF-P21; and
- 3. The matters in INF-P22.

Section 88 information requirements for applications:

- 1. Applications under this rule must provide, in addition to the standard information requirements, a road safety audit in accordance with NZTA's Road Safety Audit Procedures for Projects - Guidelines, Transfund New Zealand Manual No. TFM9 2013.

All zones

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with INF-S17 for areas outside of the existing road reserve;
- b. The road is classified as a Collector Road or Access Road in INF-S22;
- c. The upgrade does not result in the road being classified as a higher order road; and
- d. Compliance is achieved with:
 - i. INF-S14;
 - ii. INF-S15;
 - iii. INF-S23;
 - iv. INF-S24; and
 - v. INF-S25.

Matters of discretion are restricted to:

- 1. The matters of discretion for any infringed standard.

Section 88 information requirements for applications:

- 1. Applications under this rule must provide, in addition to the standard information requirements, a road safety audit in accordance with NZTA's Road Safety Audit Procedures for Projects - Guidelines, Transfund New Zealand Manual No. TFM9 2013.

All zones

3. Activity status: **Restricted discretionary**

Where:

- a. The upgrade results in the road being classified as a higher order road;
- b. The road is classified as a Collector Road or Access Road in INF-S22; and
- c. Compliance is achieved with:
 - i. INF-S14;
 - ii. INF-S15;
 - iii. INF-S23;
 - iv. INF-S24; and

v. INF-S25.

Matters of discretion are restricted to:

1. The matters in INF-P13;
2. The matters in INF-P21; and
3. The matters in INF-P22.

Section 88 information requirements for applications:

1. Applications under this rule must provide, in addition to the standard information requirements, a road safety audit in accordance with NZTA's Road Safety Audit Procedures for Projects - Guidelines, Transfund New Zealand Manual No. TFM9 2013.

All zones

4. Activity status: **Discretionary**

Where:

- a. The road is a National Road, Regional Road or Arterial Road; or
- b. Compliance is not achieved with INF-S14, INF-S15, INF-S23, INF-S24 or INF-S25.

Submission

This rule does not allow for any roads that are less than 21m wide. INF-S22 and S23 all refer to INF Table 1 that set out the standards for the road widths. This standard is overly conservative and does not take New Zealand geography into consideration. It also does not allow for any compliance with NZS 4404:2010 that allows for a more realistic approach to access road options and design. Reading the rule in full and understanding the implications the rules states that the Council prefers to have 21m wide roads in special amenity areas. This does not have good environmental outcomes.

This is not aligned with the policy INF P13.3 which states:

Responds to site and topographical constraints including opportunities to reduce the effects of earthworks on landscape and ecological values;

Relief sought

Update INF Table -1 to incorporate all the road layout and width options as set out in NZS 4404:2010.

Or adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.

Point 68.16


Support / Support in part / Oppose

Support in part

Section: INF - Infrastructure

Sub-section: Rules

Provision

INF-R30 

Upgrading of roads located in an area identified in SCHED7 - Significant Natural Areas

All zones1. Activity status: **Restricted Discretionary**

Where:

- a. The road is classified as a Collector Road or Access Road in INF-S22;
- b. Compliance is achieved with:
 - i. INF-S14;
 - ii. INF-S15;
 - iii. INF-S18 for areas outside of the existing road reserve;
 - iv. INF-S20;
 - v. INF-S23;
 - vi. INF-S24; and
 - vii. INF-S25; and
- c. The road is not located within a wetland.

Matters of discretion are restricted to:

1. The matters in INF-P13; and
2. The matters in INF-P20.

Section 88 information requirements for applications:

1. Applications under this rule must provide, in addition to the standard information requirements:
 - a. A road safety audit in accordance with NZTA's Road Safety Audit Procedures for Projects - Guidelines, Transfund New Zealand Manual No. TFM9 2013.
 - b. An Ecological Assessment provided by a suitably qualified and experienced ecologist;
 - i. Identifying the biodiversity values and potential impacts from the proposal; and
 - ii. Demonstrating that the ECO-P2 hierarchy has been applied.

Submission

This rule does not allow for any roads that are less than 21m wide. INF-S22 and S23 all refer to INF Table 1 that set out the standards for the road widths. This standard is overly conservative and does not take New Zealand geography into consideration. It also does not allow for any compliance with NZS 4404:2010 that allows for a more realistic approach to access road options and design. Would Council want to have 21m wide roads to cross a Significant Natural Area? This does not have good environmental outcomes.

This is not aligned with the policy INF P13.3 which states:

Responds to site and topographical constraints including opportunities to reduce the effects of earthworks on landscape and ecological values;

Relief sought

Update INF Table -1 to incorporate all the road layout and width options as set out in NZS 4404:2010.

Or adopt any other such relief, including additions, deletions, or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.

Point 68.17**Support / Support in part / Oppose**

Support in part

Section: INF - Infrastructure
 Sub-section: Rules
 Provision

INF-R31 **New roads and upgrading of roads located in the root protection area of a tree listed in SCHED5 - Notable Trees**

All zones

1. Activity status: **Restricted discretionary**

Where:

- a. The road is classified as a Collector Road or Access Road in INF-S22;
- b. Compliance is achieved with:
 - i. INF-S14;
 - ii. INF-S15;
 - iii. INF-S19;
 - iv. INF-S23;
 - v. INF-S24; and
 - vi. INF-S25.

Matters of discretion are restricted to:

1. The matters in INF-P13;
2. The matters in INF-P18; and
3. The matters in INF-P19.

Section 88 information requirements for applications:

1. Applications under this rule must provide, in addition to the standard information requirements, a road safety audit in accordance with NZTA's Road Safety Audit Procedures for Projects - Guidelines, Transfund New Zealand Manual No. TFM9 2013.

Submission

This rule does not allow for any roads that are less than 21m wide. INF-S22 and S23 all refer to INF Table 1 that set out the standards for the road widths. This standard is overly conservative and does not take New Zealand geography into consideration. It also does not allow for any compliance with NZS 4404:2010 that allows for a more realistic approach to access road options and design. Would Council want to have 21m wide roads crossing the root protection area of a listed tree? This does not have good environmental outcomes.

This is not aligned with the policy INF P13.3 that state:

Responds to site and topographical constraints including opportunities to reduce the effects of earthworks on landscape and ecological values;

Relief sought

Relief sought:

Update INF Table -1 to incorporate all the road layout and width options as set out in NZS 4404:2010.

Or adopt any other such relief, including additions, deletions, or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.

Point 68.18

Support / Support in part / Oppose

Support in part

Section: INF - Infrastructure

Sub-section: Standards

Provision

INF-S22	Classification of roads	
All zones	<p>1. National, Regional and Arterial roads must be classified according to the Waka Kotahi New Zealand Transport Agency One Network Road Classification.</p> <p>2. Collector and Access Roads must be classified according to INF-Table 1 (Road design standards).</p>	There are no matters of discretion for this standard.

Submission

This rule does not allow for any roads that are less than 21m wide. INF-S22 and S23 all refer to INF Table 1 that set out the standards for the road widths. This standard is overly conservative and does not take New Zealand geography into consideration. It also does not allow for any compliance with NZS 4404:2010 that allows for a more realistic approach to access road options and design. This is not good practice and very limiting and is not facilitating good urban design outcomes for most of the urban areas.

This is not aligned with the policy INF P13.3 that state:

Responds to site and topographical constraints including opportunities to reduce the effects of earthworks on landscape and ecological values;

Relief sought

Update INF Table -1 to incorporate all the road layout and width options as set out in NZS 4404:2010.

Or adopt any other such relief, including additions, deletions, or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.

Point 68.19

Support / Support in part / Oppose

Support in part

Section: INF - Infrastructure

Sub-section: Standards

Provision

INF-S23	Design of roads	
All zones	1. Access Roads must not be permanent no-exit	There are no matters of discretion for this

roads.

standard.

2. Roads must provide for two-way traffic in accordance with INF-Table 1 (Road design standards).

3. Roads must be designed to achieve design speeds in accordance with INF-Table 1 (Road design standards).

4. The width of any road must comply with the minimum widths in accordance with INF-Table 1 (Road design standards):

- a. Minimum total, legal width; and
- b. Minimum width to provide for:
 - i. Vehicles;
 - ii. Parking;
 - iii. Cycles;
 - iv. Pedestrians;
 - v. Infrastructure; and
 - vi. Street trees.

5. Pedestrian walkways, cycleways and shared paths in a road must be designed in accordance with the Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling (2017).

6. The minimum design vehicle used for a road turning head must be a 4.91m x 1.87m vehicle (85th percentile vehicle).

7. The maximum gradient of roads must be in accordance with INF-Table 1 (Road design standards).

8. Curves in roads must meet the following minimum values:

- a. K Values for crest vertical curves and sag vertical curves must be in accordance with INF-Table 3; and
- b. R Values for horizontal curves must be in accordance with INF-Table 3.

9. Retaining structures must not be constructed in

roads.

10. Street trees must be provided in accordance with:

- a. The requirements of INF-Table 1 (Road design standards);
- b. Street trees must not be planted in the infrastructure berm;
- c. When street trees are required in accordance with INF-Table 1, they must be provided in accordance with the number of trees per size class at maturity set out in INF-Table 2;
- d. Street tree planting must meet the requirements set out in INF-Table 2 for the following:
 - i. Horizontal setback distances from underground infrastructure;
 - ii. Horizontal setback distances from structures;
 - iii. Minimum berm width;
 - iv. Minimum topsoil depth;
 - v. Minimum soil volume; and
- e. Planting of road gardens other than street trees, mown grass or stormwater management planting must occur only in the City Centre Zone, Local Centre Zone, Neighbourhood Centre Zone or Mixed Use Zone.

11. Streetlighting must be provided in accordance with the following:

- a. Streetlighting must be designed in accordance with NZ Transport Agency document M30 Specification and Guidelines for Road Lighting Design (2014);
- b. Streetlighting bulbs must be on the NZ Transport Agency List of M30 Approved Luminaires (2020);
- c. Streetlighting columns must be in accordance with the NZ Transport Agency M26:2012 and M26A:2017 Specification for Lighting Columns; and
- d. Streetlighting columns in Access Roads and Collector Roads must be a minimum of 8m in height.

Submission

1. No-exit roads have a place and a function, and the plan is not giving sufficient recognition for this. This is set out in more detail in the assessment of objectives and policies.

2. This standard does not allow for any roads that are less than 21m wide. INF Table 1 that set out the standards for the road widths. This standard is overly conservative and does not take New Zealand geography into consideration. It also does not allow for any compliance with NZS 4404:2010 that allows for a more realistic approach to access road options and design. This is not good practice and very limiting and is not facilitating good urban design outcomes for most of the urban areas.

This is not aligned with the policy INF P13.3 which states:

Responds to site and topographical constraints including opportunities to reduce the effects of earthworks on landscape and ecological values;

3. Point 9: This is a bit too vague and some retaining structures are directly related to the construction of the road. These structures should be included in the road.

Relief sought

1.

INF-S23	Design of roads
All zones	<div style="display: flex;"> <div style="flex: 1;"> <ol style="list-style-type: none"> 1. Access Roads must not be permanent no-exit roads. <u>Where no exit streets are proposed connectivity and permeability in design for pedestrians and cyclists should be provided.</u> 2. Roads must provide for two-way traffic in accordance with INF-Table 1 (Road design standards). 3. Roads must be designed to achieve design speeds in accordance with INF-Table 1 (Road design standards). 4. The width of any road must comply with the minimum widths in accordance with INF-Table 1 (Road design standards): <ol style="list-style-type: none"> a. Minimum total, legal width; and b. Minimum width to provide for: <ol style="list-style-type: none"> i. Vehicles; ii. Parking; iii. Cycles; iv. Pedestrians; v. Infrastructure; and vi. Street trees. 5. Pedestrian walkways, cycleways and shared paths in a road must be designed in accordance with the Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling (2017). </div> <div style="flex: 1; padding-left: 20px;"> <p>There are no matters of discretion for this standard.</p> </div> </div>

6. The minimum design vehicle used for a road turning head must be a 4.91m x 1.87m vehicle (85th percentile vehicle).

7. The maximum gradient of roads must be in accordance with INF-Table 1 (Road design standards).

8. Curves in roads must meet the following minimum values:
 - a. K Values for crest vertical curves and sag vertical curves must be in accordance with INF-Table 3; and
 - b. R Values for horizontal curves must be in accordance with INF-Table 3.

9. Retaining structures must not be constructed in roads.

10. Street trees must be provided in accordance with:
 - a. The requirements of INF-Table 1 (Road design standards);
 - b. Street trees must not be planted in the infrastructure berm;
 - c. When street trees are required in accordance with INF-Table 1, they must be provided in accordance with the number of trees per size class at maturity set out in INF-Table 2;
 - d. Street tree planting must meet the requirements set out in INF-Table 2 for the following:
 - i. Horizontal setback distances from underground infrastructure;
 - ii. Horizontal setback distances from structures;
 - iii. Minimum berm width;
 - iv. Minimum topsoil depth;
 - v. Minimum soil volume; and
 - e. Planting of road gardens other than street trees, mown grass or stormwater management planting must occur only in the City Centre Zone, Local Centre Zone, Neighbourhood Centre Zone or Mixed Use Zone.

11. Streetlighting must be provided in accordance

with the following:

- a. Streetlighting must be designed in accordance with NZ Transport Agency document M30 Specification and Guidelines for Road Lighting Design (2014);
- b. Streetlighting bulbs must be on the NZ Transport Agency List of M30 Approved Luminaires (2020);
- c. Streetlighting columns must be in accordance with the NZ Transport Agency M26:2012 and M26A:2017 Specification for Lighting Columns; and
- d. Streetlighting columns in Access Roads and Collector Roads must be a minimum of 8m in height.

2. Update INF Table -1 to incorporate all the road layout and width options as set out in NZS 4404:2010.

Or adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.

3. Change Point 9 as follows

9. Retaining structures not directly related to the construction of the road, must not be constructed in roads.

Or adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.

Point 68.20

Support / Support in part / Oppose

Support in part

Section: SUB - Subdivision

Sub-section: Policies

Provision

SUB-P4 Functioning of the transport network

Provide for subdivision where it maintains the safe and efficient functioning of the transport network by:

1. Ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users;
2. Where opportunities exist, including transport network connections within and between communities;
3. Where consistent with the zone, providing for a variety of travel modes that reflect the purpose, character and amenity values of the zone, including walking, cycling and access to public transport; and
4. Achieving safe and efficient access onto and from state highways.

Submission

The requirement of meeting minimum design standards means that should there be a situation that this cannot be met the proposal could be contrary to this policy. The wording should allow for more flexibility and designs that are fit for purpose while still safe for specific environments.

Relief sought

SUB-P4 Functioning of the transport network

Provide for subdivision where it maintains the safe and efficient functioning of the transport network by:

1. Ensuring roads and any vehicle access to sites meet minimum design standards or any appropriate alternative that to allow for safe and efficient traffic movements and can safely accommodate the intended number of users;
2. Where opportunities exist, including transport network connections within and between communities;
3. Where consistent with the zone, providing for a variety of travel modes that reflect the purpose, character and amenity values of the zone, including walking, cycling and access to public transport; and
4. Achieving safe and efficient access onto and from state highways.

Or adopt any other such relief, including additions, deletions, or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.

Point 68.21**Support / Support in part / Oppose**

Support in part

Section: SUB - Subdivision

Sub-section: Policies

Provision

SUB-P5 Integration with infrastructure

Require infrastructure to be provided in an integrated and comprehensive manner by:

1. Ensuring infrastructure meets Council standards and has the capacity to accommodate the development or anticipated future development in accordance with the purpose of the zone, and is in place at the time of allotment creation;
2. Ensuring that subdivisions in Urban Zones, Settlement Zone and Māori Purpose Zone (Hongoeka) are hydraulically neutral;
3. Requiring reticulated wastewater, reticulated water and stormwater management systems in all Urban Zones to meet the performance criteria of the Wellington Water's Regional Water Standard May 2019;
4. Where reticulated services are not available, ensuring allotments are of a sufficient size and shape with appropriate soil conditions to accommodate on-site wastewater, stormwater and water supply infrastructure, and that there is sufficient water supply capacity for firefighting purposes; and
5. Ensuring telecommunications and power supply is provided to all allotments.

Submission

The requirement of meeting Council standards means that should there be a situation that this cannot be met the proposal could be contrary to this policy. The wording should allow for more flexibility and designs that are fit for purpose for the environment.

Relief sought

SUB-P5 Integration with infrastructure

Require infrastructure to be provided in an integrated and comprehensive manner by:

1. Ensuring infrastructure meets Council standards or any appropriate alternative design and has the capacity to accommodate the development or anticipated future development in accordance with the purpose of the zone, and is in place at the time of allotment creation;
2. Ensuring that subdivisions in Urban Zones, Settlement Zone and Maori Purpose Zone (Hongoeka) are hydraulically neutral;

3. Requiring reticulated wastewater, reticulated water and stormwater management systems in all Urban Zones to meet the performance criteria of the Wellington Water's Regional Water Standard May 2019;
4. Where reticulated services are not available, ensuring allotments are of a sufficient size and shape with appropriate soil conditions to accommodate on-site wastewater, stormwater and water supply infrastructure, and that there is sufficient water supply capacity for firefighting purposes; and
5. Ensuring telecommunications and power supply is provided to all allotments.

Or adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.

RELIEF SOUGHT – INCORPORATION OF THE NPS-UD

1. Incorporate the requirements of the NPS-UD into the Proposed District Plan in terms of objectives and policies, rules and standards in all areas around railway stations in the Porirua District and the Porirua CBD.
2. This can be accomplished by the following three options or any other means that will result in the same outcome.
3. Option 1: Create a new medium density zone and mixed-use zone with associated objectives, policies, rules and standards that address the areas as set out in Policy 3 of the NPS-UD. This approach is supported as the existing medium density zone provisions are too limiting to address development up to six storeys

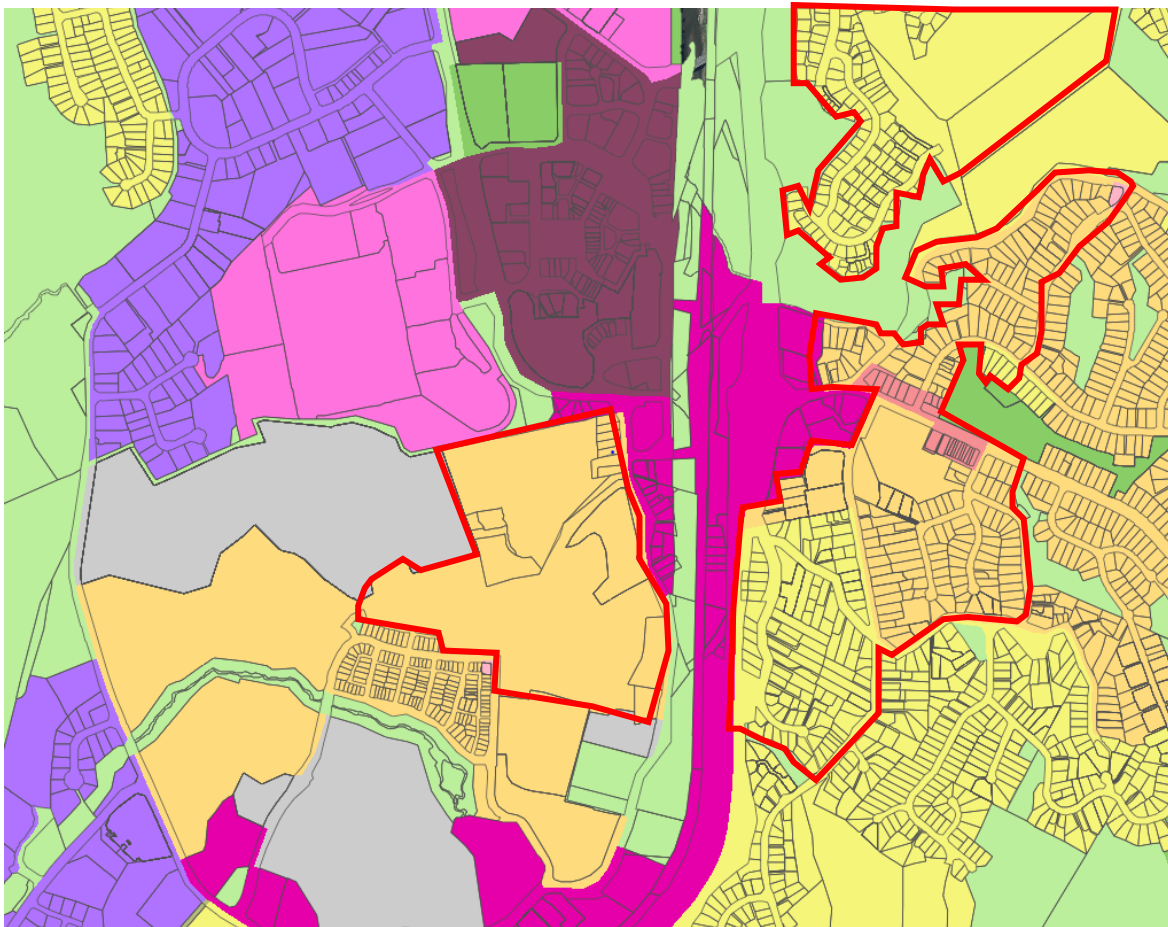


Figure 2 Areas with red lining to allow up to six storeys.

4. Option 2: Create an overlay over the existing zone areas allowing for the facilitation of higher densities.
5. Option 3: Amend the existing medium density zone provisions to allow for higher density developments. An indication of what key standards will require amendment is indicated in sections 5 and 6 below.

6. Adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in these submissions, as necessary to give effect to this submission.

CARRUS RELIEF SOUGHT – CHANGE TO ZONING MAPS

1. Change the zoning map for the property situated at Lot 101 DP545051 (24 Frances Brown Avenue, Aotea) as follows:



Figure 1: Red area - Change zone from General Residential Zone to Medium Density Residential Zone.

2. Change the zoning map for the property situated at Lot 4 DP85351 and Lot 1 DP371891 (32 Sasanhof View, Ascot Park) as follows:

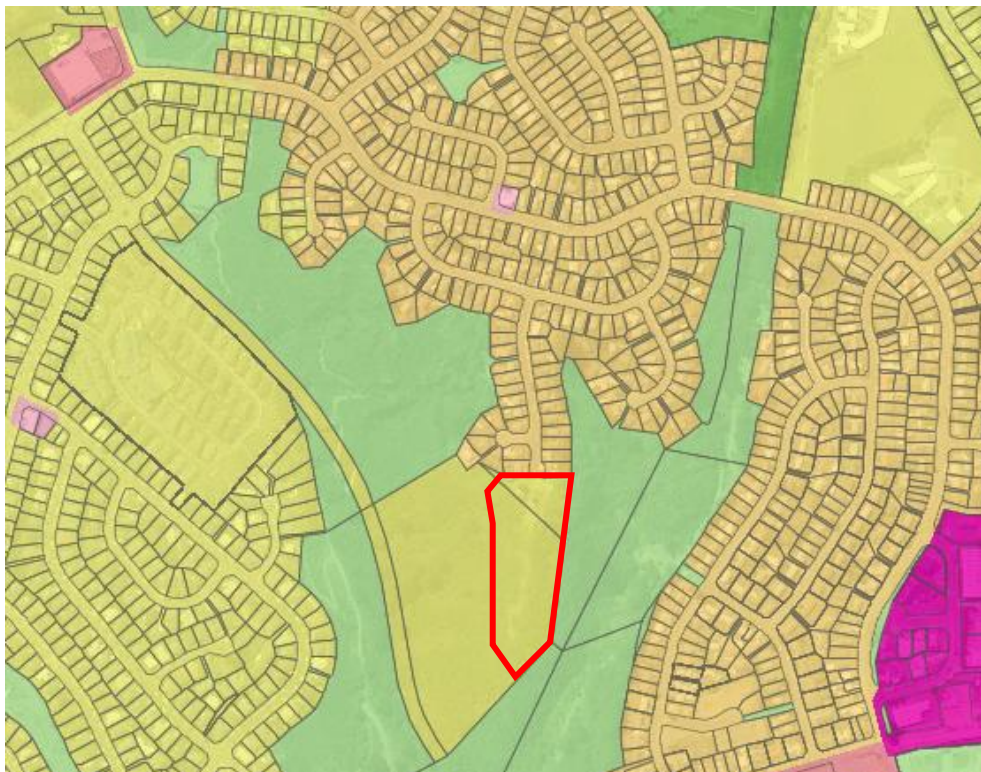


Figure 2: Red area - Change zone from General Residential Zone to Medium Density Residential Zone.

3. Change the zoning map for the property situated at Lot 275 DP498135 (1 John Burke Drive, Aotea) as follows:



Figure 3: Red area - Change zone from General Residential Zone to Medium Density Residential Zone.

4. Change the zoning map for the property situated at Lot 280 DP530586 (no address) as follows:

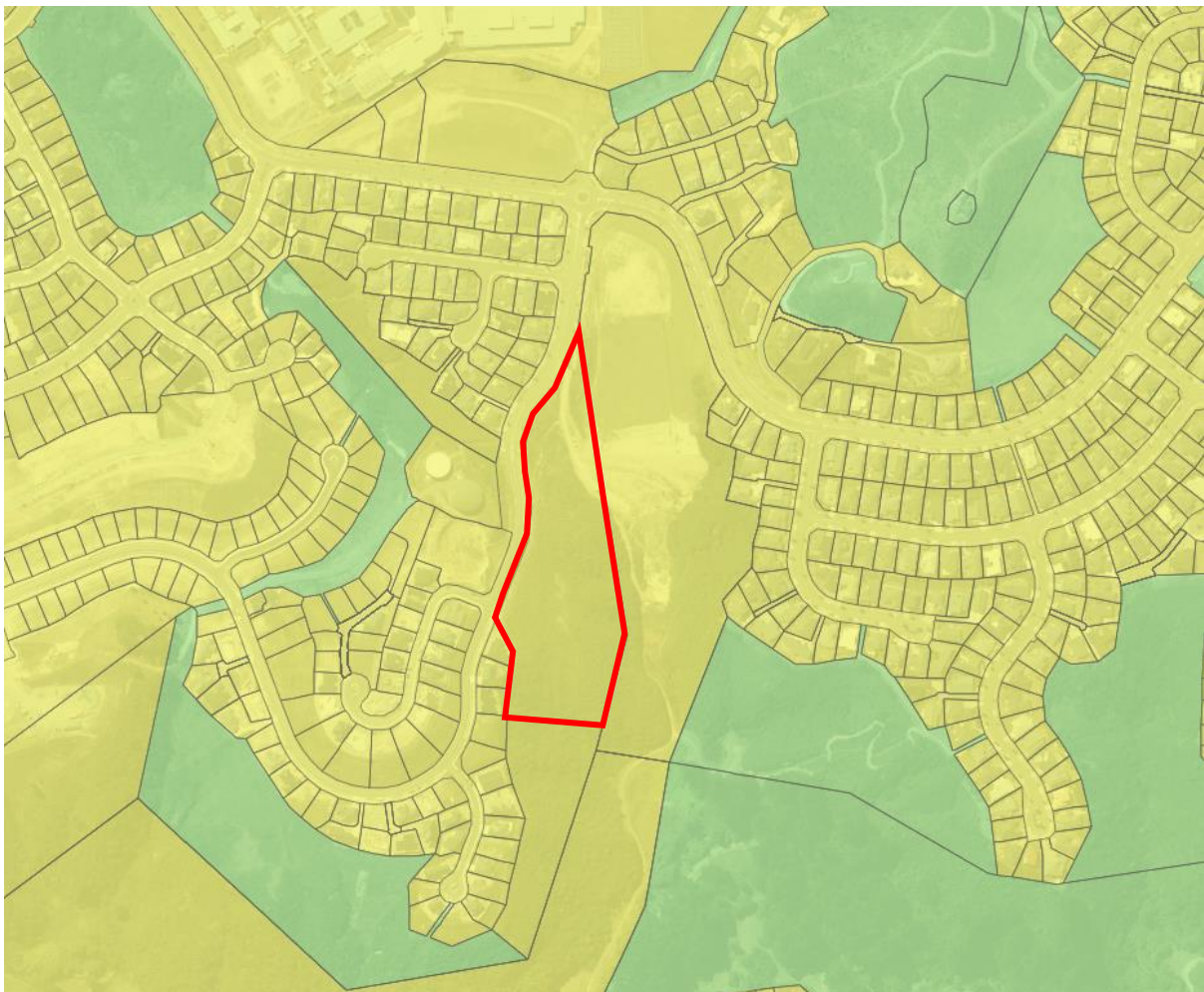


Figure 4: Red area - Change zone from General Residential Zone to Medium Density Residential Zone.

**Correspondence between
Council and submitter which
forms part of this submission**

Louise White

From: Linda Bruwer <linda.bruwer@cuttriss.co.nz>
Sent: Tuesday, 23 February 2021 12:52 PM
To: dpreview
Subject: [EXTERNAL] RE: Submission 68.1 to Proposed District Plan

Hi Michael,

Apologies for the slow response, it has been insanely busy on our side. Everyone just wants to develop!

Yes, I agree to this.

Thanks,
Linda

Linda Bruwer | Senior Planner
Cuttriss Consultants Limited
Email. linda.bruwer@cuttriss.co.nz
Mobile +64 22 391 8106
Web <http://www.cuttriss.co.nz>

[Facebook](#) | [Instagram](#) | [LinkedIn](#)

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From: dpreview <dpreview@porirua.govt.nz>
Sent: Tuesday, 9 February 2021 2:58 pm
To: Linda Bruwer <linda.bruwer@cuttriss.co.nz>
Cc: dpreview <dpreview@porirua.govt.nz>
Subject: FW: Submission 68.1 to Proposed District Plan

Hello Linda
Sorry to bother you, but I don't appear to have had a response to this email. Thanks.

Ngā mihi,

Michael Rachlin
Principal Policy Planner
Kaihanga Mahere Kaupapahere Matua

Please note that I do not work on a Monday.

poriruacity

Tel: 04 237 1498
Mob: 021 198 5786
porirua.govt.nz

From: Michael Rachlin
Sent: Tuesday, 26 January 2021 4:11 PM
To: Linda Bruwer <linda.bruwer@cuttriss.co.nz>
Cc: dpreview <dpreview@porirua.govt.nz>
Subject: Submission 68.1 to Proposed District Plan

Hello Linda

Similar to the Paremata Business Group submission, are you happy for me to assign this submission point to General rather than planning maps since it is effectively a whole of plan submission seeking amendments across the plan to give effect to the NPS-UD?

Once again thanks for your help.

Ngā mihi,

Michael Rachlin

Principal Policy Planner
Kaihanga Mahere Kaupapahere Matua

Please note that I do not work on a Monday.

poriruacity

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Mob: 021 198 5786
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Louise White

From: Linda Bruwer <linda.bruwer@cuttriss.co.nz>
Sent: Tuesday, 23 February 2021 1:25 PM
To: dpreview
Subject: [EXTERNAL] RE: Submission Point 68.12 - Proposed District Plan

Hi Michael,

Your point one, please add the point 1 in my submission as point vi. to P13 (6)c.

Your point 2, yes please.

Kind regards,
Linda

Linda Bruwer | Senior Planner
Cuttriss Consultants Limited
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Mobile +64 22 391 8106
Web <http://www.cuttriss.co.nz>

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From: dpreview <dpreview@porirua.govt.nz>
Sent: Tuesday, 9 February 2021 2:56 pm
To: Linda Bruwer <linda.bruwer@cuttriss.co.nz>
Subject: FW: Submission Point 68.12 - Proposed District Plan

Hello Linda
Sorry to bother you but I don't seem to have had a response to this email. Thanks.

Ngā mihi,

Michael Rachlin
Principal Policy Planner
Kaihanga Mahere Kaupapahere Matua

Please note that I do not work on a Monday.



Tel: 04 237 1498

Mob: 021 198 5786
porirua.govt.nz

From: Michael Rachlin
Sent: Wednesday, 27 January 2021 3:04 PM
To: Linda Bruwer <linda.bruwer@cuttriss.co.nz>
Cc: dpreview <dpreview@porirua.govt.nz>
Subject: Submission Point 68.12 - Proposed District Plan

Hello Linda
I would be grateful for the following clarifications for the relief sought:

- a. Where *no exit streets* are proposed ensure connectivity and permeability in design for pedestrians and cyclists.
- This appears as standalone text and as an amendment to the policy under 6c. Are you happy for the relief sought summary to only reference the policy amendment rather than the standalone text version as well?
 - Also should the word, "Minimise" in 6b be underlined as an insertion of new wording into the policy? If so are you happy for me to include this underlining in the summary?

Thanks.

Ngā mihi,

Michael Rachlin
Principal Policy Planner
Kaihanga Mahere Kaupapahere Matua

Please note that I do not work on a Monday.

poriruacity

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Mob: 021 198 5786
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