

# Porirua's Proposed District Plan 2020

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## Submission on Porirua's Proposed District Plan

To - Environment and City Planning Team

Date received 20/11/2020

Submission Reference Number #62

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? No

### Address for service:

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## Submission points

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### Point 62.1

#### Support / Support in part / Oppose

Support

**Section:** SARZ - Sport and Active Recreation Zone

**Sub-section:** Objectives

**Provision**

General

#### Submission

In order to promote the involvement of the community in sporting and recreational activity it is important that a range of opportunities (both indoor and outdoor) are provided. Locating these uses together in clusters promotes participation and creates the conditions for facilities to be well resourced and managed, and attractive to use (as well as reducing loading on local transport networks as a single trip can fulfil multiple functions). Increasing the involvement of communities in sport and recreation improves and promotes active participation, healthy communities, as well as allowing for their development and growth in everyday life.

Accordingly Tawa Hockey Club support the overall intent and direction of the Objectives in the Plan.

#### Relief sought

Retain the overall intent of the objectives, including allowing for sport and recreational facilities to develop, so that can meet the growing and evolving demands of communities and encourage higher rates of active participation.

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### Point 62.2

#### Support / Support in part / Oppose

Amend

**Section:** SARZ - Sport and Active Recreation Zone

**Sub-section:** Standards

**Provision**

SARZ-S3 Scale of buildings and structures

1. All individual buildings and/or structures on a site must not exceed a maximum gross floor area of 300m<sup>2</sup>.

This standard does not apply to:

- Playground equipment; or
- Boardwalks.

Matters of discretion are restricted to:

1. Design and siting of the building or structure;
2. Any shading of, or loss of privacy for, residential units on adjacent sites;
3. Screening, planting, and landscaping of the building or structure; and
4. Whether topographical or other site constraints make compliance with the standard impractical.

**Submission**

Tawa Hockey Club wants to construct a facility that provides space for a range of recreational and community uses that support and complement sport and leisure uses. A building with a footprint of 1250 square metres would provide an indoor sports space (that can be used for indoor hockey, floor ball and any other sport that requires a contained hard floors area) as well as flexi-space that can provide complementary and support facilities for community activities.

No such dedicated indoor hockey facility exists in the lower North Island and therefore such a facility will meet a considerable untapped demand.

Such a facility can be accommodated at Elsdon Park, and can be developed to complement the existing astro-turf facility, provide safe access and complements Mana College and local schools nearby.

**Relief sought**

Modify the provision so that a structure up to 1250 square metres can be constructed at Elsdon Park.

**Point 62.3**

**Support / Support in part / Oppose**

Amend

**Section:** SARZ - Sport and Active Recreation Zone

**Sub-section:** Standards

**Provision**

SARZ-S4 Building coverage

1. The maximum building coverage must not exceed 10% of net site area.

This standard does not apply to:

- Playground equipment; or
- Boardwalks.

Matters of discretion are restricted to:

1. Design and siting of the building or structure;
2. Any shading of, or loss of privacy for, residential units on adjacent sites;
3. Screening, planting, and landscaping of the building or structure; and
4. Whether topographical or other site constraints make compliance with the standard impractical.

**Submission**

The community facility that Tawa Hockey Club want to develop next to Elsdon is on a small site that is located alongside significant playing fields that fall within the Mana College Designation. The community facility would likely occupy a significant proportion of the recreation reserve, but would sit in amongst substantial area of playing fields and the current astro-turf.

As explained in related submission points the proposed community facility would promote community involvement in sport and recreation by providing recreational facilities and supporting functions. An indoor facility allows sport to be enjoyed in all weather conditions by athletes of all ages. Thus, in this instance we consider that the rule should be amended to allow this specific facility at Elsdon. There is also a greater likelihood of greater overall usage by the community where multiple activities can be occurring at any one point in time.

The location is particularly important with multiple transport modes operating and multiple leisure and recreation destination uses being in the immediate vicinity and would thereby reduce travel demands for families (and reduce demands placed on our transport infrastructure).

**Relief sought**

Amend the rule as it applies to Elsdon to allow for the construction of a 1250sqm building supported by car parking.

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**Point 62.4****Support / Support in part / Oppose**

Support in part

**Section:** SARZ - Sport and Active Recreation Zone

**Sub-section:** Objectives

**Provision****SARZ-O2 Character and amenity values of the Sport and Active Recreation Zone**

The character and amenity values of the Sport and Active Recreation Zone are maintained, and where possible enhanced and includes:

1. Areas of open space that support active recreation including playing fields, parks and walkways;
2. The presence of structures and buildings that support recreation and community activities including halls, clubrooms, boatsheds and multi-sport facilities; and
3. A low level of built development with open space between buildings.

**Submission**

Tawa Hockey Club support this objective as it allows for the development of sport and recreation facilities which have is imperative to increasing community participation sport and recreation, and which in turn allows communities to thrive. Tawa Hockey Club support the desirability to preserve and enhance character and amenity of areas, and note that this has to be balanced against the competing need to enhance and improve facilities so as to improve community participation.

However, for Elsdon Park, it is important that the development of the ground is considered in the context of the sports fields associate with Mana College, when it comes to considering development of sports and recreation facilities. Tawa Hockey Club want to develop a community facility at this location to build on existing facilities and develops the current hub of sport and recreational facilities in the vicinity and which is close to a range of retail, cafe and restaurant facilities.

**Relief sought**

It is requested that specific reference is made to the opportunity to develop a 1250 square metre community facility at Elsdon Park relative to the existing astro turf.

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**Point 62.5**

**Support / Support in part / Oppose**

Amend

**Section:** SARZ - Sport and Active Recreation Zone**Sub-section:** Objectives**Provision**

SARZ-O1 Purpose of the Sport and Active Recreation Zone

The Sport and Active Recreation Zone supports a range of recreational and community activities to provide for indoor and outdoor active recreation and sports and associated facilities.

**Submission**

Tawa Hockey Club supports facilities that promote and increase community participation in sport. Tawa Hockey Club wants to construct a facility that provides space for a range of recreational and community uses that support and complement sport and leisure uses. A building with a footprint of 1250 square metres would provide an indoor sports space (that can be used for indoor hockey, floor ball and any other sport that requires a contained hard floors area) as well as flexi-space that can provide complementary and support facilities.

We are not aware of any dedicated indoor hockey facility existing in the lower North Island and therefore such a facility will meet a considerable untapped demand.

Such a facility can be accommodated at Elsdon, and can be developed to complement the existing astro-turf facility, provide safe access and complements Mana College. The location is very close to a range of leisure and recreation facilities, and is complemented by retail and cafes and restaurants. The development of this location will help enhance the emerging leisure and recreation hub at Porirua. Elsdon is particularly important with multiple transport modes operating and multiple leisure and recreation destination uses being in the immediate vicinity and would thereby reduce travel demands for families (and reduce demands placed on our transport infrastructure).

It is requested that the Plan makes specific reference to this opportunity to pave the way for the development to occur.

**Relief sought**

Tawa Hockey Club supports facilities that promote and increase community participation in sport. Tawa Hockey Club wants to construct a facility that provides space for a range of recreational and community uses that support and complement sport and leisure uses. A building with a footprint of 1250 square metres would provide an indoor sports space (that can be used for indoor hockey, floor ball and any other sport that requires a contained hard floors area) as well as flexi-space that can provide complementary and support facilities.

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It is requested that the Plan makes specific reference to this opportunity to pave the way for the development to occur.