

RMA FORM 5

**Submission on publicly
notified Proposed
Porirua District Plan**

Clause 6 of the First Schedule, Resource Management Act 1991

To: Porirua City Council

- Submitter details:

Full Name GERARDO LABBE

Last. LABBE

First GERARDO

Company/Organisation

if applicable

Contact Person GERARDO LABBE

if different

Email Address for Service gerardolabbe2@gmail.com

Address 9 A Westridge, Camborne

City. Porirua

Postcode 5026

Address for Service

if different

Postal Address. SAME

Courier Address SAME

Phone

Mobile 02102243595

Home

Work

- This is a *submission* on the **Proposed District Plan** for Porirua.

- I could I could not I Could not
gain an advantage in trade competition through this submission.
(Please tick relevant box)

If **you could** gain an advantage in trade competition through this submission please complete point four below:

- I am I am not
directly affected by an effect of the subject matter of the submission that:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.
(Please tick relevant box if applicable)

Note:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

- I WISH I wish I do not wish
To be heard in support of my submission
(Please tick relevant box)

- I will I will not I WILL NOT
Consider presenting a joint case with other submitters, who make a similar submission, at a hearing.
(Please tick relevant box)

Please complete section below (insert additional boxes per provision you are submitting on):

The specific provision of the proposal that my submission relates to:

10 % of all New Developments, or Sections Subdivisions or Amalgamations of sites under Porirua City Council New District Plan MUST ALLOW Four 4 or more STORYS BUILDINGS WITH ONE LIFT, 16 Apartments of 1,2,3,4, bedrooms alternatives. Maximun 1 car park, depending of distance to Train Station and Public Transport. EXAMPLE TO FOLLOW > UBA 16 BHSsee www.barcelonahousingsystems.com

Do you: Support? Oppose? Amend?

SUPPORT

What decision are you seeking from Council? PROVIDE SUPPORT AND FOLLOW UP OWNERS SATISFACTION

What action would you like: Retain? Amend? Add? Delete? DELETE HEIGHT RESTRICTIONS FOR MEDIUM DENSITY BUILDINGS 4 or MORE STORYS .

Reasons: PCC needs more HOMES AND APARTMENTS FOR OUR FAMILIES !!!!

Please return this form no later than **5pm on Friday 20 November 2020** to:

- Proposed District Plan, Environment and City Planning, Porirua City Council, PO Box 50-218, PORIRUA CITY or
- email dpreview@pcc.govt.nz

Signature of submitter GERARDO LABBE
(or person authorised to sign
on behalf of submitter):

Date: 18 NOVEMBER 2020.

A signature is not required if you make your submission by electronic means

BARCELONA
HOUSING SYSTEMS

BARCELONA HOUSING SYSTEMS

Barcelona Housing Systems (BHS) is an innovative solution to the Global housing problem in the 21st century.

BHS combines, industry, technology and sustainability.

A **fast, affordable and sustainable** assembly system creates BHS communities.

A **disruptive** proposal that **will change** the world's paradigms for extension of cities.

UBA 16



FLOOR LAYOUTS

- Roof
- Typical floor
- Ground floor

ROOF

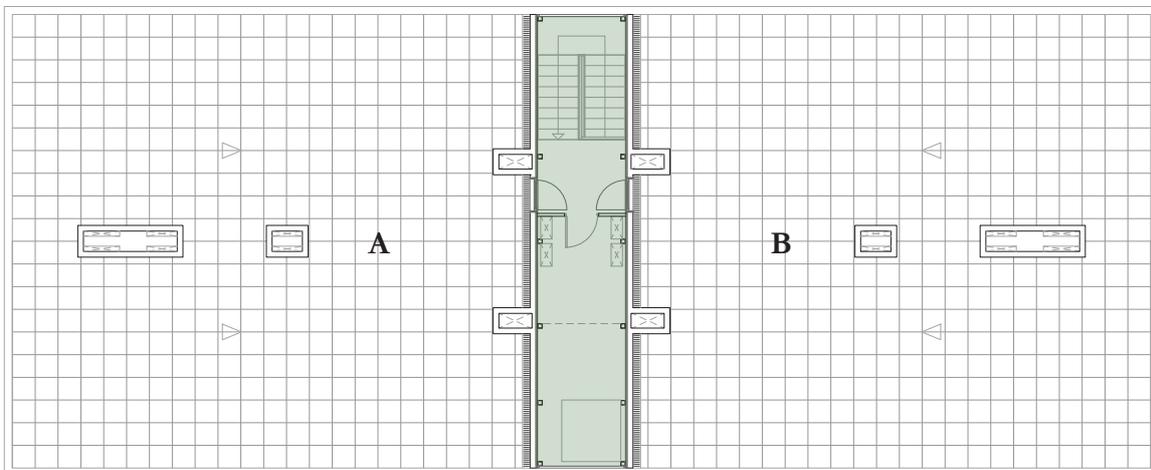
Net developed area Common Space	26,56 m ²
Net developed area Part A	156,47 m ²
Net developed area Part B	156,47 m ²
Net developed total area	312,95 m²
Gross developed total area	376,66 m²

TYPICAL FLOOR

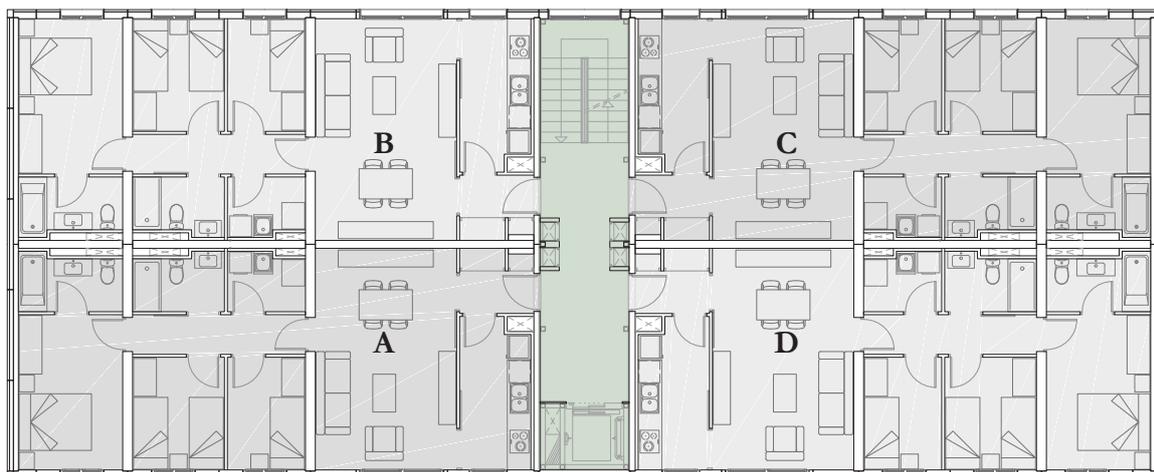
Net developed area Common Space	26,56 m ²
Net developed area Apartment A	73,06 m ²
Net developed area Apartment B	73,06 m ²
Net developed area Apartment C	73,06 m ²
Net developed area Apartment D	73,06 m ²
Net developed total area	318,80 m²
Gross developed total area	376,66 m²

GROUND FLOOR

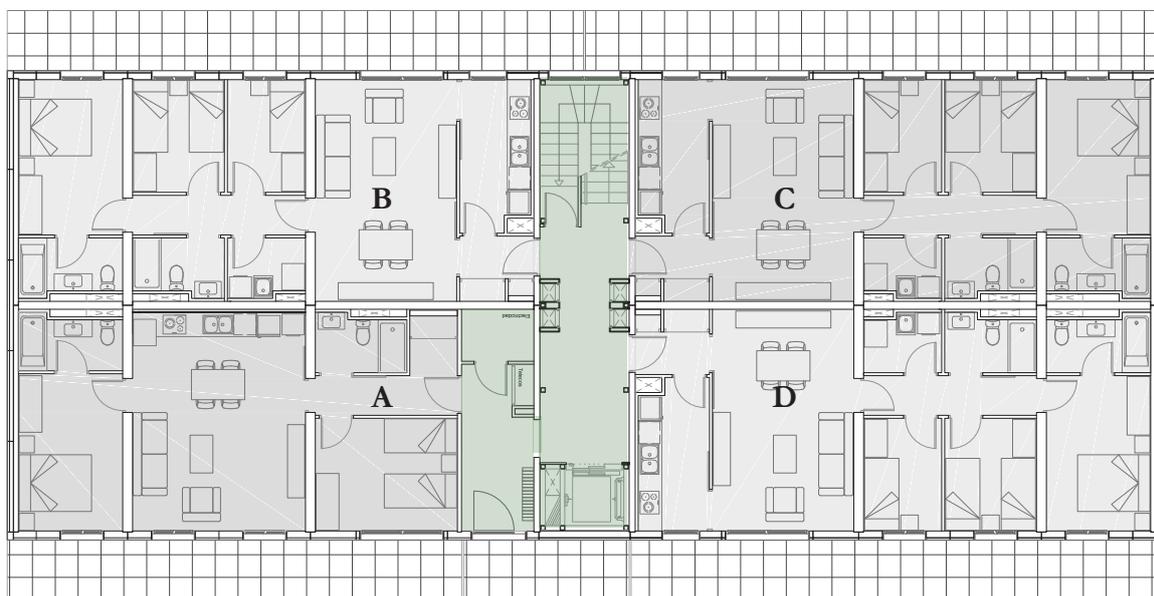
Net developed area Common Space	37,69 m ²
Net developed area Apartment A	63,21 m ²
Net developed area Apartment B	73,06 m ²
Net developed area Apartment C	73,06 m ²
Net developed area Apartment D	73,06 m ²
Net developed total area	321,23 m²
Gross developed total area	376,66 m²



Roof



Typical floor

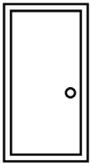


Ground floor



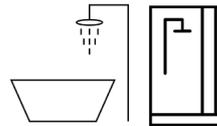
ELEMENTS LIST

DOORS



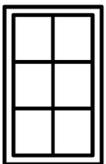
TYPE	UNITS
Inside doors	124
Arnored doors	16
Common doors	5

BATHS



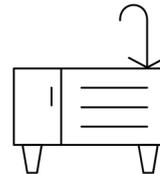
TYPE	UNITS
Bath	16
Shower	16

WINDOWS



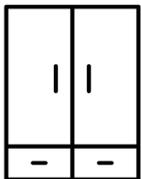
TYPE	UNITS
Inside windows	119
Common windows	5

WASHBASINS



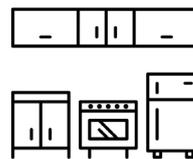
TYPE	UNITS
Washbasin	32

WARDROBES



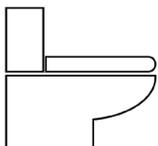
TYPE	UNITS
Build-in wardrobe	16

KITCHEN SETS



TYPE	UNITS
Kitchen sink	16
Oven	16
Vitroc ceramic	16
Extractor hood	16

TOILETS



TYPE	UNITS
Toilets	32

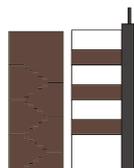
LAUNDRY SETS



TYPE	UNITS
Laundry sink	15

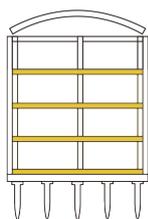
*Estimated for ground floor plus 3 typical floors building.

STAIRCASE



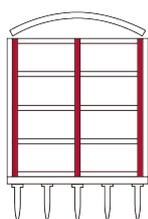
UNITS
1

HORIZONTAL PANEL



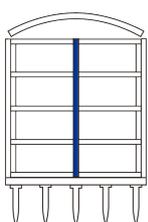
UNITS
192

VERTICAL PANEL



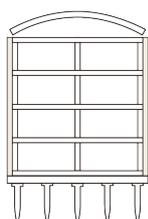
UNITS
88

SERVICE PANEL



UNITS
63

FACADE PANEL



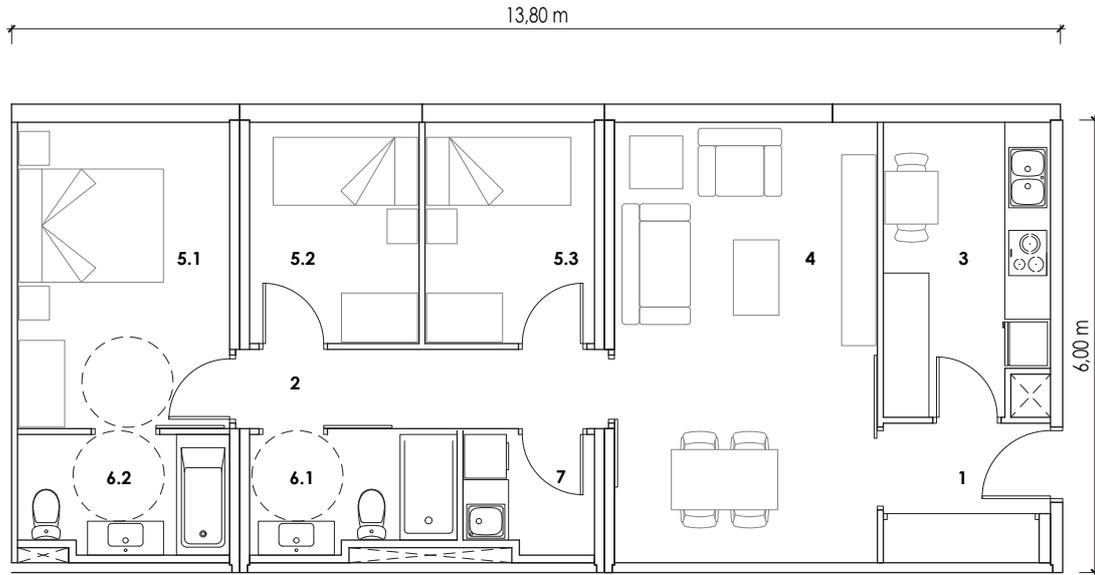
UNITS
76

*Estimated for ground floor plus 3 typical floors building.

TYPICAL APARTMENT LAYOUT

3BR Apartment 1 Facade Type 6

Approx: 86m²



3BR Apartment 1 Façade Type 6			TECHNICAL ASPECTS	
13,8m x 6m			1 FACADE APARTMENT 3 Bedrooms 2 Bathrooms 1 Kitchen 1 Living & Dining room 1 Laundry	
1	Entrance Hall	4,07 m ²		
2	Hallway	5,15 m ²		
3	Kitchen	8,22 m ²		
4	Living and Dining Room	20,21 m ²		
5.1	Bedroom	11,34 m ²		
5.2	Bedroom	6,54 m ²		
5.3	Bedroom	6,54 m ²		
6.1	Bathroom	4,06 m ²		
6.2	Bathroom	4,31 m ²		
7	Laundry	2,62 m ²		
Net developed area		73,06 m ²		
Gross developed area		85,40 m ²		

MATERIAL REFERENCES

STAIRCASE



BATHROOM



FITTED WARDROBES



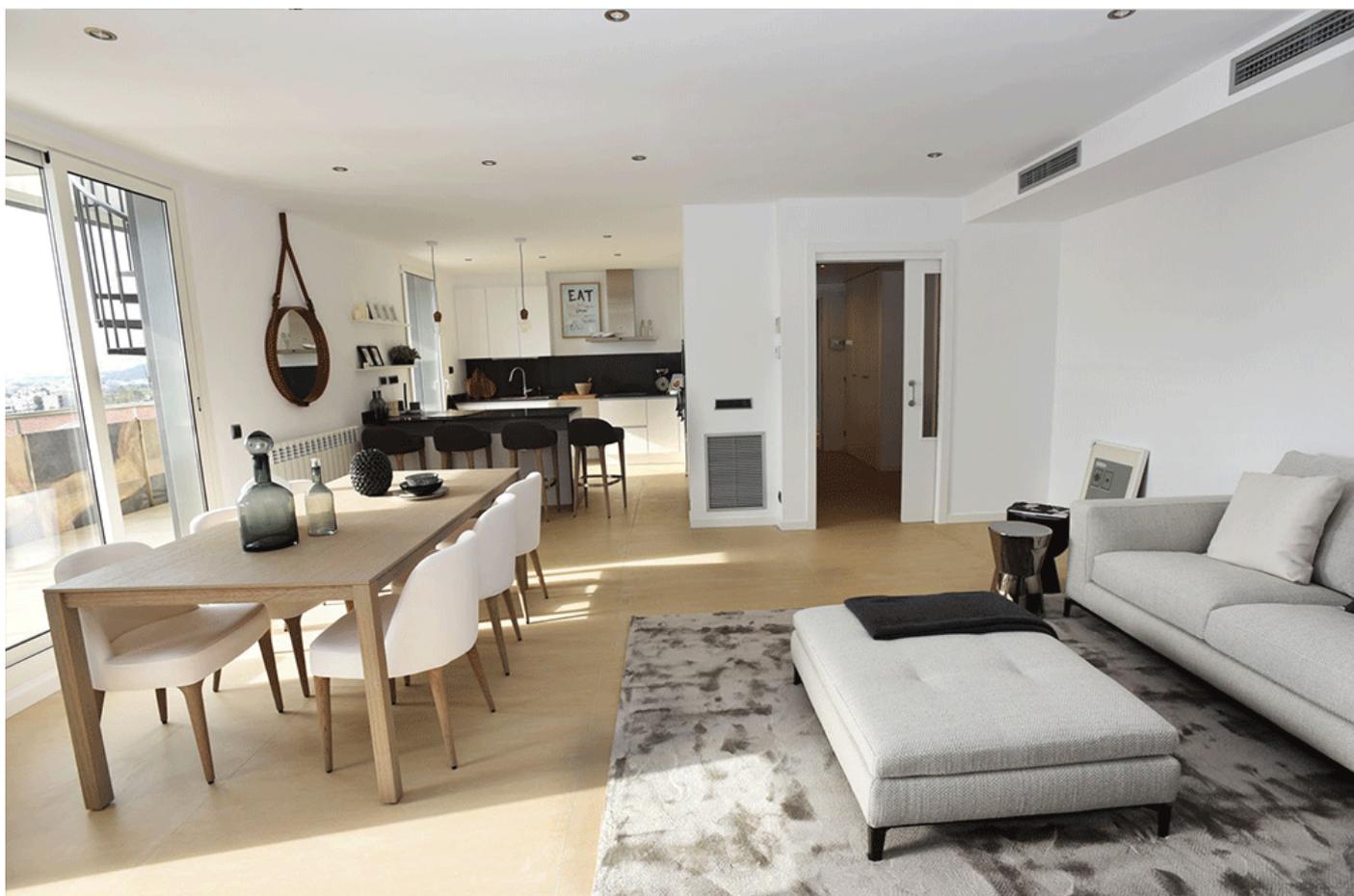
FLOORING



KITCHEN



LIVING AND DINING ROOM



“Whether we like it or not, the world we live in, has changed a great deal in the last hundred years. And it is likely to change even more in the next hundred years.

Some people would like to stop these changes, and go back to what they see as a purer and simpler age. But as history shows, the past was not that wonderful.

Knowledge and techniques can't just be forgotten. Nor can one prevent further advances in the future.

If we accept that we can not prevent science and technology, from changing our world, we can at least try to ensure that the changes are in the right directions.”

Stephen Hawking, Príncipe de Asturias prize speech, 1989.





BARCELONA HOUSING SYSTEMS

www.barcelonahousingsystems.com
www.cesarmartinell.com

Evarist Arnús 58, 08014, Barcelona (Spain)
+34 932 003 493
info@cesarmartinell.com

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

Louise White

From: Gerardo Labbe <gerardolabbe2@gmail.com>
Sent: Wednesday, 20 January 2021 5:27 PM
To: dpreview
Subject: Re: [EXTERNAL] Publication of List of Submissions , early 2021
Attachments: image003.png; 01 Example NZ.jpg

Hi Michael,

I agree with your wording and attach a photo of our four storeys building named UBA 16 apartments, developed by Barcelona Housing Systems .

More details can be found here:

www.barcelonahousingsystems.com

Best regards

Gerardo Labbe
UBA 16
9 A Westridge
Camborne
Porirua 5026
Mobile: 02102243595
BARCELONA HOUSING SYSTEMS
NZ Representative

On Wed, 20 Jan 2021, 17:02 dpreview, <dpreview@porirua.govt.nz> wrote:

Hello Gerardo

I am currently summarising your submission. In terms of the decisions you want from the Council, are you happy if I word them as follows:

Amend to provide for:

1. That 10% of all new developments, or sections from subdivisions or amalgamations of sites allow for buildings at least 4 or more storeys in height with 1 lift providing 16 Apartments of 1,2,3,4, bedrooms alternatives. These can be served by a maximum of 1 car park, depending of distance to a train station and public transport. Example of type of development is the Barcelona Housing System.
2. To provide support for owners of buildings and follow up owner satisfaction.

And a 2nd point as follows:

Amend to provide for:

1. Deletion of height restrictions for medium density development to allow for buildings of 4 or more storeys.

Thanks.

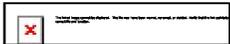
Ngā mihi,

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

