

porirucity

Further Submissions

By Submitter

Variation 1 to the Proposed Porirua District Plan and Proposed
Plan Change 19 to the Porirua City District Plan
November 2022

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Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 05/09/2022

Full Name

First Name: Leigh

Last Name: Subritzky

Contact person:

Attendance and wish to be heard at a hearing:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am

(a) a person representing a relevant aspect of the public interest, or

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

(c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

I am a ratepayer and have a right to do so.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.

- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

File

Further Submission Form - Leigh Subritzky-redacted

Further Submission - RMA Form 6

This submission form should be used for making a further submission on Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan (in accordance with Clause 8 of the First Schedule, Resource Management Act 1991)

To: Porirua City Council
Email to: dpreview@porirua.govt.nz
Subject: Further submission on Variation 1 and Plan Change 19
Post: C/o Environment and City Planning, Porirua City Council, PO Box 50-218, PORIRUA
Delivery: Ground Floor, Council Administration Building, 16 Cobham Court, Porirua, marked "Attention: Environment and City Planning"

Closing date for further submissions is 5pm Thursday 3 November 2022

| Further Submitter Contact Details | | | |
|---|------------------|-------------------|-------------|
| Full Name | <i>Last Name</i> | <i>First Name</i> | |
| | Subritzky | Leigh | |
| Company/Organisation Name (if applicable) | | | |
| Contact Person | | | |
| Email Address for Service | [REDACTED] | | |
| Address | [REDACTED] | | |
| Mail Address for Service (if different) | | | |
| Phone | <i>Mobile</i> | <i>Home</i> | <i>Work</i> |
| | [REDACTED] | | |
| Attendance and wish to be heard at the hearing: | | | |
| <input checked="" type="checkbox"/> I do not wish <input type="checkbox"/> I wish To be heard in support of my further submission <i>(Please tick relevant box)</i> | | | |
| <input checked="" type="checkbox"/> I will <input type="checkbox"/> I will not consider presenting a joint case with other submitters, who make a similar further submission, at a hearing. <i>(Please tick relevant box)</i> | | | |
| Relevance - you must select one box that applies to you: | | | |
| <input checked="" type="checkbox"/> I am a person representing a relevant aspect of the public interest <input type="checkbox"/> I am a person who has an interest in the proposal that is greater than the interest the general public has <input type="checkbox"/> I am the local authority for the relevant area | | | |

Explain/specify the grounds for saying that you come within this category (you must fill this in):

I am a ratepayer and have a right to do so.

Note to person making further submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:*
- it discloses no reasonable or relevant case:*
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:*
- it contains offensive language:*
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.*

Privacy note:

When a person or group makes a submission or further submission on the Proposed District Plan this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Environment & City Planning Team at dpreview@porirua.govt.nz.

Signature of person making further submission
(or person authorised to sign on behalf of person making further submission)

L. Subritzky

Date: 30/10/2022

(A signature is not required if you make your submission by electronic means.)

Submission Table

- We recommend using this submission table to state your submission points. This will assist Council accurately record your submission points.
- Each individual submission point should be on a different row. Use as many rows as you require.
- You can attach additional commentary and documents should you need to.
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Support

| | | | | | | |
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| 1 | Contact details found here. | Support | All comments and reasoning made I agree with and support 100% | The submitter shares, echo's and enhances my points made and am 100% support of their comments and rationale. | Allow all submission points | Allow all submission points |
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Opposed

| | | | | | | |
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| 2 | Contact details found here. | Oppose | All comments and reasoning made I disagree with wholeheartedly. | The submitter shares, echo's and enhances none of my points and I 100% do not support their comments and rationale. | Disallow all submission points | Disallow all submission points |
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| 67 | Contact details found here. | Oppose | All comments and reasoning made I disagree with wholeheartedly. | The submitter shares, echo's and enhances none of my points and I 100% do not support their comments and rationale. | Disallow all submission points | Disallow all submission points |
| 71 | Contact details found here. | Oppose | All comments and reasoning made I disagree with wholeheartedly. | The submitter shares, echo's and enhances none of my points and I 100% do not support their comments and rationale. | Disallow all submission points | Disallow all submission points |
| 75 | Contact details found here. | Oppose | All comments and reasoning made I disagree with wholeheartedly. | The submitter shares, echo's and enhances none of my points and I 100% do not support their comments and rationale. | Disallow all submission points | Disallow all submission points |
| 76 | Contact details found here. | Oppose | All comments and reasoning made I disagree with wholeheartedly. | The submitter shares, echo's and enhances none of my points and I 100% do not support their comments and rationale. | Disallow all submission points | Disallow all submission points |
| 78 | Contact details found here. | Oppose | All comments and reasoning made I disagree with wholeheartedly. | The submitter shares, echo's and enhances none of my points and I 100% do not support their comments and rationale. | Disallow all submission points | Disallow all submission points |
| 81 | Contact details found here. | Oppose | All comments and reasoning made I disagree with wholeheartedly. | The submitter shares, echo's and enhances none of my points and I 100% do not support their comments and rationale. | Disallow all submission points | Disallow all submission points |
| 82 | Contact details found here. | Oppose | All comments and reasoning made I disagree with wholeheartedly. | The submitter shares, echo's and enhances none of my points and I 100% do not support their comments and rationale. | Disallow all submission points | Disallow all submission points |
| 83 | Contact details found here. | Oppose | All comments and reasoning made I disagree with wholeheartedly. | The submitter shares, echo's and enhances none of my points and I 100% do not support their comments and rationale. | Disallow all submission points | Disallow all submission points |
| 84 | Contact details found here. | Oppose | All comments and reasoning made I disagree with wholeheartedly. | The submitter shares, echo's and enhances none of my points and I 100% do not support their comments and rationale. | Disallow all submission points | Disallow all submission points |
| 94 | Contact details found here. | Oppose | All comments and reasoning made I disagree with wholeheartedly. | The submitter shares, echo's and enhances none of my points and I 100% do not support their comments and rationale. | Disallow all submission points | Disallow all submission points |
| 95 | Contact details found here. | Oppose | All comments and reasoning made I disagree with wholeheartedly. | The submitter shares, echo's and enhances none of my points and I 100% do not support their comments and rationale. | Disallow all submission points | Disallow all submission points |

Submission Table

- We recommend using this submission table to state your submission points. This will assist Council accurately record your submission points.
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- You can attach additional commentary and documents should you need to.
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| | | | | | | |
|-------------------|---|------------|---|---|--------------------------------|--------------------------------|
| 96 | Contact details found here. | Oppose | All comments and reasoning made I disagree with wholeheartedly. | The submitter shares, echo's and enhances none of my points and I 100% do not support their comments and rationale. | Disallow all submission points | Disallow all submission points |
| 101 | Contact details found here. | Oppose | All comments and reasoning made I disagree with wholeheartedly. | The submitter shares, echo's and enhances none of my points and I 100% do not support their comments and rationale. | Disallow all submission points | Disallow all submission points |
| 113 | Contact details found here. | Oppose | All comments and reasoning made I disagree with wholeheartedly. | The submitter shares, echo's and enhances none of my points and I 100% do not support their comments and rationale. | Disallow all submission points | Disallow all submission points |
| No opinion | | | | | | |
| 16 | Contact details found here. | No opinion | No opinion | No opinion | No opinion | No opinion |
| 22 | Contact details found here. | No opinion | No opinion | No opinion | No opinion | No opinion |
| 23 | Contact details found here. | No opinion | No opinion | No opinion | No opinion | No opinion |
| 36 | Contact details found here. | No opinion | No opinion | No opinion | No opinion | No opinion |
| 38 | Contact details found here. | No opinion | No opinion | No opinion | No opinion | No opinion |
| 45 | Contact details found here. | No opinion | No opinion | No opinion | No opinion | No opinion |
| 46 | Contact details found here. | No opinion | No opinion | No opinion | No opinion | No opinion |

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- The examples below are for guidance only to show how submission points could be set out and need to be deleted, and do not represent a position of Council.

| | | | | | | |
|-----|---|------------|------------|------------|------------|------------|
| 49 | Contact details found here. | No opinion | No opinion | No opinion | No opinion | No opinion |
| 50 | Contact details found here. | No opinion | No opinion | No opinion | No opinion | No opinion |
| 57 | Contact details found here. | No opinion | No opinion | No opinion | No opinion | No opinion |
| 59 | Contact details found here. | No opinion | No opinion | No opinion | No opinion | No opinion |
| 92 | Contact details found here. | No opinion | No opinion | No opinion | No opinion | No opinion |
| 93 | Contact details found here. | No opinion | No opinion | No opinion | No opinion | No opinion |
| 103 | Contact details found here. | No opinion | No opinion | No opinion | No opinion | No opinion |
| 108 | Contact details found here. | No opinion | No opinion | No opinion | No opinion | No opinion |
| 112 | Contact details found here. | No opinion | No opinion | No opinion | No opinion | No opinion |
| 118 | Contact details found here. | No opinion | No opinion | No opinion | No opinion | No opinion |
| | | | | | | |

Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 09/09/2022

Full Name

First Name: Ron

Last Name: Lucas

Organisation: On behalf of SS Pointon

Contact person:

Attendance and wish to be heard at a hearing:

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Person of interest declaration: I am

- (a) a person representing a relevant aspect of the public interest, or
- (b) a person who has an interest in the proposal that is greater than the interest the general public has, or
- (c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

We support Submission 27 by Pukerua Holdings Ltd as it directly affects Submission 22. Without the NGA submission being achieved our submission would be negated.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

File

File

Further Submission - Ron Lucas-redacted

Further Submission - RMA Form 6

This submission form should be used for making a further submission on Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan (in accordance with Clause 8 of the First Schedule, Resource Management Act 1991)

To: Porirua City Council
Email to: dpreview@porirua.govt.nz
Subject: Further submission on Variation 1 and Plan Change 19
Post: C/o Environment and City Planning, Porirua City Council, PO Box 50-218, PORIRUA
Delivery: Ground Floor, Council Administration Building, 16 Cobham Court, Porirua, marked "Attention: Environment and City Planning"

Closing date for further submissions is 5pm Thursday 3 November 2022

| Further Submitter Contact Details | | | |
|---|--|-------------------|-------------|
| Full Name | <i>Last Name</i> | <i>First Name</i> | |
| | Lucas | Ron | |
| Company/Organisation Name (if applicable) | On behalf of SS Pointon | | |
| Contact Person | Ron Lucas | | |
| Email Address for Service | [REDACTED] | | |
| Address | 130 Muri Road Pukerua Bay | | |
| Mail Address for Service (if different) | C/- 39B Jones Deviation R.D.1 Porirua 5381 | | |
| Phone | <i>Mobile</i> | <i>Home</i> | <i>Work</i> |
| | [REDACTED] | | |
| Attendance and wish to be heard at the hearing: | | | |
| <input type="checkbox"/> I do not wish <input checked="" type="checkbox"/> I wish To be heard in support of my further submission <i>(Please tick relevant box)</i> | | | |
| <input checked="" type="checkbox"/> I will <input type="checkbox"/> I will not consider presenting a joint case with other submitters, who make a similar further submission, at a hearing. <i>(Please tick relevant box)</i> | | | |
| Relevance - you must select one box that applies to you: | | | |
| <input type="checkbox"/> I am a person representing a relevant aspect of the public interest <input checked="" type="checkbox"/> I am a person who has an interest in the proposal that is greater than the interest the general public has <input type="checkbox"/> I am the local authority for the relevant area | | | |

Explain/specify the grounds for saying that you come within this category (you must fill this in):

Example: "Submission number [insert submission reference number here] directly affects the property at XXX, which I own"

We support Submission 27 by Pukerua Holdings Ltd as it directly affects Submission 22. Without the NGA submission being achieved our submission would be negated.

Note to person making further submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- *it is frivolous or vexatious:*
- *it discloses no reasonable or relevant case:*
- *it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:*
- *it contains offensive language:*
- *it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.*

Privacy note:

When a person or group makes a submission or further submission on the Proposed District Plan this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Environment & City Planning Team at dpreview@porirua.govt.nz.

Signature of person making further submission

(or person authorised to sign on behalf of person making further submission)

R D Lucas on behalf of SS Pointon

Date 3/11/22

(A signature is not required if you make your submission by electronic means.)

Submission Table

- We recommend using this submission table to state your submission points. This will assist Council accurately record your submission points.
- Each individual submission point should be on a different row. Use as many rows as you require.
- You can attach additional commentary and documents should you need to.
- The examples below are for guidance only to show how submission points could be set out and need to be deleted, and do not represent a position of Council.

| Submitter Name/ Submission Number <i>[see submission contact list]</i> | Submitter Address/Email <i>[if provided]</i> | Support or Oppose <i>[only choose support or oppose]</i> | The particular parts of the submission I support or oppose are: <i>[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]</i> | The reasons for my support or opposition are: <i>[include reason(s) for your submission point]</i> | Allow or disallow <i>[only choose allow or disallow]</i> | I seek that the whole or part (describe part) of the submission be allowed or disallowed: <i>[give precise details]</i> |
|--|--|--|---|--|--|---|
| <i>Example Bob Brown [Submission 88]</i> | <i>bob@submitter.com</i> | <i>Oppose</i> | <i>Submitter has requested that certain areas of the City be rezoned to High Density Residential on page XX of their submission.</i> | <i>I oppose the rezoning of my property at XXX address and surrounding properties to High Density Residential Zone. This is because the topography of the area will cause excessive shadowing if taller buildings than proposed are located there.</i> | <i>Disallow</i> | <i>Request that part of the submission seeking the re-zoning of the area I have highlighted in the attached map is disallowed.</i> |
| <i>Example Jane Doe [Submission 222]</i> | <i>12 Brown Street, Plimmerton</i> | <i>Support</i> | <i>Jane Doe supports all areas that have been zoned Medium Density Residential Zone in the Variation 1 planning maps.</i> | <i>I support the submitter's request to retain the Medium Density Residential Zone as shown on the Variation 1 planning maps.</i> | <i>Allow</i> | <i>That part of the submission which requests retaining the Medium Density Residential Zone as shown on the Variation 1 planning maps is allowed.</i> |
| Ron Lucas on behalf of SS Pointon | | <i>Support</i> | <i>Support the submission by Pukerua Holdings Ltd (submitter 27) for the creation of the NGA</i> | <i>The support of this submitter is that it would if successful enable our submission to extend the NGA area to include our land achievable.</i> | <i>Allow</i> | <i>The whole submission</i> |
| | | | | | | |
| | | | | | | |
| | | | | | | |

Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 11/09/2022

Full Name

First Name: Lindsay

Last Name: Gow

Organisation: Harbour Trust/Guardians of

Pāuatahanui Inlet

Contact person:

Attendance and wish to be heard at a hearing:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Person of interest declaration: I am

(a) a person representing a relevant aspect of the public interest, or

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

(c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

The Te Awarua o Porirua Harbour and Catchments Trust and the Guardians of Pāuatahanui Inlet advocate for protection of the environment and promotion of restoration of the health of the twin arms of the harbour including contributing streams. We take a holistic and long-term view with the aim of achieving sustainability

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.

- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

File

Further Submission - Harbour Trust Guardians of Pauatahanui Inlet-redacted

Further Submission - Harbour Trust Guardians of Pauatahanui Inlet - Attachment 1

Further Submission - RMA Form 6

This submission form should be used for making a further submission on Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan (in accordance with Clause 8 of the First Schedule, Resource Management Act 1991)

To: Porirua City Council
Email to: dpreview@porirua.govt.nz
Subject: Further submission on Variation 1 and Plan Change 19
Post: C/o Environment and City Planning, Porirua City Council, PO Box 50-218, PORIRUA
Delivery: Ground Floor, Council Administration Building, 16 Cobham Court, Porirua, marked "Attention: Environment and City Planning"

Closing date for further submissions is 5pm Thursday 3 November 2022

| Further Submitter Contact Details | | | |
|--|--|------|------------|
| Full Name | Last Name | | First Name |
| | Gow | | Lindsay |
| Company/Organisation Name (if applicable) | Harbour Trust/Guardians of Pāuatahanui Inlet | | |
| Contact Person | Lindsay Gow | | |
| Email Address for Service | [REDACTED] | | |
| Address | Porirua Harbour Trust PO Box50078 Porirua 5240 | | |
| Mail Address for Service (if different) | | | |
| Phone | Mobile [REDACTED] | Home | Work |
| Attendance and wish to be heard at the hearing: | | | |
| <input type="checkbox"/> I do not wish <input type="checkbox"/> I wish <input checked="" type="checkbox"/> | | | |
| To be heard in support of my further submission (Please tick relevant box) | | | |
| <input type="checkbox"/> I will <input type="checkbox"/> I will not <input checked="" type="checkbox"/> | | | |
| I will not consider presenting a joint case with other submitters, who make a similar further submission, at a hearing. (Please tick relevant box) | | | |
| Relevance - you must select one box that applies to you: | | | |

I am a person representing a relevant aspect of the public interest



I am a person who has an interest in the proposal that is greater than the interest the general public has

I am the local authority for the relevant area

Explain/specify the grounds for saying that you come within this category (you must fill this in):

The Te Awarua o Porirua Harbour and Catchments Trust and the Guardians of Pāuatahanui Inlet advocate for protection of the environment and promotion of restoration of the health of the twin arms of the harbour including contributing streams. We take a holistic and long-term view with the aim of achieving sustainability so that current and future generations may enjoy the many benefits of clean and healthy waterways containing diverse biota.

Note to person making further submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Privacy note:

When a person or group makes a submission or further submission on the Proposed District Plan this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Environment & City Planning Team at dpreview@porirucity.govt.nz.

Signature of person making further submission

(or person authorised to sign on behalf of person making further submission)



pp Lindsay Gow

Date. 2/11/22

(A signature is not required if you make your submission by electronic means.)

Submission Table

- We recommend using this submission table to state your submission points. This will assist Council accurately record your submission points.
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- You can attach additional commentary and documents should you need to.
- The examples below are for guidance only to show how submission points could be set out and need to be deleted, and do not represent a position of Council.

| Submitter Name/ Submission Number <i>[see submission contact list]</i> | Submitter Address/Email <i>[if provided]</i> | Support or Oppose <i>[only choose support or oppose]</i> | The particular parts of the submission I support or oppose are: <i>[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]</i> | The reasons for my support or opposition are: <i>[include reason(s) for your submission point]</i> | Allow or disallow <i>[only choose allow or disallow]</i> | I seek that the whole or part (describe part) of the submission be allowed or disallowed: <i>[give precise details]</i> |
|---|--|--|---|--|--|---|
| Harbour Trust/GOPI OS32 | | See attached re parts response | See attached | See attached | Allow | Please see attachment for additional material to clarify our position on parts of the submission where it was "unstated" in the summary of submissions and additional narrative on two points in the original submission |
| Brian Warburton OS64.3 | | Support | We support part 3 of OS64 wherein the first two bullet points say Variation 1 requires amendment to the extent that no buildings or structures (regardless of height or density) shall be permitted on: • land (whether or not it comprises an entire parcel) that is subject to the significant natural area provisions of the PDP, • land (whether or not it comprises an entire parcel) that is subject to the provisions of the NES-FW relating to natural wetlands | The suggestions in 64.3 would better ensure "adequacy" in terms of improving the protection of water quality. | Allow | Allow amendment of Variation 1 as per the suggestion in the first two bullet points of the summary of part3 of OS64. |
| Gray Street Pukerua Bay Residents Group OS65.1 | | Support | We support the request for clear scale representation of the requirement of 50m wide ecological connections stated in point 1 of this submission. | Clarity of requirements right from the outset will help engender support and confidence in planning and delivery. | Allow | Allow part 1 of OS65 of clear scale representation of 50m wide ecological connections. |
| Greater Wellington Regional Council OS74.1 - 16 | | Support | We support this submission even though we have taken a pragmatic approach in our submission to generally support the plan variations PCC wishes to put in place to help mitigate the worst aspects of Government direction on enabling housing intensification, | The Government requirements of local authorities are onerous in that they seek to apply intensification over most types of existing as well as new residential properties. Much of Porirua's built environment is on hilly and unstable slopes. Blanket provision of intensification is likely to lead to further issues detrimental to the environment. We, therefore, support GW's position of holding PCC to account for their responsibilities under Section 31 of the RMA | Allow | Allow parts 1-16 of OS74. If the GW position was to prevail the Harbour Trust and GOPI would welcome a more tailored approach to intensification suitable for the local environment. We would support any requirements that would help full implementation of the Te Awarua o Porirua Whaitua Programme. We particularly support OS74.8 and OS74/10 as these would enable introduction of policies and rules around important water quality provisions. |
| Greater Wellington Regional Council OS74.40 | " | Support | We support inclusion of a policy on directing matters to consider when determining the effects of a proposal on indigenous biodiversity. | Provisions as proposed would help ensure health of wetlands and water quality through nature-based solutions | Allow | Allow part 40 of OS74. |
| Greater Wellington Regional Council OS74.41 | " | Support | We support a policy on when and how biodiversity offsetting can be used and if used the outcome must be at least a 10 percent bioersity gain or benefit. | Degradation of the environment district-wide must stop. Promises of improvements to biodiversity must be iron-clad in future. This is particularly true where damage from development can only be mitigated through offsetting. Given that offsetting takes years to achieve there must be a net positive gain to make such offsetting worthwhile. A neutral end result with negative results on the way to the gain is unacceptable in our view. | Allow | Allow part 41 of OS74. |
| Greater Wellington Regional Council OS74.57 | " | Support | We acknowledge the increasing impacts of climate change and the need to factor solutions into Council policies and rules. We support the use of nature-based solutions and soft-engineering over hard engineering solutions where possible. | A risk either exists or doesn't exist but it can be mitigated. Mitigation efforts must ensure that resolution of one problem is not replaced by others. Therefore, solutions involving nature-based and soft-engineering are preferable. | Allow | Allow part 57 of OS74. |
| Greater Wellington Regional Council OS74.65 | | Support | We support the case for de-centralised wastewater re-use in new subdivisions as proposed by the submitter. | We are highly cognisant of the fact that the current reticulated infrastructure for wastewater is under pressure in Porirua and that further development is likely to worsen the occurrence of leaks and pollution of the natural waterways. | Allow | Allow part 65 of OS74. |

Submission Table

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| Submitter Name/ Submission Number <i>[see submission contact list]</i> | Submitter Address/Email <i>[if provided]</i> | Support or Oppose <i>[only choose support or oppose]</i> | The particular parts of the submission I support or oppose are: <i>[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]</i> | The reasons for my support or opposition are: <i>[include reason(s) for your submission point]</i> | Allow or disallow <i>[only choose allow or disallow]</i> | I seek that the whole or part (describe part) of the submission be allowed or disallowed: <i>[give precise details]</i> |
|---|--|--|--|--|--|---|
| Greater Wellington Regional Council OS74.66 | " | Support | Support removal of specific reference to septic tanks or soakage fields in regard to on-site wastewater systems. | Badly maintained septic tanks are a known cause of pollution of our streams and harbour. Developments in effective on-site systems go beyond old-style septic tanks and soakage. It makes sense for standards to be described in relation to on-site domestic wastewater treatment and disposal. | Allow | Allow part 66 of OS74 |
| Greater Wellington Regional Council OS74.67 | " | Support | Support for de-centralised wastewater re-use and treatment plus use of connection to the wastewater network if there is network capacity. | As per .66 | Allow | Allow all part 67 of OS74 |
| Greater Wellington Regional Council OS74.70 | " | Support | Support to further define the term "hydraulic neutrality" | Definition should be consistent with the definition of "hydrological controls" in proposed RPS Change 1 and go beyond control of peak flows. | Allow | Allow all part 70 of OS74 |
| Greater Wellington Regional Council OS74.72 | " | Support | It would be extremely foolhardy if the Variation led to use and development in areas of high flood hazard use. We support the submitter's request for avoidance of subdivision, use or development of such areas | Commonsense to avoid compounding flood risk issues by intensive development through building in high flood prone areas. | Allow | Allow all part 72 of OS74 |
| Greater Wellington Regional Council OS74.73 | " | Support | Support amendment of flood hazard mapping by including ponding zones and overland flow paths in flood hazard overlays in the Northern Growth Area. | Good planning demands that we identify all areas subject to flooding hazard in the Northern Growth area. Identifying and mapping ponding zones and overland flow path areas will avoid a lot of grief in future. | Allow | Allow all part 73 of OS74 |
| Greater Wellington Regional Council OS74.74 | " | Support | We support zoning of High Density Residential within stream corridors. | Avoiding significant risk to life and property. | Allow | Allow all part 74 of OS74 |
| Greater Wellington Regional Council OS74.75 | " | Support | We also support amending zoning to avoid medium density residential within stream corridors. | As above. Open space designation would be more appropriate for stream corridors. | Allow | Allow all part 75 of OS74 |
| Greater Wellington Regional Council OS74.76 | " | Support | Coastal hazard overlays should be required for flooding, erosion and future flooding and erosion due to sea level rise in coastal hazard zone. Neither medium nor high density residential zoning should be allowed in the high and medium coastal hazard zones. | Allowing further development in coastal hazard zones merely compounds known dangers of climate change and creates a further burden on the local authority for implementing policies such as "managed retreat" | Allow | Allow all part 76 of OS74 |
| Kāinga Ora – Homes and Communities OS76 | | Oppose | The Harbour Trust and Guardians of Pāuatahanui Inlet strongly oppose proposals by Kāinga Ora that would lead to further intensification beyond the provisions proposed by PCC. Examples of changes requested which we consider would risk increasing adverse effects are: OS76.13, 20,25,26,27,50,52,53,54,55,56,57,59 and 60, | We strongly oppose Kāinga Ora's requests on the basis that the adverse effects of doing so will impact on water quality and ecosystem integrity caused by increased run-off from hard surfaces and contaminants from increased numbers of vehicles parked on city streets. We also believe that removing restrictive controls limiting development on steep and south facing slopes is creating a recipe for future land slip disasters. | Disallow | Disallow all OS76.13, 20,25,26,27,50,52,53,54,55,56,57,59 and 60 |

Submission Table

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| Submitter Name/ Submission Number <i>[see submission contact list]</i> | Submitter Address/Email <i>[if provided]</i> | Support or Oppose <i>[only choose support or oppose]</i> | The particular parts of the submission I support or oppose are: <i>[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]</i> | The reasons for my support or opposition are: <i>[include reason(s) for your submission point]</i> | Allow or disallow <i>[only choose allow or disallow]</i> | I seek that the whole or part (describe part) of the submission be allowed or disallowed: <i>[give precise details]</i> |
|---|--|--|---|---|--|---|
| Kāinga Ora – Homes and Communities OS76.96 | “ | Oppose | We oppose removal of Introduction para 4 to the RESZ-General Objectives and Policies for all Residential Zones>General | Taking account of slope aspect and topographical constraints is vital to mitigate the adverse effects of taller buildings on health and wellbeing. They are qualifying matters under s771 of the RMA. Kāinga Ora, in its pursuit of maximum flexibility for intensive development, is seeking to remove very sensible provisions for controls over difficult sites. | Disallow | Disallow all part 96 of OS76 |
| Kāinga Ora – Homes and Communities OS 76.105 | “ | Oppose | In our view health and well-being trumps amenity. We, therefore, oppose the submitter's request to amend the RESZ-P5 statement to replace the word “health” with “amenity” | The PCC proposal better articulates the needs of people in the Porirua community. | Disallow | Disallow all part 105 of OS76 |
| Kāinga Ora – Homes and Communities OS76.107 | “ | Oppose | We support the original statement proposal concerning Development not meeting permitted activity standards. The amendments sought by the submitter would dilute requirements for permitted activity. | Privacy, access to sunlight and daylight need to be “safeguarded”. We support the original wording. | Disallow | Disallow all part 107 of OS76 |
| Kāinga Ora – Homes and Communities OS76.214 | “ | Oppose | We don't support limiting the volume of any individual rainwater tank to 5000 litres per site in a medium density residential zone. | We believe a minimum rather than a maximum volume should be stipulated. 5000 litres would be a suitable volume but if a home owner or developer desired to install a tank with greater volume (accepting that there should be standards around height and distance from boundaries) then that should be permitted. | Disallow | Disallow placing a maximum tank volume as proposed in part 214 of OS76. While opposing the maximum allowable volume for water tanks we agree with the proposed other standards for tank placement contained in OS76.214 |
| Plimmerton Residents Association OS79.2 | <i>Plim.rasec@gmail.com</i> | Support | We support the retention of SNAs to protect significant natural areas | SNAs are an important tool to identify and preserve the natural environment. PCC has previously done extensive work to put in place SNAs not just in Plimmerton and Camborne but throughout the city. It would be a backward step to allow building within areas already designated SNAs | Allow | Allow all of part 2 of OS79 |
| Plimmerton Residents Association OS79.5 | “ | Support | We strongly support provisions requiring hydraulic neutrality as a bottom line and hydraulic positivity where this can be achieved. | Housing intensification inevitably creates more hard surfaces and runoff of stormwater. The science on this is well proven. Advances in technology make management possible and affordable in the context of development. | Allow | Allow all of part 5 of OS79 |
| Plimmerton Residents Association OS79.13 | “ | Support | We support the request that environmental protection for the Taupo Swamp and catchment be applied to the Northern Growth Development Area or Specified Development Project if it becomes that. | Protections for Taupo Swamp and its contributing catchment that apply to the Plimmerton Farm Zone should be extended to the Northern Growth Area to ensure that any increased water runoff generated by intensive development throughout the area is factored into infrastructure provision. | Allow | Allow all of part 13 of OS79 |
| QE2 National Trust OS82.1 – 82.8 | “ | Support | We support the suggested amendments requested throughout the parts 1 to 8 of the QE2 National Trust submission. | All the proposals in parts 1 to 8 make sense in helping raise the bar on ensuring ecological values are respected when development is undertaken. | Allow | Allow all suggested amendments in parts 1 to 8 of OS82. |
| Isabella GF Cawthorn OS83.7 | “ | Support | The request for an amendment to add a permeability standard, such as that 30-40% of sites should be permeable is supported. | Permeable surfaces will help avoid the run-off associated with hard surfaces and therefore reduce the risk of flooding and sediment flows which ultimately end up in streams and the harbour. | Allow | Allow the suggested amendment in part 7 of OS83. |

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|--|--|--|---|---|--|---|
| Te Rūnanga o Toa Rangatira OS114.6 | | Support | Support an amendment to redraft the objective on planned urban environment of the general industrialised zone so that it articulates environmental connections and interface with Te Taiao, | Industrial areas are not just places to transact business. They are inhabited by people for large parts of the day and night who deserve to work in areas in harmony with the natural environment. As the submitter has highlighted, streams and vegetation are located in industrial zones and it is every bit as important to respect the awa, moana and ngāhere there as well as in residential zones. | Allow | |
| Te Rūnanga o Toa Rangatira OS114.54 | “ | Support | A detailed stormwater management plan is an essential component of providing assurance that stormwater can be managed in the Northern Growth Developmental Area. We support the request for amendment. | Stormwater heading downstream and into the harbour is a prime risk in the proposed development. It is prudent that a plan on how environmental damage can be prevented is provided early and upfront. | Allow | |



Te Awarua-o-Porirua Harbour and Catchments Community Trust and The Guardians of Pāuatahanui Inlet Submission on Variation 1 – further clarification of original submission OS32

We note that in the summary of submissions several of our submissions contain “not stated” in the Position column. **For the sake of clarity we wish to provide our position on those “not stated” items:**

| Submission | Provision | Position |
|------------|---|----------|
| OS32.1 | General>general | Amend |
| OS32.2 | General>general | Opposed |
| OS32.3 | General>Hazards and risks | Support |
| OS32.4 | RESZ-General objectives and Policies for all Residential Zones>New provision | Amend |
| OS32.5 | RESZ-General objectives and policies for all Residential zones>policies>RESZ-P5 Buildings and structures | Amend |
| OS32.8 | HRZ- High Density Residential Zone>New provision | Amend |
| OS32.9 | HRZ – High Density Residential Zone>Standards>HRZ-S5 Landscaped area | Amend |
| OS32.13 | LCZ-Local Centre Zone>Policies>LCZ-P10 interface with Residential Zones and Open Space and Recreation Zones | Amend |
| OS32.26 | General>Earthworks | Amend |

Submission additional narrative addition to clarify the following:

OS32.6 MRZ- Medium Density Residential Zone Standards>MRZ-S4 Building coverage. We have advocated for any off-street parking areas to be in permeable surfacing and that

this should be mandated. We think a standard should be prescribed in terms of expected performance of the surfacing. We also believe that permeable surfacing should apply to the provision of any off-street parking put in as part of a development whether it be within a building site or as part of shared areas common to a number of residences in a development.

OS32.24 DEV-NG-Northern Growth Development Area>Objectives>DEV-NG-02 Planned urban built environment of the Northern Growth Development Area.

The summary of submissions says under Decision Requested (Not specified, refer to original submission). To be clear we support the wording of DEV-NG-02-8 and wish to see it applied to all developments in the Northern Growth Development Area in order to protect both the Taupo Swamp and the Pāuatahanui Inlet which receives stormwater draining from the higher areas of the area via the Kakaho catchment.

Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 12/09/2022

Full Name

First Name: Jo

Last Name: Horrocks

Organisation: Toka Tū Ake EQC

Contact person:

Attendance and wish to be heard at a hearing:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am

(a) a person representing a relevant aspect of the public interest, or

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

(c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

Toka Tū Ake EQC is a Crown Entity responsible for providing insurance to residential property owners against the impact of natural hazards. We also invest in and facilitate research and education about natural hazards, and methods of reducing or preventing natural hazard damage. The contingent liability associated with natural hazard risk in New Zealand is high and is

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

File

Further Submission-EQC-redacted

Further Submission - RMA Form 6

This submission form should be used for making a further submission on Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan (in accordance with Clause 8 of the First Schedule, Resource Management Act 1991)

To: Porirua City Council
Email to: dpreview@porirua.govt.nz
Subject: Further submission on Variation 1 and Plan Change 19
Post: C/o Environment and City Planning, Porirua City Council, PO Box 50-218, PORIRUA
Delivery: Ground Floor, Council Administration Building, 16 Cobham Court, Porirua, marked "Attention: Environment and City Planning"

Closing date for further submissions is 5pm Thursday 3 November 2022

| Further Submitter Contact Details | | | |
|---|------------------------------------|-------------------|-------------|
| Full Name | <i>Last Name</i> | <i>First Name</i> | |
| | Horrocks | Jo | |
| Company/Organisation Name (if applicable) | Toka Tū Ake EQC | | |
| Contact Person | | | |
| Email Address for Service | [REDACTED] | | |
| Address | PO Box 311, Wellington 6140 | | |
| Mail Address for Service (if different) | | | |
| Phone | <i>Mobile</i> | <i>Home</i> | <i>Work</i> |
| Attendance and wish to be heard at the hearing: | | | |
| <input checked="" type="checkbox"/> I do not wish <input type="checkbox"/> I wish To be heard in support of my further submission <i>(Please tick relevant box)</i> | | | |
| <input checked="" type="checkbox"/> I will <input type="checkbox"/> I will not consider presenting a joint case with other submitters, who make a similar further submission, at a hearing. <i>(Please tick relevant box)</i> | | | |
| Relevance - you must select one box that applies to you: | | | |
| <input type="checkbox"/> I am a person representing a relevant aspect of the public interest <input checked="" type="checkbox"/> I am a person who has an interest in the proposal that is greater than the interest the general public has <input type="checkbox"/> I am the local authority for the relevant area | | | |

Explain/specify the grounds for saying that you come within this category (you must fill this in):

Toka Tū Ake EQC is a Crown Entity responsible for providing insurance to residential property owners against the impact of natural hazards. We also invest in and facilitate research and education about natural hazards, and methods of reducing or preventing natural hazard damage.

The contingent liability associated with natural hazard risk in New Zealand is high and is carried, in large part, by Toka Tū Ake on behalf of the Crown. Toka Tū Ake therefore has a strong interest in reducing risk from, and building resilience to, natural hazards in New Zealand.

Note to person making further submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- *it is frivolous or vexatious:*
- *it discloses no reasonable or relevant case:*
- *it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:*
- *it contains offensive language:*
- *it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.*

Privacy note:

When a person or group makes a submission or further submission on the Proposed District Plan this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Environment & City Planning Team at dpreview@porirua.govt.nz.

Signature of person making further submission
(or person authorised to sign on behalf of person making further submission)



.....

Date

(A signature is not required if you make your submission by electronic means.)

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|---|--|--|---|--|--|---|
| Kainga Ora – Homes and Communities [OS76.19] | | Oppose | Increase height limits from 22m to 36m when proximate to the Metropolitan Centre Zone (within 400m) as an additional Height Variation Control. | The Metropolitan Centre Zone and parts of the surrounding High Density Residential Zone in Variation 1 to the Porirua Proposed District Plan are currently zoned in an area which is at high risk from liquefaction in an earthquake. Porirua is at risk from earthquake shaking from numerous faults in the Wellington Region. Liquefaction is likely to occur in Porirua during a Wellington Fault earthquake, which has an 11% chance of rupture in the next 100 years. T&T research undertaken for Toka Tū Ake in 2022 finds that liquefaction damage increases with the height, size and irregularity of a building (see Appendix 2). Toka Tū Ake therefore opposes increasing building height limits or residential density in areas of high liquefaction risk, as liquefaction or lateral spreading damage to foundations or lower levels of a building renders the entire building unfit for purpose and uninhabitable. MBIE planning for liquefaction guidance recommends restricting subdivision and development of vulnerable buildings in areas at high risk from liquefaction ¹ . See Appendix 1 for Wellington Regional Council Liquefaction Potential map of Porirua overlaid with the proposed District Plan zones. | Disallow | This submission should be disallowed when regarding areas that are at risk from natural hazards, particularly liquefaction in the event of an earthquake. |
| Kāinga Ora – Homes and Communities [OS76.58] | | Oppose | Remove the proposed additional areas of natural hazard flooding overlay(s) from the District Plan, and instead hold this information in non-statutory GIS maps. Seek for the flood hazard overlay maps to not be included in the District Plan. | Accurate and risk-based regulatory hazard maps are an important tool in the Porirua Proposed District Plan to limit subdivision and development within areas subject to natural hazard risk. Removing part or all of these regulatory maps opens the possibility that rules controlling development in flood-prone areas will be inconsistently applied, exposing people and their properties to unnecessary flood risk. Toka Tū Ake supports the use and expansion of regulatory flood-hazard maps based on up-to date modelling by Wellington Water. | Disallow | The whole of this submission should be disallowed. |
| Kāinga Ora – Homes and Communities [OS76.84] | | Oppose | Remove the proposed additional areas of natural hazard flooding overlay(s) from the District Plan, and instead hold this information in nonstatutory GIS maps. | Accurate and risk-based regulatory hazard maps are an important tool in the Porirua Proposed District Plan to limit subdivision and development within areas subject to natural hazard risk. Removing part or all of these regulatory maps opens the possibility that rules controlling development in flood-prone areas will be inconsistently applied, exposing people and their properties to unnecessary flood risk. Toka Tū Ake supports the use and expansion of regulatory flood-hazard maps based on up-to date modelling by Wellington Water. | Disallow | The whole of this submission should be disallowed. |
| Kainga Ora – Homes and Communities [OS76.85] | | Oppose | Seek for the flood hazard overlay maps to not be included in the District Plan. | Accurate and risk-based regulatory hazard maps are an important tool in the Porirua Proposed District Plan to limit subdivision and development within areas subject to natural hazard risk. Removing part or all of these regulatory maps opens the possibility that rules controlling development in flood-prone areas will be inconsistently applied, exposing people and their properties to unnecessary flood risk. Toka Tū Ake supports the use and expansion of regulatory | Disallow | The whole of this submission should be disallowed. |

¹ <https://www.building.govt.nz/assets/Uploads/building-code-compliance/b-stability/b1-structure/planning-engineering-liquefaction.pdf>

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|---|--|--|---|---|--|---|
| | | | | flood-hazard maps based on up-to date modelling by Wellington Water. | | |
| Kāinga Ora – Homes and Communities [OS76.20] | | <i>Oppose</i> | Remove restrictive controls limiting development on steep, south facing slopes. | Toka Tū Ake supports restrictions on development on steep slopes in order to reduce landsliding hazard. Though the provision in the Proposed District Plan relates to minimizing shading of surrounding residences, we consider that the provision also acts to limit development on slopes which may be subject to landslide hazard and should therefore be retained. | <i>Disallow</i> | The whole of this submission should be disallowed. |
| Kāinga Ora – Homes and Communities [OS76.26] | | <i>Oppose</i> | Increase spatial extent of HRZ around an expanded Metropolitan Centre Zone. | The Metropolitan Centre Zone and parts of the surrounding High Density Residential Zone in Variation 1 to the Porirua Proposed District Plan are currently zoned in an area which is at high risk from liquefaction in an earthquake. Porirua is at risk from earthquake shaking from numerous faults in the Wellington Region. Liquefaction is likely to occur in Porirua during a Wellington Fault earthquake, which has an 11% chance of rupture in the next 100 years. T&T research for Toka Tū Ake finds that liquefaction damage increases with the height, size and irregularity of a building (see Appendix 2). Toka Tū Ake therefore opposes increasing building height limits or residential density in areas of high liquefaction risk, as liquefaction or lateral spreading damage to foundations or lower levels of a building renders the entire building unfit for purpose and uninhabitable. MBIE planning for liquefaction guidance recommends restricting subdivision and development of vulnerable buildings in areas at high risk from liquefaction. See Appendix 1 for Wellington Regional Council Liquefaction Potential map of Porirua. | <i>Disallow</i> | This submission should be disallowed when regarding areas that are at risk from natural hazards, particularly liquefaction in the event of an earthquake. |
| Kāinga Ora – Homes and Communities [OS76.29] | | <i>Oppose</i> | Increase height limit in the Metropolitan Centre Zone to 53m. | The Metropolitan Centre Zone and parts of the surrounding High Density Residential Zone in Variation 1 to the Porirua Proposed District Plan are currently zoned in an area which is at high risk from liquefaction in an earthquake. Porirua is at risk from earthquake shaking from numerous faults in the Wellington Region. Liquefaction is likely to occur in Porirua during a Wellington Fault earthquake, which has an 11% chance of rupture in the next 100 years. T&T research undertaken for Toka Tū Ake in 2022 finds that liquefaction damage increases with the height, size and irregularity of a building (see Appendix 2). Toka Tū Ake therefore opposes increasing building height limits or residential density in areas of high liquefaction risk, as liquefaction or lateral spreading damage to foundations or lower levels of a building renders the entire building unfit for purpose and uninhabitable. MBIE planning for liquefaction guidance recommends restricting subdivision and development of vulnerable buildings in areas at high risk from liquefaction. See Appendix 1 for Wellington Regional Council Liquefaction Potential map of Porirua overlaid with the proposed district plan zones. | <i>Disallow</i> | This submission should be disallowed when regarding areas that are at risk from natural hazards, particularly liquefaction in the event of an earthquake. |

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|---|--|--|--|---|--|---|
| Kāinga Ora – Homes and Communities [OS76. 117] | | Oppose | Expand and seek for HRZ to apply to areas that are generally: <ol style="list-style-type: none"> i. 10min/800m walkable catchment from the expanded edge of MCZ and from rapid transit stops (including the train stations at Paremata and Pukerua Bay) ii. 10min/800m walkable catchment from the Town Centre Zone iii. Increase height limits to from 22m to 36m within 400m catchment of the Metropolitan Centre Zone as a Height Variation Control. | The Metropolitan Centre Zone and parts of the surrounding High Density Residential Zone in Variation 1 to the Porirua Proposed District Plan are currently zoned in an area which is at high risk from liquefaction in an earthquake. Porirua is at risk from earthquake shaking from numerous faults in the Wellington Region. Liquefaction is likely to occur in Porirua during a Wellington Fault earthquake, which has an 11% chance of rupture in the next 100 years. T&T research undertaken for Toka Tū Ake in 2022 finds that liquefaction damage increases with the height, size and irregularity of a building. Toka Tū Ake therefore opposes increasing building height limits or residential density in areas of high liquefaction risk, as liquefaction or lateral spreading damage to foundations or lower levels of a building renders the entire building unfit for purpose and uninhabitable. MBIE planning for liquefaction guidance recommends restricting subdivision and development of vulnerable buildings in areas at high risk from liquefaction. See Appendix 1 for Wellington Regional Council Liquefaction Potential map of Porirua overlaid with the proposed district plan zones. | Disallow | This submission should be disallowed when regarding areas that are at risk from natural hazards, particularly liquefaction in the event of an earthquake. |
| Kāinga Ora – Homes and Communities [OS76. 118] | | Oppose | Propose a new height variation control (36m maximum height) to enable more height in HRZ in the Plan. | The Metropolitan Centre Zone and parts of the surrounding High Density Residential Zone in Variation 1 to the Porirua Proposed District Plan are currently zoned in an area which is at high risk from liquefaction in an earthquake. Porirua is at risk from earthquake shaking from numerous faults in the Wellington Region. Liquefaction is likely to occur in Porirua during a Wellington Fault earthquake, which has an 11% chance of rupture in the next 100 years. T&T research undertaken for Toka Tū Ake in 2022 finds that liquefaction damage increases with the height, size and irregularity of a building. Toka Tū Ake therefore opposes increasing building height limits or residential density in areas of high liquefaction risk, as liquefaction or lateral spreading damage to foundations or lower levels of a building renders the entire building unfit for purpose and uninhabitable. MBIE planning for liquefaction guidance recommends restricting subdivision and development of vulnerable buildings in areas at high risk from liquefaction. See Appendix 1 for Wellington Regional Council Liquefaction Potential map of Porirua overlaid with the proposed district plan zones. | Disallow | This submission should be disallowed when regarding areas that are at risk from natural hazards, particularly liquefaction in the event of an earthquake. |
| Kāinga Ora – Homes and Communities [OS76. 119] | | Oppose | Remove identification of sites subject to a shading qualifying matter on sloping sites with steep south facing topography. Remove provisions related to this matter from the Plan. | Toka Tū Ake supports restrictions on development on steep slopes in order to reduce landsliding hazard. Though the provision in the Proposed District Plan relates to minimizing shading of surrounding residences, we consider that the provision also acts to limit development on slopes which may be subject to landslide hazard and should therefore be retained. | Disallow | The whole of this submission should be disallowed. |

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|---|--|--|---|--|--|---|
| Kāinga Ora – Homes and Communities [OS76. 123] | | Oppose | Amend: [New Paragraph] Some areas have been identified as being suited to a more intensive built form through increased building heights than the standard zone height. These areas are located within a walkable catchment of the Metropolitan Centre Zone. They are identified on the planning maps as Height Variation Controls. | The Metropolitan Centre Zone and parts of the surrounding High Density Residential Zone in Variation 1 to the Porirua Proposed District Plan are currently zoned in an area which is at high risk from liquefaction in an earthquake. Porirua is at risk from earthquake shaking from numerous faults in the Wellington Region. Liquefaction is likely to occur in Porirua during a Wellington Fault earthquake, which has an 11% chance of rupture in the next 100 years. T&T research undertaken for Toka Tū Ake in 2022 finds that liquefaction damage increases with the height, size and irregularity of a building. Toka Tū Ake therefore opposes increasing building height limits or residential density in areas of high liquefaction risk, as liquefaction or lateral spreading damage to foundations or lower levels of a building renders the entire building unfit for purpose and uninhabitable. MBIE planning for liquefaction guidance recommends restricting subdivision and development of vulnerable buildings in areas at high risk from liquefaction. See Appendix 1 for Wellington Regional Council Liquefaction Potential map of Porirua overlaid with proposed district plan zones. | Disallow | This submission should be disallowed when regarding areas that are at risk from natural hazards, particularly liquefaction in the event of an earthquake. |
| Kāinga Ora – Homes and Communities [OS76. 124] | | Oppose | The planned urban built environment in the High Density Residential Zone is characterised by: 1. A planned built form of terraced housing and apartments buildings, predominantly six storeys in height and up to ten storeys in identified Height Variation Control areas; | The Metropolitan Centre Zone and parts of the surrounding High Density Residential Zone in Variation 1 to the Porirua Proposed District Plan are currently zoned in an area which is at high risk from liquefaction in an earthquake. Porirua is at risk from earthquake shaking from numerous faults in the Wellington Region. Liquefaction is likely to occur in Porirua during a Wellington Fault earthquake, which has an 11% chance of rupture in the next 100 years. T&T research undertaken for Toka Tū Ake in 2022 finds that liquefaction damage increases with the height, size and irregularity of a building. Toka Tū Ake therefore opposes increasing building height limits or residential density in areas of high liquefaction risk, as liquefaction or lateral spreading damage to foundations or lower levels of a building renders the entire building unfit for purpose and uninhabitable. MBIE planning for liquefaction guidance recommends restricting subdivision and development of vulnerable buildings in areas at high risk from liquefaction. See Appendix 1 for Wellington Regional Council Liquefaction Potential map of Porirua overlaid with the proposed district plan zones. | Disallow | This submission should be disallowed when regarding areas that are at risk from natural hazards, particularly liquefaction in the event of an earthquake. |
| Kāinga Ora – Homes and Communities [OS76. 151] | | Oppose; | 1. Buildings and structures must not exceed a height of: a. 36m where located within 400m of the edge of the Metropolitan Centre Zone as identified on the Planning Maps as a Height Variation Control. | The Metropolitan Centre Zone and parts of the surrounding High Density Residential Zone in Variation 1 to the Porirua Proposed District Plan are currently zoned in an area which is at high risk from liquefaction in an earthquake. Porirua is at risk from earthquake shaking from numerous faults in the Wellington Region. Liquefaction is likely to occur in Porirua during a Wellington Fault earthquake, which has an 11% chance of rupture in the next 100 years. T&T research undertaken for Toka Tū Ake in 2022 finds that liquefaction damage increases with the height, size and | Disallow | This submission should be disallowed when regarding areas that are at risk from natural hazards, particularly liquefaction in the event of an earthquake. |

Submission Table

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- Each individual submission point should be on a different row. Use as many rows as you require.
- You can attach additional commentary and documents should you need to.
- The examples below are for guidance only to show how submission points could be set out and need to be deleted, and do not represent a position of Council.

| Submitter Name/ Submission Number <i>[see submission contact list]</i> | Submitter Address/Email <i>[if provided]</i> | Support or Oppose <i>[only choose support or oppose]</i> | The particular parts of the submission I support or oppose are: <i>[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]</i> | The reasons for my support or opposition are: <i>[include reason(s) for your submission point]</i> | Allow or disallow <i>[only choose allow or disallow]</i> | I seek that the whole or part (describe part) of the submission be allowed or disallowed: <i>[give precise details]</i> |
|--|--|--|--|---|--|---|
| | | | | irregularity of a building. Toka Tū Ake therefore opposes increasing building height limits or residential density in areas of high liquefaction risk, as liquefaction or lateral spreading damage to foundations or lower levels of a building renders the entire building unfit for purpose and uninhabitable. MBIE planning for liquefaction guidance recommends restricting subdivision and development of vulnerable buildings in areas at high risk from liquefaction. See Appendix 1 for Wellington Regional Council Liquefaction Potential map of Porirua overlaid with the proposed district plan zones. | | |
| Porirua City Council [OS95.1] | | Support | Flood hazard mapping should be updated to take into account any recent changes in catchment hydrology. This is including, but not limited to, new lidar data which is due in late November 2022 (due to be flown in late September/early October 2022) | Toka Tū Ake support updating natural hazard maps within the District Plan as and when new information becomes available. | Allow | Whole of the submission should be allowed |

Appendix 1 – Liquefaction Risk in Porirua

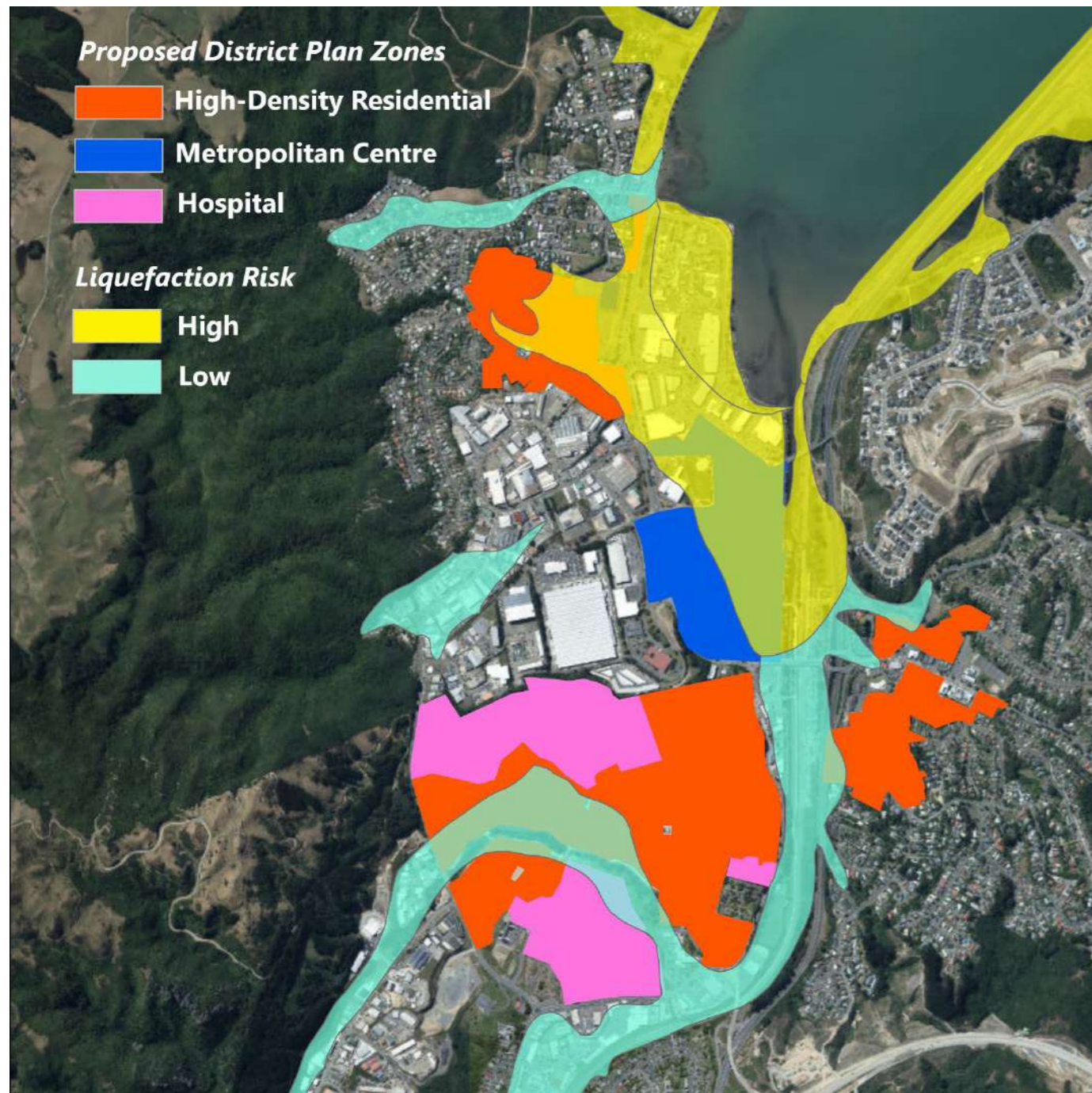


Figure 1. Porirua Proposed Plan – Variation 1 Zones for High Density Residential (orange), Metropolitan Centre Zone (dark blue), and Hospital Zone (pink), with overlays of the Greater Wellington Regional Councils liquefaction hazard zones (yellow transparency – high, light blue transparency – low). Extending the MCZ and HDRZ into the areas suggested by Kainga Ora’s submission will increase the amount of high-rise, dense urban buildings within the high-risk liquefaction area, increasing the number of people who will be exposed to this hazard at home and their workplace. Intensification should be enabled in areas outside of the high liquefaction risk zone.



Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 12/09/2022

Full Name

First Name: Iain

Last Name: MacLean

Contact person: Iain MacLean

Attendance and wish to be heard at a hearing:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Person of interest declaration: I am

(a) a person representing a relevant aspect of the public interest, or

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

(c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

Submission 76, by Kāinga Ora, includes a proposal to implement a high-density housing zone through much of Pukerua Bay. The Pukerua Bay Residents Association is charged under our constitution to represent residents in matters that affect their interests and wellbeing, and allows us to make representations on behalf of the wider community.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Original Submitter: #76 Brendon Liggett (PO Box 74598, Greenlane, Auckland, New Zealand, 1546)

Original Point: #76.25

Points: S47.22

- Support
- Oppose

The reasons for my support or opposition are:

We note that the area included in the HDZ is twice the size originally proposed by Kāinga Ora last year - 800 metres from the train station as opposed to 400m from the station.

This proposed HDZ will radically affect the Medium Density Residential Zone (MDZ) in Pukerua Bay surrounding the area identified to be a HDZ. The topography of the area will bring about significant shadowing of other residences if taller buildings, as proposed, are erected.

Kāinga Ora wants to implement compact urban design. However, Pukerua Bay is not part of the main urban area, and is essentially a rural village. It is being treated the same as the centre of Wellington city, with all its facilities and public transport options. The retail sector of Pukerua Bay consists of one store, a bookshop, beauty salon, and hairdressing salon. There are no cafes, restaurants, bars or entertainment venues. There is a primary school and kindergarten, but there is no secondary or tertiary education within 13 km. Employment opportunities are severely limited and the majority of residents in employment have to travel to other centres. There is no doctor or pharmacy in Pukerua Bay, the nearest of either being 6.5 km from the proposed zone. If one of the criteria necessary for intensive urban design is to have a 'walkable' catchment, Pukerua Bay does not meet that for many essential services.

In respect to infrastructure services, while Pukerua Bay has the essential services of the three waters and electricity, it must be noted that residential intensification would put a strain on water supply and sewage disposal. In both those matters, Pukerua Bay is at the end of the line and could require costly upgrades to piping and pumping to meet the demand on water supply and sewage disposal. More intensive design should be closer to the main facilities to reduce the cost of extending these pipelines to the edge of the city.

The key principle the submitter, Kāinga Ora, applied in determining the HDZ is a 800 metre proximity to a railway station, which it designates as a Rapid Transit Stop. While the Greater Wellington Regional Council has embarked on increasing rail transport capacity and the frequency of services on the Kāpiti line, the resulting increase in capacity and frequency terminates at Plimmerton. Based on public transport availability, intensification in Porirua is better between Plimmerton and Tawa.

We also think extending an HDZ to 800 metres from the train station would disadvantage people with limited mobility, including the elderly, disabled people, and people having to walk with small children to and from the train station from their homes.

Pukerua Bay is also a vulnerable community in terms of climate change and bad weather. There are already numerous slips in the area, on both private and public land, and a substantial part of the area KO has identified as a HDZ is increasingly slip prone and would be entirely unsuitable for taller buildings allowed in a HDZ. Our stormwater systems and power supply are vulnerable in the increasing number of storms as a result of climate change. Building more intensive housing at an isolated boundary of the city, far from many other services that are helpful in civil defence emergencies, would increase the pressure on welfare services during emergencies.

Pukerua Bay Residents' Association is not opposed to intensification, and there are opportunities for it now. Some is already happening with infill housing of various types and sizes throughout the community, and this could be increased. We are not opposed to the MDZ introduced by the district plan change.

The Submitter has failed to apply the purposes set out for a HDZ, which envisage an existing mesh of factors to support a high density of residences, and has instead settled on only one principle, the presence of a railway station. It's a one-size-fits-all approach that assumes all the areas around every railway station are the same.

We note that Kainga Ora is seeking an extension of the existing NCZ, presumably to provide services and facilities to support a larger population. But a larger community needs more than a few extra shops. It also needs parks and playgrounds, particularly for families that will not have them attached to their dwellings. The social and amenity services available in Pukerua Bay are not sufficient to support a substantially bigger population. The school is at capacity and could only take large numbers of extra students by putting buildings on the playground, which would reduce the amenity space in the community even more. There is no

space to provide the facilities and public spaces needed to make a much more populous community into a pleasantly liveable area. It's an approach that fails to account for what limited facilities exist and what each area needs to support these developments.

I seek that the whole or part (describe part) of the submission be allowed or disallowed:

- Allow
 Disallow

We seek that the whole of the submission seeking to introduce a HDZ in Pukerua Bay be disallowed.

Original Submitter: #76 Brendon Liggett (PO Box 74598, Greenlane, Auckland, New Zealand, 1546)

Original Point: #76.44

Points: S47.23

- Support
 Oppose

The reasons for my support or opposition are:

As this request is in two parts, we will address them separately.

1. Expansion of the NCZ

We acknowledge that there could be benefits to allowing the NCZ to be larger than it currently is. The planned new housing to the south of Pukerua Bay will increase the demand for shopping and other social and commercial services in the area. Pukerua Bay is currently poorly served by commercial, retail and social services, and this will become worse as the local population grows. There is a NCZ planned in the new Pukerua Bay Structure Plan in the District Plan; however, it is limited in size and will likely better serve the communities being developed to the south. It will also be a considerable distance from the new houses in the Muri Block and the existing houses in Pukerua Bay, which would encourage people to drive there (or drive further to Mana or Porirua) for shopping. Our goal is to encourage walkable neighbourhoods, so a greater range of services closer to the existing and newest neighbourhoods could be beneficial.

However, we note that part of the land within the expanded NCZ already includes some more intensive dwellings (smaller houses on small sections), which is something that ought to be encouraged in a suburb like Pukerua Bay. It would be a shame if they were lost in an expansion of the NCZ.

2. Increasing height allowable to Height Increase A

We object to the submission that buildings in the NCZ could be up to 22 metres in height, for many of the same reasons we object to the proposal that 22m accommodation could be built; in particular, due to land stability and shading of surrounding areas. We believe 22m high commercial buildings in the middle of Pukerua Bay appear to be the consequence of the same one-size-fits-all approach KO has taken to the HDZ housing. We believe the same height limits allowed in MDZ housing ought to be appropriate for the NCZ.

I seek that the whole or part (describe part) of the submission be allowed or disallowed:

- Allow
 Disallow

We request that the part of the submission requesting that the maps be amended to allow buildings in the expanded NCZ be subject to Height Increase A be disallowed, and instead the maximum allowable height in this zone to be the same as that of residential buildings in the surrounding MDZ.

As discussed in our reasons, we have no objection to the potential to expand the existing HCZ to support the increase in services to the expected growing population in Pukerua Bay, and seek that part of the submission be allowed

Attached Documents

File

No records to display.

Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 13/09/2022

Full Name

First Name: Bryce

Last Name: Holmes

Organisation: Pukerua Property Group Limited

Contact person:

Attendance and wish to be heard at a hearing:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Person of interest declaration: I am

(a) a person representing a relevant aspect of the public interest, or

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

(c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

The submission points directly affects land owned or which the further submitters have an interest. The further submitters own or have an interest in land that is identified in the Norther Growth Area.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.

- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

File

Further Submission Pukerua Property Group Limited-redacted

RMA Form 6

Further submission – Variation 1 to the Proposed Porirua District Plan

Clause 8 of First Schedule, Resource Management Act 1991

To: Porirua City Council
Email to: dpreview@porirua.govt.nz
Subject: Further submission – V1 to the PDP
Post: Proposed District Plan, Environment and City Planning, Porirua City Council, PO Box 50-218, PORIRUA CITY
Delivery: Ground Floor, Council Administration Building, Cobham Court, Porirua City, marked "Attention: Proposed District Plan, Environment and City Planning"

Closing date for further submissions is 5pm Thursday, 3 November 2022

Submissions, a summary of decisions requested and submitter contact details can be viewed at:
www.porirua.govt.nz/proposeddistrictplan

| Further Submitter Contact Details | | | |
|---|--|------|------------|
| Full Name | Last Name | | First Name |
| | | | |
| [insert additional rows if needed] | | | |
| Or Company/Organisation Name <i>if applicable</i> | Pukerua Property Group Limited | | |
| Contact Person <i>if different</i> | C/- Land Matters Limited, Attn: Bryce Holmes | | |
| Email Address for Service | [REDACTED] | | |
| Address | City | | Postcode |
| | 20 Addington Road, RD 1, Otaki | | |
| Mail Address for Service <i>if different</i> | | | |
| Phone | Mobile | Home | Work |
| | [REDACTED] | | |
| Attendance and wish to be heard at the hearing: <i>you must fill in both rows below</i> | | | |
| <input type="checkbox"/> I do not wish <input checked="" type="checkbox"/> I wish | | | |
| To be heard in support of my further submission <i>(Please tick relevant box)</i> | | | |



| |
|---|
| <input checked="" type="checkbox"/> I will <input type="checkbox"/> I will not consider presenting a joint case with other submitters, who make a similar further submission, at a hearing. <i>(Please tick relevant box)</i> |
| Relevance - you must select one box that applies to you: |
| <input type="checkbox"/> I am a person representing a relevant aspect of the public interest <input checked="" type="checkbox"/> I am a person who has an interest in the proposal that is greater than the interest the general public has <input type="checkbox"/> I am the local authority for the relevant area |
| Explain/specify the grounds for saying that you come within this category (you must fill this in): <i>The submission points directly affects land owned or which the further submitters have an interest. The further submitters own or have an interest in land that is identified in the Norther Growth Area.</i> |

Note to person making further submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;*
- it discloses no reasonable or relevant case;*
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;*
- it contains offensive language;*
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.*

Privacy note:

When a person or group makes a submission or further submission on the Proposed District Plan this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Environment & City Planning Team at dpreview@porirua.govt.nz.

Signature of person making further submission
 (or person authorised to sign on behalf of
 person making further submission)

Date 3 November 2022



Your further submission:

Please complete section below and insert additional rows per submission point or submitter if required by using the enter button
Delete examples provided and enter your own further submission points

| Submitter Name/ Submission Number <i>[See submission contact list]</i> | Submitter Address/Email <i>[if provided]</i> | Support or Oppose <i>[Only choose support or oppose]</i> | The particular parts of the submission I support or oppose are: <i>[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]</i> | The reasons for my support or opposition are: <i>[give reasons]</i> | Allow or disallow <i>[Only choose allow or disallow]</i> | I seek that the whole or part (describe part) of the submission be allowed or disallowed: <i>[give precise details]</i> |
|--|---|--|--|---|--|---|
| Greater Wellington Regional Council. Submitter # 74. | <div style="background-color: black; width: 100%; height: 40px;"></div> | Oppose | Submission points OS74.7, OS74.8, OS 74.10 and OS74.13 The submitter seeks imposition of undefined provisions in relation to the NPS-FM and promotion of unknown stormwater management methods in areas identified for urban development. | The planning provisions in the PDP must be certain and provide for the objectives in the Plan. The submission points do not provide certainty and do not promote integrated management. | Disallow the submission points where they result in an unknown outcome for the Northern Growth Area. | The further submitter seeks the submission points are disallowed. |

Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 13/09/2022

Full Name

First Name: Brian

Last Name: Warburton

Contact person:

Attendance and wish to be heard at a hearing:

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Person of interest declaration: I am

- (a) a person representing a relevant aspect of the public interest, or
- (b) a person who has an interest in the proposal that is greater than the interest the general public has, or
- (c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

I am entitled to make this further submission because the subject of my further submission relates to a core principle of the RMA (and related case law) regarding the scope of matters capable of being introduced into a proposed district plan (which includes a 'city-wide' district plan review) by way of a submission.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

File

File

Further Submission - Brian Warburton-redacted

FORM 6**NOTICE of FURTHER SUBMISSION to PORIRUA CITY
COUNCIL****PLAN CHANGE 19 to OPERATIVE DISTRICT PLAN****and****VARIATION 1 to PROPOSED DISTRICT PLAN REVIEW****PURSUANT TO CLAUSE 8 OF THE FIRST SCHEDULE OF
THE RESOURCE MANAGEMENT ACT 1991**

To: Porirua City Council
P O Box 50-218
Porirua

Name: Brian Warburton

Address: 73 Tireti Road
Titahi Bay
Porirua 5022

This is a further submission in opposition to a submission on:

- the Proposed Change 19 to the operative district plan for Porirua; and,
- the Variation 1 to the city-wide district plan change.

I am a person representing a relevant aspect of the public interest.

I am a person who has an interest in the proposal that is greater than the interest the general public has.

I am entitled to make this further submission because the subject of my further submission relates to a core principle of the RMA (and related case law) regarding the scope of matters capable of being introduced into a proposed district plan (which includes a 'city-wide' district plan review) by way of a submission.

This is commonly referred to as: 'scope'. If there are scope issues associated with new matters introduced by way of submission this must be an aspect of public interest.

I am also entitled to make this further submission because the subject of my further submission relates to a core aspect of the RMA regarding constraints on the matters capable of being introduced into a proposed district plan by way of a variation. In simple terms, it is not possible for the provisions of an operative district plan to be amended by way of a variation. The provisions of an operative district plan can only be amended by way of a plan change.

I do wish to be heard in support of my further submission.

If others make a similar further submission, I might consider presenting a joint case with them at a hearing.

The submission I oppose is that made by 'KM & MG Holdings Ltd', (Submitter no. 54). I note KM & MG Holdings Ltd claim to rights as successors in title. Accordingly, this further submission applies to any other entity claiming the same rights as KM & MG Holdings Ltd.

In its submission KM & MG Holdings Ltd seeks:

- by way of Plan Change 19, amendments to the overlay maps (specifically, but not limited to, Map A – PFZ-2) applicable to land commonly described as Plimmerton Farm; and,
- by way of Variation 1, amendments to the provisions of the operative district plan as far as it relates to Plimmerton Farm so that the housing intensification provisions of Variation 1 will apply to Plimmerton Farm.

KM & MG Holdings Ltd seeks outcomes from PC19 to the operative district plan that are not within the scope of the proposed district plan (PC19) as it was notified. PC19, as it was notified, specifically only addressed those matters required to give effect to the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act. PC19 is a statutory response to central government directives under the Enabling Housing Supply and Other Matters Amendment Act, and in recognition that the provisions of Variation 1 would not (indeed cannot!) apply to the Plimmerton Farm site.

The proposed district plan review, which is now subject to Variation 1, as it was notified, specifically excluded the land commonly known as Plimmerton Farm. The public notice dated 28 August 2020 said this: *“It (being the city-wide review) [my insertion] applies to all properties in the City except [my emphasis] for the area known as Plimmerton Farm that is the subject of Plan Change 18 to the Operative Porirua District Plan.”*

With its submission on Variation 1 KM & MG Holdings Ltd therefore seeks outcomes from the variation to the proposed city-wide district plan change that are not within the scope of the proposed district plan as it was notified. It is a matter of law that the RMA provisions relating to variations cannot be used to change the provisions of an operative plan.

Accordingly, I ask that KM & MG Holdings Ltd submission with respect to:

- its request that the PC19 provisions be expanded in scope; and
- its request that the Variation 1 provisions apply to the land commonly known as Plimmerton Farm;

be rejected.



Signature

03/11/2022

Date

Electronic address:

Telephone:

Postal address:

Contact person:



73 Tireti Road, Titahi Bay, Porirua 5022

Brian Warburton

Further Submission - RMA Form 6

This submission form should be used for making a further submission on Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan (in accordance with Clause 8 of the First Schedule, Resource Management Act 1991)

To: Porirua City Council
Email to: dpreview@porirua.govt.nz
Subject: Further submission on Variation 1 and Plan Change 19
Post: C/o Environment and City Planning, Porirua City Council, PO Box 50-218, PORIRUA
Delivery: Ground Floor, Council Administration Building, 16 Cobham Court, Porirua, marked "Attention: Environment and City Planning"

Closing date for further submissions is 5pm Thursday 3 November 2022

| Further Submitter Contact Details | | | |
|---|---|-------------------|-------------|
| Full Name | <i>Last Name</i> | <i>First Name</i> | |
| | Brown | Matthew | |
| Company/Organisation Name (if applicable) | Ryman Healthcare Limited | | |
| Contact Person | Luke Hinchey | | |
| Email Address for Service | [REDACTED] | | |
| Address | c/o Chapman Tripp Level 34 15 Customs Street West PO Box 2206 Auckland 1140 | | |
| Mail Address for Service (if different) | | | |
| Phone | <i>Mobile</i> | <i>Home</i> | <i>Work</i> |
| | | | [REDACTED] |
| Attendance and wish to be heard at the hearing: | | | |
| <input type="checkbox"/> I do not wish <input checked="" type="checkbox"/> I wish | | | |
| To be heard in support of my further submission <i>(Please tick relevant box)</i> | | | |

| |
|--|
| <input checked="" type="checkbox"/> I will <input type="checkbox"/> I will not consider presenting a joint case with other submitters, who make a similar further submission, at a hearing. <i>(Please tick relevant box)</i> |
| Relevance - you must select one box that applies to you: |
| <input type="checkbox"/> I am a person representing a relevant aspect of the public interest <input checked="" type="checkbox"/> I am a person who has an interest in the proposal that is greater than the interest the general public has <input type="checkbox"/> I am the local authority for the relevant area |
| Explain/specify the grounds for saying that you come within this category (you must fill this in): 1. Ryman represents a relevant aspect of the public interest and has an interest in Variation 1 / PC19 greater than the general public for a number of reasons, including (without limitation): <ol style="list-style-type: none"> a. Ryman has a significant interest in how the Operative and Proposed Porirua District Plan provides for and regulates retirement villages and aged care provision within Porirua, given the existing and predicted demand for such accommodation in the city. Ryman wishes to ensure that the Operative and Proposed Porirua District Plan, and amendments proposed by Variation 1 / PC19, appropriately provides for retirement villages and all related activities so that the plan enables proportionate, flexible, efficient and effective consenting processes. b. Ryman's villages make a substantial contribution to housing and healthcare for older people in Porirua, providing for the social and economic wellbeing of communities. Ryman's ability to provide for the social and economic wellbeing within Porirua will depend on the reasonableness and appropriateness of the Operative and Proposed Plan provisions, including amendments proposed by Variation 1 / PC19. c. Given Ryman's history, operations and current activities, Ryman has specialist experience and expertise relevant to determining the merits of the Operative and Proposed Plan provisions, including amendments proposed by Variation 1 / PC19. d. Ryman made a submission on Variation 1 / PC19. |

Note to person making further submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- *it is frivolous or vexatious:*
- *it discloses no reasonable or relevant case:*
- *it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:*
- *it contains offensive language:*
- *it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.*

Privacy note:

When a person or group makes a submission or further submission on the Proposed District Plan this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Environment & City Planning Team at dpreview@porirua.govt.nz.

Signature of person making further submission
(or person authorised to sign on behalf of person making further submission)

.....

Date 3/11/22

(A signature is not required if you make your submission by electronic means.)

Submission Table

- We recommend using this submission table to state your submission points. This will assist Council accurately record your submission points.
- Each individual submission point should be on a different row. Use as many rows as you require.
- You can attach additional commentary and documents should you need to.
- The examples below are for guidance only to show how submission points could be set out and need to be deleted, and do not represent a position of Council.

1. Ryman supports the submission points as set out in the original submission and further submission of the Retirement Villages Association of New Zealand Incorporated.

Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 13/09/2022

Full Name

First Name: Judy

Last Name: McKoy

Organisation: Friends of Taupo Swap & Catchment Inc

Contact person:

Attendance and wish to be heard at a hearing:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am

(a) a person representing a relevant aspect of the public interest, or

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

(c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

FOTSC has a growing membership base of informed experts and of volunteers from all over NZ as the area in which our restoration is occurring lies is the Porirua City Council owned KNE adjacent to Plimmerton Farm. FOTSC was very active in the Plan Change 18 hearings process, and submitted to the Variation 1 feedback process. We continue to advocate at a local and regional level for the best environmental outcomes for local wetlands and the wider Catchment. Onsite volunteers and members continue to tell us that FOTSC's voice needs to

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.

- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

File

FOTSC_Further Submission - redacted

FORM 6
NOTICE OF FURTHER SUBMISSION TO PORIRUA CITY
COUNCIL

PLAN CHANGE 19 to OPERATIVE DISTRICT PLAN
and
VARIATION 1 to PROPOSED DISTRICT PLAN REVIEW

PURSUANT TO CLAUSE 8 OF THE FIRST SCHEDULE
OF THE RESOURCE MANAGEMENT ACT 1991

To: Porirua City Council
P O Box 50-218
Porirua

Name: Judy McKoy

Address: 7 Corlett Road
Plimmerton, Porirua 5026
[REDACTED]

This is a further submission in opposition to a submission on:

- the proposed change 19 to the operative district plan for Porirua; and,
- the variation 1 to the city-wide district plan change.

I am a person representing a relevant aspect of the public interest. (Friends of Taupō Swamp & Catchment Inc - FOTSC-Taupō Swamp wetlands restoration)

I am a person who has an interest in the proposal that is greater than the interest the general public has, as Chair of Friends of Taupō Swamp & Catchment Inc. FOTSC has a growing membership base of informed experts and of volunteers from all over NZ as the area in which our restoration is occurring lies is the Porirua City Council owned KNE adjacent to Plimmerton Farm. FOTSC was very active in the Plan Change 18 hearings process, and submitted to the Variation 1 feedback process. We continue to advocate at a local and regional level for the best environmental outcomes for local wetlands and the wider Catchment. Onsite volunteers and members continue to tell us that FOTSC's voice needs to be heard. You will therefore understand that FOTSC has a greater interest than the general public.

I (representing FOTSC) am entitled to make this further submission because the subject of my/our further submission relates to a core principle of the RMA regarding the scope of matters capable of being introduced into a proposed district plan or a proposed district plan review by way of a

submission. This is commonly referred to as: 'scope'. However, if there are scope issues associated with new matters introduced by way of submission this surely must be an aspect of public interest.

I am entitled to make this further submission because the subject of my/our further submission relates to a core aspect of the RMA regarding constraints on the matters capable of being introduced into a proposed district plan by way of a variation. We don't believe it is possible for the provisions of an operative district plan to be amended by way of a variation. The provisions of an operative district plan can only be amended by way of a plan change.

If others make a similar further submission, I/we might consider presenting a joint case with them at a hearing.

The submission FOTSC opposes is *that made by 'KM & MG Holdings Ltd', (Submitter no. 54).*

In its submission *KM & MG Holdings Ltd* seeks:

- by way of Plan Change 19, amendments to the overlay maps applicable to land commonly described as Plimmerton Farm; and,
- by way of Variation 1, amendments to the provisions of the operative district plan as far as it relates to Plimmerton Farm so that the housing intensification provisions of Variation 1 will apply to Plimmerton Farm.

We are aligned with submitter Brian Warburton as follows:

KM & MG Holdings Ltd seeks outcomes from PC19 to the operative district plan that are not within the scope of the proposed district plan (PC19) as it was notified. PC19, as it was notified, specifically only addressed those matters required to give effects to the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act. PC19 was a statutory response to central government directives under the Enabling Housing Supply and Other Matters Amendment Act, and in recognition that the provisions of Variation 1 would not (indeed cannot) apply to the Plimmerton Farm site.

The proposed district plan review, and which is now subject to Variation 1, as it was notified specifically excluded the land commonly known as Plimmerton Farm. With its submission on Variation 1 *KM & MG Holdings Ltd* therefore seeks outcomes from the variation to the proposed city-wide district plan review that are not within the scope of the proposed district plan as it was notified. It is a matter of law that the RMA provisions relating to variations cannot be used to change the provisions of an operative plan.

Accordingly, FOTSC members ask that KM & MG Holdings Ltd submission with respect to:

- ***its request that the PC19 provisions be expanded in scope; and***
- ***its request that the Variation 1 provisions apply to the land commonly known as Plimmerton Farm;***

be rejected.

Judy McKoy



3 November 2022



Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 13/09/2022

Full Name

First Name: Michelle

Last Name: Grinlinton-Hancock

Organisation: KiwiRail Holdings Limited

Contact person:

Attendance and wish to be heard at a hearing:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Person of interest declaration: I am

(a) a person representing a relevant aspect of the public interest, or

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

(c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

File

File

Further Submission - Kiwirail-redacted

3 November 2022

Porirua City Council
PO Box 50 218
Porirua

By email: dpreview@pcc.govt.nz

KIWI RAIL FURTHER SUBMISSION ON VARIATION 1 TO THE PROPOSED PORIRUA DISTRICT PLAN

NAME OF SUBMITTER:

KiwiRail Holdings Limited (**KiwiRail**)

ADDRESS FOR SERVICE:

Level 1
Wellington Railway Station
Bunny Street
PO Box 593
WELLINGTON 6140

Attention: Michelle Grinlinton-Hancock

Email: [REDACTED]

Background

1. KiwiRail made a submission on Variation 1 to the Proposed Porirua District Plan ("**Variation 1**") (submitter 72).
2. KiwiRail makes the following further submission on submissions on Variation 1, as set out in the **attached** schedule.
3. For the submissions that KiwiRail supports, KiwiRail considers that the relief sought should be allowed because it:
 - (a) will promote the sustainable management of the natural and physical resources in the Porirua district, and is therefore consistent with Part 2 and other provisions of the Resource Management Act 1991 (**RMA**) and the Enabling Housing Supply Amendment Act 2021 ("**Amendment Act**");
 - (b) is consistent with other relevant planning documents, including the Wellington Regional Policy Statement and National Policy Statement for Urban Development 2020;
 - (c) will meet the reasonably foreseeable needs of future generations;
 - (d) will avoid, remedy or mitigate actual and potential adverse effects on the environment;



- (e) will enable the social, economic and cultural wellbeing of the people of the Porirua district; and
 - (f) is the most appropriate way to achieve the objectives of Variation 1 in terms of section 32 of the RMA.
4. For the submissions that KiwiRail opposes, KiwiRail considers that the relief sought should be declined because it:
- (a) will not promote the sustainable management of the natural and physical resources in the Porirua district, and is therefore contrary to, or inconsistent with, Part 2 and other provisions of the RMA and the Amendment Act;
 - (b) is inconsistent with other relevant planning documents, including the Wellington Regional Policy Statement and National Policy Statement for Urban Development 2020;
 - (c) will not meet the reasonably foreseeable needs of future generations;
 - (d) will not avoid, remedy or mitigate actual and potential adverse effects on the environment;
 - (e) will not enable the social, economic and cultural wellbeing of people of the Porirua district; and
 - (f) is not the most appropriate way to achieve the objectives of Variation 1 in terms of section 32 of the RMA.
5. For those submissions that KiwiRail supports, KiwiRail seeks that they be allowed, and for those that are opposed, KiwiRail seeks that they be disallowed.
6. KiwiRail wishes to speak to its submission and further submission. KiwiRail could not gain an advantage in trade competition through this further submission.

Kind regards



Michelle Grinlinton-Hancock
RMA Team Leader
KiwiRail Holdings Limited



SCHEDULE 1

| Submitter and Submission ID | Submitter # | Relevant Provision | Original Submission Point | Support / Oppose | Reasons for Support or Opposition | Decision sought |
|-----------------------------|-------------|--|---|------------------|--|---------------------------------------|
| Transpower | 53 | RESZ – General Objectives and Policies for all Residential Zones | <p>Amendment sought:</p> <p>[...]</p> <p><u>There are parts of the Residential Zones where the permitted development, height or density directed by the NPS-UD may be modified and/or limited by qualifying matters and qualifying matter areas.</u></p> <p>There are also areas that have lower height limits for buildings and structures because of their slope aspect or topographical constraint. In these areas, additional control is necessary to mitigate the adverse effects of taller buildings on the health and well-being of people and communities. They are qualifying matters under s 771 of the RMA. These areas are identified on the planning map layer as Height Controls – Shading. They represent areas that are generally suited to a medium density intensity of development, but which have steep southern slope aspects or a complex topography that means the adverse effects of taller buildings need additional control.</p> <p>[...]</p> | Support | KiwiRail agrees that the wording of the introductory text should clearly recognise that there are a range of qualifying matters that can affect the intensity of development. | Adopt amendment sought in submission. |
| | | RESZ-P1 Residential activity | <p>Amendment sought:</p> <p>Residential activity</p> <p>Enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments, <u>while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as specified by the relevant qualifying matter area provisions.</u></p> | Support | KiwiRail agrees that it is appropriate for reference to qualifying matters be included in the policy areas as these inform both the degree of density but also the appropriateness of certain locations for higher density development. | Adopt amendment sought in submission. |
| | | MRZ-R1 Buildings and structures, including additions and alterations, but excluding fences and stand-alone walls | <p>Amendment sought:</p> <p>MRZ-R1 Buildings and structures, including additions and alterations, but excluding fences and stand-alone walls 1. Activity status: Permitted</p> <p>Where: b. Compliance is achieved with:</p> <p>[...]</p> <p>Notification:</p> <ul style="list-style-type: none"> An application under this rule where compliance is not achieved with MRZ-S1, MRZ-S7, or MRZ-S8 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA. An application under this rule where compliance is not achieved with MRZ-S1, MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6 or MRZ-S6S9 is | Support | KiwiRail agrees that the note sought by Transpower would assist with plan interpretation and application in that it clarifies for plan users that rules may be notified in areas where a qualifying matter applies, such as the rail corridor. | Adopt amendment sought in submission. |

| Submitter and Submission ID | Submitter # | Relevant Provision | Original Submission Point | Support / Oppose | Reasons for Support or Opposition | Decision sought |
|--------------------------------|-------------|--|---|------------------|--|---|
| | | | <p>precluded from being publicly notified in accordance with section 95A of the RMA.</p> <p><u>Note: Activities subject to MRZ-R1 shall comply with, and are subject to, the relevant provisions for the qualifying matter areas.</u></p> | | | |
| Fire and Emergency New Zealand | 58 | HRZ, MRZ, NCZ, LCZ, LFRZ, MUZ, MCZ, GIZ – New objective | <p>Amendment sought:</p> <p><u>[...]-OX Infrastructure</u></p> <p><u>Public health and safety is maintained through the appropriate provision of infrastructure.</u></p> | Support in Part | <p>While KiwiRail agrees that good planning outcomes will ensure public health and safety is protected, in many cases national or regionally significant infrastructure is already established and inappropriate development near the rail corridor can give rise to public health and safety issues. We anticipate FENZ intends for this objective to apply in the context of ensuring development is well serviced by infrastructure needed for fire emergency services, the wording of the objective applies to all infrastructure and can be read to place an onus on infrastructure providers to demonstrate "appropriate provision" for maintaining public health and safety. In cases where development is seeking to locate near the rail corridor the onus should be on those developers to implement measures to ensure their development occurs in a way that maintains public health and safety. KiwiRail would support alternative wording for this new objective which appropriately recognises this issue and is consistent with KiwiRail's primary submission.</p> | Support in Part to the extent alternative wording would be consistent with the relief sought by KiwiRail. |
| Kainga Ora | 76 | RESZ-P5 Buildings and Structures | <p>Amendments sought:</p> <p><i>Enable buildings and structures:</i></p> <ol style="list-style-type: none"> 1. That meet the <u>health amenity</u> and well-being needs of people and communities; and 2. Are of an intensity, form, scale and design that achieve the planned urban built form for the zone or precinct they are located in... | Oppose | <p>It is critical that buildings and structures meet the health needs of communities in addition to amenity and well-being. As Kainga Ora recognises in its submission, amenity values can change over time and therefore can be difficult quantify compared to health needs. The provisions as notified provide a clearer standard to be achieved by retaining reference to health. In the event amenity is included, reference to health should also be referenced.</p> | Reject submission and retain reference to health instead of amenity or include reference to amenity in addition to reference to health. |
| | | RESZ-P7 Health and well-being – development not meeting permitted activity standards | <p>Amendments sought:</p> <p>Health-Amenity and well-being – Development not meeting permitted activity standards</p> <p><i>Provide for <u>buildings and structures built form</u> that does not meet the permitted activity standards where it can be demonstrated, as relevant and having regard to the planned urban built environment for the zone or precinct, that:</i></p> <p>1. The separation from site boundaries and height in respect to site boundaries, safeguards on site and off site privacy, mitigates visual dominance to adjacent sites, and ensures adequate access to sunlight and daylight;</p> <ol style="list-style-type: none"> 1. There is reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; 2. Appropriate levels of useable outdoor amenity space for residential units is provided that can readily accommodate outdoor activities, taking into account proximity of the site to public open space; 3. <u>Visual dominance, shading and loss of privacy for adjacent residential sites from over height buildings is mitigated or remedied; and Built form that does not comply with the height in relation to boundary, building set back, site coverage or height standards is mitigated or</u> | Oppose | <p>It is critical that buildings and structures meet the health needs of communities in addition to amenity and well-being. As Kainga Ora recognises in its submission, amenity values can change over time and therefore can be difficult quantify compared to health needs. The provisions as notified provide a clearer standard to be achieved by retaining reference to health. In the event amenity is included, reference to health should also be referenced.</p> <p>To the extent non-compliance with building setbacks are being expressly provided for in this policy, it also needs to recognize the specific matters of non-compliance relating to qualifying matters that also control those building setbacks, including the rail corridor.</p> | Reject amendment sought in submission to the extent that it is inconsistent with the relief sought in KiwiRail's primary submission. |

| Submitter and Submission ID | Submitter # | Relevant Provision | Original Submission Point | Support / Oppose | Reasons for Support or Opposition | Decision sought |
|-----------------------------|-------------|--|--|------------------|---|---|
| | | | <p><u>remediated through either design responses to that built development, landscaping, or site specific factors, ensuring adequate provision of privacy and access to sunlight is made to neighbouring residential properties internal and external living areas, and the impact of building bulk and dominance on neighbouring residential properties is reduced; and</u></p> <p>4. Topographical or other site constraints make compliance with a density standard impractical.</p> | | | |
| | | NCZ – P3 Health and well-being for residential activity and residential units | <p>Amendments sought:</p> <p>Health-Amenity and well-being for residential activity and residential units</p> <p>Enable residential activity and residential units where they provide a healthy-quality urban built environment that provides for people's amenity and well-being in respect of:</p> <ol style="list-style-type: none"> 1. Access to sunlight, daylight and outdoor living space; and 2. Privacy and site design; and 3. Consistency with the Residential Design Guide in APP3 Residential Design Guide. <p><u>Note:</u></p> <ol style="list-style-type: none"> 1. <u>Acceptable means of compliance and best practice urban design guidelines is contained within the Council's Design Guidelines.</u> | Oppose | It is critical that buildings and structures meet the health needs of communities in addition to amenity and well-being. As Kainga Ora recognises in its submission, amenity values can change over time and therefore can be difficult to quantify compared to health needs. The provisions as notified provide a clearer standard to be achieved by retaining reference to health. In the event amenity is included, reference to health should also be referenced. | Reject submission and retain reference to health instead of amenity or include reference to amenity in addition to reference to health. |
| | | LCZ – P3 Health and well-being for residential activity and residential units | <p>Amendments sought:</p> <p>Health-Amenity and well-being for residential activity and residential units</p> <p>Enable residential activity and residential units where they provide a healthy quality urban built environment that provides for people's amenity and well-being in respect of:</p> <ol style="list-style-type: none"> 1. Access to sunlight, daylight and outdoor living space; and 2. Privacy and site design | Oppose | It is critical that buildings and structures meet the health needs of communities in addition to amenity and well-being. As Kainga Ora recognises in its submission, amenity values can change over time and therefore can be difficult to quantify compared to health needs. The provisions as notified provide a clearer standard to be achieved by retaining reference to health. In the event amenity is included, reference to health should also be referenced. | Reject submission and retain reference to health instead of amenity or include reference to amenity in addition to reference to health. |
| | | LCZ – P4 Other activities | <p>Amendments sought:</p> <p>Provide for other activities including larger-scale activities where:</p> <ol style="list-style-type: none"> 1. Any significant adverse effects, including reverse sensitivity effects, can be avoided, remedied or mitigated; 2. The activity is consistent with the planned urban built environment and does not comprise activities that are enabled within the Local Centre Zone; 3. For any retirement village: <ol style="list-style-type: none"> a. On-site amenity for residents is provided, which reflects the nature of and diverse needs of residents of the village; and | Oppose | Reverse sensitivity is a significant effect that must be managed, particularly in the context of intensification near lawfully established infrastructure as it risks a higher number of sensitive receivers being located at the interface with established effects-generating activities, such as the rail network. Where reverse sensitivity is not appropriately recognised in the planning framework, it can lead to poor management of the interface between these activities, both in terms of health and amenity effects on sensitive receivers, and risks leading to undue constraints on the operation of the rail network to manage those effects. | Reject submission. |



| Submitter and Submission ID | Submitter # | Relevant Provision | Original Submission Point | Support / Oppose | Reasons for Support or Opposition | Decision sought |
|-----------------------------|-------------|---|---|------------------|---|---|
| | | | <p>b. Any potential reverse sensitivity effects on the continued operation of non-residential activities are minimized;</p> <p>4. They are of a size and scale that does not undermine the role and function of the Metropolitan Centre Zone.</p> | | | |
| | | MUZ – P3 - Health and well-being for residential activity and residential units | <p>Amendments sought:</p> <p>Health Amenity and well-being for residential activity and residential units</p> <p>Enable residential activity and residential units where they provide a healthy quality urban built environment that provides for people's amenity and well-being in respect of:</p> <ol style="list-style-type: none"> Access to sunlight, daylight and outdoor living space; and Privacy and site design | Oppose | It is critical that buildings and structures meet the health needs of communities in addition to amenity and well-being. As Kainga Ora recognises in its submission, amenity values can change over time and therefore can be difficult to quantify compared to health needs. The provisions as notified provide a clearer standard to be achieved by retaining reference to health. In the event amenity is included, reference to health should also be referenced. | Reject submission and retain reference to health instead of amenity or include reference to amenity in addition to reference to health. |
| | | LFRZ – P3 Health and well-being for residential activity and residential units | <p>Amendments sought:</p> <p>Health Amenity and well-being for residential activity and residential units</p> <p>Enable residential activity and residential units where they provide a healthy quality urban built environment that provides for people's amenity and well-being in respect of:</p> <ol style="list-style-type: none"> Access to sunlight, daylight and outdoor living space; and Privacy and site design | Oppose | It is critical that buildings and structures meet the health needs of communities in addition to amenity and well-being. As Kainga Ora recognises in its submission, amenity values can change over time and therefore can be difficult to quantify compared to health needs. The provisions as notified provide a clearer standard to be achieved by retaining reference to health. In the event amenity is included, reference to health should also be referenced. | Reject submission and retain reference to health instead of amenity or include reference to amenity in addition to reference to health. |
| | | Zoning maps | Appendix 3 of Kainga Ora's submission outlines proposed changes to zoning. | Support in Part | KiwiRail is not opposed to intensification near the rail corridor. To the extent any upzoning is proposed near the rail corridor then appropriate controls need to be included, consistent with KiwiRail's primary submission to both protect the safe and efficient operation of the rail network, and the health, safety and amenity of those establishing near the rail corridor. | Support in Part subject to appropriate setback and noise and vibration controls for sites near the rail corridor. |
| Waka Kotahi | 81 | Qualifying Matters – Noise | Amend the Medium Density Residential Zone and High Density Residential Zone (where appropriate) to include the relevant noise provisions as a qualifying matter (or other method) and the amendments sought as part of Catherine Heppelthwaite (dated 21 January 2022) on the Proposed Porirua District Plan. | Support | KiwiRail agrees with the reasons provided in Waka Kotahi's submission on this point in their entirety. In its primary submission, KiwiRail sought retention of the rail corridor as a qualifying matter. KiwiRail agrees that the noise provisions should appropriately included as a qualifying matter for the transport network, including the rail network. | Adopt amendment sought in submission. |
| | | UFD – O3 – Urban Form | Support | Support | KiwiRail agrees with the reasons provided in Waka Kotahi's submission. | Accept submission. |
| | | UFD – O7 – Well-functioning urban environment | Support | Support | KiwiRail agrees with the reasons provided in Waka Kotahi's submission. | Accept submission. |
| | | RESZ – O1 – Housing Choice | Support | Support | KiwiRail agrees with the reasons provided in Waka Kotahi's submission. | Accept submission. |
| | | RESZ – P1 – Residential activity, P2 – Medium Density Residential Standards, | Support | Support | KiwiRail agrees with the reasons provided in Waka Kotahi's submission. | Accept submission. |

| Submitter and Submission ID | Submitter # | Relevant Provision | Original Submission Point | Support / Oppose | Reasons for Support or Opposition | Decision sought |
|-----------------------------|-------------|---|---------------------------|------------------|--|--------------------|
| | | P3 – Safety and street scene quality, P4 - Health and well-being, P5 – Buildings and structures | | | | |
| | | HRZ – O1 – Planned urban built environment of the High Density Residential Zone | Support | Support | KiwiRail agrees with the reasons provided in Waka Kotahi's submission. | Accept submission. |



Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 13/09/2022

Full Name

First Name: Ben

Last Name: Williams

Contact person: c/- Annabelle Lee

Attendance and wish to be heard at a hearing:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Person of interest declaration: I am

(a) a person representing a relevant aspect of the public interest, or

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

(c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

NZ made an original submission on the Proposed Variation.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

File

File

Further Submission - RNZ-redacted

Form 6**FURTHER SUBMISSION IN SUPPORT OF, AND IN OPPOSITION TO, SUBMISSIONS
ON VARIATION 1 TO THE PROPOSED PORIRUA DISTRICT PLAN***Clause 8 of Schedule 1, Resource Management Act 1991***To** Porirua District Council

- 1 Name of person making further submission: **Radio New Zealand Limited (RNZ)**
- 2 This is a further submission in support of, and in opposition to submissions (as specified in the table at **Schedule 1**) on Variation 1 to the Proposed Porirua District Plan (the *Proposed Variation*)
- 3 RNZ is a person who has an interest in the Proposed Variation that is greater than the interest the general public has. RNZ made an original submission on the Proposed Variation.
- 4 The attached table in **Schedule 1** sets out:
 - 4.1 The submissions or parts of submissions that RNZ supports or opposes;
 - 4.2 RNZ's reasons for support or opposition; and
 - 4.3 The relief sought by RNZ in relation to those submissions or parts of submissions.
- 5 RNZ does wish to be heard in support of this further submission.

Signed for and on behalf of Radio New Zealand by its solicitors and authorised agents
Chapman Tripp



Ben Williams
Partner
3 November 2022

Address for service of submitter:

Radio New Zealand
c/- Annabelle Lee
Chapman Tripp
Level 5, PwC Centre
60 Cashel Street
PO Box 2510
Christchurch 8140
Email address: [REDACTED]

SCHEDULE 1 – SPECIFIC FURTHER SUBMISSIONS ON BEHALF OF RADIO NEW ZEALAND LIMITED

| Submitter name (point number) | Objective/Policy/Rule | Summary of decision requested | RNZ support/oppose | Decision sought by RNZ |
|---|-----------------------------|---|---|------------------------|
| Part 1 – Introduction and General Provisions | | | | |
| How the Plan Works | | | | |
| General Approach | | | | |
| Transpower | District Plan framework | Support the introductory text and reference to qualifying matters as it assists in plan interpretation and gives effect to the RMA. | RNZ support reference to qualifying matters in the introductory text of the Proposed Variation. | Accept the submission. |
| Transpower | How the District Plan works | Support the introductory text and reference to qualifying matters as it assists in plan interpretation and gives effect to the RMA. The submitter also supports the accompanying explanation as to how and when qualifying matters apply. | RNZ support reference to qualifying matters and an explanation of how and when they apply in the introductory text of the Proposed Variation. | Accept the submission. |
| Interpretation | | | | |
| Definitions | | | | |
| Transpower | Qualifying matter | Supports the definition of 'qualifying matter' as it highlights to plan users the existence of the matters and the | RNZ support use of the definition provided within the RMA, provided there is also more | Accept the submission. |

| Submitter name (point number) | Objective/Policy/Rule | Summary of decision requested | RNZ support/oppose | Decision sought by RNZ |
|---|---|--|--|--|
| | | proposed definition reflects that provided within the RMA. | specificity as to the qualifying matters that apply in Porirua. | |
| Transpower | New definition – Qualifying Matter Area | <p>Given the role and importance of qualifying matter areas to the implementation of the RMA, it would be of further benefit to plan users to provide a clear list as to what are qualifying matter areas in the PDP.</p> <p>In order to differentiate between the RMA provided definition of ‘qualifying matter’, a definition of ‘qualifying matter area’ is proposed.</p> | <p>Support.</p> <p>RNZ agrees that it would provide greater clarity to plan users if the Proposed Variation included a list of “qualifying matters”.</p> | <p>Accept the submission to insert new definition of “qualifying matter area” and include the following in the list:</p> <p><u><i>x. Radiocommunication Transmission – requires modification to permitted building and structure heights to manage the effects of electromagnetic radiation.</i></u></p> |
| Part 3 – Area Specific Matters | | | | |
| Residential Zones | | | | |
| RESZ – General Objectives and Policies for all Residential Zones | | | | |
| Transpower | RESZ – Introduction | The introductory text could benefit from some additional wording to highlight to plan users the existence of other qualifying matters. | RNZ support additional wording to explain that there are areas in Residential Zones that are subject to qualifying matters. | Accept the submission. |

| Submitter name (point number) | Objective/Policy/Rule | Summary of decision requested | RNZ support/oppose | Decision sought by RNZ |
|-------------------------------|-----------------------|---|--|-------------------------------|
| | | <p>Insert as follows:</p> <p><i><u>"... There are parts of the Residential Zones where the permitted development, height or density directed by the NPS-UD may be modified and/or limited by qualifying matters and qualifying matter areas.</u></i></p> <p><i><u>..."</u></i></p> | <p>This would assist with clarity for plan users.</p> | |
| Transpower | RESZ-P1 | <p>Requests reference to qualifying matter areas as they directly influence the capacity for intensification and residential development.</p> <p>The submitter requests the following amendment:</p> <p><i><u>"Enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low rise apartments, while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as</u></i></p> | <p>RNZ support strong policy direction to recognise the importance of qualifying matters and the fact that they may justify lower height and density limits.</p> | <p>Accept the submission.</p> |

| Submitter name (point number) | Objective/Policy/Rule | Summary of decision requested | RNZ support/oppose | Decision sought by RNZ |
|--|-----------------------|---|---|------------------------|
| | | <u>specified by the relevant qualifying matter area provisions.</u> | | |
| MRZ – Medium Density Residential Zone | | | | |
| Transpower | MRZ-R1 | Requests that a note be added to the rule to clarify for plan users that activities subject to the rule are subject to the qualifying matter area provisions. | RNZ support the submission and agree that the note requested would assist with plan interpretation and application. | Accept the submission. |

Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 13/09/2022

Full Name

First Name: Matthew

Last Name: Hickman

Organisation: Greater Wellington Regional Council

Contact person: Fleur Matthews

Attendance and wish to be heard at a hearing:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Person of interest declaration: I am

(a) a person representing a relevant aspect of the public interest, or

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

(c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

Greater Wellington Regional Council is the regional authority for the area of Porirua City Council.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.

- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

| File |
|------|
|------|

Geater Wellington Regional Council Further Submission -redacted

Further Submission - RMA Form 6

This submission form should be used for making a further submission on Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan (in accordance with Clause 8 of the First Schedule, Resource Management Act 1991)

To: Porirua City Council
Email to: dpreview@porirua.govt.nz
Subject: Further submission on Variation 1 and Plan Change 19
Post: C/o Environment and City Planning, Porirua City Council, PO Box 50-218, PORIRUA
Delivery: Ground Floor, Council Administration Building, 16 Cobham Court, Porirua, marked "Attention: Environment and City Planning"

Closing date for further submissions is 5pm Thursday 3 November 2022

| Further Submitter Contact Details | | | |
|--|---|-------------------|-------------|
| Full Name | <i>Last Name</i> | <i>First Name</i> | |
| | Hickman | Matthew | |
| Company/Organisation Name (if applicable) | Greater Wellington Regional Council | | |
| Contact Person | Mika Zollner | | |
| Email Address for Service | [REDACTED] | | |
| Address | PO Box 11646 Manners Street Wellington 6142 | | |
| Mail Address for Service (if different) | | | |
| Phone | <i>Mobile</i> | <i>Home</i> | <i>Work</i> |
| | [REDACTED] | | 021 306 951 |
| Attendance and wish to be heard at the hearing: | | | |
| <input type="checkbox"/> I do not wish <input checked="" type="checkbox"/> I wish | | | |
| To be heard in support of my further submission <i>(Please tick relevant box)</i> | | | |
| <input checked="" type="checkbox"/> I will <input type="checkbox"/> I will not | | | |
| consider presenting a joint case with other submitters, who make a similar further submission, at a hearing. <i>(Please tick relevant box)</i> | | | |
| Relevance - you must select one box that applies to you: | | | |

- I am a person representing a relevant aspect of the public interest
- I am a person who has an interest in the proposal that is greater than the interest the general public has
- I am the local authority for the relevant area

Explain/specify the grounds for saying that you come within this category (you must fill this in):

Greater Wellington Regional Council is the regional authority for the area of Porirua City District.

Note to person making further submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Privacy note:

When a person or group makes a submission or further submission on the Proposed District Plan this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Environment & City Planning Team at dpreview@porirua.govt.nz.

Signature of person making further submission
(or person authorised to sign on behalf of person making further submission)

Matthew Hickman, Manager Environmental Policy

Date: 3 November 2022

(A signature is not required if you make your submission by electronic means.)

Submission Table

- We recommend using this submission table to state your submission points. This will assist Council accurately record your submission points.
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| Submitter Name/Submission Number | Submitter Address/Email | Support or Oppose | The particular parts of the submission I support or oppose are: | The reasons for my support or opposition are: | Allow or disallow | I seek that the whole or part (describe part) of the submission be allowed or disallowed: |
|--|-------------------------|-------------------|---|--|-------------------|---|
| Toka Tū Ake EQC OS37.1 | | Support | Submitter seeks amendments to the planning maps to include the different areas of fault rupture within the Fault Rupture Zone Overlay (well defined, distributed and uncertain). This information is required to understand the necessary restrictions on development in proximity to this overlay and it is currently uncertain in the proposed District Plan. | Greater Wellington agree that further clarification of the Fault Rupture Zone Overlay is required to understand the potential effects on intensified development. We support provision for site-specific investigation when building in low-hazard portions of the Ohariu Fault Rupture zone. Greater Wellington support the risk-based approach to natural hazards taken in the Proposed District Plan, however this overlay and its associated provisions should be amended to ensure fault rupture hazards are appropriately assessed and managed for intensification. These changes should have regard to Proposed RPS Change 1, in particular Policy 51. | Allow | Greater Wellington seek amendments to the way in which the Fault Rupture hazards are managed within the low-hazard portion of the Ohariu Fault overlay. We would support provision for site-specific investigation when building in low-hazard portions of the Ohariu Fault Rupture zone. |
| Toka Tū Ake EQC OS37.5 | | Support | Submitter seeks that provisions to manage landslide hazard are developed and included in the district plan. | Greater Wellington support the submitter's request for additional provisions to control development on land that is at higher risk of slope failure. By identifying and managing this risk, the risk to life property and wellbeing of future urban intensification can be appropriately minimised. These changes would have regard to Proposed RPS Change 1, specifically Policy 51. | Allow | Greater Wellington seek additional controls on landslide hazards to manage landslide risk on steep land. Greater Wellington considers that some controls should apply to slopes from ~20-34° instead of just above 34°. The matters of control for these areas should include a site-specific geotechnical investigation to ensure slope failure hazards are appropriately managed. |
| Pukerua Bay Residents Association OS47.5 | | Support | Submitter seeks the addition of a new introductory principle for climate change and resilience in the Northern Growth Development Area Chapter to recognise the development will need to incorporate design principles that anticipate the effects of climate change. | Greater Wellington agree that the development in the Northern Growth Development Area will need to consider the impacts of climate change. Recognising this in the Northern Growth Development Area Chapter has regard to Proposed RPS Change 1. | Allow | Greater Wellington seek a new principle for climate change and resilience is included in the introduction to the Northern Growth Development Area Chapter. |
| Pukerua Bay Residents Association OS47.9 | | Support | Submitter seeks amendments to DEV-NG-O3 to explicitly link the requirement for infrastructure to plan for the impacts of climate change. | Greater Wellington support a risk-based approach and thus the amendments which anticipate the impact of more extreme weather events which result from climate change. | Allow | Greater Wellington support amendments to DEV-NG-O3. |
| Pukerua Bay Residents Association OS47.10 | | Support | Submitter seeks an additional sub-clause DEV-NG-P2(4)(d) that allows for the staging of the development in a manner that supports progressive access to public transport. | Greater Wellington support the requested amendment to DEV-NG-P4 as it ensures public transport options will be available as the development progresses. This change has regard to Proposed RPS Change 1, specifically Policy 57. | Allow | Greater Wellington seek the amendment to DEV-NG-P2 as requested. |
| Pukerua Bay Residents Association OS47.12 | | Support | Submitter requests the insertion of an additional clause to DEV-NG-P4 which considers the values important to Ngāti Toa Rangatira. | Greater Wellington support provisions to protect the cultural and spiritual values of Ngāti Toa Rangatira and note that while the proposed District Plan provides strategic objectives, they do not appear to have supporting policies aside from those that manage sites and areas of significance to Māori. | Allow | Greater Wellington support amendments to DEV-NG-P4. |
| Kāinga Ora – Homes and Communities OS76.58, OS76.84, OS76.85 | | Oppose | Submitter seeks the removal of the increased spatial extent of flood hazard overlays and to hold all flood hazard overlays maps to be held in a non-statutory GIS. | Greater Wellington disagree with the submitter that the flood hazard maps should be removed from the District Plan and instead be held in a non-statutory GIS. Retaining the hazard overlays in the plan provides a clear and transparent means for incorporating risk-based natural hazards planning into the provisions and ensures changes to these maps | Disallow | Greater Wellington seek that all flood hazard maps are included in the District Plan, including the increased spatial extent proposed in Variation 1 and Proposed Plan Change 19. |

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| | | | | are subject to scrutiny through the publicly notified processes. It also gives certainty about the hazards affecting different areas in the district and where the hazard provisions apply. Removing flood hazard overlays from the District Plan does not fulfil best practice hazard planning or properly give effect to the Regional Policy Statement, Regional Hazard Management Strategy or national guidance. | | |
| Kāinga Ora – Homes and Communities OS76.9, OS76.10, OS76.34, OS76.63, OS76.50, OS76.77, OS76.274, OS76.275, OS76.276, OS76.277 | | Oppose | Submitter seeks a number of changes to provide for the addition of a new Town Centre Zone for Mana to more appropriately reflect the wider catchment this centre serves both now and into the future with the expansion of the Northern Growth Area. | <p>Greater Wellington oppose the submitter's request to rezone Mana as Town Centre Zone.</p> <p>The National Planning Standards describe a Town Centre Zone as <i>areas used predominantly in smaller urban areas, a range of commercial, community, recreational and residential activities and in larger urban areas, a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs.</i></p> <p>A Local Centre Zone is described as <i>Areas used predominantly for a range of commercial and community activities that service the needs of the residential catchment.</i></p> <p>The area identified by the submitter to be rezoned more accurately fits the description for local centre zoning which is the current proposed zoning in the Proposed District Plan. This better aligns with the other local centre zoned areas in the Porirua District which include Waitangirua Mall, Cannons Creek, Whitby and Titahi Bay, and has regard to the identified hierarchy in Proposed RPS Change 1.</p> | Disallow | Whole – seek to retain Mana zoning as notified. |
| Kāinga Ora – Homes and Communities OS76.13, OS76.20, OS76.57, OS76.80, OS76.81, OS76.97, OS76.109, OS76.119, OS76.161, OS76.206 | | Oppose | Submitter seeks to remove restrictive controls limiting development on steep, south facing slopes. | Greater Wellington oppose removing the restriction on development on steep slopes where there is possible slope failure hazard. Refer to our further submission on point OS37.1. | Disallow | Greater Wellington seeks to retain the controls limiting development on steep slopes where there is possible slope failure hazard. Refer to our further submission on point OS37.1. |
| Kāinga Ora – Homes and Communities OS76.14, OS76.21, OS76.82, OS76.83, | | Oppose | Submitter seeks to remove height controls on specified sites adjacent to historic heritage sites. | Greater Wellington oppose deleting controls that restrict buildings heights adjacent to listed historic heritage sites as this would not give effect to the RPS. Operative RPS Policy 22 requires district plans to include policies, rules and other methods to protect significant heritage values from inappropriate development. PCC has identified that specified historic heritage sites are at risk of potentially significant | Disallow | Greater Wellington seeks that the controls on height to protect historic heritage are retained as notified. |

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|---|-------------------------|-------------------|---|---|-------------------|--|
| OS76.151, OS76.202, OS76.204, OS76.247, OS76.281, OS76.300 | | | | adverse effects if a qualifying matter is not included to restrict intensified development. Greater Wellington support the qualifying matter and associated height controls to protect heritage values. | | |
| Kāinga Ora – Homes and Communities OS76.14, OS76.21, OS76.151, OS76.202, OS76.205 | | Oppose | Submitter seeks to remove height controls on specified sites adjacent to Sites of Significance to Māori. | Greater Wellington oppose deleting the controls restricting building heights on sites adjacent to sites of significance to Māori. This would not give effect to the Operative RPS or have regard to Proposed Change 1 to the RPS. It is noted that Greater Wellington's original submission supported including a new qualifying matter to require setbacks from sites of significance to Māori in conjunction with restrictions on height and height in relation to boundaries. | Disallow | Greater Wellington seek that controls on height to protect sites of significance Māori are retained as notified except as requested in the original submission. |
| Kāinga Ora – Homes and Communities OS76.25, OS76.26, OS76.27, OS76.30, OS76.37, OS76.44, OS76.47, OS76.48, OS76.49, OS76.51, OS76.52, OS76.53, OS76.54, OS76.55, OS76.56, OS76.116, OS76.117, OS76.120, OS76.160, OS76.164, OS76.216, OS76.243, OS76.279, OS76.306, OS76.334 | | Oppose | Submitter seeks a number of changes to zoning to either up-zone or increase the spatial extent of zones which would provide for greater densities and building heights. | Greater Wellington support well-planned intensification, however, we do not support enabling further intensified development unless there are the necessary controls to manage potential effects of water bodies and freshwater ecosystems to give effect to the National Policy Statement for Freshwater Management (NPS-FM) and Te Mana o Te Wai. | Disallow | Greater Wellington seek that additional provisions are included to give effect to the National Policy Statement for Freshwater Management and Te Mana o Te Wai, and have regard to Proposed RPS Change 1 to manage the effects of urban development on freshwater. |
| QEII National Trust (QEII) OS82.3 | | Support | Submitters seeks an amendment to the objective DEV-NG-O2 to emphasise the need to maintain, protect and where possible enhance, the ecological values of Significant Natural Areas in addition to the outcomes already identified in the provision. | Greater Wellington support the identification and controls on activities within and adjacent to significant natural areas, to give effect to Operative RPS Policies 23 and 24. | Allow | Greater Wellington seek amendments to DEV-NG-O2 to ensure subdivision, use and development maintains, protects and where possible enhances ecological values of significant natural areas. |

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| QEII National Trust (QEII) OS82.4 | | Support | Submitter seeks an amendment DEV-NG-P2 to require the effects hierarchy to be followed to address adverse effects on waterbodies. | Greater Wellington support the requested amendment to apply the effects management hierarchy as this would give effect to the National Policy Statement for Freshwater Management 2020 and have regard to Proposed RPS Change 1, particularly Policy FW.3. | Allow | Greater Wellington seek amendments that have regard to Proposed RPS Change 1 and give effect to the National Policy Statement for Freshwater Management 2020. |
| QEII National Trust (QEII) OS82.6 | | Support | Submitter seeks an amendment to DEV-NG-P4 to avoid development that is unable to provide protection to significant natural areas and waterbodies identified in the Structure Plan. | Greater Wellington support the requested addition to this policy as it would have regard to Proposed RPS Change 1 and help to give effect to Operative RPS Policy 24. | Allow | Greater Wellington seek amendments to DEV-NG-P4 as requested by the submitter. |
| QEII National Trust (QEII) OS82.5, OS82.7, OS82.8 | | Support | Submitter seeks several amendments to provisions to ensure that activities adjacent to Significant Natural Area 29 are managed. | Greater Wellington support the requested amendments which provide protection for the significant natural area as these changes would have regard to Proposed RPS Change 1 and help to give effect to Operative RPS Policy 24. | Allow | Greater Wellington seek amendments as requested by the submitter. |
| Te Rūnanga o Toa Rangatira OS114.1, OS114.2 | | Support | Submitter requests that PFZ-O4 be amended to reflect that a well-functioning environment also enables tangata whenua and provides for environmental well-being. | Greater Wellington support relief seeking that the objective is further qualified to reflect the aspects of a well-functioning environment more broadly, which has regard to Objective 22 of Proposed RPS Change 1. | Allow | Greater Wellington support amendments to the objective to reflect the aspects of a well-functioning environment more broadly, as per Proposed RPS Change 1. |
| Te Rūnanga o Toa Rangatira OS114.3, OS114.4 | | Support | Submitter seeks changes to proposed provisions and new provisions to support papakāinga developments within the PFZ. | Greater Wellington support further clarity regarding where and how papakāinga will be provided for in the PFZ. | Allow | Greater Wellington support the addition of new provisions to support and provide clarity for how papakāinga developments will be enabled in the PFZ. |
| Te Rūnanga o Toa Rangatira OS114.5 | | Support | Submitter seeks new overlays in relation to High Density Residential and Mixed Density Residential zoning and lands returned under the Ngāti Toa Deed of Settlement Act (2014). Requests that Council identify all such land and create overlay of 'Ngāti Toa Zone' by defining this overlay as: <i>is a zone where Ngāti Toa has uninhibited Tino Rangatiratanga and Mana as the Tangata Whenua.</i> | Greater Wellington strongly support the new overlays requested by the submitter. | Allow | Greater Wellington strongly support the proposed new overlays. |
| Te Rūnanga o Toa Rangatira OS114.12 | | Support | Submitter considers LFRZ-O3 can be strengthened to include other, such as stormwater discharges and run-off and any other adverse effect that may impact upon Te Awarua o Porirua and the Porirua Stream. | Greater Wellington support provisions that aim to protect and improve the environmental quality of Te Awarua o Porirua and its catchments. | Allow | Greater Wellington seek inclusion of provisions which promote the positive effects of urban development on the health and well-being of water bodies and freshwater ecosystems |
| Te Rūnanga o Toa Rangatira OS114.43 | | Support | Submitter seeks stronger provision within the UFD chapter to enable Māori to acknowledge whakapapa in urban spaces. | Greater Wellington support amendments to the UFD chapter which require new development to enable Māori to express their cultural and traditional norms by providing for mana whenua / tangata whenua and their relationship with their culture, land, water, sites, wāhi tapu and other taonga. This would have regard to Proposed RPS Change 1. | Allow | Greater Wellington seek relief to ensure provisions enable Māori to express their cultural and traditional norms by providing for mana whenua / tangata whenua and their relationship with their culture, land, water, sites, wāhi tapu and other taonga. |
| Te Rūnanga o Toa Rangatira OS114.44, OS114.45, OS114.46 | | Support | Submitter considers that the drafting of SUB-P1, SUB-P2 and SUB-P3 may disadvantage iwi by taking away the implementation of their self-determination spelled out in the Ngati Toa Claims Act as returned land in Porirua. | Greater Wellington acknowledge the concerns raised by the submitter and strongly supports relief that will address them. | Allow | Greater Wellington strongly support the submission points raised by the submitter. |

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| Te Rūnanga o Toa Rangatira OS114.47 | | Support | Submitter notes that SUB-P4 does not mention climate change and emissions reduction and requests that the policy is amended to contribute to the mitigation of climate change. | Greater Wellington support amendments that contribute to the mitigation of climate change effects. | Allow | Whole. |
| Te Rūnanga o Toa Rangatira OS114.52 | | Support | Submitter seeks assessment of landscape values which considers the cultural landscape values to inform the future development of the Northern Growth Area. | Greater Wellington acknowledge the strategic objectives provide for the cultural and spiritual values of Ngāti Toa Rangatira, however these do not appear to have supporting policies aside from those that manage sites and areas of significance to Māori. Greater Wellington consider a landscape assessment which considers the cultural and spiritual values of Ngāti Toa Rangatira is required, and provisions included to manage adverse effects on those values. | Allow | Greater Wellington seek identification of cultural and spiritual landscape values and provisions to manage any adverse effects on those values. |
| Waka Kotahi OS81.9 | | Support | Submitter seeks a transport strategy to support the development of the Northern Growth Area in an integrated manner to ensure land use provides a safe and connected transport network and supports a reduction in greenhouse gas emissions from transport. | Greater Wellington agree that an integrated approach to providing for the transport network contributes to a well-functioning urban environment. Greater Wellington consider this strategy should support the development of a multi-modal transport network and be developed with public transport providers. | Allow | Greater Wellington support provisions that provide for a transport system which reduces dependence on fossil fuels and private vehicles. |
| Waka Kotahi OS81.31 | | Support | Submitter seeks wording amendments to DEV-NG-O2 to strengthen the requirement for a safe and connected active transport network. | Greater Wellington agree that the term “encourage” in DEV-NG-O2(7) should be replaced with the term “includes”, as the term “includes” places greater emphasis on active transport modes being required as part of subdivision, use and development. Greater Wellington support the development of a multi-modal transport network. | Allow | Greater Wellington support amendments proposed to DEV-NG-O2. |
| Porirua City Council OS95.1 | | Support | Submitter seeks relief to update flood hazard mapping to take into account changes in catchment hydrology. | Greater Wellington support a risk-based approach to natural hazards, and considers that the request to update mapping to take into account flood hazards is appropriate to support well-informed planning decisions. | Allow | Greater Wellington seek relief to update hazard mapping which reflects most recent information available. |

Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 13/09/2022

Full Name

First Name: Roger

Last Name: Gadd

Contact person:

Attendance and wish to be heard at a hearing:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Person of interest declaration: I am

(a) a person representing a relevant aspect of the public interest, or

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

(c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

I am an owner-occupier within the MRZ – High Intensity. My interests for a built environment that promotes general wellness are likely to be fully aligned with most other residential occupiers in this zone.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

File

File

Roger Gadd Further Submission Form Variation 1 Plan Change 19

Further Submission - RMA Form 6

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Delivery: Ground Floor, Council Administration Building, 16 Cobham Court, Porirua, marked "Attention: Environment and City Planning"

Closing date for further submissions is 5pm Thursday 3 November 2022

| Further Submitter Contact Details | | | |
|---|---|-------------|-------------------|
| Full Name | <i>Last Name</i> | | <i>First Name</i> |
| | Gadd | | Roger |
| Company/Organisation Name (if applicable) | | | |
| Contact Person | Roger Gadd | | |
| Email Address for Service | [REDACTED] | | |
| Address | 2B Rose Street Ranui Porirua 5024 | | |
| Mail Address for Service (if different) | | | |
| Phone | <i>Mobile</i> | <i>Home</i> | <i>Work</i> |
| | [REDACTED] | | |
| Attendance and wish to be heard at the hearing: | | | |
| <input type="checkbox"/> I do not wish <input checked="" type="checkbox"/> I wish To be heard in support of my further submission <i>(Please tick relevant box)</i> | | | |
| <input type="checkbox"/> I will <input checked="" type="checkbox"/> I will not consider presenting a joint case with other submitters, who make a similar further submission, at a hearing. <i>(Please tick relevant box)</i> | | | |
| Relevance - you must select one box that applies to you: | | | |
| <input checked="" type="checkbox"/> I am a person representing a relevant aspect of the public interest <input type="checkbox"/> I am a person who has an interest in the proposal that is greater than the interest the general public has <input type="checkbox"/> I am the local authority for the relevant area | | | |

Explain/specify the grounds for saying that you come within this category (you must fill this in):

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Signature of person making further submission

(or person authorised to sign on behalf of person making further submission)

03 November 2022

Date

(A signature is not required if you make your submission by electronic means.)

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|---|--|--|--|--|--|--|
| Kāinga Ora - Homes and Communities [Submission 76] | | Oppose | <p>The stated reasons:</p> <ul style="list-style-type: none"> • Ensure that Kāinga Ora can carry out its statutory obligations; • Allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora–Homes and Communities Act 2019. | <p>While I may or may not support individual submissions from Kāinga Ora, I oppose these two reasons given in many of its individual submissions. Unless legislation or common law exists that requires Porirua city Council to comply with Acts of Parliament and Regulations that govern Kāinga Ora, these two reasons should not be considered by Porirua city Council in finalizing the District Plan.</p> <p>Kāinga Ora is an absentee landlord. Its interests are not fully aligned with those of existing residents.</p> | Disallow | <p>I seek that the reasons:</p> <ul style="list-style-type: none"> • Ensure that Kāinga Ora can carry out its statutory obligations; • Allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora–Homes and Communities Act 2019. <p>be disallowed.</p> |
| Kāinga Ora - Homes and Communities [Submission 76] | | Oppose | OS76.151, requested Amendment to delete various height limit requirements whilst permitting a significant permitted height increase. | <p>Kāinga Ora is an absentee landlord. Its interests are not fully aligned with those of existing residents.</p> <p>OS76.151 is not in the best interests of existing residents.</p> | Disallow | I seek that OS76.151 be disallowed. |
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Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 13/09/2022

Full Name

First Name: Kāinga Ora - Homes and Communities

Last Name: Brendon

Organisation: Liggett

Contact person: Gurv Singh

Attendance and wish to be heard at a hearing:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am

(a) a person representing a relevant aspect of the public interest, or

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

(c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

Kāinga Ora has an interest in Variation1 and PC19 that is greater than the interest the general public has, being an original submitter on Variation 1 and PC19 with respect to its interests as Crown entity responsible for the provision of public housing, and its housing portfolio in Porirua City.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

File

Kainga Ora Further Submission_PCC Variation 1

20221103 Kainga Ora Further Submission_PCC Variation 1

Further Submission on Variation 1 to the Porirua Proposed District Plan and Plan Change 19 to the Operative District Plan by Kāinga Ora – Homes and Communities

Clause 8 of Schedule 1 to the Resource Management Act 1991

To: Porirua City Council
 PO Box 50-218
 PORIRUA CITY 5240
Submitted via email to: dpreview@porirucity.govt.nz

Name of Further Submitter: Kāinga Ora – Homes and Communities

1. **Kāinga Ora – Homes and Communities (“Kāinga Ora”)** makes this further submission on the Variation 1 to the Proposed District Plan (“**Variation 1**”) and Proposed Plan Change 19 Plimmerton Farms Zone to the Operative District Plan (“**PC19**”) in support of/in opposition to original submissions to the Variation 1 and PC19.
2. Kāinga Ora has an interest in Variation1 and PC19 that is greater than the interest the general public has, being an original submitter on Variation 1 and PC19 with respect to its interests as Crown entity responsible for the provision of public housing, and its housing portfolio in Porirua City.
3. Kāinga Ora makes this further submission in respect of submissions by third parties to Variation 1 and PC19.

Reasons for further submission

4. The submissions that Kāinga Ora supports or opposes are set out in the table attached as **Appendix A** to this further submission.

5. The reasons for this further submission are:
- (a) The reasons set out in the Kāinga Ora primary submission on Variation 1 and PC19.
 - (b) In the case of the Primary Submissions that are opposed:
 - (i) The Primary Submissions do not promote the sustainable management of natural and physical resources and are otherwise inconsistent with the purpose and principles of the Resource Management Act 1991 (“**RMA**”);
 - (ii) The relief sought in the Primary Submissions is not the most appropriate in terms of section 32 of the RMA;
 - (iii) Rejecting the relief sought in the Primary Submissions opposed would more fully serve the statutory purpose than would implementing that relief; and
 - (iv) The Primary Submissions are inconsistent with the policy intent of the Kāinga Ora primary submission.
 - (c) In the case of Primary Submissions that are supported:
 - (i) The Primary Submissions promote the sustainable management of natural and physical resources and are consistent with the purpose and principles of the RMA and with section 32 of the RMA;
 - (ii) The reasons set out in the Primary Submissions; and
 - (iii) Allowing the relief sought in the Primary Submissions supported would more fully serve the statutory purpose than would disallowing that relief.
6. Without limiting the generality of the above, the specific relief in respect of each Primary Submission that is supported or opposed is set out in **Appendix A**.
7. Kāinga Ora wishes to be heard in support of its further submission.

8. If others make a similar submission, Kāinga Ora will consider presenting a joint case with them at a hearing.

DATED 3 November 2022

Kāinga Ora – Homes and Communities



Brendon Liggett

Manager – Development Planning

ADDRESS FOR SERVICE:

Kāinga Ora – Homes and Communities

PO Box 74598

Greenlane, Auckland

Attention: Development Planning Team

Email: [REDACTED]

Appendix A – Further Submission Table

| Submitter Name | Original Submission Number | Provision / Chapter Topic | Submission Position | Summary of Decision Requested (Decision Sought) | Kāinga Ora response (support or oppose) | Kāinga Ora reasons | Decision(s) sought (allow or disallow) |
|--|----------------------------|---|---------------------|---|---|---|--|
| Toka Tū Ake EQC | OS37.2 | Planning Maps > Natural Hazards Mapping | Amend | A regulatory Liquefaction hazard overlay, such as that available from the Greater Wellington Regional Council should be included in the planning maps with restrictions on development implemented in high-risk areas. | Oppose | Kāinga Ora supports a risk-based approach to managing effects from natural hazards but opposes this submission seeking inclusion of liquefaction hazard maps and associated provisions. Kāinga Ora considers that if the evidence supports a managed approach to this hazard, then this should be a matter considered outside of the IPI process. | Disallow |
| Toka Tū Ake EQC | OS37.3 | General > Hazards and Risks | Amend | Include liquefaction hazards in the Natural Hazards section and implement rules in the Natural Hazards, Subdivision, and Infrastructure chapters to restrict development in areas at high risk. | Oppose | Kāinga Ora supports a risk-based approach to managing effects from natural hazards but opposes this submission seeking inclusion of liquefaction hazard maps and associated provisions. Kāinga Ora considers that if the evidence supports a managed approach to this hazard, then this should be a matter considered outside of the IPI process. | Disallow |
| Toka Tū Ake EQC | OS37.4 | Planning Maps > Natural Hazards Mapping | Amend | A regulatory landslide hazards overlay should be developed and included in the planning maps with restrictions on development implemented in high-risk areas. At a property level, this could include providing a policy for the 'line' to be contested, similar to the Slope Instability Management Areas in the Christchurch District Plan. | Oppose | Kāinga Ora supports a risk-based approach to managing effects from natural hazards but opposes this submission seeking inclusion of landslide hazard overlay in the planning maps and associated provisions. Kāinga Ora considers that if the evidence supports a managed approach to this hazard, then this should be a matter considered outside of the IPI process. | Disallow |
| Toka Tū Ake EQC | OS37.5 | General > Hazards and Risks | Amend | Include landslide hazards in the Natural Hazards section and implement rules in the Natural Hazards, Subdivision, and Infrastructure chapters to restrict development in areas at high risk. | Oppose | Kāinga Ora supports a risk-based approach to managing effects from natural hazards, but opposes this submission seeking inclusion of landslide hazard overlay in the planning maps and associated provisions. Kāinga Ora considers that if the evidence supports a managed approach to this hazard, then this should be a matter considered outside of the IPI process. | Disallow |
| Ara Poutama Aotearoa the Department of Corrections | OS50.1 | General > Whole plan | Amend | Make the amendments to the PPDP sought in the Submitter's primary submission, except where addressed in its specific submissions on Variation 1. | Support | Kāinga Ora supports Ara Poutama Aotearoa's submission, particularly as it relates to enabling and providing a consent pathway for supported residential care activities within the urban environment. | Allow |
| Transpower New Zealand Limited | OS53.8 | Definitions > New Definition | Amend | Insert a definition for QUALIFYING MATTER AREA as follows: <u>Qualifying matter area means a qualifying matter listed below:</u> <u>(a) The National Grid Yard</u> <u>(b) The National Grid Subdivision Corridor</u> <u>..... (other qualifying matters to be listed)</u> | Oppose | Kāinga Ora opposes this request, as it considers that it is not required to aid in interpretation or implementation of the Plan. | Disallow |
| Transpower New Zealand Limited | OS53.11 | SUB - Subdivision > Rules > SUB-R15 Subdivision of land to create new allotment(s) within the National Grid | Not Stated | Seeks the inclusion of rule SUB-R15 in the IPI, subject to the relief sought in the submitter's submission to the PDP on rule SUB-R15. | Oppose | This rule has been considered already through Hearing Stream 5. Kāinga Ora acknowledges the s42A recommendations regarding this rule within Hearing Stream 5. No further consideration of this rule is considered necessary. | Disallow |

| Submitter Name | Original Submission Number | Provision / Chapter Topic | Submission Position | Summary of Decision Requested (Decision Sought) | Kāinga Ora response (support or oppose) | Kāinga Ora reasons | Decision(s) sought (allow or disallow) |
|--------------------------------|----------------------------|--|---------------------|---|---|---|--|
| | | Corridor or National Grid Pauatahanui Substation Yard | | | | | |
| Transpower New Zealand Limited | OS53.14 | RESZ - General Objectives and Policies for all Residential Zones > Policies > RESZ-P1 Residential activity | Amend | Amend RESZ-P1 as follows: RESZ-P1 Residential activity <i>Enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments, while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as specified by the relevant qualifying matter area provisions.</i> | Oppose | Kāinga Ora opposes the proposed amendment to RESZ-P1 as it does not support the introduction of “qualifying matter areas”. Further, Kāinga Ora opposes the inclusion of the word “avoiding” within the proposed amendment. | Disallow |
| Transpower New Zealand Limited | OS53.20 | MRZ - Medium Density Residential Zone > Rules > MRZ-R1 Buildings and structures, including additions and alterations, but excluding fences and stand-alone walls | Amend | Amend Rule MRZ-R1 as follows: [...] Notification: <ul style="list-style-type: none"> An application under this rule where compliance is not achieved with MRZ-S1, MRZ-S7, or MRZ-S8 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA. An application under this rule where compliance is not achieved with MRZ-S1, MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6 or MRZ-S6S9 is precluded from being publicly notified in accordance with section 95A of the RMA. <u>Note: Activities subject to MRZ-R1 shall comply with, and are subject to, the relevant provisions for qualifying matter areas.</u> | Oppose | Kāinga Ora opposes this amendment, as it is not considered to be necessary to aid in interpretation and implementation of the Plan. | Disallow |
| Transpower New Zealand Limited | OS53.21 | MRZ - Medium Density Residential Zone > Rules > MRZ-R16 Buildings and structures within the National Grid Yard | Not Stated | MRZ-R16 be retained as notified, subject to amendment to the National Grid Yard rules as sought in the submitter's submission to the PDP and evidence presented at hearings. | Oppose | Kāinga Ora does not support changes to MRZ-R16 as sought by the submitter. Rule MRZ-R16 replaces GRZ-R5, the substance of which was considered through Hearing Stream 5. Kāinga Ora acknowledges the s42A recommendations regarding submissions on this rule within Hearing Stream 5. No further consideration of this rule (restated as Rule MRZ-R16) is considered necessary. | Disallow |
| Transpower New Zealand Limited | OS53.22 | MRZ - Medium Density Residential Zone > Rules > MRZ-R17 Activities within the National Grid Yard | Support | MRZ-R17 be retained as notified, subject to amendment to the National Grid Yard rules as sought in the submitter's submission to the PDP and evidence presented at hearings (in particular Hearing Stream 4). | Oppose | Kāinga Ora acknowledges the s42A recommendations regarding submissions on this rule within Hearing Stream 5. No further consideration of this rule (restated as Rule MRZ-R17) is considered necessary. | Disallow |

| Submitter Name | Original Submission Number | Provision / Chapter Topic | Submission Position | Summary of Decision Requested (Decision Sought) | Kāinga Ora response (support or oppose) | Kāinga Ora reasons | Decision(s) sought (allow or disallow) |
|---------------------------|----------------------------|---|---------------------|---|---|---|--|
| KiwiRail | OS72.1 | General > Qualifying Matters | Amend | Seeks that these standards [MRZ-S5, HRZ-S4, LCZ-S3, MUZ-S3] be amended to be increased to from 1.5m to 5m. | Oppose | Kāinga Ora opposes the relief sought, as the proposed 1.5m set back provides adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners. | Disallow |
| KiwiRail | OS72.3 | General > Qualifying Matters | Not Stated | Seeks a 5m setback for buildings on sites adjoining the rail corridor. Seeks the setback to be increased to 5m and this be applied to all zones adjoining the rail corridor within the scope of Variation 1. | Oppose | Kāinga Ora opposes the relief sought, as the proposed 1.5m set back provides adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners. | Disallow |
| KiwiRail | OS72.5 | MRZ - Medium Density Residential Zone > Standards > MRZ-S5 Setbacks | Amend | [...] 2. Buildings and structures must not be located within a 4.5m 5m setback from a boundary with a rail corridor. | Oppose | Kāinga Ora opposes the relief sought, as the proposed 1.5m set back provides adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners. | Disallow |
| KiwiRail | OS72.6 | HRZ - High Density Residential Zone > Standards > HRZ-S4 Setbacks | Amend | [...] 2. Buildings and structures must not be located within a 4.5m 5m setback from a boundary with a rail corridor. | Oppose | Kāinga Ora opposes the relief sought, as the proposed 1.5m set back provides adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners. | Disallow |
| KiwiRail | OS72.7 | LCZ - Local Centre Zone > Standards > LCZ-S3 Setback | Amend | [...] 2. Buildings and structures must not be located within a 4.5m 5m setback from a boundary with a rail corridor. | Oppose | Kāinga Ora opposes the relief sought, as the proposed 1.5m set back provides adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners. | Disallow |
| KiwiRail | OS72.8 | MUZ - Mixed Use Zone > Standards > MUZ-S3 Setback | Amend | [...] 2. Buildings and structures must not be located within a 4.5m 5m setback from a boundary with a rail corridor. | Oppose | Kāinga Ora opposes the relief sought, as the proposed 1.5m set back provides adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners. | Disallow |
| KiwiRail | OS72.9 | NOISE - Noise | Support | [Not specified, refer to original submission] | Oppose | Inconsistent with primary submission and evidence in HS4. | Disallow |
| Radio New Zealand Limited | OS73.7 | General > Qualifying Matters | Not Stated | Height limits should be the same as existing rules in the operative (and proposed) Porirua District Plan. Within 528m of the Porirua Site, there should be no structures above 10m in height in order to avoid EMR coupling. Buildings within this area be subject to a 10m height limit. Within 1,057m of the Porirua Site, the design of any structure above 10m in height must include a site-specific and construction materials-specific EMR assessment to ensure the structure does not compromise the safety of workers or occupants. Buildings within this area be restricted to 10m in height, unless [the submitter] provides written approval that the site and construction materials are appropriate. It is important that the submitter work with | Oppose | Kāinga Ora opposes the introduction of the proposed qualifying matter and resulting changes sought to the MDRS and proposed new matter of discretion. Kāinga Ora does not consider the submitter has provided adequate reasoning to demonstrate why a 1m reduction from 11m to 10m within 528m of the Porirua Site is necessary to manage the stated effect(s). | Disallow |

| Submitter Name | Original Submission Number | Provision / Chapter Topic | Submission Position | Summary of Decision Requested (Decision Sought) | Kāinga Ora response (support or oppose) | Kāinga Ora reasons | Decision(s) sought (allow or disallow) |
|---------------------------|----------------------------|--|---------------------|--|---|---|--|
| | | | | developers to ensure that workers and/or occupants are not exposed to unsafe EMR levels. | | | |
| Radio New Zealand Limited | OS73.8 | General > Qualifying Matters | Not Stated | <p>Seeks that:</p> <ul style="list-style-type: none"> • Within 528m of the Porirua Site, there should be no structures above 10m in height; and • Within 1,057m of the Porirua Site, the design of any structure above 10m in height must include a site-specific and construction materials-specific EMR assessment. <p>The proposed changes apply to all sites within these radii. No other modifications to density standards are sought, as development below 10m is not associated with increased risk. No limits on changed density standards are sought within this height limit.</p> | Oppose | Kāinga Ora opposes the introduction of the proposed qualifying matter and resulting changes sought to the MDRS and proposed new matter of discretion. Kāinga Ora does not consider the submitter has provided adequate reasoning to demonstrate why a 1m reduction from 11m to 10m within 528m of the Porirua Site is necessary to manage the stated effect(s). | Disallow |
| Radio New Zealand Limited | OS73.9 | General > Qualifying Matters | Not Stated | Seeks recognition of its radiocommunication activities at Porirua as a qualifying matter in the Proposed Variation, justifying height limits of 10m as opposed to the 11m permitted under MDRS. Also suggests a stronger policy framework to recognise the importance of qualifying matters and why they justify restrictions on MDRS. | Oppose | Kāinga Ora opposes the introduction of the proposed qualifying matter. | Disallow |
| Radio New Zealand Limited | OS73.11 | General Approach > How the District Plan works > Qualifying matters | Not Stated | New qualifying matter <u>“Radiocommunication Transmission – requires modification to permitted building and structure heights to manage the effects of electromagnetic radiation.”</u> | Oppose | Kāinga Ora opposes the introduction of the proposed qualifying matter. | Disallow |
| Radio New Zealand Limited | OS73.12 | RESZ - General Objectives and Policies for all Residential Zones > General | Amend | Insert additional text to reference RNZ’s proposed qualifying matter for Radiocommunication Transmission and to recognise that additional controls are necessary to mitigate the adverse effects resulting from taller buildings in close proximity to RNZ’s transmission infrastructure. | Oppose | Kāinga Ora opposes the introduction of the proposed qualifying matter and resulting change to these provisions | Disallow |
| Radio New Zealand Limited | OS73.13 | RESZ - General Objectives and Policies for all Residential Zones > New Provision | Amend | New Policy RESZ-PX Height Control – Radiocommunication Transmission <u>On sites identified on the planning maps as being subject to Height Control – Radiocommunication Transmission, limit the height of buildings and structures to 10m unless, on consultation with Radio New Zealand, it can be demonstrated that:</u> | Oppose | Kāinga Ora opposes the introduction of the proposed qualifying matter and resulting new provision sought. | Disallow |

| Submitter Name | Original Submission Number | Provision / Chapter Topic | Submission Position | Summary of Decision Requested (Decision Sought) | Kāinga Ora response (support or oppose) | Kāinga Ora reasons | Decision(s) sought (allow or disallow) |
|-------------------------------------|----------------------------|---|---------------------|--|---|--|--|
| | | | | <p>1. The building or structure is located 528m or more from Radio New Zealand's radiocommunication Facilities; and</p> <p>2. The building or structure is constructed of materials that comply with electromagnetic radiation standards."</p> | | | |
| Radio New Zealand Limited | OS73.14 | MRZ - Medium Density Residential Zone > Standards > MRZ-S2 Height | Amend | <p>1. Buildings and structures must not exceed a height of:</p> <p>a. ...</p> <p>i. <u>10m on sites subject to Height Control – Radiocommunication Transmission, as identified on the planning maps.</u></p> <p>Matters of discretion restricted to:</p> <p>...</p> <p>1. <u>The matters in REZ-PX Height Control – Radiocommunication Transmission.</u></p> | Oppose | Kāinga Ora opposes the introduction of the proposed qualifying matter and resulting changes sought to the MDRS and proposed new matter of discretion. Kāinga Ora does not consider the submitter has provided adequate reasoning to demonstrate why a 1m reduction from 11m to 10m within 528m of the Porirua Site is necessary to manage the stated effect(s). | Disallow |
| Radio New Zealand Limited | OS73.15 | Planning Maps > New Provision | Amend | <p>Amend planning maps to identify sites subject to RNZ's proposed Radiocommunication Transmission qualifying matter. The spatial extent required is demonstrated by the yellow line:</p> <p>[Refer to original submission for full reason, including figure]</p> | Oppose | Kāinga Ora opposes the introduction of the proposed qualifying matter and resulting changes sought to the planning maps. | Disallow |
| Greater Wellington Regional Council | OS74.60 | General > Significant Natural Areas | Amend | <p>Include a new qualifying matter to Variation 1, to modify the MDRS on sites adjacent to SNAs. Possible drafting is included as follows:</p> <p>"ECO-P13 - Height controls on sites surrounding Significant Natural Areas Limit the height and/or height in relation to boundary of buildings and structures on sites identified on the planning maps as 'XX - Sites surrounding Significant Natural Areas' to ensure that the values of Significant Natural Areas in SCHED7 - Significant Natural Areas are protected."</p> <p>"ECO-P14 - Increased height and/or height in relation to boundary on sites surrounding Significant Natural Areas Only allow an increase in height and/or height in relation to boundary of buildings and structures on sites identified on the planning maps as 'XX - Sites surrounding Significant Natural Areas' where it can be demonstrated that the values of the Significant Natural Areas in SCHED7 - Significant Natural Areas will be protected."</p> <p>Amend the planning maps, so that Policies ECO-P13 and ECO-P14 apply to sites (properties) adjacent to SNAs</p> | Oppose | Kāinga Ora opposes the introduction of a new qualifying matter to Variation 1, to modify the MDRS on sites adjacent to SNAs, and considers that the proposed framework managing effects upon identified SNA within the PDP is adequate. MDRS standards should only be modified to accommodate qualifying matters and should be modified only to the extent required to accommodate these matters. Kāinga Ora does not consider the relief sought is appropriate. | Disallow |

| Submitter Name | Original Submission Number | Provision / Chapter Topic | Submission Position | Summary of Decision Requested (Decision Sought) | Kāinga Ora response (support or oppose) | Kāinga Ora reasons | Decision(s) sought (allow or disallow) |
|-------------------------------------|----------------------------|---|---------------------|---|---|---|--|
| Greater Wellington Regional Council | OS74.73 | Planning Maps > Flood Hazard Mapping | Amend | Amend to include ponding zones and overland flow paths in flood hazard overlays in the Northern Growth Area. | Oppose | Consistent with its primary submission on the PDP, Kāinga Ora opposes flood hazard maps being included within the District Plan. Consistent with the submissions on the PDP, Kāinga Ora remain of the view that the flood hazard mapping should sit outside of the Plan as a non-statutory layer. | Disallow |
| Greater Wellington Regional Council | OS74.74 | General > Approach to Intensification | Amend | Amend to avoid zoning of High Density Residential within stream corridors and amend to a more appropriate zoning, such as open space. | Oppose | Kāinga Ora supports a risk-based approach to managing hazards. However, the natural hazard risk-based provisions can appropriately manage development in areas prone to hazard, rather than altering the underlying zone. | Disallow |
| Greater Wellington Regional Council | OS74.75 | General > Approach to Intensification | Amend | Amend to avoid zoning of Medium Density Residential within stream corridor and amend to a more appropriate zoning, such as open space. | Oppose | Kāinga Ora supports a risk-based approach to managing hazards. However, the natural hazard risk-based provisions can appropriately manage development in areas prone to hazard, rather than altering the underlying zone. | Disallow |
| Greater Wellington Regional Council | OS74.76 | General > Qualifying Matters | Oppose | Identify the coastal hazard overlays for flooding, erosion and future flooding and erosion due to sea level rise as a coastal hazard zone. Recognise this zone as a qualifying matter and prevent medium and high density residential overlays from applying in this zone. Within this zone any development or intensification should be subject to the existing provisions/rule framework in the proposed district plan. | Oppose | Kāinga Ora supports a risk-based approach to managing hazards. However, the natural hazard risk-based provisions can appropriately manage development in areas prone to hazard, rather than altering the underlying zone. | Disallow |
| Waka Kotahi NZ Transport Agency | OS81.2 | General > National Policy Statement for Urban Development | Support | [Not specified, refer to original submission] [Supports the implementation of the NPS-UD. Supports the requirements of the RMA-EHS. It seeks the full implementation of these requirements, including the introduction of the MDRS and related provisions in eligible zones. These standards should only be modified to accommodate qualifying matters, and should be modified only to the extent required to accommodate these matters. Qualifying matters should be supported by a strong evidence base to ensure a robust application]. | Support | Kāinga Ora supports this submission, to the extent that it is consistent with Kāinga Ora's primary submission | Allow |
| Waka Kotahi NZ Transport Agency | OS81.3 | Planning Maps > General | Not Stated | [Not specified, refer to original submission] [Supports the application of an 800m walkable catchment for Metropolitan Centre Zones and existing or planned rapid transit stops. This distance recognises the critical importance of these matters in contributing towards a well-functioning urban environment where more people have easier access to more services. Supports the application of an 800m walkable catchment from the Local Centre Zone which has determined the zoning and density provisions adjacent these areas]. | Support | Kāinga Ora supports this submission, to the extent that it is consistent with Kāinga Ora's primary submission | Allow |
| Waka Kotahi NZ Transport Agency | OS81.4 | MRZ - Medium Density Residential Zone | Not Stated | The relevant noise provisions should be included as a qualifying matter within the Medium Density Residential Zone provisions. | Oppose | Kāinga Ora does not support the relief sought and does not consider that these issues are qualifying matters. | Disallow |

| Submitter Name | Original Submission Number | Provision / Chapter Topic | Submission Position | Summary of Decision Requested (Decision Sought) | Kāinga Ora response (support or oppose) | Kāinga Ora reasons | Decision(s) sought (allow or disallow) |
|---|----------------------------|---|---------------------|---|---|--|--|
| Waka Kotahi NZ Transport Agency | OS81.5 | HRZ - High Density Residential Zone | Not Stated | The relevant noise provisions should be included as a qualifying matter within the High Density Residential Zone provisions. | Oppose | Kāinga Ora does not support the relief sought and does not consider that these issues are qualifying matters. | Disallow |
| Waka Kotahi NZ Transport Agency | OS81.8 | Planning Maps > Medium Density Residential Zone | Amend | Re-zone Pukerua Bay from Medium Density Residential Zone to High Density Residential Zone, or provide justification as to why Medium Density is most appropriate for the area. | Support | Kāinga Ora supports this submission, to the extent that it is consistent with Kāinga Ora's primary submission | Allow |
| Waka Kotahi NZ Transport Agency | OS81.10 | General > Walkable Catchment | Support | Retain as notified. | Support in part | Kāinga Ora supports this submission, to the extent that it is consistent with Kāinga Ora's primary submission | Allow |
| Waka Kotahi NZ Transport Agency | OS81.11 | General > Qualifying Matters | Not Stated | Amend the Medium Density Residential Zone and High Density Residential Zone provisions to include the relevant noise provisions as a qualifying matter (or other method) and the amendments sought as part of Waka Kotahi Planning Evidence of Catherine Heppelthwaite (dated the 21 January 2022) on the Proposed Porirua District Plan. | Oppose | Kāinga Ora does not support the relief sought and does not consider that these issues are qualifying matters. | Disallow |
| Porirua City Council | OS95.1 | Planning Maps > Flood Hazard Mapping | Support | Flood hazard mapping should be updated to take into account any recent changes in catchment hydrology. This is including, but not limited to, new lidar data which is due in late November 2022 (due to be flown in late Sept/early October 2022). | Oppose | Consistent with its primary submission on the PDP, Kāinga Ora opposes this submission point. It is acknowledged that the Council seeks to review and update the flood hazard mapping information, but Kāinga Ora remain of the view that the flood hazard mapping should sit outside of the Plan as a non-statutory layer. | Disallow |
| Wellington Electricity Lines Limited (WELL) | OS112.5 | MRZ - Medium Density Residential Zone > Standards | Not Stated | That reference be provided in the MRZ Standards to the effect that discretion can be applied to the matters in INF-P5. | Oppose | Kāinga Ora opposes this relief, noting that the presence of infrastructure in proximity to residential areas enabled for intensification does not, in and of itself, present a reverse sensitivity effect warranting additional controls or management. | Disallow |
| Wellington Electricity Lines Limited (WELL) | OS112.6 | HRZ - High Density Residential Zone > Standards | Not Stated | Seeks that reference be provided in the HRZ standards to the effect that discretion can be applied to the matters in INF-P5. | Oppose | Kāinga Ora opposes this relief, noting that the presence of infrastructure in proximity to residential areas enabled for intensification does not, in and of itself, present a reverse sensitivity effect warranting additional controls or management. | Disallow |
| Wellington Electricity Lines Limited (WELL) | OS112.7 | General > Qualifying Matters | Not Stated | Seeks to have future residential intensification surrounding the site reflect the established operation of the Porirua Substation facility and thus mitigate the potential adverse effects of reverse sensitivity. Seeks Council treat the Porirua Substation Facility as a 'Qualifying Matter' under the NPS-UD, and protect the critical electricity supply facility [from] the adverse effects of actual or potential reverse sensitivity. Seeks that any intensification of 3 and 3D Mungavin Avenue, 1 A&B, 3 Champion Street, 9-13 Mephram Place is provided for as restricted discretionary. | Oppose | Kāinga Ora opposes this relief, noting that the presence of infrastructure in proximity to residential areas enabled for intensification does not, in and of itself, warrant additional controls or management. | Disallow |

| Submitter Name | Original Submission Number | Provision / Chapter Topic | Submission Position | Summary of Decision Requested (Decision Sought) | Kāinga Ora response (support or oppose) | Kāinga Ora reasons | Decision(s) sought (allow or disallow) |
|---|----------------------------|-------------------------------|---------------------|--|---|---|--|
| Wellington Electricity Lines Limited (WELL) | OS112.8 | General > Qualifying Matters | Not Stated | Seeks that 'Qualifying Matters' be applied in relation to the Porirua Substation and Waitangirua Substation to the extent that neighbouring (abutting) High and Medium Density properties cannot develop multi-unit housing only 1.0m setback [from] the boundary, as a permitted activity; | Oppose | Kāinga Ora opposes this relief, noting that the presence of infrastructure in proximity to residential areas enabled for intensification does not, in and of itself, warrant additional controls or management. | Disallow |
| Wellington Electricity Lines Limited (WELL) | OS112.9 | Planning Maps > New Provision | Support | Seeks that Porirua Substation and Waitangirua Substation are identified on the planning map overlays with appropriate annotations to the effect that either medium or high-density housing developments on abutting sites will require a land use consent as a Restricted Discretionary Activity thus enabling an effects assessment to be provided with appropriate reverse sensitivity mitigation being inherent to the development; | Oppose | Kāinga Ora opposes this relief, noting that the presence of infrastructure in proximity to residential areas enabled for intensification does not, in and of itself, warrant additional controls or management. | Disallow |
| Wellington Electricity Lines Limited (WELL) | OS112.12 | General > Infrastructure | Not Stated | In the event that the ISPP process cannot assign Qualifying Matters to land within and surrounding the two identified sites, seeks that the HRZ and MRZ performance standards indicate that permitted activity discretion can be given to the PDP Infrastructure chapter, particularly in regard to the avoidance of reverse sensitivity to Regionally Significant Infrastructure. | Oppose | Kāinga Ora opposes this relief, noting that the presence of infrastructure in proximity to residential areas enabled for intensification does not, in and of itself, warrant additional controls or management. | Disallow |

Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 13/09/2022

Full Name

First Name: Claudia

Last Name: Jones

Organisation: Waka Kotahi NZ Transport

Agency

Contact person:

Attendance and wish to be heard at a hearing:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Person of interest declaration: I am

(a) a person representing a relevant aspect of the public interest, or

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

(c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

Waka Kotahi NZ Transport Agency is a Crown Entity with statutory obligations of ensuring an integrated, safe and sustainable transport system.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.

- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

File

Waka Kotahi Further Submission- Waka Kotahi-redacted

Further Submission - RMA Form 6

This submission form should be used for making a further submission on Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan (in accordance with Clause 8 of the First Schedule, Resource Management Act 1991)

To: Porirua City Council
Email to: dpreview@porirua.govt.nz
Subject: Further submission on Variation 1 and Plan Change 19
Post: C/o Environment and City Planning, Porirua City Council, PO Box 50-218, PORIRUA
Delivery: Ground Floor, Council Administration Building, 16 Cobham Court, Porirua, marked "Attention: Environment and City Planning"

Closing date for further submissions is 5pm Thursday 3 November 2022

| Further Submitter Contact Details | | | |
|--|--|-------------------|---------------------------|
| Full Name | <i>Last Name</i> | <i>First Name</i> | |
| | Kelly | Caitlin | |
| Company/Organisation Name (if applicable) | Waka Kotahi NZ Transport Agency (Waka Kotahi) | | |
| Contact Person | Claudia Jones (Senior Planner) | | |
| Email Address for Service | Claudia Jones: [REDACTED] & Environmental Planning: [REDACTED] | | |
| Address | Level 7, Majestic Centre 100 Willis Street Wellington 6145 | | |
| Mail Address for Service (if different) | PO BOX 5084 Wellington 6140 | | |
| Phone | <i>Mobile</i> | <i>Home</i> | <i>Work</i> [REDACTED] |
| Attendance and wish to be heard at the hearing: | | | |
| <input type="checkbox"/> I do not wish <input checked="" type="checkbox"/> I wish | | | |
| To be heard in support of my further submission <i>(Please tick relevant box)</i> | | | |
| <input checked="" type="checkbox"/> I will <input type="checkbox"/> I will not | | | |
| consider presenting a joint case with other submitters, who make a similar further submission, at a hearing. <i>(Please tick relevant box)</i> | | | |
| Relevance - you must select one box that applies to you: | | | |

- I am a person representing a relevant aspect of the public interest
- I am a person who has an interest in the proposal that is greater than the interest the general public has
- I am the local authority for the relevant area

Explain/specify the grounds for saying that you come within this category (you must fill this in):

Waka Kotahi NZ Transport Agency is a Crown Entity with statutory obligations of ensuring an integrated, safe and sustainable transport system.

Note to person making further submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:*
- it discloses no reasonable or relevant case:*
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:*
- it contains offensive language:*
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.*

Privacy note:

When a person or group makes a submission or further submission on the Proposed District Plan this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Environment & City Planning Team at dpreview@porirua.govt.nz.

Signature of person making further submission
(or person authorised to sign on behalf of person making further submission)

Caitlin Kelly- Principal Planner Environmental Planning

3 November 2022

(A signature is not required if you make your submission by electronic means.)

| Submitter Name/Contact | Submission Number | Chapter | Support or Oppose | The particular parts of the submission I support or oppose are: | The reasons for my support or opposition are: | I seek that the whole or part (describe part) of the submission be allowed or disallowed: |
|-------------------------------------|-------------------|---------------|-------------------|---|--|---|
| Kāinga Ora - Homes and Communities | OS76.74 | Definitions | Support. | New definition for Rapid Transit Stop. | Waka Kotahi supports the inclusion of a definition for Rapid Transit Stop. This will aid plan user interpretation and is consistent with the definition under the National Policy Statement- Urban Development (NPS-UD). | Waka Kotahi seek the submission point be allowed. |
| Kāinga Ora - Homes and Communities | OS76.99 | RESZ-O2 | Support. | Generally supports this objective but seeks greater recognition in the overarching residential chapter regarding the changing density and urban built form and where higher densities are specifically enabled. | Waka Kotahi supports the proposed amendments to RESZ-O2 as it recognises that higher densities will be enabled when located in close proximity to public transport. This supports a well-functioning urban environment. | Waka Kotahi seek the submission point be allowed. |
| Kāinga Ora - Homes and Communities | OS76.105 | RESZ-P5 | Oppose. | Replacement of the term "health" with "amenity" to reflect the outcome being sought is one of amenity and well-being in the context of a changing urban environment. | Waka Kotahi does not support the replacement of the term "health" with "amenity" within RESZ-P5. Objective 1 of the National Policy Statement- Urban Development 2020 (NPS-UD) provides for a "well-functioning urban environment that enables all people and communities to provide for their health and safety, now and into the future." Waka Kotahi considers that the inclusion of the term "health" within RESZ-P5 reflects Objective 1 of the NPS-UD. In addition to the above, noise effects can interrupt amenity and enjoyment, as well as the ability to sleep which can have significant impacts on people's health and wellbeing. Waka Kotahi considers that RESZ-P5 puts emphasis on requiring buildings and structures to meet the health and well-being needs of people, to ensure matters such as noise, does not adversely affect their health. | Waka Kotahi seeks the submission point be disallowed. |
| Kāinga Ora - Homes and Communities | OS76.153 | Setbacks | Support in part. | Seeks amendments to enable buildings to be constructed to the front boundary. | Waka Kotahi supports the submission point on the basis that the relevant access and on-site manoeuvring standards can be met for sites adjacent the state highway network. | Waka Kotahi seek the submission point be allowed. |
| Greater Wellington Regional Council | OS74.18 | INF-P1 | Support in part. | Amend INF-P1 to reflect low and zero carbon regionally significant infrastructure. | Waka Kotahi supports the intent of the submission point. However, Waka Kotahi consider that insufficient detail is available to understand the implications of what is proposed, and how it will be given effect to. | Waka Kotahi considers more information is required and seeks to be involved with the development of the policy. |
| Greater Wellington Regional Council | OS74.22 | New Provision | Support in part. | Add a policy that enables the development of zero and low carbon and public transport infrastructure (i.e., charging stations, park and ride facilities). | Waka Kotahi supports the intent of the new policy. However, Waka Kotahi consider that insufficient detail is available to understand the implications of what is proposed and how it will be given effect to. | Waka Kotahi considers more information is required. Waka Kotahi seek to be involved with the development of the policy. |

| | | | | | | |
|-------------------------------------|---------|---------------|------------------|---|--|--|
| | | | | | | |
| Greater Wellington Regional Council | OS74.17 | New Provision | Support in part. | Add an objective for the transport system to reduce dependence on fossil fuels and private vehicles recognising contributing to reduction in GHG emissions (Proposed RPS Change 1 Objective CC.3). | Waka Kotahi supports the intent of the new objective. However, Waka Kotahi consider that insufficient detail is available to understand the implications of what is proposed and how it will be given effect to. | Waka Kotahi considers more information is required. Waka Kotahi seek to be involved with the development of the objective. |
| Greater Wellington Regional Council | OS74.21 | New Provision | Support in part. | Include a policy that sets out a preference for freight distribution centres and high trip generating activities to locate in areas that are in close proximity to efficient transport networks. | Waka Kotahi supports the intent of the new policies. However, Waka Kotahi consider that insufficient detail is available to understand the implications of what is proposed and how it will be given effect to. | Waka Kotahi considers more information is required. Waka Kotahi seek to be involved with the development of the policies due to the implications it may have to carry out their statutory obligations. |
| Greater Wellington Regional Council | OS74.25 | New Provision | Support in part. | Add a policy that requires the provision of infrastructure in subdivision development that supports modal shift and consideration of how design can reduce greenhouse gas emissions. | Waka Kotahi supports the intent of the new policy. However, Waka Kotahi consider that insufficient detail is available to understand the implications of what is proposed and how it will be given effect to. | Waka Kotahi considers more information is required. Waka Kotahi seek to be involved with the development of the policy. |
| Greater Wellington Regional Council | OS74.24 | New Provision | Support in part. | Add rules to permit the development of appropriate zero carbon, public transport and active transport infrastructure. | Waka Kotahi supports the intent of the new rules. However, Waka Kotahi consider that insufficient detail is available to understand the implications of what is proposed and how it will be given effect to. | Waka Kotahi considers more information is required. Waka Kotahi seek to be involved with the development of the rules. |
| Greater Wellington Regional Council | OS74.29 | TR- Table 7 | Support in part. | Amend TR-Table 7 to provide for thresholds for when consent applicants must prepare travel demand management plans (integrated transport assessments). The thresholds can be size of the subdivision, number of dwellings, people, floor size of retail development etc. It should apply to residential, education, office, industrial, community, entertainment and other land use activities that could generate higher private vehicle and freight travel. | Waka Kotahi supports the direction to District Councils to consider travel demand management plans to identify trip generation and provide opportunities to address Vehicle Kilometres Travelled (VKT). Waka Kotahi also notes that Integrated Transport Assessments (ITA's) and Travel Demand Management Plans are two separate matters, and an ITA is not necessarily the best place in the district plan provisions for this to be included. Waka Kotahi supports the intent of this submission point, however, seeks to be involved in further discussions regarding the implementation of the submission point. | Waka Kotahi seek to be involved with the development of the rule. |

| | | | | | | |
|-------------------------------------|---------|-------------------|------------------|---|--|---|
| Greater Wellington Regional Council | OS74.30 | TR-R5 (3) | Support in part. | Ensure that TR-R5 (3) includes a requirement that the travel demand management plan (integrated transport assessment) includes the measures to reduce reliance on private vehicles and encourage modal shift to low carbon, active or public transport options. | Waka Kotahi supports the direction to District Councils to consider travel demand management plans to identify trip generation and provide opportunities to address Vehicle Kilometres Travelled (VKT). Waka Kotahi supports the intent of this submission point, however, seeks to be involved in further discussions regarding the implementation of the submission point. | Waka Kotahi seek to be involved with the development of the rule. |
| Greater Wellington Regional Council | OS74.85 | Transport Chapter | Oppose. | Incorporate the following provisions (or amendments to existing provisions) across the District Plan: Rules to manage the provision of new, or additions or upgrades to transport infrastructure. | Waka Kotahi does not support the submission point as there are existing rules under the Infrastructure Chapter that manage the provision of new, or additions or upgrades to transport infrastructure. | Waka Kotahi seek the submission point be disallowed. |
| Greater Wellington Regional Council | OS74.86 | Transport Chapter | Support in part. | Incorporate the following provisions (or amendments to existing provisions) across the District Plan: Include a policy to encourage carbon emissions assessment for certain types of projects, or activities over a certain threshold, and specify what these assessments must include. | Waka Kotahi supports the intent of the new policy. However, Waka Kotahi consider that insufficient detail is available to understand the implications of what is proposed and how it will be given effect to. | Waka Kotahi considers more information is required. Waka Kotahi seek to be involved with the development of the policy. |
| Greater Wellington Regional Council | OS74.33 | Climate Change | Support in part. | Include matters of control or discretion in relevant rules that considers the extent to which the development within the design will improve climate resilience. | Waka Kotahi supports the intent of the submission point. However, Waka Kotahi consider that insufficient detail is available to understand the implications of what is proposed and how it will be given effect to. | Waka Kotahi considers more information is required on what rules are subject to the submission point and the matters of control/discretion. |
| Greater Wellington Regional Council | OS74.38 | General | Support in part. | Amend Variation 1 and Plan Change 19 as necessary to have regard to Proposed RPS Change 1 Policy CC.8: • Identify the type and scale of activities where reducing greenhouse gases rather than offsetting must occur. Include objectives, policies, rules to require greenhouse gases to be reduced rather | Waka Kotahi supports the intent of the submission point. However, Waka Kotahi consider that insufficient detail is available to understand the implications of what is proposed and how it will be given effect to. | Waka Kotahi considers more information is required. Waka Kotahi seek to be involved with the development of the policy. |

| | | | | | | |
|--|--|--|--|--|--|--|
| | | | | than offset for the type and scale of activities identified. | | |
|--|--|--|--|--|--|--|

Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 13/09/2022

Full Name

First Name: Alfaaz

Last Name: Lateef

Contact person:

Attendance and wish to be heard at a hearing:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Person of interest declaration: I am

(a) a person representing a relevant aspect of the public interest, or

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

(c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

Submission number OS93.1 directly affects the property which I own. The property is at 178 Navigation Drive Whitby, Porirua. The section size enables more than one dwelling to be built. The whole area has been rezoned under the proposed district plan to medium density residential zone. As the owner of the property, I would like to contribute to Porirua City Councils plan to intensify housing and would like support to build further dwellings and **subdivide the section.**

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

File

File

Further Submission Form - Alfaaz Lateef-redacted

Further Submission - RMA Form 6

This submission form should be used for making a further submission on Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan (in accordance with Clause 8 of the First Schedule, Resource Management Act 1991)

To: Porirua City Council
Email to: dpreview@porirua.govt.nz
Subject: Further submission on Variation 1 and Plan Change 19
Post: C/o Environment and City Planning, Porirua City Council, PO Box 50-218, PORIRUA
Delivery: Ground Floor, Council Administration Building, 16 Cobham Court, Porirua, marked "Attention: Environment and City Planning"

Closing date for further submissions is 5pm Thursday 3 November 2022

| Further Submitter Contact Details | | | |
|---|---------------------------------------|-------------|--------------------------------------|
| Full Name | <i>Lateef</i> | | <i>First Name</i> <i>Mohammed</i> |
| | - | | |
| Company/Organisation Name (if applicable) | - | | |
| Contact Person | Alfaaz Lateef | | |
| Email Address for Service | [REDACTED] | | |
| Address | 178 Navigation Drive, Whitby, Porirua | | |
| Mail Address for Service (if different) | | | |
| Phone | <i>Mobile</i> [REDACTED] | <i>Home</i> | <i>Work</i> |
| Attendance and wish to be heard at the hearing: | | | |
| <input type="checkbox"/> I do not wish <input checked="" type="checkbox"/> I wish To be heard in support of my further submission <i>(Please tick relevant box)</i> | | | |
| <input checked="" type="checkbox"/> I will <input type="checkbox"/> I will not consider presenting a joint case with other submitters, who make a similar further submission, at a hearing. <i>(Please tick relevant box)</i> | | | |
| Relevance - you must select one box that applies to you: | | | |
| <input type="checkbox"/> I am a person representing a relevant aspect of the public interest <input checked="" type="checkbox"/> I am a person who has an interest in the proposal that is greater than the interest the general public has <input type="checkbox"/> I am the local authority for the relevant area | | | |

Explain/specify the grounds for saying that you come within this category (you must fill this in):

Submission number OS93.1 directly affects the property which I own. The property is at 178 Navigation Drive Whitby, Porirua. The section size enables more than one dwelling to be built. The whole area has been rezoned under the proposed district plan to medium density residential zone. As the owner of the property, I would like to contribute to Porirua City Councils plan to intensify housing and would like support to build further dwellings and subdivide the section.

Council is requested to support further subdivision of this section to allow for more dwellings to be build (per council guidelines), support varying or removal of covenants which restricts further housing intensification. Currently the covenants restrict further subdivision of the section and building more than one dwelling on one section even though the section size allows for more dwellings to be built.

Note to person making further submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:*
- it discloses no reasonable or relevant case:*
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:*
- it contains offensive language:*
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.*

Privacy note:

When a person or group makes a submission or further submission on the Proposed District Plan this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Environment & City Planning Team at dpreview@poriruacity.govt.nz.

Signature of person making further submission
(or person authorised to sign on behalf of person making further submission)

.....

Date 3rd November 2022

(A signature is not required if you make your submission by electronic means.)

Submission Table

- We recommend using this submission table to state your submission points. This will assist Council accurately record your submission points.
- Each individual submission point should be on a different row. Use as many rows as you require.
- You can attach additional commentary and documents should you need to.
- The examples below are for guidance only to show how submission points could be set out and need to be deleted, and do not represent a position of Council.

| Submitter Name/ Submission Number <i>[see submission contact list]</i> | Submitter Address/Email <i>[if provided]</i> | Support or Oppose <i>[only choose support or oppose]</i> | The particular parts of the submission I support or oppose are: <i>[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]</i> | The reasons for my support or opposition are: <i>[include reason(s) for your submission point]</i> | Allow or disallow <i>[only choose allow or disallow]</i> | I seek that the whole or part (describe part) of the submission be allowed or disallowed: <i>[give precise details]</i> |
|--|--|--|---|--|--|---|
| Madeleine Waters [Submission OS39.2] | | Oppose | <i>Submitter has supported the high and medium density residential zones confined to the old covenants that are in place, that restricts housing intensification in areas like, Whitby, Aotea, Silverwood and the banks, even though if the sections allow for housing intensification.</i> | <i>I oppose to the old and restricted existing covenants that are in place that restricts housing intensifications, even though if sections in areas of Whitby, Aotea, Banks and Silverwood allows for further housing intensification on a single section, which can be further subdivided given its large unused section size.</i> | Disallow | <i>Request that the submission be disallowed and covenants either be varied or removed completely (from Whitby, Banks, Navigation Drive), to allow for further subdivision on existing sections to build more than one dwelling per council guidelines. As allowing this submission only benefits the submitter and not other individuals who would like to further intensify housing on their sections given its size.</i> |
| Elizabeth Charlton [Submission OS113.1] | | Oppose | <i>Submitter has opposed the councils plans to rezone Aotea from general residential zone to medium residential zone. In addition, submitter has opposed further housing intensification and sub-division of sections, even though the section size would allow for further subdivision. Furthermore, submitter has supported the existing covenants that are in place which restricts further housing intensification.</i> | <i>I oppose to the old and restricted existing covenants that are in place that restricts housing intensifications, even though if sections in areas of Whitby, Aotea, Banks and Silverwood allows for further housing intensification on a single section, which can be further subdivided given its large unused section size.</i> | Disallow | <i>Request that the submission be disallowed and covenants either be varied or removed completely (from Whitby, Banks, Navigation Drive), to allow for further subdivision on existing sections to build more than one dwelling per council guidelines. As allowing this submission only benefits the submitter and not other individuals who would like to further intensify housing on their sections given its size.</i> |

Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 14/09/2022

Full Name

First Name: Alan

Last Name: Collett

Contact person:

Attendance and wish to be heard at a hearing:

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Person of interest declaration: I am

- (a) a person representing a relevant aspect of the public interest, or
- (b) a person who has an interest in the proposal that is greater than the interest the general public has, or
- (c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

Submission number OS99.12 relates to the impact of flood hazard mapping on 42 Gray Street, Pukerua Bay, which I own.

I also make these further submissions on behalf of public interest as it will show that data into the flood modelling is flawed, I also make further submissions as a concerned resident of Pukerua Bay and the impact these proposals will have on my community.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

File

File

Further Submission Form - Alan Collett - Attachment 1-redacted

Further Submission Form - Alan Collett-redacted

Torrey McDonnell

From: Alan Collett <[REDACTED]>
Sent: Wednesday, 2 November 2022 3:38 pm
To: dpreview
Cc: Friend of Submitters PDP; Shauna McGuinn
Subject: [EXTERNAL] FW: Enquiry re Pukerua Bay Stormwater Catchment
Attachments: Further_Submission_Form_-_Variation_1_and_Plan_Change_19.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Further submission 2022

To whom it may concern,

I have attached my further submissions form as requested. I have also included the below e mail chain to support my first submission highlighting the errors in the as built drainage data for the Pukerua Bay flood modelling. You will see the e mails below support my findings that the drainage diameters from the stormwater sumps to the main stormwater drains have been under estimated and this would significantly change the modelling for inundation during heavy rain falls and subsequently any overland flow paths.

Regards,

Alan Collett
 42 Gray Street
 Pukerua Bay

Mob: [REDACTED]

Sent from [Mail](#) for Windows

From: [Torrey McDonnell](#)
Sent: 11 October 2022 14:45
To: [Alan Collett](#); [Alistair Osborne](#)
Cc: [Shauna McGuinn](#); [Modelling Team](#); [Nadia Nitsche](#); FriendofSubmittersPDP@porirua.govt.nz
Subject: RE: Enquiry re Pukerua Bay Stormwater Catchment

Good afternoon Alan

The purpose of public notification and the submissions process is to identify and resolve any issues with the Proposed District Plan. Your submission will be addressed as part of this process.

I note that Variation 1 is running to a streamlined process with no appeals. The Minister for the Environment has set a deadline for Porirua City Council to reach decisions on submissions by August 2023, so we are moving as quickly as possible to get into hearings. We still need to call for further submissions, and make recommendations to the Panel under Section 42A.

Wellington Water will need to update their catchment models not only in response to your submission, but various others we have received. It is our intention to use the latest lidar information to inform this model. I have been informed that we will not have this data until the new year anyway due to poor weather and delays with civil aviation approval. Wellington Water has the below correspondence on file to inform this model update.

Ngā mihi,

[Torrey McDonnell](#)

Principal Policy Planner
Kaihanga Mahere Kaupapahere Matua

poriruacity

Tel: 04 2371088
porirua.govt.nz

From: Alan Collett <[REDACTED]>
Sent: Friday, 7 October 2022 2:57 pm
To: Torrey McDonnell <Torrey.McDonnell@porirua.govt.nz>; Alistair Osborne <Alistair.Osborne@wellingtonwater.co.nz>
Cc: Shauna McGuinn <[REDACTED]>; Modelling Team <[REDACTED]>; Nadia Nitsche <[REDACTED]>; FriendofSubmittersPDP@porirua.govt.nz
Subject: [EXTERNAL] RE: Enquiry re Pukerua Bay Stormwater Catchment

Hi Torrey and Alastair,

Firstly thanks for coming out and meeting me Alistair and confirming that the sump leads to the main drain are in fact 300mm in diameter.

Torrey, you are now aware that the as built drain input data into the modelling is flawed (confirmed by Alistair in the e mail below). We have determined through this e mail chain that the reason my property was included in the ponding and over land flow zones was due to the sumps being inundated due to their assumed 100mm leads to the main 300mm stormwater drain. As I have said this is now proven wrong.

You have referred to Schedule 1 of the RMA stating that any review must be done following the submission process. The modelling has to be redone as it is flawed, to expect me to now put in a submission to this fact, which you are already aware of, is ludicrous in my opinion. I can not believe the PCC will continue with its District Plan Variation in regard to flood hazard mapping in its current form where the input data is now called into question.

May I refer you to Schedule 1 8D (1) of the RMA where it states "Where a local authority has initiated the preparation of a policy statement or plan, the local authority may withdraw its proposal to prepare, change, or vary the policy statement or plan at any time".

I would suggest it would be prudent for the PCC to correct the modelling as soon as possible rather than wait until the new year and a drawn out submission process. It would be irresponsible to allow the error to remain.

For your information I have also included the "Friend of the Submitter", Emily Bayliss, into this e mail chain for future reference.

Regards,

Alan Collett
42 Gray Street
Pukerua Bay

Sent from [Mail](#) for Windows

From: [Torrey McDonnell](#)
Sent: 05 October 2022 10:42

To: [Alistair Osborne](#); [Alan Collett](#)
Cc: [Shauna McGuinn](#); [Modelling Team](#); [Nadia Nitsche](#)
Subject: RE: Enquiry re Pukerua Bay Stormwater Catchment

Hi Alistair

There is a wider update to the model/mapping required as a result of new lidar data due next month. I believe it is to be flown this month dependent on weather. Could any changes to the live model be picked up with this update?

I need to reiterate that the review of the flood hazard maps in the Proposed District Plan must be done as part of the Schedule 1 RMA process and based on submissions. Hearings will be held in the new year and decisions due August 2023. The Independent Hearings Panel will be making decisions based on evidence provided by both submitters and Council.

Torrey

From: Alistair Osborne <[REDACTED]>
Sent: Tuesday, 4 October 2022 1:24 pm
To: Torrey McDonnell <Torrey.McDonnell@porirua.govt.nz>; Alan Collett <[REDACTED]>
Cc: Shauna McGuinn <[REDACTED]>; Modelling Team <[REDACTED]>; Nadia Nitsche <[REDACTED]>
Subject: [EXTERNAL] RE: Enquiry re Pukerua Bay Stormwater Catchment

Kia ora Torrey,

How are you? I visited Alan at 42 Gray Street this morning to look at the local road sumps. I also managed to track down the subdivision plan of the drainage assets referenced in the online GIS data. The drainage plan noted that sump leads were 300mm, rather than the 100mm presented in the online GIS and our model. I was able to visually confirm this onsite today. This means we will need to update our modelling.

I propose to run an informal check in the model to see what impact there is when sump leads on Gray St are 300mm. If there is an impact on the modelled flooding in Gray St, we will need to incorporate this change formally and re-run the model and the various associated mapping processes.

It would be useful for Nadia and I will to discuss with you what the formal process is for making changes to the flood hazard layers. Nadia is currently on leave this week and I am away next week so I will try book in a time to meet with you in the week of 17 October if that is an option.

cheers

Alistair Osborne (he, him) Senior Hydraulic Modeller



[REDACTED]

Private Bag 39804, Wellington Mail Centre 5045
 Level 4, 25 Victoria Street, Petone, Lower Hutt
www.wellingtonwater.co.nz



From: Torrey McDonnell [REDACTED]
Sent: Friday, 30 September 2022 3:22 pm
To: Alan Collett [REDACTED]; Alistair Osborne [REDACTED]
Cc: Shauna McGuinn [REDACTED]; Modelling Team [REDACTED]; Nadia Nitsche [REDACTED]
Subject: RE: Enquiry re Pukerua Bay Stormwater Catchment

Hi Alan

We will soon be calling for further submissions, and you are welcome to lodge more information than in support or opposition to any other submission including your own. You can also table any information you want in the lead up to, and during hearings. Refer to the [hearings procedures for more information](#) on this.

However, submissions have closed so we cannot accept additional information as part of your original submission in fairness to other submitters.

This flood mapping is already being disclosed on LIM reports as required under the legislation. If Wellington Water's flood mapping changes either through a peer reviewed update, or in response to submissions to the PDP, this will be reflected in LIM reports.

Ngā mihi,

Torrey McDonnell
 Principal Policy Planner
 Kaihanga Mahere Kaupapahere Matua

poriruacity

Tel: 04 2371088
 porirua.govt.nz

From: Alan Collett [REDACTED]
Sent: Friday, 30 September 2022 3:01 pm
To: Alistair Osborne [REDACTED]; Torrey McDonnell [REDACTED]
Cc: Shauna McGuinn [REDACTED]; Modelling Team [REDACTED]; Nadia Nitsche [REDACTED]
Subject: [EXTERNAL] RE: Enquiry re Pukerua Bay Stormwater Catchment

That will be fine Alistair.

Torrey, can we ensure this e mail trail is updated as part of my submission.
 As it seems these flood maps are pending as part of the proposed changes to the district plan I will assume that no flood zoning has been put on our title as yet? Can you confirm? This will be valuable information should we decide to sell prior to August 2023.

If there has been flood zoning placed on our title then I would expect to see a correction post my meeting with Alistair if my findings are correct and a review of the modelling shows that the ponding/flooding is unlikely to occur. Waiting for another 12 months would be unacceptable.

Thanks

Alan Collett

Sent from [Mail](#) for Windows

From: [Alistair Osborne](#)
Sent: 30 September 2022 14:06
To: [Alan Collett](#); [Torrey McDonnell](#)
Cc: [Shauna McGuinn](#); [Modelling Team](#); [Nadia Nitsche](#)
Subject: RE: Enquiry re Pukerua Bay Stormwater Catchment

Kia ora Alan,

Great, thanks for your that. I will come out on Tuesday morning. I will aim to arrive at your place, if that is a suitable location to meet, at 11am. Let me know if hat doesn't suit.




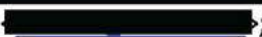

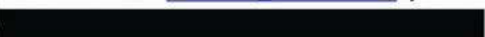
cheers

Alistair Osborne (he, him) Senior Hydraulic Modeller



Private Bag 39804, Wellington Mail Centre 5045
 Level 4, 25 Victoria Street, Petone, Lower Hutt
www.wellingtonwater.co.nz



From: Alan Collett 
Sent: Friday, 30 September 2022 1:07 pm
To: Torrey McDonnell ; Alistair Osborne

Cc: Shauna McGuinn ; Modelling Team ; Nadia Nitsche 
Subject: RE: Enquiry re Pukerua Bay Stormwater Catchment

Hi Alistair,

I available on both Monday and Tuesday at those times.

Thanks you,

AC

Sent from [Mail](#) for Windows

From: [Torrey McDonnell](#)
Sent: 30 September 2022 12:42
To: [Alistair Osborne](#); [Alan Collett](#)
Cc: [Shauna McGuinn](#); [Modelling Team](#); [Nadia Nitsche](#)
Subject: RE: Enquiry re Pukerua Bay Stormwater Catchment

Good afternoon Alan

To answer your question about reviewing the maps in the Proposed District Plan, this is being done by an Independent Hearings Panel with hearings in the new year and decisions due August 2023. The Panel will be making decisions based on evidence provided by both submitters and Council.

Council officers will be making recommendations to the Panel on whether submissions received, and Wellington Water will be our expert technical advisors.

Ngā mihi,

Torrey McDonnell
 Principal Policy Planner
 Kaihanga Mahere Kaupapahere Matua

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Tel: 04 2371088
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From: Alistair Osborne [\[redacted\]](#)
Sent: Friday, 30 September 2022 12:14 pm
To: Alan Collett [\[redacted\]](#); Torrey McDonnell [\[redacted\]](#)
Cc: Shauna McGuinn [\[redacted\]](#); Modelling Team [\[redacted\]](#); Nadia Nitsche [\[redacted\]](#)
Subject: [EXTERNAL] RE: Enquiry re Pukerua Bay Stormwater Catchment

Kia ora Alan,

Thanks for your email and your comments. A meeting sounds like a good plan – I've provided some times that suit me next week at the end of this email. Let me know which, if any, suit you.

Thanks for your information on the sump leads. If the leads are 200mm this will have an impact on our model results and we can test this. I currently have a query in with our data team to see where the online sump lead information was sourced from, but we may need an independent surveyor to confirm your measurements.

In terms of the sensitivity testing described in the model build report, the inlet blockage scenario relates to culvert inlets rather than sumps, hence in my email I had specified sump blockage as a known residual risk rather than one tested in the model. This was confirmed in the community engagement process we undertook in May-June of this year for the Pukerua Bay modelling. A large proportion of the stormwater incidents reported were related to blocked sumps. I also note that in the increased rainfall sensitivity scenario there is an increase in flooding at the southern end of Grey St (Figure A3 in the report), although the extent of this may change if we were to apply 200mm sump leads in the model.

With regard to meeting next week I am available at the following times.

Monday: 1pm to 2pm
 Tuesday: 10am to 1pm
 Wednesday: 12pm to 3pm
 Friday 10am to 4pm

Let me know if any time in the ranges provided above suit you. If not, I can also potentially come out sometime during the weekend of the 8th and 9th if needed. I look forward to hearing from you.

Cheers

Alistair Osborne (he, him) Senior Hydraulic Modeller



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www.wellingtonwater.co.nz



From: Alan Collett <[redacted]>

Sent: Thursday, 29 September 2022 2:49 pm

To: Torrey McDonnell <[redacted]>; Alistair Osborne

Cc: Shauna McGuinn <[redacted]>; Modelling Team <[redacted]>; Nadia Nitsche <[redacted]>

Subject: RE: Enquiry re Pukerua Bay Stormwater Catchment

Alistair/Torrey,

Thank you for your responses to date. I am sorry I have not replied earlier but I have had a family emergency to deal with over the past couple of weeks.

However I am still not completely satisfied with your responses. Alistair may I draw attention to a passage from your last e mail.

"The Wellington Water asset information shows that the sumps are connected to the 300mm diameter SW pipes by 100mm diameter sump leads. These leads are unable to drain the sumps fast enough during the most intense periods of our modelled design storm, causing the sumps to spill and water to flow along the road."

Based on this statement we can agree that regardless of the fact both Pukemere Way and Gray Street are serviced by 300mm stormwater mains with good gradients that it is the 100mm sump leads which will become inundated in a 10 year or 100 year rainfall event.

I can now confirm to you that the information provided on the PCC GIS site is not accurate. The double sump in the cul-de-sac of Gray Street is connected to the 300mm main via a 200mm lead that is less than 1.5 meters long and has a gradient of what I would approximate to be 45 degrees.

I can also confirm the sumps outside of 34 and 35 Gray Street, as you have previously mentioned Alistair, are connected via a 200mm lead under the roadway and feed into the main again via a 200mm lead over a very short span with ample fall.

So it would seem that your modelling is flawed due to incorrect as built data and I would like to take you up on your site visit to confirm this first hand.

As for the freeboard application mentioned in the previous e mail. 4.2.3 of the Pukerua Bay Stormwater Catchment Model Build Report, states " The sensitivity testing has demonstrated that the upper reaches of the catchment are not very sensitive to either increased rainfall or inlet blockages". I think Pukemere Way and Gary Street would be considered upper reaches of the catchment due to our elevation.

Torrey, you may or may not have the authority to follow this up but please pass on to someone who does. I would like to see the flood mapping for both Gray Street and Pukemere Way reviewed. I do not believe there has been enough accurate drainage information taken into account considering the discrepancies I am seeing on your GIS website and what is actually present.

Regards,

Alan Collett
42 Gray Street
Pukerua Bay
[REDACTED]

Sent from [Mail](#) for Windows

From: [Torrey McDonnell](#)
Sent: 14 September 2022 16:39
To: [Alistair Osborne](#); [alan collett](#)
Cc: [Shauna McGuinn](#); [Modelling Team](#); [Nadia Nitsche](#)
Subject: RE: Enquiry re Pukerua Bay Stormwater Catchment

Kia ora Alan

In response to your question:

My final point would have to be for Torrey. PCC website states the council under took this mapping to better understand flooding events and reduce the impacts of it and that flooding has a major impact on property owners. What then is the PCC doing to upgrade its infrastructure? According to the report a 300mm stormwater main is no longer sufficient so I would expect to see work crews in Pukerua Bay rectifying this. The council responding to flooding under the guise of emergency management is a ridiculous statement as risk reduction plays a big part in emergency management and surely now you have identified this hazard you should be taking steps to rectifying the issue before such catastrophic floods occur.

My role at Council is the review of the District Plan which aims to take a risk-based approach to natural hazards, which means ensuring future development takes into account potential flood risks.

There are other teams at PCC and Wellington Water that use this information to inform investment programmes for existing infrastructure. Asset Management Plans and the Long Term Plan are the key documents that direct investment for the next 30 years, and the next LTP is due in 2024.

There are various projects currently underway to address flood hazards around Porirua that have used this flood hazard modelling as part of the design process including flooding hotspots such as the City Centre (Elsdon Park wetlands) and planned works at Karehana Park in Plimmerton.

Its worth noting that a 1 in 100 year event is modelled for future planning purposes. Much of our stormwater network has not been designed for this scale of event but rather a 1 in 10 year event.

Ngā mihi,

Torrey McDonnell

Principal Policy Planner

Kaihanga Mahere Kaupapahere Matua

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porirua.govt.nz

From: Alistair Osborne <[REDACTED]>
Sent: Tuesday, 13 September 2022 12:46 pm
To: Alan Collett <[REDACTED]>
Cc: Torrey McDonnell <[REDACTED]>; Shauna McGuinn <[REDACTED]>; Modelling Team <[REDACTED]>; Nadia Nitsche <[REDACTED]>
Subject: [EXTERNAL] RE: Enquiry re Pukerua Bay Stormwater Catchment

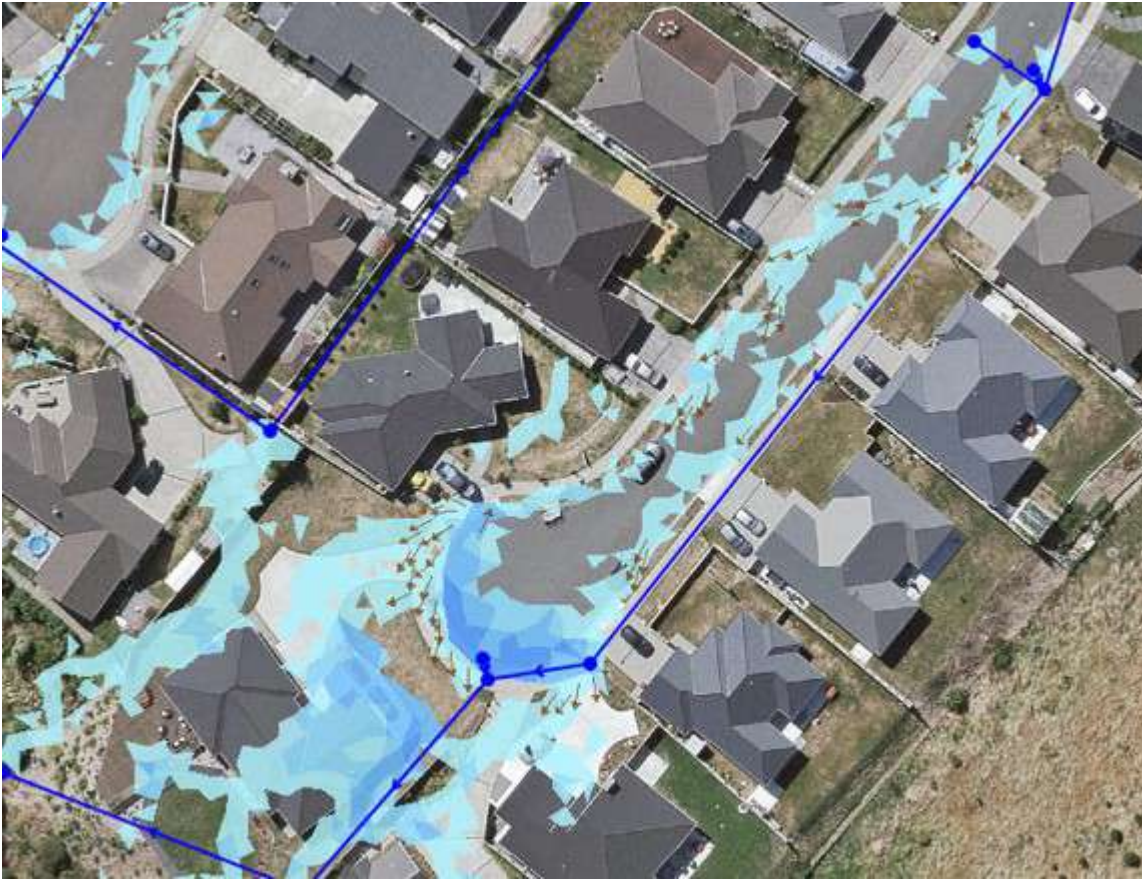
Kia ora Alan,

Thanks for your email and the information.

I agree that the drainage through the stormwater network would not be impeded by flow in the downstream channel to a degree that it causes the sumps to surcharge. In our modelling, however, the sumps are surcharging because of the small diameter sump leads that have been applied. The Wellington Water asset information shows that the sumps are connected to the 300mm diameter SW pipes by 100mm diameter sump leads. These leads are unable to drain the sumps fast enough during the most intense periods of our modelled design storm, causing the sumps to spill and water to flow along the road.

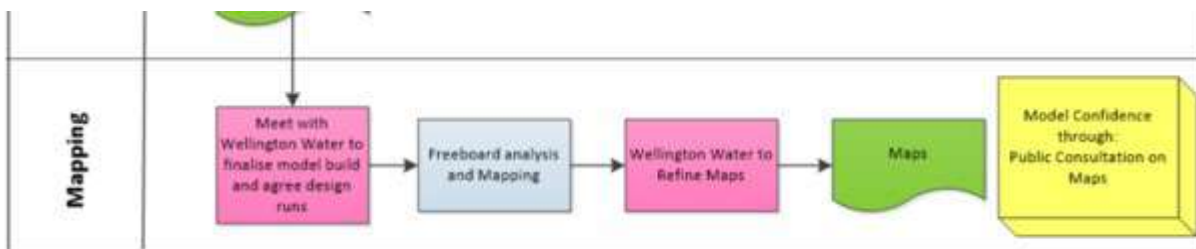
I have also done a check on the differences in levels between sump grate and the driveway and verge between the road and property. In our existing modelling the difference was less than 257mm, generally around 150mm. As a check I have re-run our model setting a crest on the verge around the bottom of the cul-de-sac (including the driveway) that is 257mm above the sump grate level. The image below shows the outcome of this. Water in the carriageway ponds to a depth where it is still able to spill over into your property, as this is the lowest point in the cul-de-sac where the water will find its way to the stream .

Please note that the more extensive flooding shown in the image below is because I am displaying water depths between 10mm and 50mm, while in our inundation mapping we only use flooding that is 50mm and deeper.



However, even if the water only ponded in the carriageway in our design event modelling, it is likely that your property would still show flooding due to our dynamic freeboard modelling approach that is applied to develop the flood hazard Inundation layer. This approach is described below and [here](#) (see Freeboard Application under the Flood Mapping Process tab). Freeboard is applied in our flood modelling and mapping process to account for known residual risks, such as sump blockages, and those identified through sensitivity testing. Our sensitivity modelling and freeboard analysis show that, in our tested scenarios, water on Grey Street will overtop the verge and flow across your property toward the stream.

I would be very happy to meet to discuss this further and as noted in my previous email please feel free to call or email if would like additional information, disagree with the explanation I have provided above, or think it would be valuable for me to come out to visit the site.



Stormwater Hydraulic Modelling Process

Freeboard Application

Hazards, such as blocked culverts, sediment build up and wave generation that are known to occur during a flood are difficult to include in the base design models. It is important in the management of flood risks that these hazards are also represented in the maps.

Sensitivity runs were carried out using the verified hydraulic model. The sensitivity runs varied depending on the catchment but typically include testing the sensitivity of the model results to inlet blockages, culvert blockages, variation in the design rainfall event, increased roughness or altered tailwater/sea level assumptions. The results of the sensitivity runs were used to determine the appropriate freeboard depths to represent the flood hazard that is likely to occur during heavy rain but is not in the base model scenario. Typically it was found that 200mm dynamic freeboard suitably accounted for these hazards.

Cheers

Alistair Osborne (he, him) Senior Hydraulic Modeller



Private Bag 39804, Wellington Mail Centre 5045

Level 4, 25 Victoria Street, Petone, Lower Hutt

www.wellingtonwater.co.nz



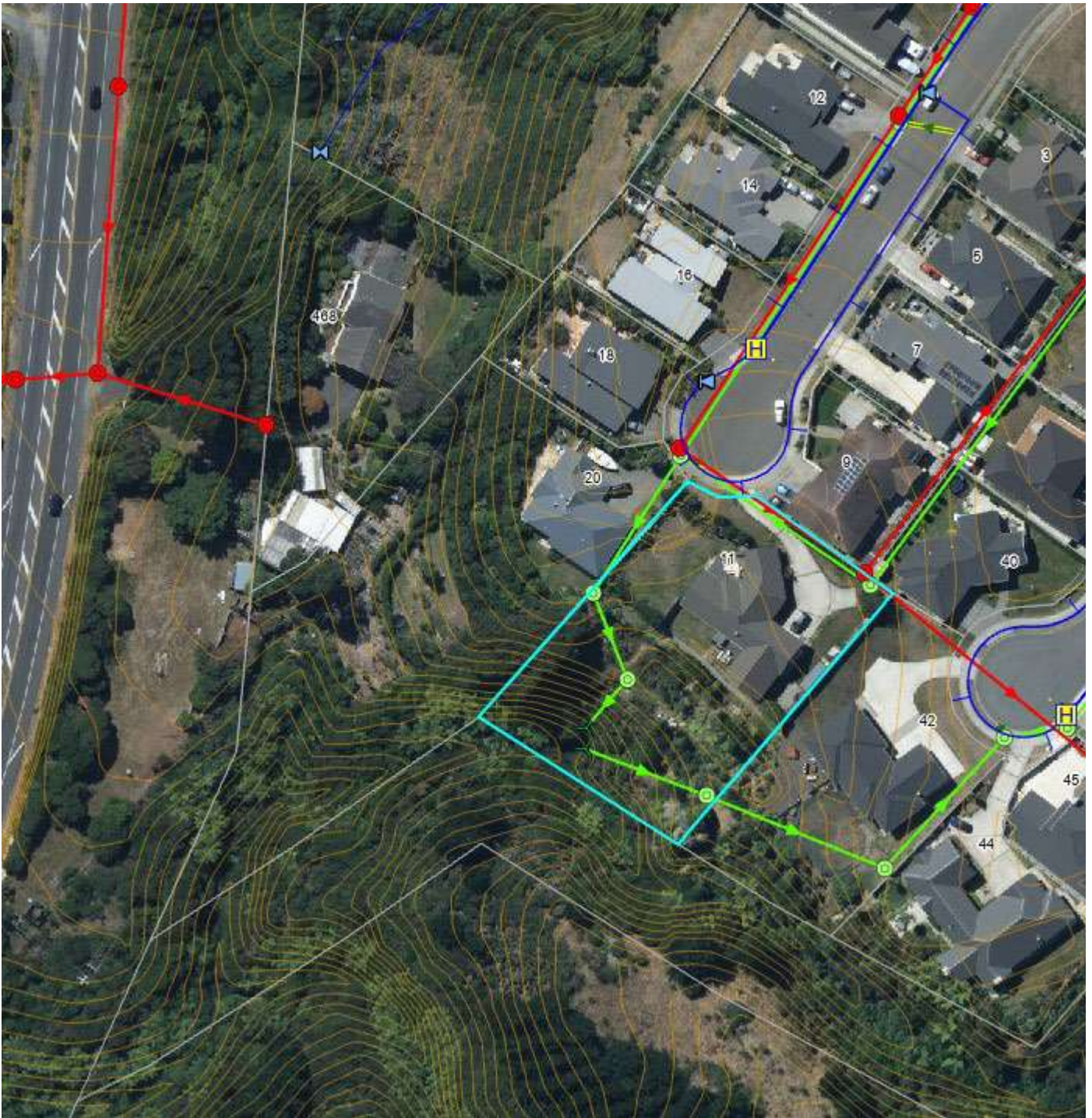
From: Alan Collett <collett_alan@hotmail.com>
Sent: Monday, 12 September 2022 2:16 pm
To: Alistair Osborne <Alistair.Osborne@wellingtonwater.co.nz>
Cc: Torrey McDonnell <Torrey.McDonnell@porirua.govt.nz>; Shauna McGuinn <shauna@xtra.co.nz>; Modelling Team <Modelling.Team@wellingtonwater.co.nz>
Subject: RE: Enquiry re Pukerua Bay Stormwater Catchment

Hi Alistair,

Thank you for your response and clarification. I still have a few questions however.

The double sump in the cul-de-sac of Gray Street in front of my property has a 300mm diameter drain discharging from it with good gradient to outfall. This would move a substantial amount of water and using the Hazen- Williams equation for flow the 3 legs of the drain are as follows. .9612 cubic meters per minute for the upper section, 1.662 cubic meters per minute for the next section and the lower section of the storm drain at 5.55 cubic meters per minute. Given that calculations in the modelling assume that all council drains are operating as required and blockage and sediment free then this expected rainfall must be of quite some scale. In fact the report admits the modelling limitation in regards to open channels on page 37 and it states that the 2D and 1D cross sections may under represent channel volume due to vegetation cover. I would argue that this is the case with the open channels and gullies to the south Pukemere Way and Gray Street. I have included a map showing the contours (1m) to the south and clear indications of where our storm water discharges.

This brings me back to my original point in my previous e mail. Hydraulically water finds it own level, there is no need to tell you that, so with the height difference between the two streets and SH59 any excess water flow in a 1 in 100 year storm would see SH59 submerged before water levels were such our stormwater became inundated due to prevention of discharge.



Your e mail explains that according to the modelling the inundation of the stormwater system may occur due to run off during a rain fall event. You mention the extensive mapping below shows depths of up to 50mm, and from council maps I can ascertain that the ponding in the vicinity of this double sump maybe beyond 50mm? So my question is what depth do you expect at the road at sump level before it cascades across my property?

Levels I have shot show a difference of 257mm from the invert of the kerb & channel to the highest contour in the center of my driveway. Hence the modelling showing excess runoff from the stormwater system would have to be in the 0.25 – 0.50m range which I cannot distinguish from the map below.

With the fact the cull-d-sac end of Gray Street is well serviced by 300mm stormwater drains which have an average flow of 1.8 cubic meters per minute (gradient dependent) and the modelling assumes all council drains are operating at full capacity, I still fail to see how this flood pattern can occur.

Also not indicated on the map below is the 4 domestic stormwater sumps I have on my property, all of which discharge to the stormwater main.



My final point would have to be for Torrey. PCC website states the council undertook this mapping to better understand flooding events and reduce the impacts of it and that flooding has a major impact on property owners. What then is the PCC doing to upgrade its infrastructure? According to the report a 300mm stormwater main is no longer sufficient so I would expect to see work crews in Pukerua Bay rectifying this. The council responding to flooding under the guise of emergency management is a ridiculous statement as risk reduction plays a big part in emergency management and surely now you have identified this hazard you should be taking steps to rectifying the issue before such catastrophic floods occur.

This will affect both our property price and our ability to maintain insurance for the property so we would very much would like this modelling of Gray Street reviewed.

Regards,

Alan Collett
42 Gray Street
Pukerua bay

Sent from [Mail](#) for Windows

From: [Alistair Osborne](#)
Sent: 07 September 2022 10:48
To: [Alan Collett](#)
Cc: [Torrey McDonnell](#); [Shauna McGuinn](#); [Modelling Team](#)
Subject: RE: Enquiry re Pukerua Bay Stormwater Catchment

Kia ora Alan,

Thanks for your email and your notes. I have gone through your comments and reviewed our stormwater modelling from which the mapping has been generated from. The modelling shows that the water flowing across your property does not originate from flow backing up in the stream behind your property but rather from the stormwater network on Grey St. The image below shows how in our model the sumps adjacent to 34 and 35 Grey St are overwhelmed by the runoff generated during the modelled rainfall event. As a result, water spills from these sumps and flows down Grey St toward your property. The double sump at the end of the cul-de-sac is also overwhelmed and, in the model, water then spills onto your property from the road.

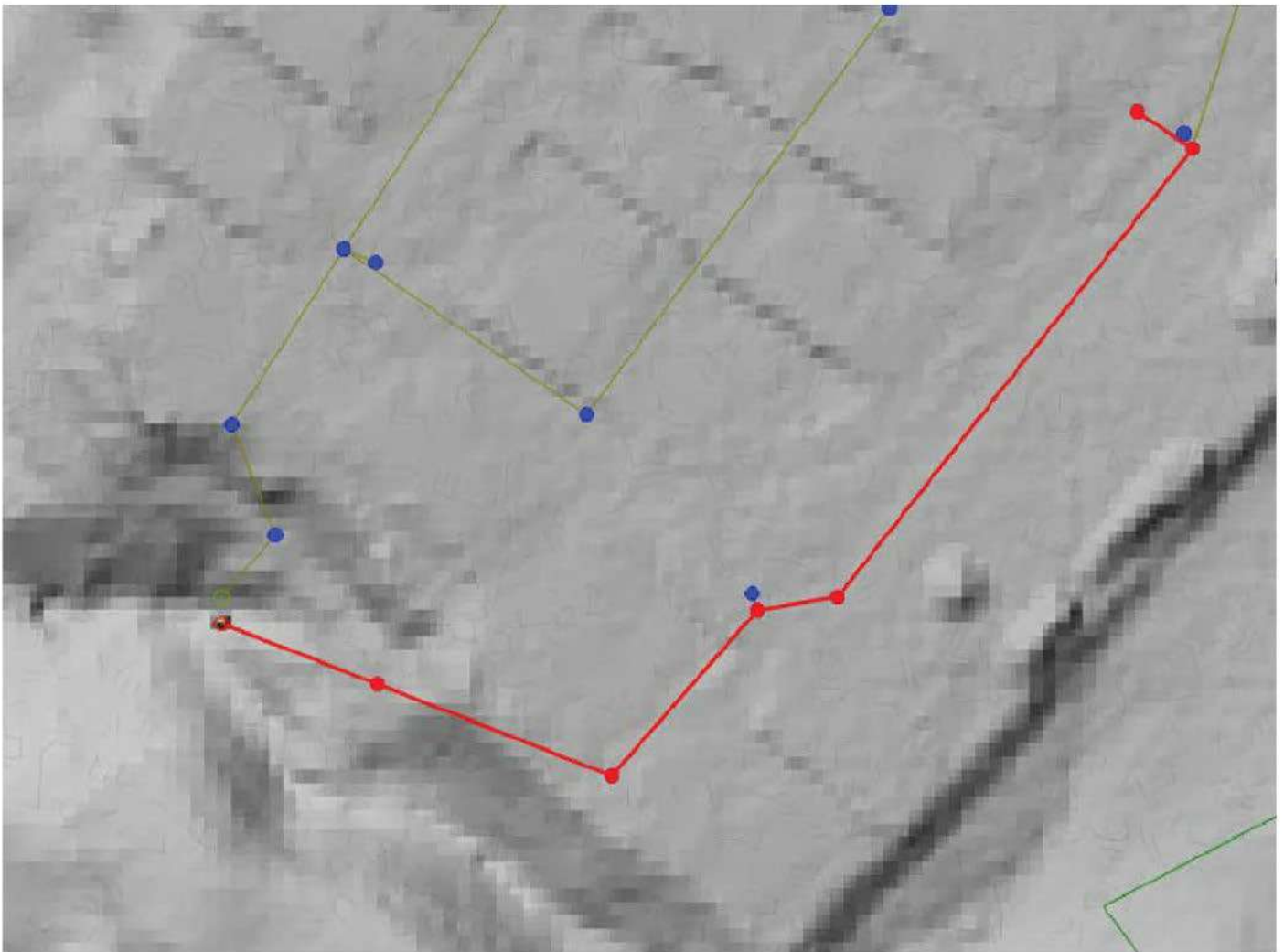
The event modelled in this scenario is the 100-year ARI event with allowance for climate change. This is an extreme event. I do not know the specifics of the development in this area, however, often pipe networks are not designed to contain such an extreme event and secondary flow paths are allowed for. Based on the pattern of flooding in the model this secondary flow may be through the lefthand side (looking south) of your property.

I have included a second image showing the ground surface that has been applied in our model. This image shows that the earthworks undertaken at your property during development are captured in our applied surface.

Please feel free to call or email to discuss this further if you disagree with the explanation I have provided above, and I would be happy to come out to visit the site if you think that would be valuable.

Please note that the more extensive flooding shown in the image below is because I am displaying water depths between 10mm and 50mm, while in our inundation mapping we only use flooding that is 50mm and deeper.





Cheers

Alistair Osborne (he, him) Senior Hydraulic Modeller



Private Bag 39804, Wellington Mail Centre 5045

Level 4, 25 Victoria Street, Petone, Lower Hutt

www.wellingtonwater.co.nz



From: Alan Collett <collett_alan@hotmail.com>

Sent: Friday, 26 August 2022 3:04 pm

To: Alistair Osborne <Alistair.Osborne@wellingtonwater.co.nz>

Cc: Torrey McDonnell [REDACTED]; Shauna McGuinn [REDACTED]
Subject: Enquiry re Pukerua Bay Stormwater Catchment

Hi Alistair,

Torrey McDonnell from the PCC has referred me to you.

I have a copy of the Model Build Report for the Pukerua Bay stormwater catchment and I am trying to ascertain as to why my property at 42 Gray Street is the only house placed in a inundation ponding zone within the new subdivision that saw the extension of Gray Street and the establishment of Pukemere Way.

When I went to check the recent proposed district plan variation I was shocked to notice that flood modelling overlays had placed my property in an inundation zone. There was no such thing attached to the property when we purchased it in 2013 (brand new) and we have received no notification of any changes to our title since.

I call into question the decision to include my property within this inundation zone for a number of reasons.

- The property, and the subdivision we reside in, is connected directly to the storm water network (as referred to on page 7). We have a storm water sump within the cul-de-sac (visible on the edge of the inundation zone in the figure below), however the modelling has been done with the important assumption that the network is fully operational (page 45). Therefore the indicated inundation zone below cannot be from an inundated storm water system. If it was then it would impact more than just my property within the street and the immediate cul-de-sac area.
- Topography. I believe the modelling has been done using flawed data in regards to the actual topography of the sub division and my property in particular. Pre 2013 may have seen this section at a much lower level than it is now but during the sub division earthworks my section has been raised substantially. The level of my back lawn is approximately 3 meters higher than the stream invert to the rear of the property. The LiDAR derived digital elevation model is questionable as per the reports own admission (page 37). The report also goes on to say “where there have been changes made since the collection of the LiDAR, the model may not represent the real life features and structures”. LiDAR topographical data was collected in 2013 (page 15) and it is almost certain that this data was based on old topographical mapping as opposed to the actual contours post sub division construction.
- The report states that due to the presence of vegetation, many of the open channels and drainage gullies were not well represented in the digital elevation model, particularly around inlet and outlet structures (page 23). In addition to this I would also question as to whether the railway valley and SH59 have been included in the modelling to take into account the reality of overland water flow south away from Pukerua Bay residential areas. The reality is, based on topography as it exists, if the stream to the rear of my property were to flood it would be because of blocked culverts under SH59 and the railway corridor. Any build up of flood waters would then flow over the existing road way and flow south. For the stream area to build up beyond the containment of the surrounding topography would see SH59 under a substantial amount of water. In fact the whole valley to the south of Pukerua Bay would have to be completely inundated.

The 1 in 100 year depth maps have been processed to represent hazard classification zones as outlined below:

Stream Corridor:

The stream corridor consists of a buffer either side of the stream centreline. This is to represent the hydraulically significant stream flows during a flood as well as allow for natural variations to the stream bed. Open water courses in urban areas were selected to be included in the stream corridor layer alongside significant contributing branches in the upper reaches of stormwater catchments.

Overland Flow:

Overland flow paths are mapped using model results and flood records taking into account depth and velocity to identify the hydraulically significant flow paths between inundation areas.

Inundation:

The inundation layer shows the areas where flooding is likely to exceed 50mm in the mapped flood event.

****There may be a difference between the depth maps and hazard classification maps due to the nature of the process to identify these zones. Please see the 'Mapping Process' tab for further information.***



I am seeking to have this flood zone overlay on my title reviewed as I feel strongly that it is inaccurate and is the result of computer modelling not being a true reflection of the actual lay of the land.

Any assistance would be greatly appreciated.

Alan Collett
42 Gray Street
Pukerua Bay
Mob: 021375150

Further Submission - RMA Form 6

This submission form should be used for making a further submission on Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan (in accordance with Clause 8 of the First Schedule, Resource Management Act 1991)

To: Porirua City Council
Email to: dpreview@porirua.govt.nz
Subject: Further submission on Variation 1 and Plan Change 19
Post: C/o Environment and City Planning, Porirua City Council, PO Box 50-218, PORIRUA
Delivery: Ground Floor, Council Administration Building, 16 Cobham Court, Porirua, marked "Attention: Environment and City Planning"

Closing date for further submissions is 5pm Thursday 3 November 2022

| Further Submitter Contact Details | | | |
|--|---------------------------------------|-------------------|-------------|
| Full Name | <i>Last Name</i> | <i>First Name</i> | |
| | Collett | Alan | |
| Company/Organisation Name (if applicable) | N/A | | |
| Contact Person | | | |
| Email Address for Service | [REDACTED] | | |
| Address | 42 Gray Street Pukerua Bay | | |
| Mail Address for Service (if different) | | | |
| Phone | <i>Mobile</i> | <i>Home</i> | <i>Work</i> |
| | [REDACTED] | | |
| Attendance and wish to be heard at the hearing: | | | |
| <input type="checkbox"/> I do not wish <input checked="" type="checkbox"/> I wish | | | |
| To be heard in support of my further submission <i>(Please tick relevant box)</i> | | | |
| <input checked="" type="checkbox"/> I will <input type="checkbox"/> I will not | | | |
| consider presenting a joint case with other submitters, who make a similar further submission, at a hearing. <i>(Please tick relevant box)</i> | | | |
| Relevance - you must select one box that applies to you: | | | |
| <input checked="" type="checkbox"/> I am a person representing a relevant aspect of the public interest | | | |
| <input checked="" type="checkbox"/> I am a person who has an interest in the proposal that is greater than the interest the general public has | | | |
| <input type="checkbox"/> I am the local authority for the relevant area | | | |

Explain/specify the grounds for saying that you come within this category (you must fill this in):

Submission number OS99.12 relates to the impact of flood hazard mapping on 42 Gray Street, Pukerua Bay, which I own.

I also make these further submissions on behalf of public interest as it will show that data into the flood modelling is flawed, I also make further submissions as a concerned resident of Pukerua Bay and the impact these proposals will have on my community.

Note to person making further submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:*
- it discloses no reasonable or relevant case:*
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:*
- it contains offensive language:*
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.*

Privacy note:

When a person or group makes a submission or further submission on the Proposed District Plan this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Environment & City Planning Team at dpreview@porirua.govt.nz.

Signature of person making further submission

(or person authorised to sign on behalf of person making further submission)



.....

Date

(A signature is not required if you make your submission by electronic means.)

Submission Table

- We recommend using this submission table to state your submission points. This will assist Council accurately record your submission points.
- Each individual submission point should be on a different row. Use as many rows as you require.
- You can attach additional commentary and documents should you need to.
- The examples below are for guidance only to show how submission points could be set out and need to be deleted, and do not represent a position of Council.

| Submitter Name/ Submission Number <i>[see submission contact list]</i> | Submitter Address/Email <i>[if provided]</i> | Support or Oppose <i>[only choose support or oppose]</i> | The particular parts of the submission I support or oppose are: <i>[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]</i> | The reasons for my support or opposition are: <i>[include reason(s) for your submission point]</i> | Allow or disallow <i>[only choose allow or disallow]</i> | I seek that the whole or part (describe part) of the submission be allowed or disallowed: <i>[give precise details]</i> |
|--|--|--|--|--|--|--|
| Alan Collett OS99.12 | | Support | The fact the mapping/modelling is flawed. | I support a review by Wellington Water of the flood modeling for Pukerua Bay and in fact other areas of Porirua City due to the discovery that as built drainage input data provided by PCC has been proven to be wrong in Gray Street, Pukerua Bay. This is supported by further investigations by myself, meetings on site with a Wellington Water representative and e mail correspondence from Wellington Water that the drainage data supplied by PCC does not match that which has actually been installed. | Allow | I support a complete review of flood hazard mapping and modeling to ensure the input data it is based on is true and correct. |
| Marg Pearce OS2.1 | | Oppose | Strongly supports the government's direction to enable medium and possibly high-density housing in Porirua City. The higher residential housing goes, the more green space remains available for native forest, green recreation areas, growing food and other aspects of healthy living. | I would suggest the submitter is unaware that to allow for this high-density housing direction of the governments that a substantial amount of acreage of carbon sequestering forest is to be destroyed. Especially in the Pukerua Bay surrounding area. Housing intensification enablement goes against the Kiwi culture of back yards and tight knit neighbor hoods as currently available to people in Pukerua Bay. It does nothing to stem the cost of housing as it is construction costs per M2 that are driving unaffordability. The changes to the RMA via the National Policy Statement on Urban Development will do nothing but enable developers to gouge profits with less restrictions put on them. We are building the ghettos of tomorrow. | Disallow | I seek that the whole submission be disallowed as it is ill informed, and ideology based. |
| Paul Clegg OS11.1 OS11.2 OS11.3 OS11.4 OS11.5 | | Support | I support all of these submissions in relation to protection, enhancement and maintaining natural areas, waterways and areas of ecological significance. | Pukerua Bay and areas within the Northern Growth area are seeing the development of bird life and flora and fauna that would come under threat by these proposed changes. | Allow | I support green belts around existing residential areas and these green belts should encompass areas already identified by PCC as natural areas of significance. |
| Andrew Wellum OS16.1 | | Support | I support all of the submission | I do not want to see the cost of infrastructure shared with council. The developers are making a windfall out of some of this work and the profits should not be subsidized by public money. Documents released under OIA already show that developers and PCC have been planning these changes long before it was made public and their failed bid to the government's infrastructure handouts should not now be covered by the PCC rate payer. | Allow | Whole |
| Andrew Wellum OS16.5 | | Support | Elected PCC officials and employed PCC staff, must declare (and publish) any potential and actual conflicts of interest before consents or District Plan changes are considered. | Incumbent Mayor has had a previous professional relationship with one of the proposed developers. | Allow | Part of the submission in regards to declaration of conflicts of interest by elected officials of the PCC |
| Amos Mann OS38.1 | | Oppose | I oppose the complete submission | Ideology driven. No basis of evidence or fact. Democracy dictates what I choose and how I choose to house myself. | Disallow | I seek the whole submission be disallowed |

Submission Table

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- You can attach additional commentary and documents should you need to.
- The examples below are for guidance only to show how submission points could be set out and need to be deleted, and do not represent a position of Council.

| Submitter Name/ Submission Number <i>[see submission contact list]</i> | Submitter Address/Email <i>[if provided]</i> | Support or Oppose <i>[only choose support or oppose]</i> | The particular parts of the submission I support or oppose are: <i>[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]</i> | The reasons for my support or opposition are: <i>[include reason(s) for your submission point]</i> | Allow or disallow <i>[only choose allow or disallow]</i> | I seek that the whole or part (describe part) of the submission be allowed or disallowed: <i>[give precise details]</i> |
|---|--|--|---|---|--|---|
| Debra Ashton OS46.1 | | Support | <i>I support the complete submission</i> | <i>Again, evidence that the as built drainage data provided by PCC to Wellington Water to based their flood modelling on is flawed. How many more instances of this will we find?</i> | Allow | <i>I seek all of the submission be allowed.</i> |
| John Sharp OS48.1 | | Support | <i>I support the complete submission</i> | <i>As above, this time contour considerations in regard to the flood mapping and modelling.</i> | Allow | <i>I seek all of the submission be allowed.</i> |
| Gray Street Pukerua Bay Residents group OS65.1 – OS65.6 | | Support | <i>I support the complete submissions</i> | <i>I feel the submission is true and accurate. A green belt between the existing residents and any development would do wonders to retain the natural feel of the area, protect bird life, flora and fauna.</i> | Allow | <i>I seek all of the submissions be allowed.</i> |
| Greater Wellington Regional Council OS74.66 – OS74.67 | | Oppose | <i>The specific reference to septic tanks or soakage fields should be updated to refer to on-site domestic wastewater treatment and disposal</i> | <i>NZ Ministry for the Environment refers to onsite septic tanks and effluent fields as on-site wastewater treatment systems. Law makers need to be aware by restricting alternative solutions under the building act with tighter regulations we can increase the cost of building to the homeowner or developer thereby having a counter effect of trying to deliver affordable housing.</i> | Disallow | <i>The reference to septic tanks and effluent soakage systems should remain.</i> |
| Kainga Ora – Homes and Communities OS76.1 – OS76.358 | | Oppose | <i>With out reading it all in detail I am opposed to the complete submission. It is too vast and detailed to expect submitters to comprehend what these proposals may mean for their communities in such a short consultation time frame.</i> | <i>Kainga Ora has homes and communities in its title. What they are proposing would be destructive to both and in no way promote or enhance the existing communities. The bullish attitude of increased height restrictions, disregard to one's privacy, ignorance towards flood mapping and modelling, manipulation of design requirements via wording changes is nothing but the actions of an under fire central government ministry that is failing its people.</i> | Disallow | <i>I seek that the complete submission be disallowed on the grounds that such vast changes to the PDP would need further rounds of consultation and public meetings for communities to fully understand the ramifications of what Kainga Ora are proposing. PCC needs to better represent the wishes of its rates payers and not those of central government.</i> |
| Isabella G F Cawthorn OS83.2 | | Oppose | <i>The objective needs to be specific enough that building-out of Plimmerton Farm can only be done with street forms and transport networks that deliver on this objective. This includes by making private car driving less convenient (tighter corners, more constrained driving spaces, street environments with high place value that are self-explaining to a maximum of 30kph, discouragement from developers providing one or more carpark per dwelling)</i> | <i>The submitter is forgetting about emergency first response vehicles such as fire appliances and ambulances. Tighter narrower streets, occupants forced to park their cars on the street all make for difficult access in times of emergency.</i> | Disallow | <i>I seek that any such anti vehicle ideology be excluded as ill- informed if it restricts day to day commerce such as trades and deliveries and emergency response activities.</i> |
| Porirua City Council OS95.1 | | Support | <i>I support the complete submission</i> | <i>As stated above input data to flood modelling is not accurate and I welcome a complete review.</i> | Allow | <i>I seek the whole submission be allowed</i> |

Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Full Name

First Name: Naomi

Last Name: Solomon

Organisation: Te Rūnanga o Toa Rangatira

Contact person: Onur Oktem Lewis

Street address: Level 2, 1 Cobham Court

Suburb: Porirua City Centre

City: Porirua

Country: New Zealand

Postcode: 5022

Daytime Phone:

Mobile: [REDACTED]

Attendance and wish to be heard at a hearing:

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Person of interest declaration: I am

- (a) a person representing a relevant aspect of the public interest, or
- (b) a person who has an interest in the proposal that is greater than the interest the general public has, or
- (c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

Ngāti Toa iwi is Tangata Whenua for Porirua City Council and Te Rūnanga o Toa Rangatira is the mandated iwi authority under the Deed of Settlement Act (2014).

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.

A copy of your further submission must be served on the original submitter within 5 working days of making the further

- submission to the Council

Attached Documents

File

Further submission - TROTR-redacted

Further Submission - RMA Form 6

This submission form should be used for making a further submission on Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan (in accordance with Clause 8 of the First Schedule, Resource Management Act 1991)

To: Porirua City Council
Email to: dpreview@porirua.govt.nz
Subject: Further submission on Variation 1 and Plan Change 19
Post: C/o Environment and City Planning, Porirua City Council, PO Box 50-218, PORIRUA
Delivery: Ground Floor, Council Administration Building, 16 Cobham Court, Porirua, marked "Attention: Environment and City Planning"

Closing date for further submissions is 5pm Thursday 3 November 2022

| Further Submitter Contact Details | | | |
|---|------------------------------------|-------------------|-------------|
| Full Name | <i>Last Name</i> | <i>First Name</i> | |
| | Solomon | Naomi | |
| Company/Organisation Name (if applicable) | Te Rūnanga o Toa Rangatira | | |
| Contact Person | Onur Oktem Lewis | | |
| Email Address for Service | [REDACTED] | | |
| Address | Level 2, 1 Cobham Court Porirua | | |
| Mail Address for Service (if different) | N/A | | |
| Phone | <i>Mobile</i> | <i>Home</i> | <i>Work</i> |
| [REDACTED] | | | |
| Attendance and wish to be heard at the hearing: | | | |
| <input type="checkbox"/> I do not wish <input checked="" type="checkbox"/> I wish To be heard in support of my further submission <i>(Please tick relevant box)</i> | | | |
| <input type="checkbox"/> I will <input checked="" type="checkbox"/> I will not consider presenting a joint case with other submitters, who make a similar further submission, at a hearing. <i>(Please tick relevant box)</i> | | | |
| Relevance - you must select one box that applies to you: | | | |
| <input type="checkbox"/> I am a person representing a relevant aspect of the public interest <input type="checkbox"/> I am a person who has an interest in the proposal that is greater than the interest the general public has <input checked="" type="checkbox"/> I am the local authority for the relevant area | | | |

Explain/specify the grounds for saying that you come within this category (you must fill this in):

Example: "Submission number [insert submission reference number here] directly affects the property at XXX, which I own"

Ngāti Toa iwi is Tangata Whenua for Porirua City Council and Te Rūnanga o Toa Rangatira is the mandated iwi authority under the Deed of Settlement Act (2014).

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Signature of person making further submission

(or person authorised to sign on behalf of person making further submission)

.....

Date

(A signature is not required if you make your submission by electronic means.)

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| Submitter Name/ Submission Number | Submitter Address/Email | Support or Oppose | The particular parts of the submission I support or oppose are: | The reasons for my support or opposition are: [include reason(s) for your submission point] | Allow or disallow | I seek that the whole or part (describe part) of the submission be allowed or disallowed: |
|--|------------------------------------|------------------------------|---|---|------------------------------|--|
| Harbour Trust & Guardians of Pāuatahanui Inlet Submission OS32.12 | | Support | The submitter requests amendments to various zones, such as LCZ-O3, NCZ-P6, NCZ-O3, for development within these Zones to sustain a healthy and safe natural environment and enhance the wellbeing of water bodies and catchments. This includes minimization of stormwater and sediment runoff into te Awarua o Porirua. | This submission aims proposed provisions to be improved regarding land development being positive for the wellbeing of the natural environment and water bodies but especially for our Te Awarua o Porirua. Amending this provision as requested will change provisions for the better and ensure that we are protecting and improving the quality of Te Awarua o Porirua Harbour via tighter plan provisions. | Allow | We seek for this part of the submission requesting amendments to various zones such as LCZ-O3, NCZ-P6 and NCZ-O3 and other zones that are not outlined in this document to target tighter environmental and water quality outcomes as requested by the submitter outlining that development should sustain a healthy natural environment, to be allowed. |
| Greater Wellington Regional Council Submission OS74.2 | | Support | GWRC requests incorporating provisions that include objectives and policies regarding partnership with mana whenua, equity in decision making and upholding data sovereignty. | This submission requests additional provisions that are important for upholding the partnership between Ngāti Toa and Porirua City Council. Partnership and equity in decision making by Ngāti Toa Rangatira can only be enabled by protecting our data sovereignty. We wish to have rangatiratanga over our mātauranga and data and support provisions that empowers this Kaupapa. | Allow | We seek for this part of the submission requesting incorporating objectives and policies regarding partnership with mana whenua, equitable decision making and protecting data sovereignty to be allowed. |
| Greater Wellington Regional Council Submission OS74.4 | | Support | GWRC requests including a policy that requires mana whenua involvement in mapping indigenous biodiversity and identifying taonga species. | Suggested policy will further enable and empower mana whenua to be more involved in the mapping process. Currently, mapping of taonga species are done differently by different councils; bringing provisions at Policy level will specify the mapping process for all parties and clarifies the role Mana Whenua has. This will provide us to sustain mātauranga Māori and build the skills of our iwi members. | Allow | We seek that the part of this submission requesting including a policy for mana whenua to be involved in mapping and identifying indigenous biodiversity and taonga species to be allowed. |
| Greater Wellington Regional Council 74.45, 74.47 | | Support | GWRC requests including a policy that enables mana whenua to undertake customary activities in accordance with tikanga and permitted activity rules for cultural harvesting. | Suggested addition of policy will provide for mana whenua to sustain mātauranga and build our skills regarding customary activities. | Allow | We seek that this part of the submission requesting inclusion of a policy that enables mana whenua to undertake customary activities including cultural harvesting to be allowed. |
| Kāinga Ora – Homes and Communities Submission OS76.14, OS76.21, OS76.151 | | Oppose | Kāinga Ora suggests altering the control used to manage effects on scheduled heritage sites and sites of significance. | We oppose to the proposed suggestion that is to alter the control used to manage effects on scheduled sites of significance. The controls that are currently put in place to protect sites of significance and values from inappropriate development and adverse effects. | Disallow | We request that the part of the submission seeking altering the control used to manage effects on scheduled sites of significance is disallowed. |
| Kāinga Ora – Homes and Communities Submission OS76.13, OS76.20, OS76.5 | | Oppose | Kāinga Ora suggests removing restrictive controls limiting development on steep slopes. | We oppose removing the restrictive controls which limit development on steep slopes because this would create increased risk of slope hazards and damage to the environment, to our taiao. | Disallow | We request that the part of the submission seeking removal of restrictive controls for development on steep slopes is disallowed. |
| Kāinga Ora – Homes and Communities Submission OS76.19 | | Oppose | Kāinga Ora submits for height limits to be increased from 22m to 36m for development within 400m of the Metropolitan Centre Zone. Kāinga Ora also proposes to extend the Metropolitan Centre Zone across what is currently a Large Format Retail Zone. | We oppose to the suggestion of increasing height limits and the extension of the Metropolitan Centre Zone. The suggested extension of the Metropolitan Centre Zone would impact Takapūwāhia Pa which is within the suggested 400m of this zone and would mean that height variation controls are increased in Takapūwāhia Pa, which is a contemporary site of significance to Ngāti Toa. | Disallow | We request that this section of the submission, which proposes extending the Metropolitan Centre Zone and increasing height limits for development proximate to this zone, is disallowed. |
| Kāinga Ora – Homes and Communities | | Oppose | Kāinga Ora suggests introducing high density residential zones in areas that are 800m from walkable catchments around rapid transit stops including Pukerua Bay and Paremata train stations. | We oppose to rezoning areas around these suggested rapid transit stops as high-density residential zones because it is unclear how it has been decided that intensified development is appropriate in these areas. This submission also does not outline how the potential effects | Disallow | We seek that this part of this submission that suggests introducing high density residential zones around walkable catchments is disallowed. |

Submission Table

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| Submitter Name/ Submission Number | Submitter Address/Email | Support or Oppose | The particular parts of the submission I support or oppose are: | The reasons for my support or opposition are: [include reason(s) for your submission point] | Allow or disallow | I seek that the whole or part (describe part) of the submission be allowed or disallowed: |
|---|------------------------------------|------------------------------|---|---|------------------------------|--|
| Submission OS76.25, OS76.118 | | | | on the natural environment and water bodies will be managed in relation to the intensified development. | | |
| Kāinga Ora – Homes and Communities Submission OS76.58, OS76.84, OS76.85, OS76.86 | | Oppose | Kāinga Ora opposes the increased spatial extent of flood hazard overlays and requests the flood hazard maps to be removed from the District Plan. | We oppose the removal of increased spatial extent of flood hazard overlays because these overlays provide certainty around the areas that will be impacted by hazards and how to plan for natural hazards. | Disallow | We request that removal of increased spatial extent of flood hazard overlays is disallowed, and that increased spatial extent of flood hazard overlays is retained in the plan change. |
| Kāinga Ora – Homes and Communities Submission OS6.82, OS76.83, OS76.202, OS76.205 | | Oppose | Kāinga Ora opposes the inclusion of additional height controls on sites adjoining heritage sites of sites of significance to Māori. | We oppose the deletion of additional height controls on sites adjoining sites of significance to Māori because these controls would protect sites of significance from adverse effects of development. | Disallow | We request that the deletion of height controls on sites adjoining sites of significance to Māori disallowed. |
| Kāinga Ora – Homes and Communities Kāinga Ora Changes Sought Map | | Oppose | Kāinga Ora proposes for residential height to be increased to 36m in Takapūwāhia and to rezone to a High-Density Residential Zone. | We oppose increasing the residential height in Takapūwāhia. Enabling intensified development without appropriate controls puts pressure on our taiao and does not prioritise Te Mana o te Wai or climate resilience. This should be an area for Ngāti Toa to have tino rangatiratanga and decide how Ngāti Toa iwi would like development to occur on their whenua. | Disallow | We request the part of the submission seeking to increase the residential height of Takapūwāhia and rezoning to High Density Residential Zone is disallowed. |

Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 14/10/2022

Full Name

First Name: John

Last Name: Collyns

Organisation: Retirement Villages Association
of New Zealand Incorporated

Contact person: Luke Hinchey

Attendance and wish to be heard at a hearing:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Person of interest declaration: I am

(a) a person representing a relevant aspect of the public interest, or

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

(c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

The RVA represents a relevant aspect of the public interest and has an interest in Variation 1 greater than the general public for a number of reasons, including (without limitation):

a. The RVA represents the interests of the owners, developers and managers of retirement villages throughout Porirua. The RVA, on behalf of its members, has a significant interest in how the Proposed and Operative Porirua District Plan, including amendments proposed by Variation 1 and Plan Change 19, provides for retirement village and aged care

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.

- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

File

Retirement Villages Association further submission on Variation 1 and PC19

Further Submission - RMA Form 6

This submission form should be used for making a further submission on Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan (in accordance with Clause 8 of the First Schedule, Resource Management Act 1991)

To: Porirua City Council
Email to: dpreview@porirua.govt.nz
Subject: Further submission on Variation 1 and Plan Change 19
Post: C/o Environment and City Planning, Porirua City Council, PO Box 50-218, PORIRUA
Delivery: Ground Floor, Council Administration Building, 16 Cobham Court, Porirua, marked "Attention: Environment and City Planning"

Closing date for further submissions is 5pm Thursday 3 November 2022

| Further Submitter Contact Details | | | |
|--|---|-------------------|-------------|
| Full Name | <i>Last Name</i> | <i>First Name</i> | |
| | Collyns | John | |
| Company/Organisation Name (if applicable) | On behalf of the Retirement Villages Association of New Zealand Incorporated | | |
| Contact Person | Luke Hinchey | | |
| Email Address for Service | [REDACTED] | | |
| Address | c/o Chapman Tripp Level 34 15 Customs Street West PO Box 2206 Auckland 1140 | | |
| Mail Address for Service (if different) | | | |
| Phone | <i>Mobile</i> | <i>Home</i> | <i>Work</i> |
| | | | [REDACTED] |
| Attendance and wish to be heard at the hearing: | | | |
| <input type="checkbox"/> I do not wish <input checked="" type="checkbox"/> I wish To be heard in support of my further submission <i>(Please tick relevant box)</i> | | | |
| <input checked="" type="checkbox"/> I will <input type="checkbox"/> I will not consider presenting a joint case with other submitters, who make a similar further submission, at a hearing. <i>(Please tick relevant box)</i> | | | |
| Relevance - you must select one box that applies to you: | | | |

- I am a person representing a relevant aspect of the public interest
- I am a person who has an interest in the proposal that is greater than the interest the general public has
- I am the local authority for the relevant area

Explain/specify the grounds for saying that you come within this category (you must fill this in):

The RVA represents a relevant aspect of the public interest and has an interest in Variation 1 greater than the general public for a number of reasons, including (without limitation):

- a. The RVA represents the interests of the owners, developers and managers of retirement villages throughout Porirua. The RVA, on behalf of its members, has a significant interest in how the Proposed and Operative Porirua District Plan, including amendments proposed by Variation 1 and Plan Change 19, provides for retirement village and aged care provision in Porirua, given the existing and predicted demand by our members for such accommodation.
- b. Retirement villages make a substantial contribution to housing and healthcare for older people in the region, providing for the social and economic wellbeing of communities. The ability of RVA members to provide villages that contribute to the social and economic wellbeing of Porirua and Wellingtonians will depend on the reasonableness and appropriateness of the Proposed and Operative Porirua District Plan provisions, including amendments proposed by Variation 1 and Plan Change 19.
- c. Given the RVA's broad membership, history and representation in Porirua, the RVA has specialist experience and expertise relevant to determining the merits of the Proposed and Operative Porirua District Plan provisions, including amendments proposed by Variation 1 and Plan Change 19.

The RVA made a submission on Variation 1 and Plan Change 19.

Note to person making further submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- *it is frivolous or vexatious:*
- *it discloses no reasonable or relevant case:*
- *it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:*
- *it contains offensive language:*
- *it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.*

Privacy note:

When a person or group makes a submission or further submission on the Proposed District Plan this is public information. Please note that by making a submission your personal details, including your name and

addresses will be made publicly available under the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Environment & City Planning Team at dpreview@porirua.govt.nz.

Signature of person making further submission
(or person authorised to sign on behalf of person making further submission)

.....

Date **3/11/22**

(A signature is not required if you make your submission by electronic means.)

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| Andrew Wellum [submission 16] | No email address given | Oppose | OS16.1 – the submitter generally seeks that developers should meet 100% of the costs of their development, including PCC-related infrastructure costs | The RVA opposes the relief sought in this submission point as it considers financial/development contributions must recognise the functional and operational needs of retirement villages. | Disallow | Disallow submission point. |
| Harbour Trust & Guardians of Pāuatahanui Inlet [submission 32] | | Oppose | OS32.4 -the submitter seeks to add a new objective as RES-O4: <u>RES-O4: A Sustainable and Healthy Environment</u> <u>The intensity, form and design of use and development in Residential Zones sustains a healthy and safe natural environment that maintains and protects and, where possible, enhances ecological values and the health and wellbeing of receiving waterbodies including Te Awarua-o-Porirua Harbour and other downstream catchments.</u> | The RVA opposes the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPSUD. | Disallow | Disallow submission point. |
| | | Oppose | OS32.10 – the submitter seeks to amend NCZ-O3(2) to add “...and sustains a healthy and safe natural environment that maintains and protects and, where possible, enhances ecological values and the health and wellbeing of receiving waterbodies including Te Awarua-O-Porirua Harbour and other downstream catchments”. | The RVA opposes the relief sought in this submission point as it is inconsistent with the NPSUD. | Disallow | Disallow submission point. |
| | | Oppose | OS32.12 – the submitter seeks to amend LCZ-O3 to add new clause: “3. Sustains a healthy and safe natural environment that maintains and protects and, where possible, enhances ecological values and the health and wellbeing of receiving waterbodies including Te Awarua-O-Porirua Harbour and other downstream catchments.” | The RVA opposes the relief sought in this submission point as it is inconsistent with the NPSUD. | Disallow | Disallow submission point. |
| | | Oppose | OS32.14 – the submitter seeks to amend LFRZ-O3 to add new clause: “3. Sustains a healthy and safe natural environment that maintains and protects and, where possible, enhances ecological values and the health and wellbeing of receiving waterbodies | The RVA opposes the relief sought in this submission point as it is inconsistent with the NPSUD. | Disallow | Disallow submission point. |

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| | | | <i>including Te Awarua-O-Porirua Harbour and other downstream catchments."</i> | | | |
| | | oppose | OS32.16 – the submitter seeks to amend MUZ-O3 to add new clause: <i>"3. Sustains a healthy and safe natural environment that maintains and protects and, where possible, enhances ecological values and the health and wellbeing of receiving waterbodies including Te Awarua-O-Porirua Harbour and other downstream catchments."</i> | The RVA opposes the relief sought in this submission point as it is inconsistent with the NPSUD. | Disallow | Disallow submission point. |
| Greater Wellington Regional Council [submission 74] | | Oppose in part | OS74.54 – the submitter seeks a policy in the Subdivision Chapter that requires financial contributions to be paid where stormwater treatment and management is provided offsite under a Stormwater Management Plan. | The RVA opposes the relief sought in this submission point, as it has the potential to affect the consenting of retirement villages. The RVA opposes any rules relating to financial contributions that allow 'double- dipping' with Council's Development Contributions Policy, do not provide clarity as to contributions payable and that do not take into account retirement villages' substantially lower demand profile compared to standard residential developments. | Disallow | Disallow submission point, or amend the relief sought to ensure a clear and proportionate financial contributions regime that prevents double dipping, provides clarity as to contributions payable, and provides a retirement-village specific regime that takes into account retirement villages' substantially lower demand profile compared to standard residential developments. |
| | | Oppose | OS74.55 – the submitter seeks to include in the Subdivision Chapter discretionary activity rules with an associated permitted standard, matter of control or matter of discretion that requires payment of the financial contribution (where not already collected as development contribution) (separate or part of subdivision rule conditions). The method for determining the costs of the contribution may need to be a schedule or appendix. The rule must meet requirements of s77E(2). | The RVA opposes the relief sought in this submission point, as it has the potential to affect the consenting of retirement villages. The RVA opposes any rules relating to financial contributions that allow 'double- dipping' with Council's Development Contributions Policy, do not provide clarity as to contributions payable and that do not take into account retirement villages' substantially lower demand profile compared to standard residential developments. | Disallow | Disallow submission point, or amend the relief sought to ensure a clear and proportionate financial contributions regime that prevents double dipping, provides clarity as to contributions payable, and provides a retirement-village specific regime that takes into account retirement villages' substantially lower demand profile compared to standard residential developments. |
| | | Oppose | OS74.56 – the submitter seeks to include in the Subdivision Chapter a discretionary, non-complying or prohibited activity rule where any required financial contribution is not paid. | The RVA opposes the relief sought in this submission point, as it has the potential to affect the consenting of retirement villages. The RVA opposes any rules relating to financial contributions that allow 'double- dipping' with Council's Development Contributions Policy, do not provide clarity as to contributions payable and that do not take into account retirement villages' substantially lower demand profile compared to standard residential developments. | Disallow | Disallow submission point, or amend the relief sought to ensure a clear and proportionate financial contributions regime that prevents double dipping, provides clarity as to contributions payable, and provides a retirement-village specific regime that takes into account retirement villages' substantially lower demand profile compared to standard residential developments. |
| | | Oppose | OS74.10 – the submitter generally seeks to include a policy and amend relevant rules to include triggers for consent and matters of control or discretion in the Strategic direction chapter, Three Waters | The RVA opposes the relief sought in this submission point as the relief sought is not clear, and has the potential to slow down the provision of housing to respond to demand, contrary to the intent of the NPSUD. | Disallow | Disallow submission point. |

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| | | | Chapter, Subdivision chapter, Structure Plans, Earthworks chapter, Infrastructure chapter and Residential zones chapter which requires the application of water sensitive urban design principles, including sustainable stormwater design to minimise impacts on the natural environment and achieves outcomes additional to stormwater treatment such as providing amenity spaces, ecological habitat etc. (Proposed RPS Change 1 Policy FW.3(i) and (f)). | | | |
| | | Oppose | <p>OS74.14 – the submitter generally seeks to include as a matter of control or discretion for subdivision and any other applicable activity in the Strategic direction chapter, Three Waters Chapter, Subdivision chapter, Structure Plans, Earthworks chapter, Infrastructure chapter and Residential zones chapter:</p> <ul style="list-style-type: none"> - the extent to which the subdivision, use or development effects water quality, waterway values including hydrological and ecosystem processes, riparian margins, water users and cultural values. - the location, scale, construction and environmental effects of stormwater infrastructure and the extent to which the stormwater infrastructure contributes to amenity, recreational, cultural, ecological and climate values in addition to its engineering purpose - any financial contribution or development contribution required for any offsite stormwater quality and quantity treatment. | <p>The RVA opposes the relief sought in this submission point as:</p> <ul style="list-style-type: none"> - the extent to which the subdivision, use or development effects water quality, waterway values including hydrological and ecosystem processes, riparian margins, water users and cultural values is a matter which should be properly considered under the Proposed Natural Resources Plan; - the extent to which the stormwater infrastructure contributes to amenity, recreational, cultural, ecological and climate values in addition to its engineering purpose is not suitable as a matter of control or discretion, as it does not respond to any adverse effects of allowing the activity on the environment; and - Council's development contributions policy already requires contributions for Network Infrastructure, which includes stormwater. | Disallow | Disallow submission point. |
| | | Support in part | OS74.21 – The submitter seeks a new provision for high trip generating activities to locate in areas that are in close proximity to efficient transport networks. | The RVA does not oppose this submission point in principle however the RVA's primary position is that while retirement villages may meet the thresholds for high generating activities, this is not based on the activity itself and rather the residential development threshold and the RVA would seek to be exempt from these standards. | Allow in part | Allow submission point, subject to excluding retirement villages from the application of the new provision. |

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| | | Support in part | OS74.23 – The submitter seeks a new provision that prioritises development where there are public transport links. | The RVA does not oppose this submission point in principle, however the RVA's primary position is that retirement villages do not rely on public transport links the same as other residential developments, and therefore the new rule sought should not apply to retirement villages. | Allow in part | Allow submission point, subject to excluding retirement villages from the application of the new provision. |
| | | Support in part | OS74.26 and OS74.27 – The submitter seeks a new rule to be added relating to end of trip cycling facilities for staff and cycle parks to be provided as well as a rule relating to requiring EV or E-bike charging stations. | The RVA does not oppose this submission point in principle, but due to the age and frequency of mobility constraints amongst retirement village residents, the RVA considers that the new rule sought should not apply to retirement villages. | Allow in part | Allow submission point, subject to excluding retirement villages from the application of the new provision. |
| | | Oppose | OS74.74 and OS74.75 - The submitter seeks for some areas of High Density and Medium Density to be re-zoned to more appropriate zones such as open space where these areas are subject to flooding hazards and stream corridors | The RVA opposes the relief sought in this submission as it is inconsistent with the RVA's primary submission. | Disallow | The RVA requests the amendment to not be included. |
| | | Support in part | OS76.4, OS76.5 and OS76.6 - The submitter seeks on a general basis within ID point 1, for the removal of all Design Guidelines from the Proposed Plan, to be treated as a non-statutory tool. | The RVA supports the relief sought in this submission point in part, noting that the Design Guidelines do not provide for / recognise the individual functional and operational needs of retirement villages. However, it opposes the use of Design Guidelines as a non-statutory tool in the Plan provisions. | Allow in part | The RVA seeks for this request to be allowed with respect to the removal of Design Guidelines from the Plan. |
| Tracey Fleming [submission 86], Mike Hopkins [submission 98], Stephen and Anne Marie Booth [submission 109], Frances Doge [submission 116], Vanessa Robson [submission 8], Hana Robson Marsden [submission 9], Joanna MacDonald [submission 15], Emily Pike [submission 43]. | | Oppose | OS86.1, OS98.1, OS109.1, OS116.1, OS9.1, OS8.1, OS15.1 and OS43.1 – the submitters seek to limit the application of the MRZ or HRZ, or otherwise limit the density enabled by Variation 1 on the Planning Maps. | The RVA opposes the relief sought in these submission points as it is inconsistent with the Enabling Housing Act and the NPSUD. | Disallow | Disallow submission points. |
| Metlifecare [submission 85] | | Support in part | OS.85.1 – the submitter seeks to reinstate MRZ-P11, which is proposed to be removed from the Proposed Plan. | The RVA supports in part this submission point, as MRZ-P11 recognised the functional and operational requirements of retirement villages and the policy appears to have been removed without justification. | Allow | Allow relief sought by Metlifecare in relation to MRZ-P11, subject to the relief sought in the RVA primary submission. |

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| Nash Alexander [submission 88] | | Oppose | OS88.3 – the submitter seeks in relation to MRZ-P6 that retirement villages should have a kindergarten or other early childhood education on site that elderly residents can be paid to assist at. | The RVA opposes this submission point as it is contrary to, and does not recognise, the functional and operational needs of retirement villages. | Disallow | Disallow submission point. |
| Paremata Residents Association [Submitter 70] | | Oppose | OS70.1 – The submitter seeks for an amendment to objective MRZ-01 which would enable development up to three storeys rather than reference that development will be predominantly three storeys. | The RVA opposes the relief sought in this submission as it is inconsistent with the RVA's primary submission. | Disallow | Disallow submission point. |
| Fire and Emergency New Zealand [Submitter 58] | | Oppose | OS58.30 and OS58.31 - The submitter seeks for the inclusion of a new objective and policy within the High-Density Residential Zone relating to servicing for fire-fighting purposes. | The RVA opposes this relief as the new objective and policy sought are unnecessary given the Proposed Plan already has objectives and policies regarding infrastructure servicing. | Disallow | Disallow submission points. |
| | | Oppose | OS58-36 - The submitter seeks a new standard within HRZ-SX that ensures all land use activities in this zone are adequately serviced in relation to fire-fighting. | The RVA opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Variation 1. | Disallow | Disallow submission point. |
| | | Oppose | OS58.38 and OS58.39 - The submitter seeks for the inclusion of a new objective and policy within the Medium-Density Residential Zone as MRZ-OX and MRZ-PX relating to servicing for fire-fighting purposes. | The RVA opposes this relief as the new objective and policy sought are unnecessary and the Proposed Plan already has objectives and policies regarding infrastructure servicing. | Disallow | Disallow submission points. |
| | | Oppose | OS58.40 - The submitter seeks a new standard (MRZ-SX) to be complied with for all new buildings and structures under MRZ-R1 that ensures all land use activities in this zone are adequately serviced in relation to fire-fighting. | The RVA opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Variation 1. | Disallow | Disallow submission point. |
| | | Oppose | OS58.46 - The submitter seeks a new standard within MRZ-SX that ensures all land use activities in this zone are adequately serviced in relation to fire-fighting. | The RVA opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Variation 1. | Disallow | Disallow submission point. |
| | | Oppose | OS58.48 and OS58.49 - The submitter seeks for the inclusion of a new objective and policy within the Neighbourhood Centre Zone as NCZ-OX and NCZ-PX relating to servicing for fire-fighting purposes. | The RVA opposes this relief as the new objective and policy sought are unnecessary and the Proposed Plan already has objectives and policies regarding infrastructure servicing. | Disallow | Disallow submission points. |

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| | | Oppose | OS58.50 - The submitter seeks a new standard (NCZ-SX) to be complied with for all new buildings and structures under NCZ-R1 that ensures all land use activities in this zone are adequately serviced in relation to fire-fighting. | The RVA opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Variation 1. | Disallow | Disallow submission point. |
| | | Oppose | OS58.54 - The submitter seeks a new standard within NCZ-SX that ensures all land use activities in this zone are adequately serviced in relation to fire-fighting. | The RVA opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Variation 1. | Disallow | Disallow submission point. |
| | | Oppose | OS58.56 and OS58.57 - The submitter seeks for the inclusion of a new objective and policy within the Local Centre Zone LCZ-OX and LCZ-PX (page 28) relating to servicing for fire-fighting purposes. | The RVA opposes this relief as the new objective and policy sought are unnecessary and the Proposed Plan already has objectives and policies regarding infrastructure servicing. | Disallow | Disallow submission points. |
| | | Oppose | OS58.58 - The submitter seeks a new standard (LCZ-SX) to be complied with for all new buildings and structures under LZZ-R1 that ensures all land use activities in this zone are adequately serviced in relation to fire-fighting. | The RVA opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Variation 1. | Disallow | Disallow submission point. |
| | | Oppose | OS58.62 - The submitter seeks a new standard within LCZ-SX that ensures all land use activities in this zone are adequately serviced in relation to fire-fighting. | The RVA opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Variation 1. | Disallow | Disallow submission point. |
| | | Oppose | OS58.73 and OS58.74 - The submitter seeks for the inclusion of a new objective and policy within the Mixed Use Zone MUZ-OX and MUZ-PX relating to servicing for fire-fighting purposes. | The RVA opposes this relief as the new objective and policy sought are unnecessary and the Proposed Plan already has objectives and policies regarding infrastructure servicing. | Disallow | Disallow submission points. |
| | | Oppose | OS58.75 and OS58.79 - The submitter seeks a new standard within MUZ-SX that ensures all land use activities in this zone are adequately serviced in relation to fire-fighting. | The RVA opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Variation 1. | Disallow | Disallow submission points. |
| | | Oppose | OS58.81 and OS58.82 - The submitter seeks for the inclusion of a new objective and policy within the Metropolitan Centre Zone MCZ-OX and MCZ-PX relating to servicing for fire-fighting purposes. | The RVA opposes this relief as the new objective and policy sought are unnecessary and the Proposed Plan already has objectives and policies regarding infrastructure servicing. | Disallow | Disallow submission points. |
| | | Oppose | OS58.83 - The submitter seeks a new standard (MCZ-SX) to be complied with for all new buildings and structures under MCZ-R1 that ensures all land use activities in this zone are adequately serviced in relation to fire-fighting. | The RVA opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Variation 1. | Disallow | Disallow submission point. |

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| | | Oppose | OS58.86 - The submitter seeks a new standard within MCZ-SX that ensures all land use activities in this zone are adequately serviced in relation to fire-fighting. | The RVA opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Variation 1. | Disallow | Disallow submission point. |
| | | Oppose | OS58.87 and OS58.88 - The submitter seeks for the inclusion of a new objective and policy within the General Industrial Zone GIZ-OX and GIZ-PX relating to servicing for fire-fighting purposes. | The RVA opposes this relief as the new objective and policy sought are unnecessary and the Proposed Plan already has objectives and policies regarding infrastructure servicing. | Disallow | Disallow submission points. |
| | | Oppose | OS58.89 - The submitter seeks a new standard (GIZ-SX) to be complied with for all new buildings and structures under GIZ-R1 that ensures all land use activities in this zone are adequately serviced in relation to fire-fighting. | The RVA opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Variation 1. | Disallow | Disallow submission point. |
| | | Oppose | OS58.93 - The submitter seeks a new standard within GIZ-SX that ensures all land use activities in this zone are adequately serviced in relation to fire-fighting. | The RVA opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Variation 1. | Disallow | Disallow submission point. |
| Kāinga Ora [Submitter 76] | | Support | OS76.93 - The submitter seeks for amendments to the general objectives and policies (within ID point 23) of the residential zones to include wording that relates to the anticipated change expected within the zones / precincts. | The RVA supports the relief sought in this submission point as it is consistent with the direction of the Enabling Housing Act and the NPSUD, and the RVA's primary submission. | Allow | Allow amendment sought by Kāinga Ora on this submission point, along with the RVA's primary submission points. |
| | | Support | OS76.99 - The submitter seeks for an amendment to be included within RESZ-O2 to provide for a greater range of development. | The RVA supports the relief sought in this submission as it is consistent with the direction of the Enabling Housing Act and the NPSUD. | Allow | Allow amendment sought by Kāinga Ora on this submission point, along with associated requests within the RVA's primary submission. |
| | | Oppose | OS76.111 - The submitter generally seeks (ID point 36) to have the Design Guidelines removed from the Proposed Plan as a directive, and instead for clear design outcomes to be included within the policies. | The RVA supports the general submission point seeking the removal of the Design Guidelines, but opposes the specific relief sought in this submission point (amendments to RESZ-P10) as it is inconsistent with the RVA's primary submission. | Disallow | Disallow submission point. |
| | | Support | OS76.122 - The submitter seeks to have additional amendments included within the introduction of HRZ to ensure that the plan includes reference to the anticipated changes within the residential zone (ID point 42). | The RVA supports the relief sought in this submission as it is consistent with the direction of the Enabling Housing Act and the NPSUD. | Allow | Allow amendment sought by Kāinga Ora on this submission point. |

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|--|--|--|---|---|--|--|
| | | Oppose | OS76.143 - The submitter within ID Point 62 seeks to retain the activity status as restricted discretionary of retirement villages as notified. | The RVA opposes the relief sought in this submission as it is inconsistent with the RVA's primary submission. | Disallow | The RVA seeks to have their original submission point included (providing for retirement villages as a use as a permitted activity) and to disallow this submission point. |
| | | Oppose | OS76.154 - The submitter seeks to include additional matters for clarity within the landscape requirement of HRZ-S5 (ID point 73). | The RVA opposes the relief sought in this submission point as it is inconsistent with the landscape area standard of the MDRS. | Disallow | Disallow submission point. |
| | | Oppose | OS76.155 - The submitter seeks to include additional matters for clarity within the outdoor living space requirement of HRZ-S6 (ID point 74). | The RVA opposes the relief sought in this submission point as it is inconsistent with the outdoor living space standard of the MDRS. | Disallow | Disallow submission point. |
| | | Support | OS76.166 - The submitter seeks to have additional amendments included within the introduction of MRZ to ensure that the plan includes reference to the anticipated changes within the residential zone (ID point 80). | The RVA supports the relief sought in this submission as it is consistent with the RVA's primary submission. | Allow | Allow amendment sought by Kāinga Ora on this submission point. |
| | | Oppose | OS76.171 - The submitter seeks for amendments to the notification rules and where a breach to the landscaping standard and the windows to street standard will preclude an activity from limited notification. (ID point 85). | The RVA opposes the relief sought in this submission as it is inconsistent with the RVA's primary submission with respect to how notification should be applied to retirement villages. | Disallow | The RVA seeks to have their original submission point included and to disallow this point. |
| | | Oppose | OS76.193 - The submitter within ID Point 106 seeks to retain the activity status as restricted discretionary of retirement villages as notified. | The RVA opposes the relief sought in this submission as it is inconsistent with the RVA's primary submission. | Disallow | The RVA seeks to have their original submission point included (providing for retirement villages as a use as a permitted activity) and to disallow this point. |
| | | Oppose | OS76.210 - The submitter seeks to include additional matters for clarity within the landscape requirement of MRZ-S6 (ID point 118). | The RVA opposes the relief sought in this submission point as it is inconsistent with the landscaped area standard of the MDRS. | Disallow | Disallow submission point. |
| | | Oppose | OS76.211 - The submitter seeks to include additional matters for clarity within the outdoor living space requirement of MRZ-S7 (ID point 119). | The RVA opposes the relief sought in this submission point as it is inconsistent with the outdoor living space standard of the MDRS. | Disallow | Disallow submission point. |
| | | Oppose | OS76.226 - The submitter seeks for the removal of all Design Guidelines within NCZ-with an amendment included to move these to a non-statutory location (ID point 131). | The RVA supports the general submission point seeking the removal of the Design Guidelines, but opposes the specific relief sought in this submission point (amendments to NCZ-P3) as it is inconsistent with the RVA's primary submission. | Disallow | Disallow submission point. |

Submission Table

- We recommend using this submission table to state your submission points. This will assist Council accurately record your submission points.
- Each individual submission point should be on a different row. Use as many rows as you require.
- You can attach additional commentary and documents should you need to.
- The examples below are for guidance only to show how submission points could be set out and need to be deleted, and do not represent a position of Council.

| Submitter Name/ Submission Number <i>[see submission contact list]</i> | Submitter Address/Email <i>[if provided]</i> | Support or Oppose <i>[only choose support or oppose]</i> | The particular parts of the submission I support or oppose are: <i>[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]</i> | The reasons for my support or opposition are: <i>[include reason(s) for your submission point]</i> | Allow or disallow <i>[only choose allow or disallow]</i> | I seek that the whole or part (describe part) of the submission be allowed or disallowed: <i>[give precise details]</i> |
|--|--|--|---|--|--|--|
| | | Oppose | OS76.257 - The submitter generally seeks (ID point 159) to have the Design Guidelines removed from the Proposed Plan as a directive, and instead for clear design outcomes to be included within the policies. | The RVA supports the general submission point seeking the removal of the Design Guidelines, but opposes the specific relief sought in this submission point (amendments to LCZ-P7) as it is inconsistent with the RVA's primary submission. | Disallow | Disallow submission point. |
| | | Support | OS76.274 and OS76.275 - The submitter seeks to include a new Town Centre Zone along with objectives, policies, rules and standards. The details of the zone are included in Appendix 2. | The RVA supports this inclusion in principle, but would seek to change the proposed activity status of retirement villages from restricted discretionary to permitted in accordance with the RVA's primary submission. | Allow | Allow submission points, pending an amendment to the retirement village activity status. |
| | | Oppose | OS76.291 - The submitter generally seeks (ID point 210) to have the Design Guidelines removed from the Proposed Plan as a directive, and instead for clear design outcomes to be included within the policies. | The RVA supports the general submission point seeking the removal of the Design Guidelines, but opposes the specific relief sought in this submission point (amendments to MUZ-P7) as it is inconsistent with the RVA's primary submission. | Disallow | Disallow submission point. |
| | | Oppose | OS76.350 – OS76.354 - The submitter seeks to oppose the inclusion of Design Guidelines within the appendices relating to residential and commercial/centre zones within ID points 236-240. | The RVA supports the general submission point seeking the removal of the Design Guidelines, but opposes the specific relief sought in these submission points (amendments to the Design Guides) as it is inconsistent with the RVA's primary submission. | Disallow | Disallow submission points. |
| | | Support in part | OS76.357 - The submitter seeks for the changes sought within the preceding submission in relation to the HRZ and MRZ areas to apply within the Plimmerton Farm Zone. ID point 242. | The RVA supports in part the relief sought in this submission, but seeks for any retirement village associated provisions in the Plimmerton Farm Zone to align with those outlined in the RVA's primary submission. | Allow | The RVA seeks for the submitter's changes to be allowed, but for any retirement village provisions to align with the RVA's primary submission. |



Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 21/10/2022

Full Name

First Name: Fiona

Last Name: Daniel

Contact person:

Attendance and wish to be heard at a hearing:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Person of interest declaration: I am

(a) a person representing a relevant aspect of the public interest, or

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

(c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

My original submission for a papakainga provision was submitted, however I have yet to speak to in regards to the DP providing a Papakainga Kainga Provision for mana whenua.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

File

File

Fiona Daniel Further Submission Form-redacted

Further Submission - RMA Form 6

This submission form should be used for making a further submission on Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan (in accordance with Clause 8 of the First Schedule, Resource Management Act 1991)

To: Porirua City Council
Email to: dpreview@poriruacity.govt.nz
Subject: Further submission on Variation 1 and Plan Change 19
Post: C/o Environment and City Planning, Porirua City Council, PO Box 50-218, PORIRUA
Delivery: Ground Floor, Council Administration Building, 16 Cobham Court, Porirua, marked "Attention: Environment and City Planning"

Closing date for further submissions is 5pm Thursday 3 November 2022

| Further Submitter Contact Details | | | |
|---|---|-------------|-------------------|
| Full Name | <i>Last Name</i> | | <i>First Name</i> |
| | Daniel | | Fiona |
| Company/Organisation Name (if applicable) | | | |
| Contact Person | Fiona Daniel | | |
| Email Address for Service | [REDACTED] | | |
| Address | 118 Cuba Street Petone, Lower Hutt 5012 | | |
| Mail Address for Service (if different) | | | |
| Phone | [REDACTED] | <i>Home</i> | <i>Work</i> |
| | | | |
| Attendance and wish to be heard at the hearing: | | | |
| <input type="checkbox"/> I wish To be heard in support of my further submission <i>(Please tick relevant box)</i> | | | |
| <input type="checkbox"/> I will consider presenting a joint case with other submitters, who make a similar further submission, at a hearing. <i>(Please tick relevant box)</i> | | | |
| Relevance - you must select one box that applies to you: | | | |

I am a person representing a relevant aspect of the public interest

Explain/specify the grounds for saying that you come within this category (you must fill this in):

My original submission for a papakainga provision was submitted, however I have yet to speak to in regards to the DP providing a Papakainga Kainga Provision for mana whenua.

Note to person making further submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- *it is frivolous or vexatious:*
- *it discloses no reasonable or relevant case:*
- *it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:*
- *it contains offensive language:*
- *it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.*

Privacy note:

When a person or group makes a submission or further submission on the Proposed District Plan this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Environment & City Planning Team at dpreview@porirua.govt.nz.

Signature of person making further submission
(or person authorised to sign on behalf of person making further submission)

Date

(A signature is not required if you make your submission by electronic means.)

Submission Table

- We recommend using this submission table to state your submission points. This will assist Council accurately record your submission points.
- Each individual submission point should be on a different row. Use as many rows as you require.
- You can attach additional commentary and documents should you need to.
- The examples below are for guidance only to show how submission points could be set out and need to be deleted, and do not represent a position of Council.

| Submitter Name/ Submission Number <i>[see submission contact list]</i> | Submitter Address/Email <i>[if provided]</i> | Support or Oppose <i>[only choose support or oppose]</i> | The particular parts of the submission I support or oppose are: <i>[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]</i> | The reasons for my support or opposition are: <i>[include reason(s) for your submission point]</i> | Allow or disallow <i>[only choose allow or disallow]</i> |
|--|---|--|---|--|--|
| <i>Example Bob Brown [Submission 88]</i> | <i>bob@submitter.com</i> | <i>Oppose</i> | <i>Submitter has requested that certain areas of the City be rezoned to High Density Residential on page XX of their submission.</i> | <i>I oppose the rezoning of my property at XXX address and surrounding properties to High Density Residential Zone. This is because the topography of the area will cause excessive shadowing if taller buildings than proposed are located there.</i> | <i>Disallow</i> |
| <i>Example Jane Doe [Submission 222]</i> | <i>12 Brown Street, Plimmerton</i> | <i>Support</i> | <i>Jane Doe supports all areas that have been zoned Medium Density Residential Zone in the Variation 1 planning maps.</i> | <i>I support the submitter's request to retain the Medium Density Residential Zone as shown on the Variation 1 planning maps.</i> | <i>Allow</i> |
| <i>Fion Daniel</i> | <i>118 Cuba Street Petone Lower Hutt 5012</i> | <i>Support</i> | <i>Fiona Daniel supports the incorporation of a Papakainga Provision inside the District Plan, as required by the Resource Management Act.</i> | <i>I support the inclusion of such documentation to allow for Mana Whenua to be given the right to build on historical Whenua Maori.</i> | |
| | | | | | |
| | | | | | |
| | | | | | |



Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 25/10/2022

Full Name

First Name: Baswa

Last Name: Surukanti

Contact person:

Attendance and wish to be heard at a hearing:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Person of interest declaration: I am

(a) a person representing a relevant aspect of the public interest, or

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

(c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

I own the property in 196 John Burke Drive

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Original Submitter: #3 Paul Winter (6 Wangapeka Way, Aotea, Porirua, New Zealand, 5024)

Original Point: #3.1

Points: S120.1

- Support
 Oppose

The reasons for my support or opposition are:

- New Zealand has a shortage of affordable housing. The main drivers of this shortage is restrictive planning rules and density of housing.
- Keep Medium density zone to Aotea new subdivisions. This will enable more homes to built in the area which have good access to jobs, public transport and other public amenities.
- Enable young generation to have access to housing with more land availability
- Lived in Aotea and the know the area very well. it has everything it need to be in medium density zone demographics wise.
- The new subdivision of Aotea in the northern corner is approximately 15 mins walk to porirua station and 20 mins walk porirua city centre
- Land is scarce resource and here in wellington we are not left with much of land anymore for new builds.
- Eases housing pressure.

I seek that the whole or part (describe part) of the submission be allowed or disallowed:

- Allow
 Disallow

- New Zealand has a shortage of affordable housing. The main drivers of this shortage is restrictive planning rules and density of housing.
- Keep Medium density zone to Aotea new subdivisions. This will enable more homes to built in the area which have good access to jobs, public transport and other public amenities.
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Attached Documents

File

No records to display.



Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 25/10/2022

Full Name

First Name: Baswa

Last Name: Surukanti

Contact person:

Attendance and wish to be heard at a hearing:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Person of interest declaration: I am

(a) a person representing a relevant aspect of the public interest, or

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

(c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

I own the property in Aotea. 196 john burke drive

Note to person making further submission:

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Consultation Document Submissions

Original Submitter: #3 Paul Winter (6 Wangapeka Way, Aotea, Porirua, New Zealand, 5024)

Original Point: #3.2

Points: S120.2

Support

Oppose

The reasons for my support or opposition are:

- New Zealand has a shortage of affordable housing. The main drivers of this shortage is restrictive planning rules and density of housing.
- Keep Medium density zone to Aotea new subdivisions. This will enable more homes to built in the area which have good access to jobs, public transport and other public amenities.
- Enable young generation to have access to housing with more land availability
- Lived in Aotea and the know the area very well. it has everything it need to be in medium density zone demographics wise.
- The new subdivision of Aotea in the northern corner is approximately 15 mins walk to porirua station and 20 mins walk porirua city centre
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- Eases housing pressure.

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Allow

Disallow

- New Zealand has a shortage of affordable housing. The main drivers of this shortage is restrictive planning rules and density of housing.
- Keep Medium density zone to Aotea new subdivisions. This will enable more homes to built in the area which have good access to jobs, public transport and other public amenities.
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Attached Documents

File

Distance to porirua station

The screenshot displays a Google Maps interface with a walking route highlighted in blue. The route starts at Porirua Station and ends at 190 John Burke Drive. A callout box indicates a 13-minute walk of 1.1 km. The left sidebar shows the route details, including the mode of transport (walking) and the estimated time and distance. The map shows the surrounding area in Porirua, New Zealand, with various streets and landmarks labeled.

Left Sidebar:

- Mode: Walking (13 min, 1.1 km)
- Destination: 190 John Burke Drive, Aotea, Porirua 502
- Origin: Porirua Station, Porirua City Centre, Porirua
- Options: Send directions to your phone, via John Burke Dr, Details
- Terrain: Mostly flat

Map Labels:

- Restaurants, Coffee, Groceries, Things to do, More
- Porirua Station
- John Burke Drive
- 190 John Burke Drive
- Champion St
- Mungavin Hall
- Porirua Fire Station
- 5 Diamond Belmont Motor Lodge
- Porirua RSA
- Z Mungavin Ave Service Station
- Reading Cinemas
- CityFitness Porirua
- Wellington SCL
- Shosha Porirua Vaporizer store
- Pete's Emporium
- ANZ Porirua Branch
- McDonald's Porirua
- Wingston Free Art



Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 25/10/2022

Full Name

First Name: Baswa

Last Name: Surukanti

Contact person:

Attendance and wish to be heard at a hearing:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Person of interest declaration: I am

(a) a person representing a relevant aspect of the public interest, or

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

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Explain the grounds for saying you come within category (a) or (b) above:

I own the property in Aotea

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Consultation Document Submissions

Original Submitter: #3 Paul Winter (6 Wangapeka Way, Aotea, Porirua, New Zealand, 5024)

Original Point: #3.5

Points: S120.3

- Support
 Oppose

The reasons for my support or opposition are:

- New Zealand has a shortage of affordable housing. The main drivers of this shortage is restrictive planning rules and density of housing.
- Keep Medium density zone to Aotea new subdivisions. This will enable more homes to built in the area which have good access to jobs, public transport and other public amenities.
- Enable young generation to have access to housing with more land availability
- Lived in Aotea and the know the area very well. it has everything it need to be in medium density zone demographics wise.
- The new subdivision of Aotea in the northern corner is approximately 15 mins walk to porirua station and 20 mins walk porirua city centre
- Land is scarce resource and here in wellington we are not left with much of land anymore for new builds.
- Eases housing pressure.

I seek that the whole or part (describe part) of the submission be allowed or disallowed:

- Allow
 Disallow

New Zealand has a shortage of affordable housing. The main drivers of this shortage is restrictive planning rules and density of housing.
 Keep Medium density zone to Aotea new subdivisions. This will enable more homes to built in the area which have good access to jobs, public transport and other public amenities.
 Enable young generation to have access to housing with more land availability
 Lived in Aotea and the know the area very well. it has everything it need to be in medium density zone demographics wise.
 The new subdivision of Aotea in the northern corner is approximately 15 mins walk to porirua station and 20 mins walk porirua city centre
 Land is scarce resource and here in wellington we are not left with much of land anymore for new builds.
 Eases housing pressure.

Attached Documents

File

Distance to porirua station

The image shows a Google Maps interface with a walking route highlighted in blue. The route starts at Porirua Station and ends at 190 John Burke Drive. A callout box indicates a 13-minute walk of 1.1 km. The left sidebar shows the search criteria and route options. The map includes various landmarks and street names in the Porirua area.

Search Criteria:

- 190 John Burke Drive, Aotea, Porirua 502
- Porirua Station, Porirua City Centre, Porirua

Options:

- Send directions to your phone
- via John Burke Dr
- 13 min
- 1.1 km
- Details

Map Labels: Restaurants, Coffee, Groceries, Things to do, More, Pete's Emporium, Shosha Porirua Vaporizer store, Porirua Station, 5 Diamond Belmont Motor Lodge, Porirua Fire Station, Mungavin Hall, Champion St, Mepham Pl, Titahi Bay Rd, Wellington SCL, Reading Cinemas, CityFitness Porirua, Porirua RSA, Z Mungavin Ave Service Station, Mungavin Hall, Porirua RSA, Z Mungavin Ave Service Station, Porirua Fire Station, Wellington Free Art, Map data ©2022, New Zealand, Terms, Privacy, Send feedback, 100 m.



Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 25/10/2022

Full Name

First Name: Baswa

Last Name: Surukanti

Contact person:

Attendance and wish to be heard at a hearing:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Person of interest declaration: I am

(a) a person representing a relevant aspect of the public interest, or

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

(c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

I own property in Aotea, 196 John burke drive

Note to person making further submission:

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- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Original Submitter: #39 Madeleine Waters (69 Endeavour Drive, Whitby, Porirua, New Zealand, 5024)

Original Point: #39.1

Points: S120.5

- Support
 Oppose

The reasons for my support or opposition are:

- New Zealand has a shortage of affordable housing. The main drivers of this shortage is restrictive planning rules and density of housing.
- Keep Medium density zone to Aotea new subdivisions. This will enable more homes to built in the area which have good access to jobs, public transport and other public amenities.
- Enable young generation to have access to housing with more land availability
- Lived in Aotea and the know the area very well. it has everything it need to be in medium density zone demographics wise.
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I seek that the whole or part (describe part) of the submission be allowed or disallowed:

- Allow
 Disallow

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Attached Documents

File

No records to display.



Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 25/10/2022

Full Name

First Name: Baswa

Last Name: Surukanti

Contact person:

Attendance and wish to be heard at a hearing:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Person of interest declaration: I am

(a) a person representing a relevant aspect of the public interest, or

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

(c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

I own property 196 John burke drive in Aotea sub division

Note to person making further submission:

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Consultation Document Submissions

Original Submitter: #39 Madeleine Waters (69 Endeavour Drive, Whitby, Porirua, New Zealand, 5024)

Original Point: #39.2

Points: S120.4

- Support
 Oppose

The reasons for my support or opposition are:

- New Zealand has a shortage of affordable housing. The main drivers of this shortage is restrictive planning rules and density of housing.
- Keep Medium density zone to Aotea new subdivisions. This will enable more homes to built in the area which have good access to jobs, public transport and other public amenities.
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I seek that the whole or part (describe part) of the submission be allowed or disallowed:

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 Disallow

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- Land is scarce resource and here in wellington we are not left with much of land anymore for new builds.
- Eases housing pressure.

Attached Documents

File

No records to display.



Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 25/10/2022

Full Name

First Name: Baswa

Last Name: Surukanti

Contact person:

Attendance and wish to be heard at a hearing:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Person of interest declaration: I am

(a) a person representing a relevant aspect of the public interest, or

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

(c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

I own 196 John burke Drive, Aotea

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Original Submitter: #113 Elizabeth Charlton (, Porirua, New Zealand, 5024)

Original Point: #113.1

Points: S120.6

Support

Oppose

The reasons for my support or opposition are:

- New Zealand has a shortage of affordable housing. The main drivers of this shortage is restrictive planning rules and density of housing.
- Keep Medium density zone to Aotea new subdivisions. This will enable more homes to built in the area which have good access to jobs, public transport and other public amenities.
- Enable young generation to have access to housing with more land availability
- Lived in Aotea and the know the area very well. it has everything it need to be in medium density zone demographics wise.
- The new subdivision of Aotea in the northern corner is approximately 15 mins walk to porirua station and 20 mins walk porirua city centre
- Land is scarce resource and here in wellington we are not left with much of land anymore for new builds.
- Eases housing pressure.

I seek that the whole or part (describe part) of the submission be allowed or disallowed:

Allow

Disallow

- New Zealand has a shortage of affordable housing. The main drivers of this shortage is restrictive planning rules and density of housing.
- Keep Medium density zone to Aotea new subdivisions. This will enable more homes to built in the area which have good access to jobs, public transport and other public amenities.
- Enable young generation to have access to housing with more land availability
- Lived in Aotea and the know the area very well. it has everything it need to be in medium density zone demographics wise.
- The new subdivision of Aotea in the northern corner is approximately 15 mins walk to porirua station and 20 mins walk porirua city centre
- Land is scarce resource and here in wellington we are not left with much of land anymore for new builds.
- Eases housing pressure.

Attached Documents

File

Distance to porirua station

The screenshot displays a Google Maps interface with a walking route highlighted in blue. The route starts at Porirua Station and ends at 190 John Burke Drive. A callout box indicates a 13-minute walk for 1.1 km. The left sidebar shows the search criteria and options, including a button to send directions to a phone. The map area is populated with various points of interest, including restaurants, coffee shops, and a fire station. The bottom of the screen shows the Google Maps logo and copyright information for 2022.

Restaurants Coffee Groceries Things to do More

190 John Burke Drive, Aotea, Porirua 502

Porirua Station, Porirua City Centre, Porirua

Add destination

Options

Send directions to your phone

via John Burke Dr 13 min 1.1 km

Details

Mostly flat

Porirua Station

190 John Burke Drive

5 Diamond Belmont Motor Lodge 4.2 (133) 5-star hotel

Porirua Fire Station

Porirua RSA

Z Mungavin Ave Service Station

Mungavin Hall

Google Wellington Free Art Map data ©2022 New Zealand Terms Privacy Send feedback 100 m



Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 25/10/2022

Full Name

First Name: Baswa

Last Name: Surukanti

Contact person:

Attendance and wish to be heard at a hearing:

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Person of interest declaration: I am

- (a) a person representing a relevant aspect of the public interest, or
- (b) a person who has an interest in the proposal that is greater than the interest the general public has, or
- (c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

I own a section 196 John Burke Drive, Aotea

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Original Submitter: #113 Elizabeth Charlton (, Porirua, New Zealand, 5024)

Original Point: #113.1

Points: S120.7

- Support
 Oppose

The reasons for my support or opposition are:

- Fully supports the proposed Plan Variation and the outcomes identified in providing for a Porirua city community that is expected to grow exponentially in the next 30 years by over 40%.
- Keep medium density zones for aotea subdivision.
- Submitter is aware of covenants placed by developer on Aotea sections and would like to know what's the government stand in private covenants placed by big developers and land owners which will impact or even negate the Resource Management Amendment Act 2021 in the future.
- Land is very scarce resource and submitter strongly believes we should makes use of land very carefully especially in places like wellington where we don't have much land left.
- The priority of a major younger generation currently having a roof on their head . If this is not provided then, there is no other option for young kiwis to move overseas. seeandnbsp;<https://www.stats.govt.nz/news/net-migration-loss-continues/#:~:text=There%20were%2049%2C200%20migrant%20arrivals,in%20the%20June%202022%20year>.
- The very reason for current high inflation in 2022 is housing. Seeandnbsp;<https://www.stats.govt.nz/news/annual-inflation-at-7-3-percent-32-year-high> and the proposed plan change will help reduce the inflation which is caused by housing prices.

I seek that the whole or part (describe part) of the submission be allowed or disallowed:

- Allow
 Disallow

Keep Medium density zone to Aotea new subdivisions. This will enable more homes to built in the area which have good access to jobs, public transport and other public amenities.

Enables young generation to have access to housing with more land availability

Lived in Aotea and the know the area very well. it has everything it need to be in medium density zone demographics wise.The new subdivision of Aotea in the northern corner is approximately 15 mins walk to porirua station and 20 mins walk porirua city centre (See attached)

Eases housing pressure and help new generations in coming decades to have roof on their head.

Original Submitter: #113 Elizabeth Charlton (, Porirua, New Zealand, 5024)

Original Point: #113.1

Points: S120.8

- Support
 Oppose

The reasons for my support or opposition are:

I seek that the whole or part (describe part) of the submission be allowed or disallowed:

- Allow
 Disallow

Attached Documents

File

Distance from aotea to porirua station

The screenshot displays a Google Maps interface with a walking route highlighted in blue. The route starts at Porirua Station and ends at 190 John Burke Drive. The estimated walking time is 13 minutes for a distance of 1.1 km. The map shows a path that goes north from the station, crosses the railway tracks, and follows John Burke Drive. The left sidebar contains navigation options and the destination list. The top of the map features search filters for Restaurants, Coffee, Groceries, and Things to do. The bottom of the map shows the Google logo and copyright information for 2022.

Destination List:

- 190 John Burke Drive, Aotea, Porirua 502
- Porirua Station, Porirua City Centre, Porirua
- Add destination

Options:

- Send directions to your phone
- via John Burke Dr **13 min** 1.1 km
- Details
- Mostly flat

Map Labels: Restaurants, Coffee, Groceries, Things to do, More, Pete's Emporium, ANZ Porirua Branch, Shosha Porirua Vaporizer store, Ferry Pl, Station Rd, Titahi Bay Rd, Mepham Pl, Champion St, McKillop St, Porirua Station, 5 Diamond Belmont Motor Lodge (4.2★, 133 reviews, 5-star hotel), Porirua Fire Station, Z Mungavin Ave Service Station, Porirua RSA, Mungavin Hall, Wellington SCL, Reading Cinemas, CityFitness Porirua, McDonald's Porirua, Wellington Free Art, New Zealand, Terms, Privacy, Send feedback, 100 m.



Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 04/11/2022

Full Name

First Name: David

Last Name: Gibson

Organisation: Survey & Spatial New Zealand -

Wellington Branch

Contact person:

Attendance and wish to be heard at a hearing:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Person of interest declaration: I am

(a) a person representing a relevant aspect of the public interest, or

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

(c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

Survey and Spatial New Zealand – Wellington Branch represents many surveyors and spatial professionals and their consulting firms within the Wellington Region who practice and provide expertise in the field of subdivisions and subdivision related engineering.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.

- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

File

Survey and Spatial NZ Further_Submission_Form Variation 1 and_Plan_Change_19

Further Submission - RMA Form 6

This submission form should be used for making a further submission on Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan (in accordance with Clause 8 of the First Schedule, Resource Management Act 1991)

To: Porirua City Council
Email to: dpreview@porirua.govt.nz
Subject: Further submission on Variation 1 and Plan Change 19
Post: C/o Environment and City Planning, Porirua City Council, PO Box 50-218, PORIRUA
Delivery: Ground Floor, Council Administration Building, 16 Cobham Court, Porirua, marked "Attention: Environment and City Planning"

Closing date for further submissions is 5pm Thursday 3 November 2022

| Further Submitter Contact Details | | | |
|---|--|------|------------|
| Full Name | Last Name | | First Name |
| | David | | Gibson |
| Company/Organisation Name (if applicable) | Survey & Spatial New Zealand – Wellington Branch | | |
| Contact Person | David Gibson | | |
| Email Address for Service | [REDACTED] | | |
| Address | | | |
| Mail Address for Service (if different) | | | |
| Phone | Mobile | Home | Work |
| | [REDACTED] | | |
| Attendance and wish to be heard at the hearing: | | | |
| <input type="checkbox"/> I do not wish <input checked="" type="checkbox"/> I wish | | | |
| To be heard in support of my further submission (Please tick relevant box) | | | |
| <input checked="" type="checkbox"/> I will <input type="checkbox"/> I will not | | | |
| consider presenting a joint case with other submitters, who make a similar further submission, at a hearing. (Please tick relevant box) | | | |
| Relevance - you must select one box that applies to you: | | | |
| <input type="checkbox"/> I am a person representing a relevant aspect of the public interest | | | |
| <input checked="" type="checkbox"/> I am a person who has an interest in the proposal that is greater than the interest the general public has | | | |
| <input type="checkbox"/> I am the local authority for the relevant area | | | |

Explain/specify the grounds for saying that you come within this category (you must fill this in):

Example: "Submission number [insert submission reference number here] directly affects the property at XXX, which I own"

Survey and Spatial New Zealand – Wellington Branch represents many surveyors and spatial professionals and their consulting firms within the Wellington Region who practice and provide expertise in the field of subdivisions and subdivision related engineering.

Note to person making further submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

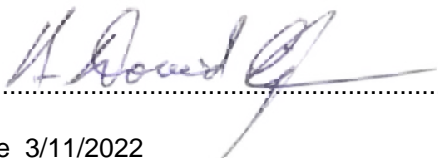
Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Privacy note:

When a person or group makes a submission or further submission on the Proposed District Plan this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Environment & City Planning Team at dpreview@porirua.govt.nz.

Signature of person making further submission
(or person authorised to sign on behalf of person making further submission)



Date 3/11/2022

(A signature is not required if you make your submission by electronic means.)

Submission Table

- We recommend using this submission table to state your submission points. This will assist Council accurately record your submission points.
- Each individual submission point should be on a different row. Use as many rows as you require.
- You can attach additional commentary and documents should you need to.
- The examples below are for guidance only to show how submission points could be set out and need to be deleted, and do not represent a position of Council.

| Submitter Name/ Submission Number | Submitter Address/Email | Support or Oppose | The particular parts of the submission I support or oppose are: | The reasons for my support or opposition are: | Allow or disallow | I seek that the whole or part (describe part) of the submission be allowed or disallowed: |
|--|--|------------------------------|---|---|------------------------------|--|
| OS76.92 Kainga Ora | developmentplanning@kaingaora.govt.nz | Support | Support the removal of minimum allotment size for SUB-S1 Table 1. | The setting of a minimum allotment size for subdivision in the medium density residential zone and the high density residential zone is not consistent with the NPS-UD. | Allow | Request that the submission to remove the minimum allotment size standards is allowed. |
| OS76.171 Kainga Ora | developmentplanning@kaingaora.govt.nz | Support | Support the inclusion of MRZ-S6 & MRZ-9 in the public and limited notification preclusion clause of MRZ-R1.2. | Non-compliance with landscaping and front windows should not be subject to limited notification to neighbours – this is a design matter | Allow | Request that the submission to include MRZ-S6 and MRZ-S9 in the public and limited notification preclusion statement is allowed. |
| OS76.200 Kainga Ora | developmentplanning@kaingaora.govt.nz | Oppose | Oppose the addition of compliance with other standards in conjunction with MRZ-S1. | The MDRS standards cannot be amended or added to. The submission appears to be related to MRZ-R1. | Disallow | Request that the addition to MRZ-S1 is disallowed. |
| | | | | | | |
| | | | | | | |

Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 04/11/2022

Full Name

First Name: Iain

Last Name: Currie

Organisation: Heriot Drive Ltd

Contact person:

Attendance and wish to be heard at a hearing:

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Person of interest declaration: I am

- (a) a person representing a relevant aspect of the public interest, or
- (b) a person who has an interest in the proposal that is greater than the interest the general public has, or
- (c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

Heriot Drive Ltd and Raiha Properties Ltd made submissions in respect of the Natural Hazard provisions of the proposed Porirua District Plan (PDP) including definitions, the Natural Hazard Policies and rules, Appendix 10 and the planning maps in respect of Fault Rupture Zones (Submissions 156 and 157). While we have been

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

File

File

Further submission - Heriot Drive Ltd-redacted

Further Submission - RMA Form 6

This submission form should be used for making a further submission on Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan (in accordance with Clause 8 of the First Schedule, Resource Management Act 1991)

To: Porirua City Council
Email to: dpreview@porirua.govt.nz
Subject: Further submission on Variation 1 and Plan Change 19
Post: C/o Environment and City Planning, Porirua City Council, PO Box 50-218, PORIRUA
Delivery: Ground Floor, Council Administration Building, 16 Cobham Court, Porirua, marked "Attention: Environment and City Planning"

Closing date for further submissions is 5pm Thursday 3 November 2022

| Further Submitter Contact Details | | | |
|---|--|-------------|-------------------|
| Full Name | <i>Last Name</i> | | <i>First Name</i> |
| | Currie | | Iain |
| Company/Organisation Name (if applicable) | Heriot Drive Ltd, 7 Heriot Drive, Elsdon and Raiha Properties Ltd, 15-17 Raiha Street, Elsdon, | | |
| Contact Person | Iain Currie | | |
| Email Address for Service | [REDACTED] | | |
| Address | c/- 26 Malthouse Cres Brightwater Nelson 7022 | | |
| Mail Address for Service (if different) | | | |
| Phone | <i>Mobile</i> | <i>Home</i> | <i>Work</i> |
| | [REDACTED] | na | na |
| Attendance and wish to be heard at the hearing: | | | |
| <input type="checkbox"/> I do not wish <input checked="" type="checkbox"/> I wish To be heard in support of my further submission <i>(Please tick relevant box)</i> | | | |
| <input checked="" type="checkbox"/> I will <input type="checkbox"/> I will not consider presenting a joint case with other submitters, who make a similar further submission, at a hearing. <i>(Please tick relevant box)</i> | | | |
| Relevance - you must select one box that applies to you: | | | |
| <input type="checkbox"/> I am a person representing a relevant aspect of the public interest <input checked="" type="checkbox"/> I am a person who has an interest in the proposal that is greater than the interest the general public has <input type="checkbox"/> I am the local authority for the relevant area | | | |

Explain/specify the grounds for saying that you come within this category (you must fill this in):

Heriot Drive Ltd and Raiha Properties Ltd made submissions in respect of the Natural Hazard provisions of the proposed Porirua District Plan (PDP) including definitions, the Natural Hazard Policies and rules, Appendix 10 and the planning maps in respect of Fault Rupture Zones (Submissions 156 and 157). While we have been heard and presented evidence in respect of those submissions no decision has yet been issued.

In submitting on Variation 1 Toka Tū Ake / Earthquake Commission (EQC) (submitter OS 37) has raised similar matters as raised in submissions 156 and 157 and in evidence presented to the proposed PDP. In particular, EQC have requested that the Fault Avoidance Zones be mapped in accordance with Ministry for the Environment (MFE) guidance on planning around active faults and consequential amendments to clarify or amend the policies and rules relevant to the Ohariu Fault Hazard Overlay. However, the EQC submission lacks specificity on precisely how the proposed PDP should be amended in part because EQC was unable to access the relevant GNS report referenced in the section 32 report.

Granting the relief sought by EQC if undertaken fully in accordance with the MFE guidance will require substantial amendments to the PDP especially to the provisions in respect of the Ohariu fault. The PDP Ohariu Fault Hazard overlay impinges on properties owned by Heriot Drive Ltd and Raiha Properties Ltd. The extent to which the MFE guidance is, or is not, adopted to give relief to EQC's submission may affect current and future land use activities on those properties.

Note to person making further submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Privacy note:

When a person or group makes a submission or further submission on the Proposed District Plan this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Environment & City Planning Team at dpreview@porirua.govt.nz.

Signature of person making further submission
(or person authorised to sign on behalf of person making further submission)



Date 02 November 2022

(A signature is not required if you make your submission by electronic means.)

Submission Table

- We recommend using this submission table to state your submission points. This will assist Council accurately record your submission points.
- Each individual submission point should be on a different row. Use as many rows as you require.
- You can attach additional commentary and documents should you need to.
- The examples below are for guidance only to show how submission points could be set out and need to be deleted, and do not represent a position of Council.

| Submitter Name/ Submission Number <i>[see submission contact list]</i> | Submitter Address/Email <i>[if provided]</i> | Support or Oppose <i>[only choose support or oppose]</i> | The particular parts of the submission I support or oppose are: <i>[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]</i> | The reasons for my support or opposition are: <i>[include reason(s) for your submission point]</i> | Allow or disallow <i>[only choose allow or disallow]</i> | I seek that the whole or part (describe part) of the submission be allowed or disallowed: <i>[give precise details]</i> |
|--|--|--|--|---|--|--|
| Toka Tū Ake (EQC) Submission number OS37.1 | Jo Horrocks [REDACTED] | Support | <p>All parts of submission OS37.1. In particular that the Ohariu fault be delineated on the planning maps according to fault complexity as identified in the GNS science report referenced in the s32 report (Porirua Fault Trace Study "Litchfield NJ, Van Dissen RJ GNS 2014) and consistent with MFE guidelines "Planning for development of land on or close to active faults" (Kerr J et al. MFE July 2003).</p> <p>I also support clarification and amendment of the rules in the Ohariu Fault Hazard Overlay to reflect fault complexity.</p> | <p>The EQC submission OS37.1 is entirely consistent with submissions made by Heriot Drive Ltd (Submission 156) and Raiha Properties Ltd (Submission 157) to the proposed Porirua District Plan (PDP).</p> <p>The relief sought by EQC is in accordance with good RMA planning practice as recommended by MFE. The GNS report referenced in the s32 report has classified the Ohariu fault along its length according to differing fault complexities. It is consistent with the MFE guidance to map the fault according to complexity. The PDP has not adopted the approach recommended by MFE nor incorporated the fault complexity zones identified in the advice provided by GNS.</p> <p>The proposed Ohariu Fault Rupture Zone in the PDP impinges on the properties owned by Heriot Drive Ltd and Raiha Properties Ltd. Therefore, any amendments to the planning maps or the natural hazard provisions of the PDP in respect of the Ohariu Fault Rupture Zone may have implications for those properties.</p> | Allow | I seek that submission OS37.1 be allowed in full recognizing that to do so will require substantive as yet undrafted changes to the PDP planning maps and fault hazard provisions. For that reason, I reserve the right to be heard in support of this further submission. |
| Toka Tū Ake (EQC) OS37.2 | Jo Horrocks [REDACTED] | Support | All parts of submission 37.2. | <p>The EQC submission OS37.2 is entirely consistent with submissions made by Heriot Drive Ltd (Submission 156) and Raiha Properties Ltd (Submission 157) to the proposed Porirua District Plan (PDP). Those submissions stated:</p> <p><i>"we seek that a more holistic approach be taken to addressing the risk to buildings and property from seismic events including liquefaction, slope failure and ground shaking rather than the single focus on fault rupture."</i></p> <p>Submissions 156 and 157 also noted that there is an apparent inconsistency between the approach taken in the PDP and the approaches taken in relevant Greater Wellington Regional Council natural hazard strategies and plans. The EQC submission seeks, in part, to address that inconsistency.</p> | Allow | I seek that submission OS37.2 be allowed in full and that a Liquefaction Hazard overlay be applied to the planning maps together with associated policies and rules. |

Submission Table

- We recommend using this submission table to state your submission points. This will assist Council accurately record your submission points.
- Each individual submission point should be on a different row. Use as many rows as you require.
- You can attach additional commentary and documents should you need to.
- The examples below are for guidance only to show how submission points could be set out and need to be deleted, and do not represent a position of Council.

| Submitter Name/ Submission Number <i>[see submission contact list]</i> | Submitter Address/Email <i>[if provided]</i> | Support or Oppose <i>[only choose support or oppose]</i> | The particular parts of the submission I support or oppose are: <i>[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]</i> | The reasons for my support or opposition are: <i>[include reason(s) for your submission point]</i> | Allow or disallow <i>[only choose allow or disallow]</i> | I seek that the whole or part (describe part) of the submission be allowed or disallowed: <i>[give precise details]</i> |
|--|--|--|---|--|--|--|
| Toka Tū Ake (EQC) OS37.3 | Jo Horrocks [REDACTED] | Support | The identification on planning maps of areas of high risk of slope failure | The EQC submission OS37.3 is entirely consistent with submissions made by Heriot Drive Ltd (Submission 156) and Raiha Properties Ltd (Submission 157) to the proposed Porirua District Plan (PDP). Those submissions stated: <i>"we seek that a more holistic approach be taken to addressing the risk to buildings and property from seismic events including liquefaction, slope failure and ground shaking rather than the single focus on fault rupture."</i> | Allow in part Disallow in part | I seek that the planning maps be amended to identify known areas of high risk of slope failure. I seek that the policies and rules associated with the identification of areas of high risk of slope failure do not prohibit or preclude development as submission OS37.3 seems to seek. Rather the policies and rules should provide a trigger that geotechnical advice must be obtained and those recommendations implemented as a condition of approval. Unlike earthquake rupture, which cannot be avoided, the risk of slope failure can be mitigated and remedied and policies and rules should recognize that. |
| | | | | | | |
| | | | | | | |
| | | | | | | |



Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 04/11/2022

Full Name

First Name: Grant

Last Name: Abdee

Contact person:

Attendance and wish to be heard at a hearing:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am

(a) a person representing a relevant aspect of the public interest, or

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

(c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

Submission numbers 16 + 80 directly affects the property at 153B Rawhiti Rd, Pukerua Bay which I own

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

File

Further Submission - Grant Abdee-redacted

Further Submission - RMA Form 6

This submission form should be used for making a further submission on Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan (in accordance with Clause 8 of the First Schedule, Resource Management Act 1991)

To: Porirua City Council
Email to: dpreview@poriruacity.govt.nz
Subject: Further submission on Variation 1 and Plan Change 19
Post: C/o Environment and City Planning, Porirua City Council, PO Box 50-218, PORIRUA
Delivery: Ground Floor, Council Administration Building, 16 Cobham Court, Porirua, marked "Attention: Environment and City Planning"

Closing date for further submissions is 5pm Thursday 3 November 2022

| Further Submitter Contact Details | | | |
|---|----------------------------------|------------|------|
| Full Name | Last Name | First Name | |
| | ABDEE | GRANT | |
| Company/Organisation Name (if applicable) | | | |
| Contact Person | GRANT ABDEE | | |
| Email Address for Service | [REDACTED] | | |
| Address | 153B RAWHITI ROAD PUKERUA BAY | | |
| Mail Address for Service (if different) | | | |
| Phone | Mobile | Home | Work |
| | | [REDACTED] | |
| Attendance and wish to be heard at the hearing: | | | |
| <input checked="" type="checkbox"/> I do not wish <input type="checkbox"/> I wish To be heard in support of my further submission (Please tick relevant box) | | | |
| <input type="checkbox"/> I will <input checked="" type="checkbox"/> I will not consider presenting a joint case with other submitters, who make a similar further submission, at a hearing. (Please tick relevant box) | | | |
| Relevance - you must select one box that applies to you: | | | |
| <input type="checkbox"/> I am a person representing a relevant aspect of the public interest <input checked="" type="checkbox"/> I am a person who has an interest in the proposal that is greater than the interest the general public has <input type="checkbox"/> I am the local authority for the relevant area | | | |

Explain/specify the grounds for saying that you come within this category (you must fill this in):

Example: "Submission number [insert submission reference number here] directly affects the property at XXX, which I own"

Submission numbers 16 + 80 directly affects the property at 153B Rawhiti Rd, Pukerua Bay, which I own.

Note to person making further submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

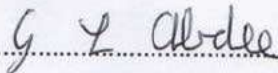
- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Privacy note:

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Signature of person making further submission

(or person authorised to sign on behalf of person making further submission)

.....


Date

(A signature is not required if you make your submission by electronic means.)

Torrey McDonnell

From: Abdee [REDACTED] >
Sent: Thursday, 3 November 2022 4:00 pm
To: dpreview
Subject: [EXTERNAL] Further Submission from Grant Abdee
Attachments: Page 1 of Further Submission - RMA Form 6.jpg; Page 2 of Further Submission - RMA Form 6.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Further submission 2022

Further Submitter: Grant Abdee

I have experienced some difficulties trying to use the online submissions tool on Council's website, possibly relating to my computer's setup, so I ask that Council accepts my Further Submission in this email format. My Submission will be sent 4pm, Thursday 3 November 2022.

Would you please forward a copy to Andrew Wellum.

Submitter Name/Submission Number

Andrew Wellum/OS16

Submitter Address/Email

Please contact dpreview@porirua.govt.nz

Reference: Submitter Details Report, October 2022

Regarding OS16.2

I **support** the submitter in having silt traps and silt trap inspections for any ground drainage (soak pits.)

I **oppose** having soak pits where neighbouring properties are lower or downstream from the soak pit, or where the land is banked or sloped. Soak pit related run-off can result in soil slippage and erosion, particularly on steep terrain. Also, there is no water run-off protection for neighbouring properties or control of where the water run-off exits from the under soak pit.

Pukerua Bay is sand/clay based and drainage is not straight forward. There is evidence of soil erosion and slips throughout the area.

Where neighbouring properties are lower or downstream from the soak pit, I **support** having a water collecting tank and automatic transfer pump to storm water drain system or roadside.

I **support** every 5th year, PCC, or approved contractors, test for integrity/additional and modified connections.

It would be great if Council, or approved contractors, inspected all drainage systems and sewerage systems every 5 years to see if they are compliant.

Submitter Name/Submission Number

Robin and Russell Jones/OS80

Submitter Address/Email

[REDACTED]

Regarding OS80.1

I **support** the submitter's opposition to the proposal, in all existing suburban areas of Porirua, to implement HRZ to allow 22 metre high buildings to be constructed within one metre of the boundary of existing one or two level dwellings without consideration of the impacts (especially the loss of sunlight and privacy) on adjacent properties.

The PDP **should** provide greater protection for the health and well-being of existing residents when such infill developments are being considered.

Which leads me to consider my property in Pukerua Bay...

I am concerned the MDRS will facilitate increased rates of development on our neighbouring properties which, given the topography of the locality, will make my long, narrow and sloping property vulnerable to unacceptable degrees of shading, building bulk, and potential overlooking opportunities.

The orientation and topography of my site, relative to these neighbouring properties, will also amplify the potential effects upon my property, including the outdoor recreation spaces, which have been carefully designed to optimise solar access and tranquil enjoyment of the bush and birdlife.

As I have already mentioned, I appreciate there are overarching concerns about drainage and vulnerability to flooding in this area, which could be exacerbated by the additional load placed upon ageing infrastructure by new dwelling units, and I understand that the current soak pit infrastructure is not fit for purpose, again creating vulnerabilities for properties downhill from potential development sites.

Consequently, I fervently believe that any new land subdivision and development adjacent to our property would be unfair to my wife and me.

I would like to think that Council will give preference and maximum consideration to existing property owners, over and above any new development next to their property.

In closing, I would like to thank Emily Bayliss, Friend of Submitters, for her help with this submission and our technical difficulties.

Grant Abdee

Further Submission - RMA Form 6

This submission form should be used for making a further submission on Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan (in accordance with Clause 8 of the First Schedule, Resource Management Act 1991)

To: Porirua City Council
Email to: dpreview@porirua.govt.nz
Subject: Further submission on Variation 1 and Plan Change 19
Post: C/o Environment and City Planning, Porirua City Council, PO Box 50-218, PORIRUA
Delivery: Ground Floor, Council Administration Building, 16 Cobham Court, Porirua, marked "Attention: Environment and City Planning"

Closing date for further submissions is 5pm Thursday 3 November 2022

| Further Submitter Contact Details | | | |
|---|----------------------------|-------------------|-------------|
| Full Name | <i>Last Name</i> | <i>First Name</i> | |
| | Davis | Rebecca | |
| Company/Organisation Name (if applicable) | | | |
| Contact Person | Rebecca Davis | | |
| Email Address for Service | [REDACTED] | | |
| Address | 43 Gray Street Pukerua Bay | | |
| Mail Address for Service (if different) | | | |
| Phone | <i>Mobile</i> | <i>Home</i> | <i>Work</i> |
| | [REDACTED] | | |
| Attendance and wish to be heard at the hearing: | | | |
| <input type="checkbox"/> I do not wish <input checked="" type="checkbox"/> I wish To be heard in support of my further submission <i>(Please tick relevant box)</i> | | | |
| <input checked="" type="checkbox"/> I will <input type="checkbox"/> I will not consider presenting a joint case with other submitters, who make a similar further submission, at a hearing. <i>(Please tick relevant box)</i> | | | |
| Relevance - you must select one box that applies to you: | | | |
| <input checked="" type="checkbox"/> I am a person representing a relevant aspect of the public interest <input type="checkbox"/> I am a person who has an interest in the proposal that is greater than the interest the general public has <input type="checkbox"/> I am the local authority for the relevant area | | | |

Explain/specify the grounds for saying that you come within this category (you must fill this in):

Example: "Submission number [insert submission reference number here] directly affects the property at XXX, which I own"

Submissions relate to the area in which I live and own property in.

Note to person making further submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:*
- it discloses no reasonable or relevant case:*
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:*
- it contains offensive language:*
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.*

Privacy note:

When a person or group makes a submission or further submission on the Proposed District Plan this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Environment & City Planning Team at dpreview@porirua.govt.nz.

Signature of person making further submission
(or person authorised to sign on behalf of person making further submission)

Rebecca Davis

.....

Date 3/11/22

(A signature is not required if you make your submission by electronic means.)



Further Submissions - Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan

Submitter Details

Submission Date: 3/11/2022

Full Name

First Name: Rebecca

Last Name: Davis

Contact person:

Attendance and wish to be heard at a hearing:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Person of interest declaration: I am

(a) a person representing a relevant aspect of the public interest, or

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

(c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

Submissions relate to the area in which I live and own property in.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Form 6 Form - Rebecca Davis

Further Submission - RMA Form 6

This submission form should be used for making a further submission on Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan (in accordance with Clause 8 of the First Schedule, Resource Management Act 1991)

To: Porirua City Council
Email to: dpreview@porirua.govt.nz
Subject: Further submission on Variation 1 and Plan Change 19
Post: C/o Environment and City Planning, Porirua City Council, PO Box 50-218, PORIRUA
Delivery: Ground Floor, Council Administration Building, 16 Cobham Court, Porirua, marked "Attention: Environment and City Planning"

Closing date for further submissions is 5pm Thursday 3 November 2022

| Further Submitter Contact Details | | | |
|---|----------------------------|-------------------|-------------|
| Full Name | <i>Last Name</i> | <i>First Name</i> | |
| | Davis | Rebecca | |
| Company/Organisation Name (if applicable) | | | |
| Contact Person | Rebecca Davis | | |
| Email Address for Service | [REDACTED] | | |
| Address | 43 Gray Street Pukerua Bay | | |
| Mail Address for Service (if different) | | | |
| Phone | <i>Mobile</i> | <i>Home</i> | <i>Work</i> |
| | [REDACTED] | | |
| Attendance and wish to be heard at the hearing: | | | |
| <input type="checkbox"/> I do not wish <input checked="" type="checkbox"/> I wish To be heard in support of my further submission <i>(Please tick relevant box)</i> | | | |
| <input checked="" type="checkbox"/> I will <input type="checkbox"/> I will not consider presenting a joint case with other submitters, who make a similar further submission, at a hearing. <i>(Please tick relevant box)</i> | | | |
| Relevance - you must select one box that applies to you: | | | |
| <input checked="" type="checkbox"/> I am a person representing a relevant aspect of the public interest <input type="checkbox"/> I am a person who has an interest in the proposal that is greater than the interest the general public has <input type="checkbox"/> I am the local authority for the relevant area | | | |

Explain/specify the grounds for saying that you come within this category (you must fill this in):

Example: "Submission number [insert submission reference number here] directly affects the property at XXX, which I own"

Submissions relate to the area in which I live and own property in.

Note to person making further submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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- it discloses no reasonable or relevant case:*
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:*
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Signature of person making further submission
(or person authorised to sign on behalf of person making further submission)

Rebecca Davis

.....

Date 3/11/22

(A signature is not required if you make your submission by electronic means.)

Submission Table

- We recommend using this submission table to state your submission points. This will assist Council accurately record your submission points.
- Each individual submission point should be on a different row. Use as many rows as you require.
- You can attach additional commentary and documents should you need to.
- The examples below are for guidance only to show how submission points could be set out and need to be deleted, and do not represent a position of Council.

| Submitter Name/ Submission Number <i>[see submission contact list]</i> | Submitter Address/Email <i>[if provided]</i> | Support or Oppose <i>[only choose support or oppose]</i> | The particular parts of the submission I support or oppose are: <i>[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]</i> | The reasons for my support or opposition are: <i>[include reason(s) for your submission point]</i> | Allow or disallow <i>[only choose allow or disallow]</i> | I seek that the whole or part (describe part) of the submission be allowed or disallowed: <i>[give precise details]</i> |
|--|--|--|--|--|--|---|
| <i>Example Bob Brown [Submission 88]</i> | <i>bob@submitter.com</i> | <i>Oppose</i> | <i>Submitter has requested that certain areas of the City be rezoned to High Density Residential on page XX of their submission.</i> | <i>I oppose the rezoning of my property at XXX address and surrounding properties to High Density Residential Zone. This is because the topography of the area will cause excessive shadowing if taller buildings than proposed are located there.</i> | <i>Disallow</i> | <i>Request that part of the submission seeking the re-zoning of the area I have highlighted in the attached map is disallowed.</i> |
| <i>Example Jane Doe [Submission 222]</i> | <i>12 Brown Street, Plimmerton</i> | <i>Support</i> | <i>Jane Doe supports all areas that have been zoned Medium Density Residential Zone in the Variation 1 planning maps.</i> | <i>I support the submitter's request to retain the Medium Density Residential Zone as shown on the Variation 1 planning maps.</i> | <i>Allow</i> | <i>That part of the submission which requests retaining the Medium Density Residential Zone as shown on the Variation 1 planning maps is allowed.</i> |
| Fire and Emergency New Zealand OS58 | | Support | Public health and safety is maintained through appropriate provisions of infrastructure to ensure water supply and accessibility for fire fighting. | It is essential for FENZ to be able to access buildings and have resources available. | Allow | Whole |
| Paul Clegg OS11 | | Support | Muri Rd upgrade required before NGA development. Strengthen requirements for buffer areas of SNAs and ecological corridors to be essential. | Muri Road not able to cope with traffic increase and safety of community. Ecological protection in the NGA is critical. | Allow | Whole |
| Kainga Ora OS76 | | Oppose | Oppose in its entirety. | Do not consider there is sufficient reasoning for requests. Do not consider environmental effects have been taken into consideration. Particularly the request for high density building in Pukerua Bay is not appropriate to the area. | Disallow | Whole |
| Plimmerton Residents Association OS79 | | Support | Support caveats on development to insure improved infrastructure, environmental protections, and that PCC looks at impacts of growth, | Development should only occur when infrastructure can cope. Environment must be protected. | Allow | Whole |
| Alan Collett OS99.8 | | | Support green belt, consider keeping an area of existing forestry for bird life and preservation of all ecological areas as well as increasing ecological areas | It is vital to protect the flourishing bird life in the Muri Rd forestry block which will be destroyed through development | Allow | Whole |
| Alan Collet OS99.12 | | Support | I support the submission that the flood mapping is flawed and that Alan has newly updated information to show that the flood zone in the vicinity of 42 Gray Street is not correct and it needs to be reviewed. | Flood mapping needs to accurately reflect the true risk and be consistent with the actual drains etc that are in Gray Street as the information used to create maps was not correct. | Allow | Whole |
| QEII National Trust OS82 | | Support | Support all | Adequate protections to ensure special areas, environmental and ecological areas are safeguarded for future generations. | Allow | Whole |
| OS114 | | Support | Support assessment of cultural landscape values also support questions around tipping points for ecological systems. | It is important for all these aspects to be considered before any development poses significant risk to the area that cannot be undone. | Allow | Whole |

Submission Table

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- Each individual submission point should be on a different row. Use as many rows as you require.
- You can attach additional commentary and documents should you need to.
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| Submitter Name/ Submission Number <i>[see submission contact list]</i> | Submitter Address/Email <i>[if provided]</i> | Support or Oppose <i>[only choose support or oppose]</i> | The particular parts of the submission I support or oppose are: <i>[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]</i> | The reasons for my support or opposition are: <i>[include reason(s) for your submission point]</i> | Allow or disallow <i>[only choose allow or disallow]</i> | I seek that the whole or part (describe part) of the submission be allowed or disallowed: <i>[give precise details]</i> |
|--|--|--|---|---|--|---|
| Pukerua Bay Residents Association OS47.4 | | Support | People must be able to walk to public transport. Note that walking areas in this area could be longer and more significant than it actually looks on structure plan. | This needs to be planned for correctly. | Allow | whole |
| Pukerua Bay Residents Association OS47.7 | | Support | Community facilities are provided to support the community and build social cohesion. | Essential for communities to have places where they can come together | Allow | WHole |
| Harbour Trust & Guardians of Pauantahanui Inlet OS32 | | Support | Any development must avoid adverse effects on the waterways and harbour | Environment must be protected | Allow | WHole |
| Friends of Taupo Swamp & Catchment OS68 | | Support | Support concerns over risk to streams, wetlands and that protections need to be in place. | Environment must be protected | Allow | Whole |
| Ministry of Education OS92.1 | | Support | Support inclusion of wording to reflect that educational facilities are provided and connected to community | Schools are not going to cope and this needs to be identified and dealt with otherwise schools like Pukerua Bay School will lose their field etc to terrible new classrooms. | Allow | Whole |
| Pukerua Bay Residents Association OS47.9 | | Support | Infrastructure capacity must be resolved and provided | PCC has already pointed out that the current infrastructure cannot cope with the potential growth and what developers want to achieve and there is no funding allocation to upgrade the infrastructure therefore growth should not be occurring until this issue is resolved. | Allow | Whole |
| Pukerua Property Group Ltd OS59 | | Oppose | Oppose anything that removes fresh water areas or any ecological areas and protections from Structure Plan | Structure Plan should provide as much detail as possible for environmental and ecological protections so that developers must do everything to protect them | Disallow | Whole |
| | | | | | | |
| Pukerua Bay School OS111 | | Support | Support all | Impacts on education as well as the new recreation provisions need to be noted. | Allow | Whole |