

PORIRUA PROPOSED DISTRICT PLAN – STREAM 5 HEARING

STATEMENT OF EVIDENCE FROM 1010 HOMES LTD

Dear Sir & Madam

Our family (through 1010 Homes Ltd) is the land owner of the farmland at 272 Belmont Road that has been identified in the proposed plan as Future Urban Zone (FUZ). The Proposed Plan refers to this land as Judgeford Hills.

We support the proposed FUZ on the Judgeford Hills area identified in the Proposed Plan and we support the proposed Objectives and Policies for the Judgeford Hills FUZ.

Our family members are local Porirua residents for decades who have deep attachment to this vibrant city. We have set up our family here attracted by its beautiful natural amenity, convenient location, as well as calm and spacious living environment.

Our long term vision for Judgeford Hills land has always aimed at providing positive impacts for the local community and making the city better. We have spent a lot of time, effort and money with a team of very experienced and best in class local consultants (including Kobus Mentz who led the urban design effort) to investigate this potential urban development opportunity. Through this investigation process, our consultant team of engineers, planners, urban designers and ecologies have developed concept design solution that is consistent with our long term goal and are supported by Council. Our vision and development concept submitted to the council incorporates following positive impacts

1) Environmental consciousness with significant stream and gully restoration

The central theme in our urban design concept defined by Kobus Mentz is environmental conservation, to Protect, Restore and Sustain in terms of environmental management. Our ecologist advisors consider that the site offers huge potential for stream and gully restoration and anticipate a net ecological positive outcome for the wider catchment when the area is developed with appropriately construction activities. The concept envisaged by us is to have large open areas and an urban environment that can be enjoyed by both people and nature

2) Additional local landmark accessibility

The proposed Harbour Centred City principles shows the poor access to the Northern Boundary of Belmont Regional Park what we encourage accessing via our proposed Judgeford Hills FUZ. Such an access can be accommodated across our land and link to the walkway network that we envisage through our development and enhanced planted gully system. Wider afield this could also link to Whitby along Councils new link road network providing access to the historical Belmont Park to many more local Porirua residents. It is to our understanding that this heritage Park assets has been underutilised as a result of poor

access. And we thrive to provide this opportunity to rejuvenises such valuable assets. The concept also provides opportunities for other outdoor activities such as walk/bike/horse trails with connection to Belmont Park.

3) Sound infrastructure solutions

Our engineers have considered, at a concept level, solutions for bulk infrastructure connections to the Council city infrastructure. They have concluded that there are feasible, practical and cost effective solutions that will not only service the Judgeford Hills FUZ but which can also potentially assist in the operation and resilience of some of the other infrastructures in the adjacent urban areas of Whitby and Judgeford. (Please refer to the expert report for details

4) High quality housing supply

We believe our future development can offer good scale housing supply for Porirua City with a portfolio of various types of housing which can satisfy different segments of the market demand. Such unique products offering can cater the long term population growth for the city and attract local business owners and talents who can contribute to the local community.

In conclusion, we thank our team of professional consultants and PCC for the ongoing support and effort and we will continue to do so in the future. As we have emphasised in our vision for the project, by being local residents of Porirua City, we are determined to use this unique opportunity to provide benefits for the city and for our future generations.