

RMA FORM 5

porirua city

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	Last <i>morgan</i>	First <i>Gareth.</i>
Company/Organisation <i>if applicable</i>	<i>G 4 Jo Ltd</i>	
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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: <p>please refer original letter.</p>
Do you: Support? Oppose? Amend?
What decision are you seeking from Council? What action would you like: Retain? Amend? Add? Delete?

Reasons:

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: 23/02/21

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

18 November 2020

Chief Executive
Porirua City Council
PO Box 50218
PORIRUA 5240

Attention: Wendy Walker

Dear Wendy

PAUATAHANUI GOLF COURSE AND ANCILLARY FACILITIES AND ACTIVITIES

Thank you for issuing for comment the Draft District Plan, that is much appreciated.

I am the new owner of the Pauatahanui Golf Course land located at 322B Paekakariki Hill Road as well as the adjacent farm and forest at 362A and 384.

My vision is to enhance for recreational use by the community all of the above land. But to do this successfully I need Council to be supportive.

Background

The Pauatahanui Golf Course and its associated clubhouse, licensed premises and dining facilities have been in existence for decades on this site. The course and facilities have long provided the people of Porirua with the opportunity to play golf and to socialize.

More recently the construction of Transmission Gully motorway has resulted in reconfiguration and investment into the course.

Despite the above substantial investment, the Club that owned the course and facilities has because of financial hardship, been forced to merge with the Wellington Golf Club and sold the course and facilities.

My Vision

My vision is to continue the community's use and enjoyment of the course, to improve and enhance the ancillary facilities necessary for the public's engagement, and to extend recreational opportunities across the accompanying land we have purchased for activities such as walking and cycling. We will develop a series of paths that will link with our neighbour – the Battle Hill Farm Forest Park – to bring to the public a significantly enhanced recreational amenity. Our property will be a working farm/forest but with public access along the lines of the English model of walkways across mountain, moor and heath.

We will be making our property a model of ecological excellence with a "clear and defend" approach to pest control (as opposed to high fences). Our ambition is to demonstrate that people can occupy and recreate in an environment that is consistent with the Predator Free 2050 vision of the government.

Our vision is that by combining with the Regional Council's Battle Hill facility and NZTA's proposed public way alongside the Transmission Gully motorway, we will create something rather special for residents of the Pauatahanui valley, citizens of Porirua and visitors to area. With the Adventure Park concept and

'active families' becoming a reality, Porirua can have a stronger platform for an outdoor adventure and lifestyle brand that attracts families especially.

Draft District Plan

I have read the Draft District Plan and in particular the objectives around the Rural Lifestyle Zone. Our plans for the properties we've acquired do, on the face of it, appear to be in harmony with the stated objectives of the RLZ namely;

To provide an environment that

"includes ecosystems and their constituent parts, including people and communities; all natural and physical resources; and amenity values"

with amenities that promote

"those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes".

However the area of the draft DP that has alarmed me is RLZ-R21 wherein it states that "entertainment and hospitality activity" is to be categorized as non-complying. On the face of it this means that golf courses, ancillary amenities and their facilities necessary to support the use of outdoor, active amenities, will not comply. Interpreted to the letter this means both the Pauatahanui and Judgeford Golf courses for instance will not comply as their viability is critically dependent upon their social and hospitality facilities. Other outdoor activities such as walking, cycling and horse riding are amenities the public enjoys but again if they are supported by facilities the public demand in order to visit such places, they will not comply either.

To be frank it is not possible to offer outdoor recreational facilities without supporting facilities. To do so will condemn such amenities to be non viable. I understand the Adventure Park Council is developing to the West of Porirua City is to have such facilities as cafes.

In summary,

1. The introduction, objectives, policies, rules and standards of the Rural Lifestyle Zone do not recognize the longstanding recreational use of the golf course land and its facilities by the community and the significant positive benefits this generates.
2. It is inappropriate that the longstanding recreational use of the land and facilities is not recognized and provided for as a permitted activity.
3. Permitted activity status for recreational activities on the land plus associated ancillary buildings (e.g. clubhouse) is appropriate in view of the significant positive socio-economic effects as well as the substantial scale of capital investment and ongoing operations and maintenance expenditure required.
4. It is inappropriate that the use of the land for recreational activities and ancillary facilities is exposed to the risks associated with having to operate under the limitations of existing use rights under the RMA.

5. The future development and use of walking and cycle trails should be anticipated and provided for as a permitted activity. NZTA are constructing these adjacent to the new highways, Battle Hill have them and we're intending to create the same on our farm and forest land so the network can be extended.
6. The potential for wider future use of the existing clubhouse facilities and/or replacement facilities (our existing clubhouse is aged and requires replacement, Judgeford's facility is more modern) for dining, functions, meetings, recreational activities, charity events and conferences should be anticipated and provided for with an appropriate objectives, policies and rules and with an appropriate activity status e.g. not a Non-Complying Activity.

I recognize that the existing and future proposed use of my land is not typical of other properties in the Rural Lifestyle Zone.

Accordingly, some form of site specific provision within your District Plan is appropriate.

Way Forward

I'd like to work with the Council to make my vision a reality and ensure that the District Plan does not compromise potential amenity and recreational value for residents and visitors in rural areas.

It is common for destinations that provide amenity and recreational services to be sited outside of urban centres and in rural zones, and these to be supported with facilities such as clubhouses, cafes, restaurants, shops and toilets. The phrase 'entertainment and hospitality' in my understanding excludes the support facilities necessary to operate these amenities.

At a minimum I believe that the District Plan should permit the existing recreational uses and associated existing facilities.

I strongly urge Council to consider allowing entertainment and hospitality as a discretionary activity in Rural Lifestyle zones knowing that users of recreational activities want facilities attached.

Into the future I'm not asking for *carte blanche* to do what I like. But I do want the confidence that my future investment will be welcomed and not unreasonably restricted.

I'd therefore welcome the opportunity to further brief you and/or your District Plan officers and work collaboratively with your officers to prepare appropriate Proposed District Plan provisions.

I do hope this invitation will be taken up.

Kind Regards



Gareth Morgan

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