

**Before the Hearings Panel
At Porirua City Council**

Under Schedule 1 of the Resource Management Act 1991

In the matter of the Proposed Porirua District Plan

Between **Various**

Submitters

And **Porirua City Council**

Respondent

**Addendum to Section 42A Report – Rural Zones, Torrey James McDonnell on
behalf of Porirua City Council**

Date: 3 May 2022

INTRODUCTION:

- 1 My full name is Torrey James McDonnell. I am employed as a Principal Policy Planner for Porirua City Council.
- 2 I have prepared this Addendum to the Section 42A Report – Rural Zones on behalf of the Porirua City Council (**Council**) in respect of a submission point that was not addressed in this report from the Gwynn Family Trust (Submitter #12). This submission point is in relation to the appropriateness of Rural Lifestyle Zoning off Paekākāriki Hill Road (submission point 12.4).
- 3 I am authorised to provide this evidence on behalf of the Council.

QUALIFICATIONS, EXPERIENCE AND CODE OF CONDUCT

- 4 Appendix H of my section 42A report sets out my qualifications and experience.
- 5 I confirm that I am continuing to abide by the Code of Conduct for Expert Witnesses set out in the Environment Court's Practice Note 2014.

SCOPE OF ADDENDUM

- 6 This Addendum is to Section 42A Report – Rural Zones regarding submission point 12.4 from the Gwynn Family Trust. This submission point was omitted in error from this report.
- 7 I have followed the same format as the Section 42A Report. This submission point should have been addressed in section 3.3 'Submissions seeking rezoning'.

ADDENDUM

Matter raised by submitter

8 The Gwynn Family Trust [12.4] is seeking that:

Land along the Western side of the Akatarawas should be zoned Rural rather than Rural Lifestyle.

9 The submitter gives the following reason for the relief sought:

Extreme steep erosion prone land along the Western side of the Akatarawas, off Paekakariki Hill Road, is proposed to be zoned Rural Lifestyle with potential subdivision down to 2ha. This land is not suitable for supporting this level of density.

Assessment

10 The land referred to by the submitter is to the west of the Akatarawa Forest Park and to the east of Paekākāriki Hill Road that is zoned Rural Lifestyle Zone (RLZ) is identified in figure 1 (highlighted in red). I have excluded sites that would likely seek access to Flightys Road and could not therefore be considered to be “off” Paekākāriki Hill Road (highlighted in blue).

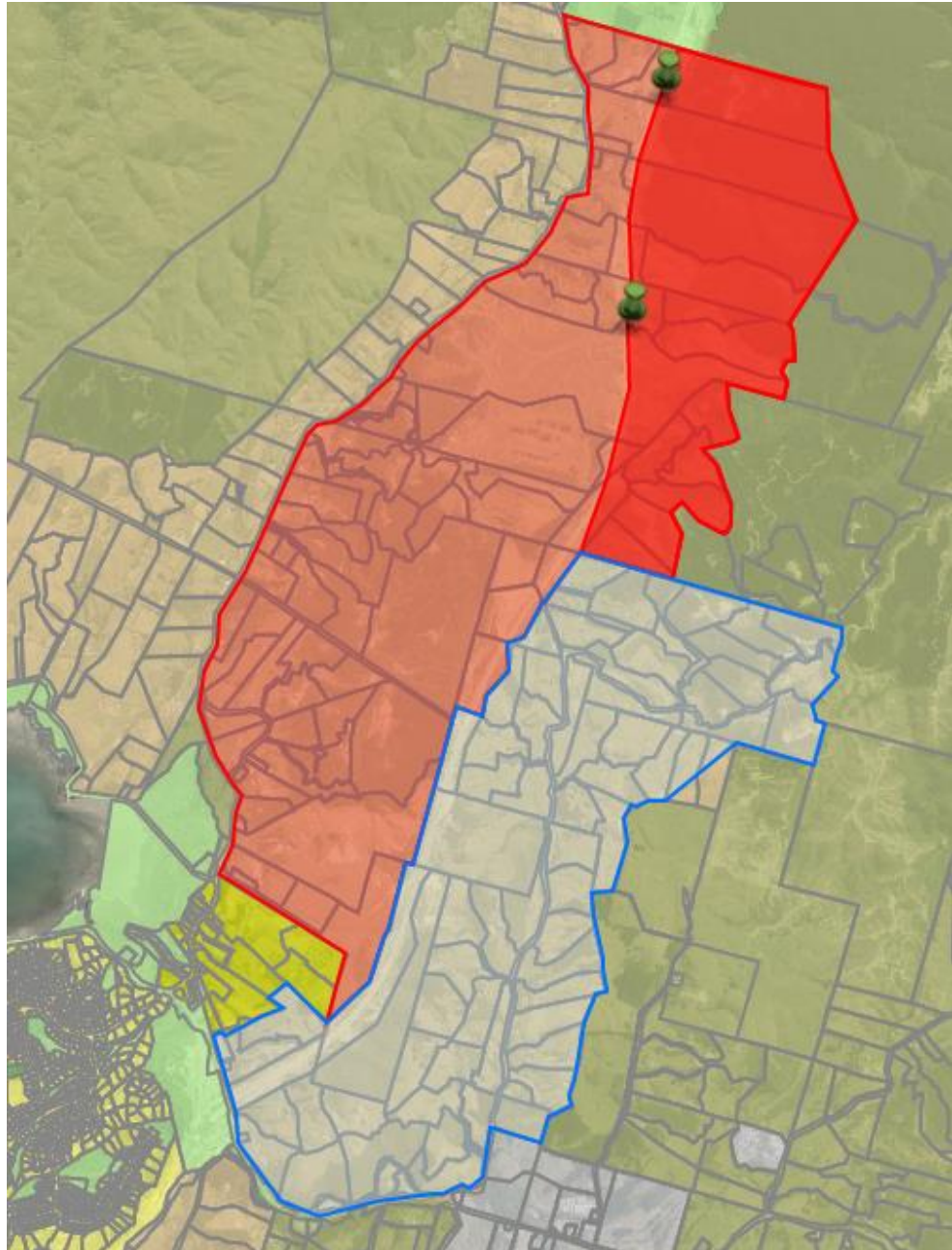


Figure 1: Land to west of Akatarawas in vicinity of Paekākāriki Hill Road. Land relevant to this submission point identified in red, land in blue is off Flightys Road. Underpasses under Te Aranui o Rangihaeata identified by green pins.

11 The steepest part of the land identified by the submitter is the north-eastern portion which is shaded a darker red on Figure 1. These parcels are to the east of Te Ara Nui o te Rangihaeata (Transmission Gully).

- 12 Land Matters considered the suitability of this land for RLZ zoning in their 2020 report “Rural Residential Zoning Options” produced for PCC¹. The report found that the properties with access to Paekākāriki Hill Road to the south of Battle Hill were suitable for rural lifestyle development. The report considered topography in relation to the suitability for development, however this was from the perspective of the preclusion of urban development being a constraint.
- 13 I consider that topography of land is not necessarily a constraint for rural residential development. The effects of earthworks would need to be addressed under the Earthworks chapter in the PDP, as well as relevant provisions in the Proposed Natural Resources Plan. The submitter has not provided any evidence to the contrary.
- 14 I note that this land does not have any particular landscape values, such as being identified as a Special Amenity Landscape.
- 15 The other potential constraint on rural residential development from a topography perspective would be vehicle access to potential sites.
- 16 Stantec’s 2020 Rural Road Assessment report found that there would be sufficient capacity in the transport network to allow for the number of lots enabled by this zoning. However, the exact nature of the access to these sites and any new sites being created would need to be determined at the resource consent stage.
- 17 There are two formed underpasses beneath the motorway that provide vehicle access to the steepest section of the land identified in dark red on Figure 1 (these are located approximately where the green pins are on Figure 1). I understand that these underpasses provide access for logging trucks to forestry blocks, as well as access for several existing homes. Any subdivision of these sites would likely be dependent on

¹ See Table 10 on page 49 of the Land Matters report.

gaining vehicle access through these underpasses, as well as any other easements or right-of-way access through other sites. The submitter has not provided any evidence to the contrary as to why...

18 I consider that RLZ zoning is appropriate for this area, as it is consistent with RLZ-O2, and is not otherwise constrained that would make it unsuitable for rural residential development as outlined in this report.



Figure 2: Looking south from Battle Hill Regional Park in the foreground, the northern most underpass is in the middle of the picture (dated December 2021)

Summary of recommendations

19 I recommend for the reasons given in this assessment that the submission from Gwynn Family Trust [12.4] be **rejected**.

Date: 3 May 2022

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