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# SUBMISSION TO PORIRUA DRAFT GROWTH STRATEGY

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The purpose of this submission to the Porirua Growth Strategy is to assist the Council in considering the merits of enabling the development of the lands owned by Silverwood and Landcorp at Whitby to create approximately 500 residential lots thereby efficiently utilising existing urban infrastructure, roading, local businesses and Council services. The submission recognises the importance of sustainability in relation to land use decision making and in that regard the outcomes requested will meet the purposes of section 5 of the Resource Management Act 1991

Silverwood Corporation LTD

8 February 2019



## 1.0 THE LAND

TOTAL AREA = 52.1583ha

- section 7 SO 475749, 8.2805ha; (referred to as Lot 1 south)
- section 9 SO 475749, 1.5317ha; (referred to as Lot 6 north) , and
- section 10 SO 475749, 42.3461ha; (referred to as Lot 6 south).

## 2.0 THE HISTORY

This land was originally part of the Whitby Block developed from the early 1970s in part by Whitby Corporation Limited (WCL).

In 1990, 211.8094ha was purchased by Silverwood, (a Forestry Investment partnership) Silverwood has now harvested the trees from the land and is in the process of disposing of its residual lands. Silverwood is aware of the development potential of this land and seeks to match this potential to enable a further 500 housing units with appropriate recognition in the PCC Growth Strategy and the proposed review of the District Plan.

Just prior to the NZTA/ TMG motorway designation being imposed in 1995, a large proportion of the Silverwood land was zoned residential. The Council rezoned the land to partly Suburban, partly Whitby Landscape Protection and partly Rural. That zoning may have been logical in 1995, but since then, Transmission Gully Motorway with a Link Road from Whitby to Waitangirua has become a reality. These factors, together with the large recently announced investment by central government in the area, has necessitated a comprehensive relook at the land use pattern and therefore the zoning.

See link: <https://www.stuff.co.nz/national/108265320/15b-revitalisation-of-porirua-will-see-thousands-of-new-state-and-kiwibuild-homes-built>

To that end, Silverwood has engaged the services of [GHDWoodhead creativspaces](#) to prepare a concept plan to support the proposal and show how this land complements the potential urbanisation of the Judgeford Land to the East and the Landcorp Block to the west. This change in zoning is appropriate, not only because of the readily available infrastructure, but also in the light of the Prime Minister's recent announcement that \$1,500,000,000 will be invested by the Crown in housing revitalisation in East Porirua, and nearby Waitangirua/ Cannon's Creek.

## 3.0 THE LOCATION

Silverwood Heights is approximately 1 km from Waitangirua Settlement, and within 1.2km of the Whitby Town Centre. In that regard, this land is already "in town" and suitable for a "mixed housing" development. In addition to the efficient utilisation of existing infrastructure, a development along the lines of the attached concept plan would facilitate a cycleway-walkway connection between Whitby centre and Belmont Regional Park via Duck Creek and the Banks Boulevard.

## 4.0 THE CONTOUR

As shown in the Development Concept Plan, approximately 2/3 of the Silverwood land is steep, i.e: a gradient greater than 1:5. However the land contains a prominent ridge gently sloping to the north and widening as it runs towards the Waitangirua Link Road. The land in this area is very suitable for residential development of approximately 200 lots. A special feature of the land is the availability of excellent views to the north and north east.

## 5.0 THE "SILVERWOOD HEIGHTS" DEVELOPMENT CONCEPT

The concept plan shows access roads, walkways and cycleways connecting to the Waitangirua Link Road and to Whitby Township itself. Prior to the establishment of the Waitangirua Link Road, Silverwood's access to Lot 6 south was via Exploration Way, and a potential connection through to the Banks Boulevard (subject to implementing the WCEL access agreement).

While either of these options were technically possible, both options would have entailed extensions to lengthy cul-de-sacs. The establishment of the Waitangirua Link Road creates an opportunity to develop a mixed tenure residential neighbourhood (including kiwibuild) close to the centre of Whitby, Waitangirua, and Cannon's Creek and to enable the efficient utilisation of existing utility services plus established daycare, kindergartens, schools, shops, a medical centre and transport links.

The Concept Plan clearly shows how the Silverwood land links with, and is complementary to the future urbanisation of the Judgeford Block and the Landcorp Blocks.

## PROPOSED ZONING SOUGHT

Silverwood concurs with the submission lodged by Judgeford Hills, which states;

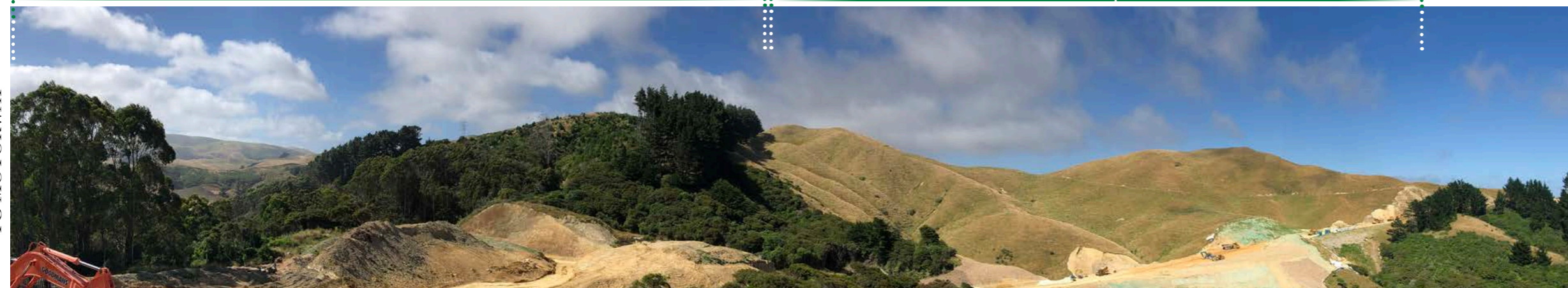
*"In accordance with the Draft National Planning Standards (MFE Publication Number ME 1364, dated June 2018), we recommend the site be incorporated into the Proposed District Plan as a "Development Area".*

Silverwood requests that this submission which relates to Lot 1 south, Lot 6 south and Lot 6 north, be treated similarly. This would remove an unnecessary restriction not appropriate for this land.

*This land is suitable for urbanisation and its development would efficiently utilise existing urban infrastructure, businesses and Council services.*

Silverwood

Landcorp



TG MOTORWAY

WAITANGIRUA

The Silverwood land, (lots 1 and 6), has capacity to accommodate approximately 200 household units, i.e. a density of 4 households per hectare. While this appears at first glance to be a low density, it should be noted that approximately 2/3 of the site would be given statutory protection by way of conservation covenants to protect the steep true left bank of Duck Creek. Accordingly, the de facto density of the developed land is likely to be around 12 household units per useable hectare. The density finally achieved will depend on detailed design. Clearly there is a commercial imperative to maximise the yield to enable as many houses as possible within the capacity of the town's infrastructure, the market, and best practice urban design. It is noted that the combined yield of the Landcorp Block plus Silverwood Heights would exceed 500 lots, thereby widening the Council's rating base and promoting more efficient use of existing urban resources and businesses.

## 6.0 PUBLIC TRANSPORT

PCC's invitation to submit (Nov 2018) refers to "Future Mega Bus stops" at Whitby and Waitangirua. This is supported by Silverwood. We note that lots 1 and 6 will have frontage and access from the Waitangirua Link Road in which intermediate bus stops will be situated. In this regard we have suggested four locations (two on either side of the road). It is intended that these be in the vicinity of the proposed intersections shown on the Concept Plan.

See: AECOM drawing CPB/HEB PLR-AEU-DRG-LNK-AL-1007 Approx chainage 1500 and 1600; near First Gas pipeline crossing.

## 7.0 RECREATION ACCESS

The southern boundary of Lot 6 south leads to Belmont Regional Park. It is noted that, should the Silverwood land be developed as per the Silverwood Heights Concept Plan, a continuous walkway/cycleway could be established connecting Whitby, through Banks Boulevard generally along the true right bank of Duck Creek to Belmont Regional Park. A basic track already exists along this alignment; the track is used from time to time by members of the public. This use is technically a trespass which would be corrected through the tenure changes suggested in this submission if approved. A complying cycleway to the northern boundary of lot 6 north. The Concept Plan envisages this path being connected through to the Waitangirua Link Road to enable the connection to the cycleway/walkway along Duck Creek to Belmont Park.



looking south east from high point of Lot 6 south

## 8.0 STORMWATER QUALITY

Silverwood proposes that as part of the Zoning and Rule change (which would follow adoption of this general proposal as part of PCC's strategy), the steep true left bank of Duck Creek (within lot 6 south) would be given statutory protection by way of a conservation covenant as opposed to the current rural zoning which potentially permits degrading farming and forestry. Silverwood submits that this formal contractual protection is the most appropriate and secure method to protect the ecological values of this catchment. It would enable ecological management of the riparian vegetation, and allow appropriate recreational use to continue in perpetuity.

Stormwater swales will be a key feature of the development of Lots 1 and 6. The land has substantial areas available for first flush treatment and further stormwater diffusing. Stormwater quality can therefore be assured.

## 9.0 EARTHWORKS

No detailed earthworks design has been carried out other than evaluation of viability of the site for principal access roads. Note that a geotech report would be undertaken once the Council accepts the "Development Area" principle. That report would be undertaken upon PCC's confirmation that the land is conditionally suitable for urbanisation, such a condition requiring that residential development would be subject to the Council being satisfied that the land is suitable for development from a geotechnical point of view.

## 10.0 UTILITY SERVICES

Water supply is anticipated to be available within Waitangirua Link Road (financed via development contributions soon after WLR has been completed). If this is not available an alternative (enhanced) connection could be made via Lot 6 north. Other utility services such as Waste water, power, telephone, fibre gas may be reticulated via Lot 6 north.

## 11. TIMING

Subject to Porirua Council confirming the suitability of this land for urbanisation, Silverwood requests that the subject land be conditionally classified as a 'Development Area' in the proposed District Plan, thereby facilitating the lodgement of the required geotechnical report and enabling the lodgement of resource consent applications by 2021.



looking south over Lot 6 from north side of Link Road

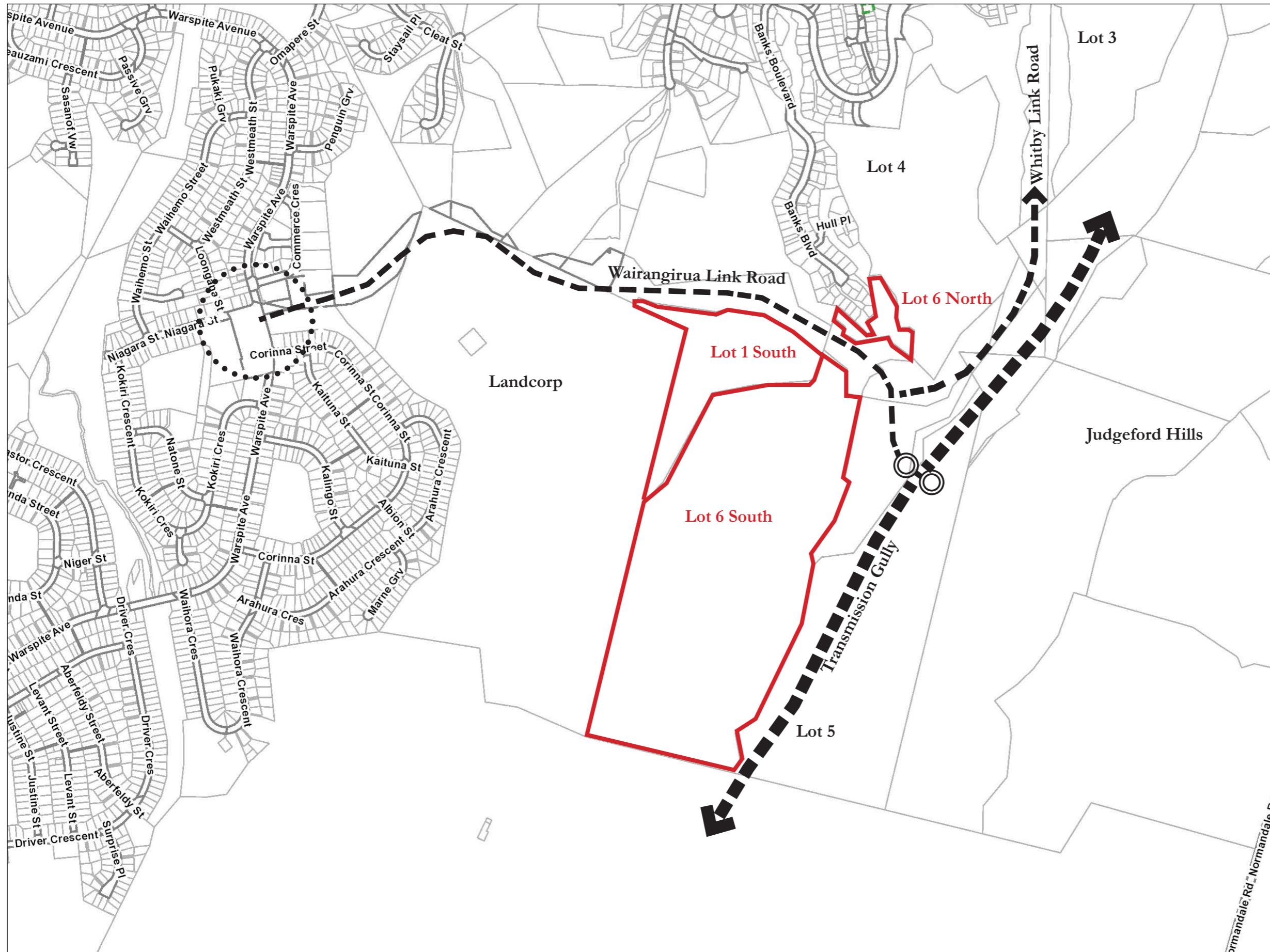
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**LAND PARCELS**

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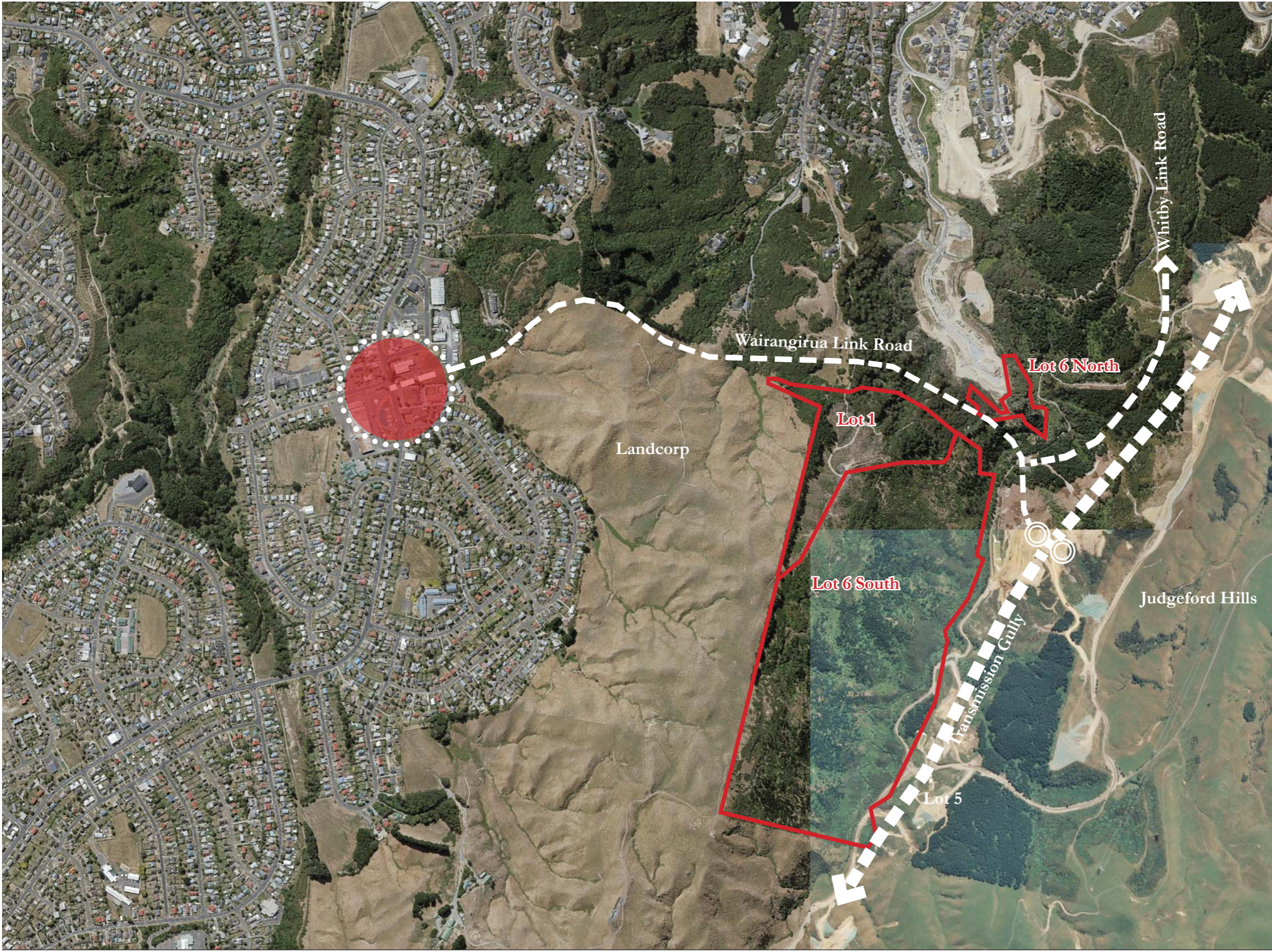


Photo source: PCC GIS

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### LOCATION

## WHITBY, LOTS 1 AND 6

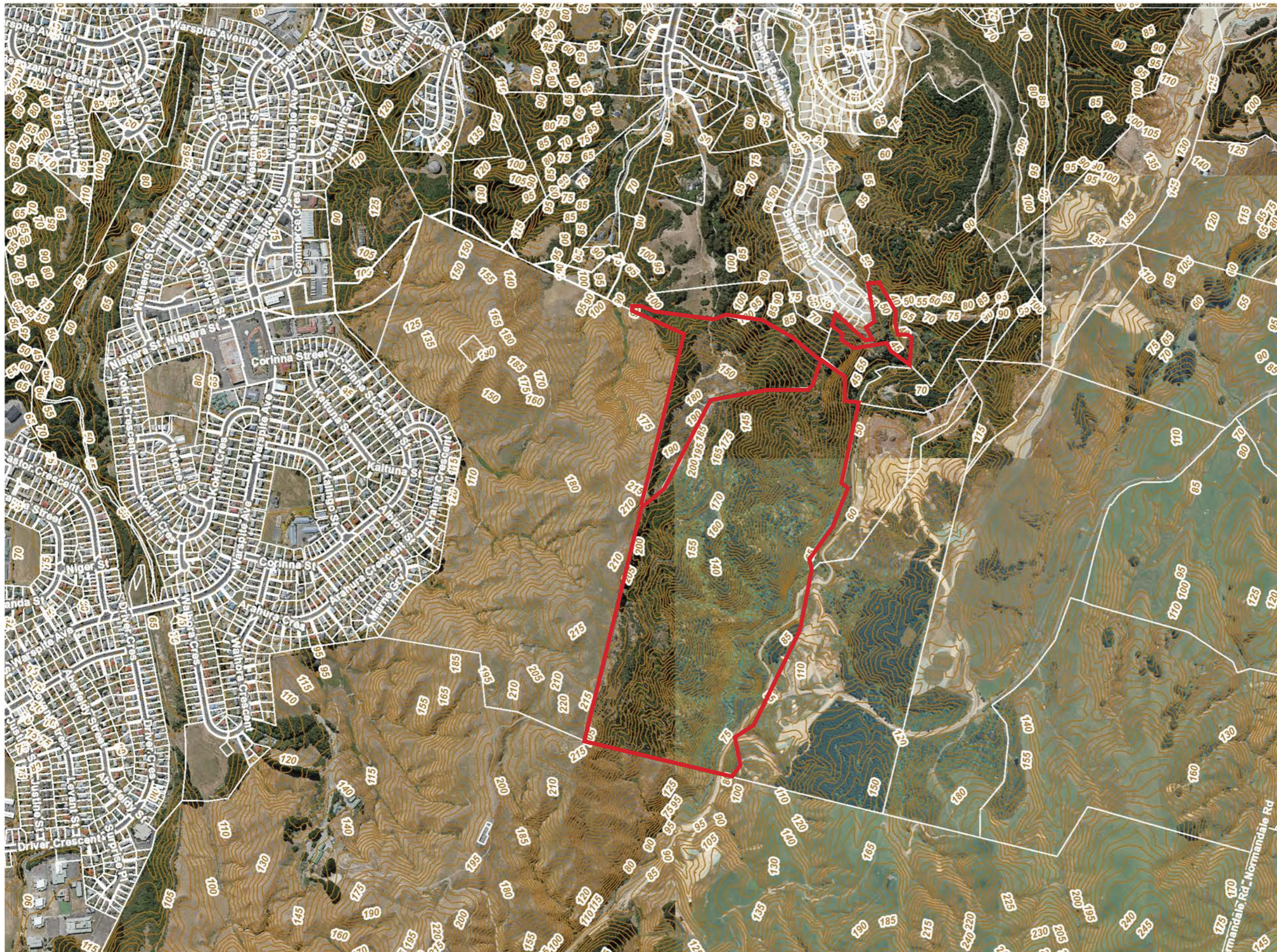


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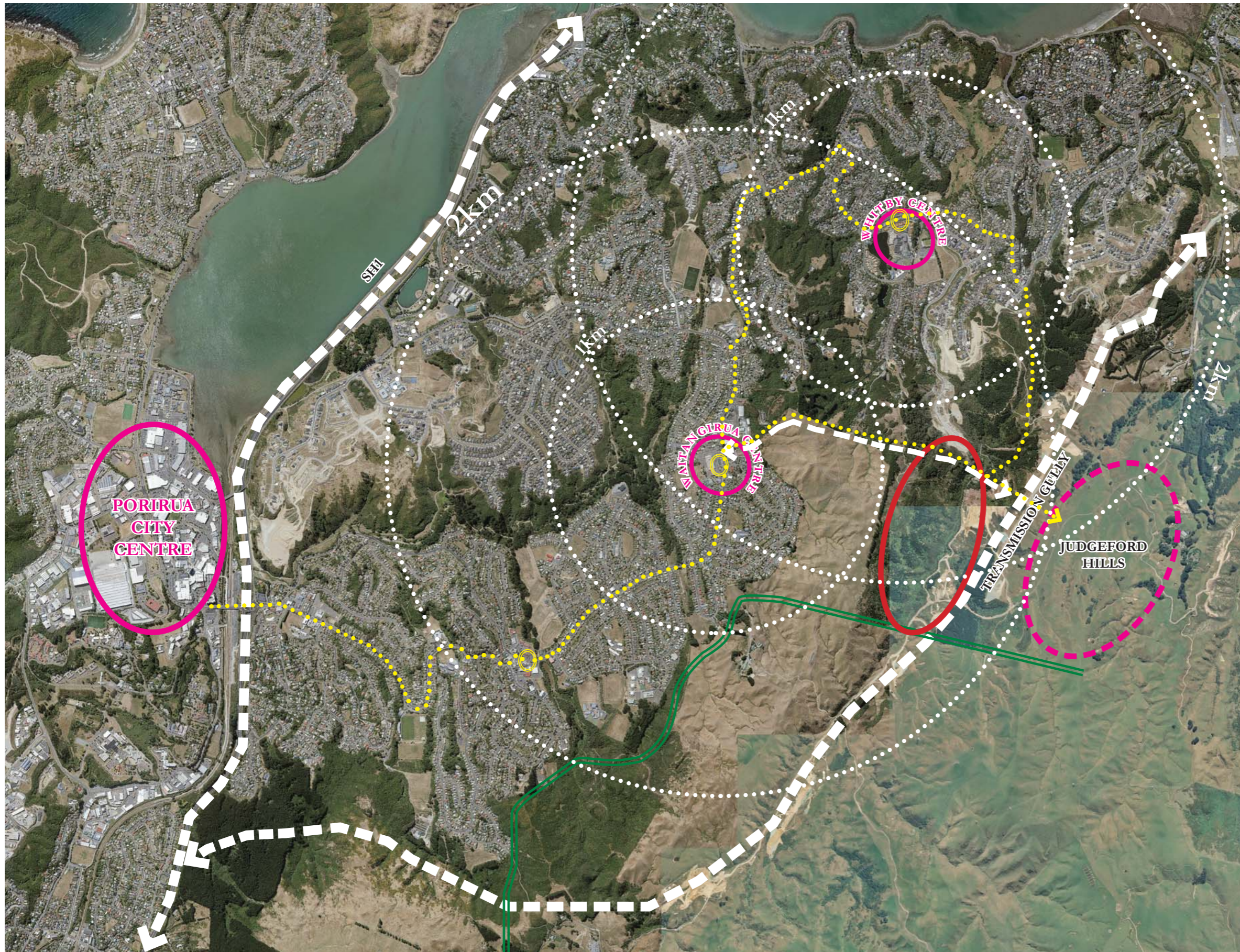
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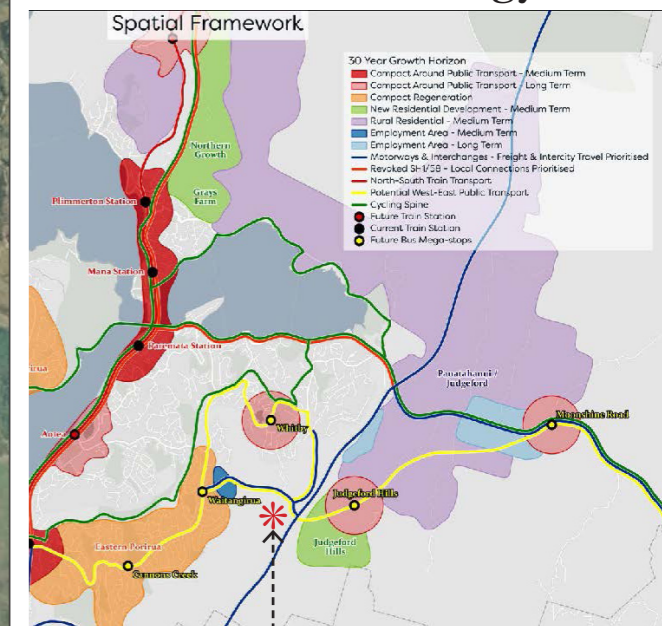
## LAND FORM



- ..... proposed mega bus route
- proposed mega bus stop
- == edge of Belmont Regional Park

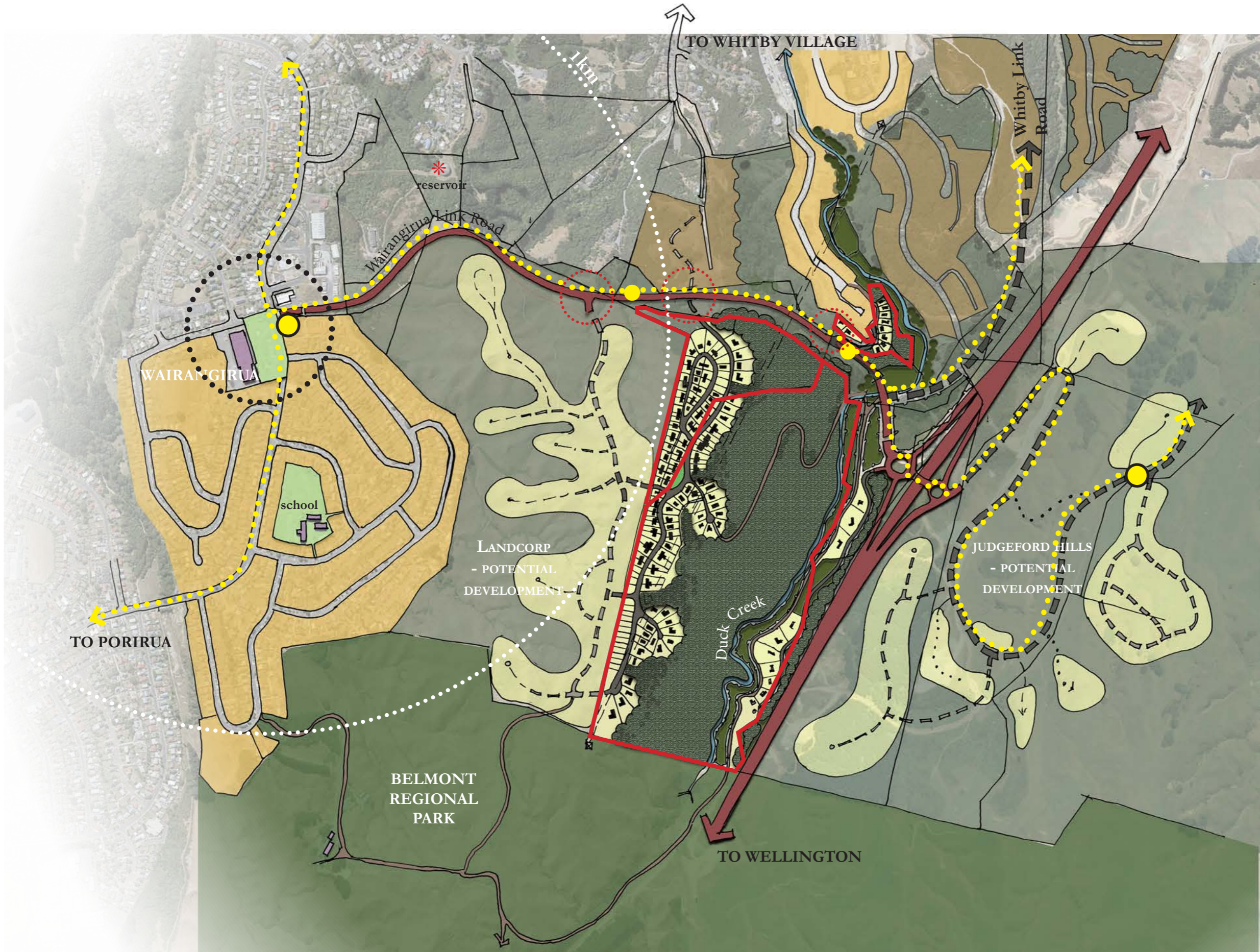
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### PCC Draft Growth Strategy



Silverwood site

## ACCESSIBILITY



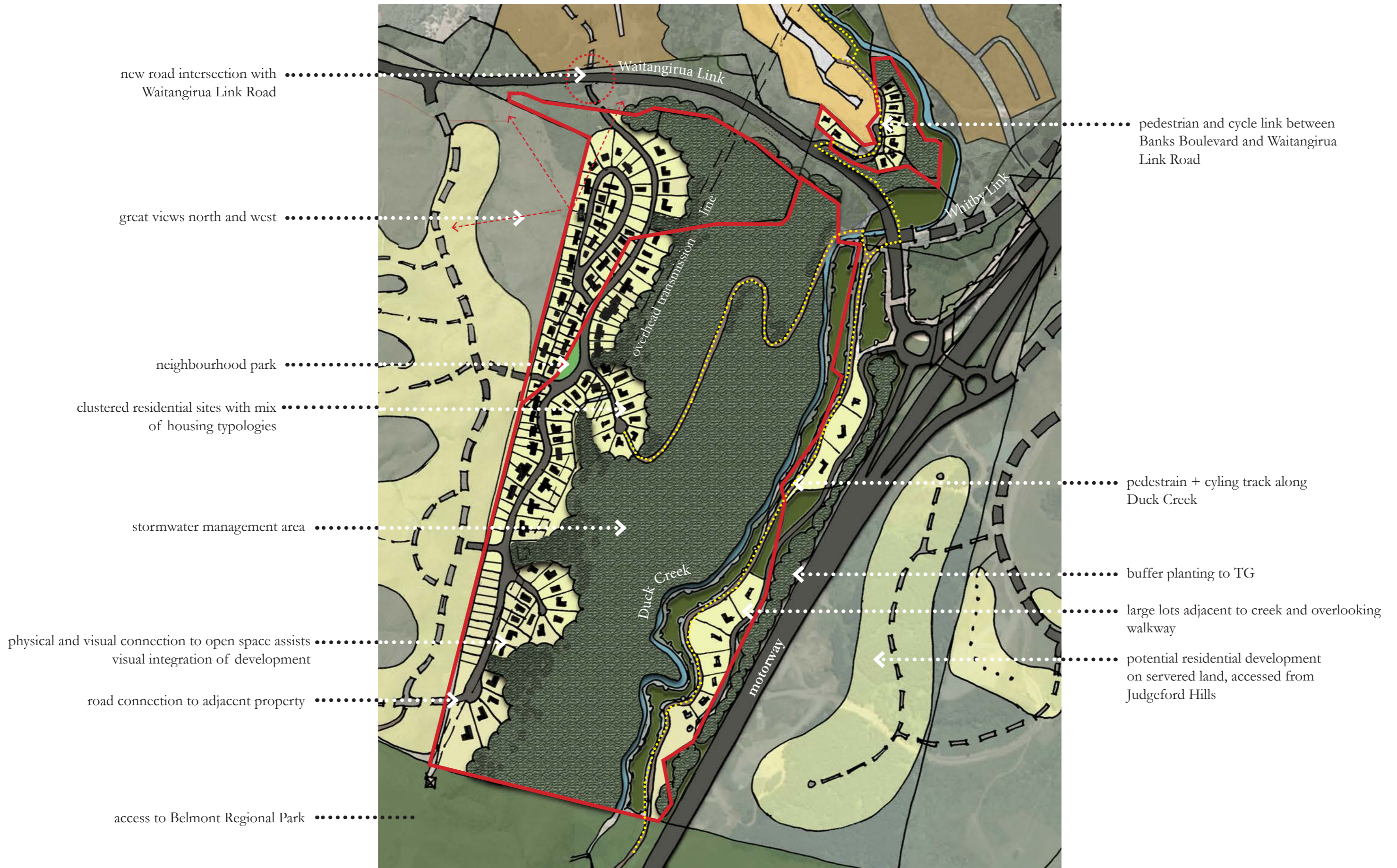
- existing residential activity
- consented residential development
- potential residential development
- PCC proposed mega bus stop
- potential bus stop
- new intersections with Link Rd

**WIDER DEVELOPMENT CONCEPT**

**WHITBY, LOTS 1 AND 6**

Scale: 1:10,000 @A3, 1:5,000 @A1  
 Date: 8 February 2019





**SITE DEVELOPMENT CONCEPT**

**WHITBY, LOTS 1 AND 6**