

19 November 2020

Porirua City Council  
PO Box 50218  
PORIRUA 5240

Attention: Stewart McKenzie  
Manager Environmental and City Planner

C/- Email dpreview@pcc.govt.nz

RE: PROPOSED DISTRICT PLAN SCHEME CHANGES FOR  
99-109 SAINT ANDREWS ROAD, PLIMMERTON

This submission is a brief description under the respective headings that the land is subject to by the Owners.

#### MEDIUM DENSITY RESIDENTIAL ZONING

Owners would not like any additional building conditions regarding the maximum height above ground level (11 metres) compromised (reduced) by any other Porirua City Council requirement for a higher relative lower finished floor level for any future development due to any other identified natural hazard, ie, Flooding / Ponding and or Coastal Hazards.

#### NOISE CORIDOR

Please clarify what is New Zealand Rail's contribution to the noise issue besides creating it.

#### FLOOD HAZARD

The Owners would like some indication of any proposed flood mitigation by Porirua City Council for its and any other upstream property owners prior to accepting any condition on flood mitigation attached to 99-109 Saint Andrews Road, Plimmerton.

The owners of 99-109 Saint Andrews Road, Plimmerton require prior to accepting any flood hazard a clear indication that any proposed change to Porirua City Council minimum relative lower finished floor level for any future development will not compromise the maximum height (11 metres) above ground level permitted.

Points to note:

The premises have never been the subject of flooding since being converted to a Retail Garden Centre in 2013, except for November 2016 when extraordinary circumstances created by outside influences ganged up on the property.

The State Highway No.1 adjacent in heavy rain / storm water conditions now discharges surface water to the carparking area, aggravating any possible problem created by the stream to the north-west.

This work to State Highway No 1 was carried on in 2011-2012 by Transit NZ who altered the acceptable previous levels and contours of the Highway with total disrespect for the 99-109 Saint Andrews Road property,

In association with this rain / surface water issue is that the bark mulch to the State Highway No.1 planting strips adjacent wash out and are carried away to the carparking area, each time blocking all stormwater sumps to this area. Each time this happens the owners have had to engage sump clearance sub-contractors to ensure future performance of these sumps and stormwater system.

The flooding to the nearby low-lying Catholic School property saw the fire brigade pump the school out onto State Highway No.1 in the direction and detriment of 99-109 Saint Andrews Road.

The property and premises as a result of the flooding in November 2016 was closed to the public for only one day.

Photographs are available for the November 2016 flood and the more recent December 2019 event which did not impact the premises.

#### COASTAL HAZARD

This area generally follows the route of the adjacent stream.

The owners of 99-109 Saint Andrews Road, Plimmerton require prior to accepting any coastal hazard designation clear indication of any proposed Porirua City Council minimum relative lower finished floor level for any future development will not compromise the maximum height (11.0 metres) above ground level permitted.

The Tsunami hazard indicated on the Coastal Hazard Plan for 99-109 Saint Andrews Road, Plimmerton does not make clear sense. It appears to be a standalone area not connected to the sea (the source of any Tsunami) and accordingly please remove from the plan.

#### S N A – 42

This area generally follows the route of the stream with areas of differing encroachment. The owners of 99-109 Saint Andrews Road, Plimmerton require clear indication now of any indigenous vegetation that must be respected within the site.

All vegetation inside the property's fences and some outside were planted by the owners-tenant in 2015. Subject to a survey identifying any indigenous vegetation on site which we are sure of is that there is none. Please have this condition removed from within the boundary of the site on the Coastal Hazard Plan relative to the site.

SUMMARY:

This submission on the proposed alterations to the District Scheme relative to 99-109 Saint Andrews Road, Plimmerton have been briefly identified and addressed in this correspondence.

We confirm we would like a “seat at the proposed pending hearings” to support these comments.

Generally, we do not want our property values, intrinsic and or real, eroded by the Porirua City Council.

Yours faithfully  
Steve Grant

[Stevegrant@gmail.com](mailto:Stevegrant@gmail.com)

PO Box 54071, Mana, Porirua 5026

**Louise White**

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**From:** Stephen Thwaite <steve@tr-interiorsystems.co.nz>  
**Sent:** Friday, 20 November 2020 9:07 AM  
**To:** dpreview  
**Cc:** stephen grant  
**Subject:** [EXTERNAL] FW: Proposed Porirua District Changes- 99-109 St Andrews Road Plimmerton & 112 Mana Esplanade Paremata  
**Attachments:** Steve Grant Letter Two.docx; Steve Grant Letter One.docx

Hi Louise,

I am currently in the South Island, in a difficult internet area, and cannot tick the box function. I wish to submit the following.

- Item one: **"I could not "** gain an advantage in trade competition through this submission....
- Item two: **"I am "** directly affected....
- Item three: **"I wish to be heard "** in support of the submission....
- Item four: **"I will consider "** presenting a joint case with other submitters but reserve the right not too if circumstances to my liking.

Regards,  
Stephen Grant.