

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	Gray	Joy Constance
Company/Organisation <i>if applicable</i>	N/A	
Contact Person <i>if different</i>	Andrew Stewart, Partner, Morrison Kent	
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Address	Level 19, 105 The Terrace	
	Wellington	6011
Address for Service <i>if different</i>	<i>Postal Address</i>	<i>Courier Address</i>
	PO Box 10035, Wellington 6143	At the offices of Morrison Kent, Level 19, 105 The Terrace Wellington
Phone	<i>Mobile</i>	<i>Home</i>
	029 230 1968	04 495 8921

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):

**Scope of Submission**

1. The submission relates to the Proposed Porirua District Plan in its entirety.

**The Submitter's Property**

2. The Submitter's property affected by the provisions of the Proposed Porirua District Plan is situated at Paekakariki Hill Road, Pauatahanui. The property has an area of some 162 hectares, is currently held in a single title (WN53D/841), and comprises Pt Lot 2 DP 85726 - refer Figure 1 attached.

Note: the submitter also owns the adjoining property at 405 Paekakariki Hill Road (Lot 6 DP 28478).

**Nature of Submission**

3. The Submitter considers that many of the provisions of the Proposed Porirua District Plan that affect the Submitter's property:
- (a) are unreasonable given the severe impact they will have on the sustainable management and use of the Submitter's property; and
  - (b) are not the result of adequate analysis and evaluation under s32 and s32AA of the Resource Management Act 1991; and
  - (c) will not enable the Submitter to achieve its social and economic wellbeing through the appropriate use and development of its property; and, therefore
  - (d) will not meet the foreseeable needs of future generations.
4. More specifically the Submitter submits that:
- (a) the property should be zoned "Rural Lifestyle Zone" and not "General Rural Zone"; and

- (b) the property should not be subject to the provisions relating to the “Special Amenity Landscapes” overlay; and
- (c) the property should not be subject to provisions relating to the proposed “Significant Natural Area” 193.

**Decision Sought**

5. The Submitter seeks the following decision from the Council:

- (a) that the Proposed Porirua District Plan be amended to address the matters set out in the Submitter’s submission, including:
  - (i) rezoning the property, or parts of the property, “Rural Lifestyle Zone”; and
  - (ii) the removal of the “Special Amenity Landscapes” overlay from the property; or, in the alternative, the incorporation of a policy framework and associated rules that enable appropriate development within the “Special Amenity Landscapes” overlay area consistent with rural lifestyle development, with such provisions to not be overly prescriptive and constraining; and
  - (iii) the removal of “Significant Natural Area 193” from the property; or, in the alternative, the incorporation of a policy framework and associated rules that enable appropriate development within “Significant Natural Areas”, with such provisions to not be overly prescriptive and constraining; and
- (b) such further other amendments as considered appropriate and necessary to address the Submitter’s concerns regarding the sustainable management and use of the Submitter’s property, including the minimum allotment size of 40 hectares in the General Rural Zone if that zoning is retained for some or all of the property.

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](mailto:dpreview@pcc.govt.nz)



Date: 20 November 2020

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

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Figure 1: Paekakariki Hill Road - Lot 2 DP 85726

