

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

1. Submitter details:

Full Name	<i>Last</i> Malcolm	<i>First</i> Gillies
Company/Organisation <i>if applicable</i>	Plimmerton Developments Limited	
Contact Person <i>if different</i>	Brendan Hogan	
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Address	5 Gibbons Street	
	<i>City</i> Upper Hutt	<i>Postcode</i> 5018
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Phone	<i>Mobile</i>	<i>Home</i>
		<i>Work</i>

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

3. I could 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:

4. 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.

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

6. I will 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:
Proposed District Plan Planning Maps
Do you: Support? Oppose? Amend?
Amend
What decision are you seeking from Council?
What action would you like: Retain? Amend? Add? Delete?
<p>Plimmerton Development Limited ('PDL') seeks that Council rezone the site commonly known as 'Plimmerton Farm' to 'Plimmerton Farm – Special Purpose Zone' in the Proposed District Plan ('PDP') Planning Maps. On the PDP maps no zoning is afforded to Plimmerton Farm and a note of the maps states –</p> <p style="margin-left: 40px;"><i>Note: The Proposed Porirua District Plan does not apply to Lot 2 DP 489799, 18 State Highway 1, Plimmerton. Lot 2 DP 489799 is subject to Proposed Plan Change 18 to the Operative Porirua District Plan.</i></p> <p>While no zoning is provided for the site, the following overlays are included on the planning maps:</p> <ul style="list-style-type: none"> • Significant Natural Areas • Special amenity landscape (SAL006) • Flood hazard – stream corridor • Flood hazard – overland flow • Flood hazard – ponding <p>It is proposed that these provisions be removed and replaced with the same overlays provided in the Council rebuttal maps of Plan Change 18.</p>
Reasons:
<p>PDL seek to include the rezoning of Plimmerton Farm in the PDP should –</p> <ul style="list-style-type: none"> • The Minister for the Environment decline Plan Change 18; • The Minister for the Environment approves a different version of Plan Change 18; • The Minister for the Environment substantially changes the content of Plan Change 18; or • Any other circumstance where the plan change is challenged or does not proceed in its current form. <p>If none of the above eventuates, PDL will withdraw this submission.</p>

The zoning of the Plimmerton Farm site to Plimmerton Farm – Special Purpose Zone is appropriate for the reasons outlined in the Plan Change 18 Section 42A Report (refer **Attachment Two**) and the Planners Right of Reply (refer **Attachment Three**) and as summarised below.

It is considered appropriate for the Chapter to be included in the PDP via a submission as the provisions have already been notified via a public notification process that included submissions, further submissions and a public hearing. Also, Council developed the Plimmerton Farm chapter to align with the PDP as much as possible. The provisions of the Plimmerton Farm chapter reflect the provisions of the PDP and include provisions that reflect the new layers of protection in the PDP including Significant Natural Areas, Special Amenity Landscapes and Natural Hazard Areas as well as including provisions for Medium Density Housing, water sensitive design and hydraulic neutrality.

Ultimately, the zoning of the site to Special Purpose Zone – Plimmerton Farm is consistent with the strategic directions of the PDP, as it will:

- Enable high quality urban development that includes a range of housing types and provides for higher-density residential development in locations close to employment, amenities and infrastructure.
- Increase the supply and range of housing available in Porirua;
- Provide for high quality open space in a way that incorporates and protects significant natural features within the site; and
- Incorporate freshwater management measures that provide for the recommendations included in the Te Awarua-o-Porirua Whaitua Implementation Programme (WIP) where they fall within the jurisdiction of Porirua City Council.

Ultimately, it is appropriate to include the Plimmerton Farm chapter as a Special Purpose Zone in the PDP as –

The NPS-UDC requires Porirua City Council to have sufficient land zoned for residential and business purposes to cater for future population projections;

- Plimmerton Farm has been identified as a suitable greenfield growth area for Porirua in the Growth Strategy 2048 (primarily for residential land use, with some employment and some rural residential land use) and its predecessor growth strategy documents;
- Plimmerton Farm is also identified in the Porirua Northern Growth Area Structure Plan 2014 as suitable for greenfield growth;
- The strategic infrastructure services in the vicinity of the site have been analysed, and this shows that these have sufficient capacity to cater for a change in land use at the site from rural to urban;
- Effects on the site’s ecology and landscapes and the sensitive receiving environments of Taupō Swamp and Te Awarua-o-Porirua can be avoided or mitigated.

In relation to consistency with the RMA and statutory planning documents:

- Plimmerton Farm achieves the sustainable management purpose of the Act by setting a relevant objective of providing for much needed residential housing while ensuring Part 2 matters are addressed.
- The Plimmerton Farm chapter will assist Council to meet its obligations under the National Policy Statement for Urban Development 2020. In particular Objective OA2 and associated policies (PA1, PA3 and PA4) and Objective OC2 and associated policies PC3 and PC4.
- The Plimmerton Farm chapter, where relevant implements requirements of the National Policy Statement for Freshwater Management.
- The Plimmerton Farm chapter is consistent with the Regional Policy Statement for the Wellington Region and of the growth strategy and structure plan, development of Plimmerton Farm for urban purposes gives effect to Policies 55 and 56 of the RPS.

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

Part 3: Area Specific Matters > Special Purpose Zones >

Do you: Support? Oppose? Amend?

Amend
<p>What decision are you seeking from Council? What action would you like: Retain? Amend? Add? Delete?</p> <p>PDL request that Councils Plan Change 18 Right of Reply version of the Plimmerton Farm Chapter be included as 'PFZ – Plimmerton Farm Zone' in the Special Purpose Zone section of the PRP. For reference, this version is appended as Attachment Two.</p> <p>And any consequential amendments including removing all references in the PDP that state that Plimmerton Farm is excluded from the PDP.</p> <p>Reasons:</p> <p>The zoning of the Plimmerton Farm site to Plimmerton Farm – Special Purpose Zone is appropriate for the reasons outlined in the Plan Change 18 Section 42A Report (refer Attachment Two) and the Planners Right of Reply (refer Attachment Three) and for the reasons identified above.</p>

The specific provision of the proposal that my submission relates to:
Part 2: District-Wide Matters
Do you: Support? Oppose? Amend?
Amend
<p>What decision are you seeking from Council? What action would you like: Retain? Amend? Add? Delete?</p> <p>PDL request that the following statement be included at the end of the introductory sections of all of the chapters in Part 2: District Wide Matters with the exception of the Strategic Direction and Infrastructure chapters:</p> <p style="text-align: center;"><u><i>This chapter does not apply to the Special Activity Zone – Plimmerton Farm, which contains zone-specific [insert chapter name] provisions</i></u></p> <p>Reasons:</p> <p>This amendment is sought to clarify that the district wide provisions with the exception of the Strategic Direction and Infrastructure chapters provisions do not apply to the Special Purpose Zone – Plimmerton Farm. This is because the Plimmerton Farm chapter captures all of the provisions covered in these chapters.</p> <p>The zoning of the Plimmerton Farm site to Plimmerton Farm – Special Purpose Zone is appropriate for the reasons outlined in the Plan Change 18 Section 42A Report (refer Attachment Two) and the Planners Right of Reply (refer Attachment Three) and for the reasons identified above.</p>

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



Date: 20 November 2020

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