

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

Under Schedule 1 of the Resource Management Act 1991

In the matter of Variation 1 to the Proposed Porirua District Plan

Between **Various**

Submitters

And **Porirua City Council**

Respondent

**Statement of evidence of Linda Louise Bruwer on behalf of Paremata
Business Park (Planning Evidence)**

Date: 24 February 2022

INTRODUCTION

1. My name is Linda Bruwer, I am a sole trader and Principal Planner trading as LB Urban, based in Porirua. Prior to this, I was the Planning Manager at Cuttriss Consultants.
2. I have prepared this statement of evidence on behalf of Paremata Business Park in respect of the planning matters arising from its submission (Submitter Ref: OS28.1] on the Proposed Porirua District Plan **(PDP)**.
3. Specifically, this statement of evidence addresses:
 - a) Areas of disagreement with Council's reporting officer and experts, being:
 - i. Extension of the LCZ;
4. I was the author of the Paremata Business Park submission to the Plans change and Variation 1 to the Plan Change, and I was the author of the Paremata Business Park further submissions document.

5. I am authorized to provide this evidence on behalf of Paremata Business Park.

QUALIFICATIONS AND EXPERIENCE

6. I hold a Bachelor of Science Degree in Town and Regional Planning from the University of Pretoria (South Africa) and a Masters Degree in environmental Management from the University of Kwa Zulu Natal (South Africa).
7. I am an Associate member of the New Zealand Planning Institute.
8. I have over 20 years' experience in the field of resource management with extensive experience in land development projects and resource consenting. I am familiar with Porirua City, through my professional experience and having living in the area for the last 11 years.
9. Recent experience within Porirua City includes:
 - a) Resource Consent Planner for the preparation of the planning application for a five-story mixed use apartment building in Paremata (still being processed)

Code of conduct

10. I have read the Code of Conduct for Expert Witnesses set out in the Environment Court's Practice Note 2023. I have complied with the Code of Conduct in preparing my evidence and will continue to comply with it while giving oral evidence before the Environment Court. My qualifications as an expert are set out above. Except where I state I rely on the evidence of another person, I confirm that the issues addressed in this statement of evidence are within my area of expertise, and I have not omitted to consider material facts known to me that might alter or detract from my expressed opinions.
11. My statement of evidence addresses:
 - a. Application of Policy FUZ-P1;

SCOPE OF EVIDENCE

12. I our submission point discuss the purpose of the FUZ and provide an assessment outlining why FUZ is an appropriate zone for the site, drawing on the reasons why the site is consistent with the relevant PDP provisions and the Growth Strategy.
13. I have read the Council Section 42A Report in detail. I accept Mr Rachlin's assessment of our submission point except for submission point OS28.1.
14. Therefore, my evidence addresses the planning matters in response to Council's Section 42A report.
15. Specifically, my evidence addresses:
16. My evidence is accompanied by the following attachments:
 - a. Attachment One: the Area requested to be re-zoned.
17. In forming my planning conclusions, I have drawn on the NPS UD and Mr Raclin's 2020 Section 32A reports.

EVIDENCE

Appropriateness of extending the Local Centre Zone to neighbouring sites.

18. In my submission I requested the following:

Include 17, 19, 21, 23, 25 ,27 and 29 Paremata Crescent into the Local Centre Zoning. This should also include extending the active frontage requirements. Or adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.
19. In my submission I stated

These seven properties are bookended by the Local Centre Zone at each end. Including these as Local Centre Zone will increase the overall area of mixed use, create a cohesiveness to the streetscape, and will consequently

improve the overall village character of the area. The sites are all along the northern side of Paremata Crescent.

20. For ease of reference the Council's Officer is not accepting this change and stated in his section 42A report as follows (quoting only the clauses that relate to the sites in Paremata and our submission). Also see the map prepared by the officer in attachment 1.

a) *Variation 1 did not amend the spatial extent of the LCZ-Local Centre Zone¹⁶ or the NCZ-Local Centre Zone. The spatial extent of these zones was addressed in the 2020 Section 32 Evaluation Report Part 2*

b) *Neither Kāinga Ora nor Paremata Business Park Ltd have provided any planning evaluation, urban design or other technical report, nor a s32AA evaluation report to support their rezoning requests. For example, I would note:*

c) *17, 19, 21, 23, 25 ,27 and 29 Paremata Crescent are generally in residential use rather than business and as such rezoning to Local Centre Zone would not reflect existing land uses;*

d) *The Property Economics report, Porirua City Business Land Demand and Supply Assessment (November 2019) found that there was generally sufficient land supply for commercial offices and retailing over the short and medium terms (up to 10 years)¹⁸;and*

e) *In the absence of any meaningful evidence, planning evaluation or s32AA evaluation from the submitter, I consider the notified spatial extents of the NCZ and LCZ most appropriately implement the objectives of the PDP. This is supported by the subsequent Property Economics report referred to above regarding the amount of commercial land required at Pukerua Bay.*

21. In response to his assessment I would like to advise as follows:

22. My client owns the properties 5, 7, 15, 17 Paremata Crescent.
23. To ensure that he will be able to redevelop the sites in a more meaningful way it is requested that at least No. 17 be zoned to that of Local Centre zone. To enable a meaning development these sites, they will most likely be developed as one and having them in the same zone makes sense from a development and consent processing perspective.
24. We therefore request that as a minimum no 17 be included into the Local Centre Zone.
25. By extending the zone with one more property will not impact in on the reasons to not include the rest of the sites as provided by the Mr Rachlin's 2020 Section 32 Evaluation report.

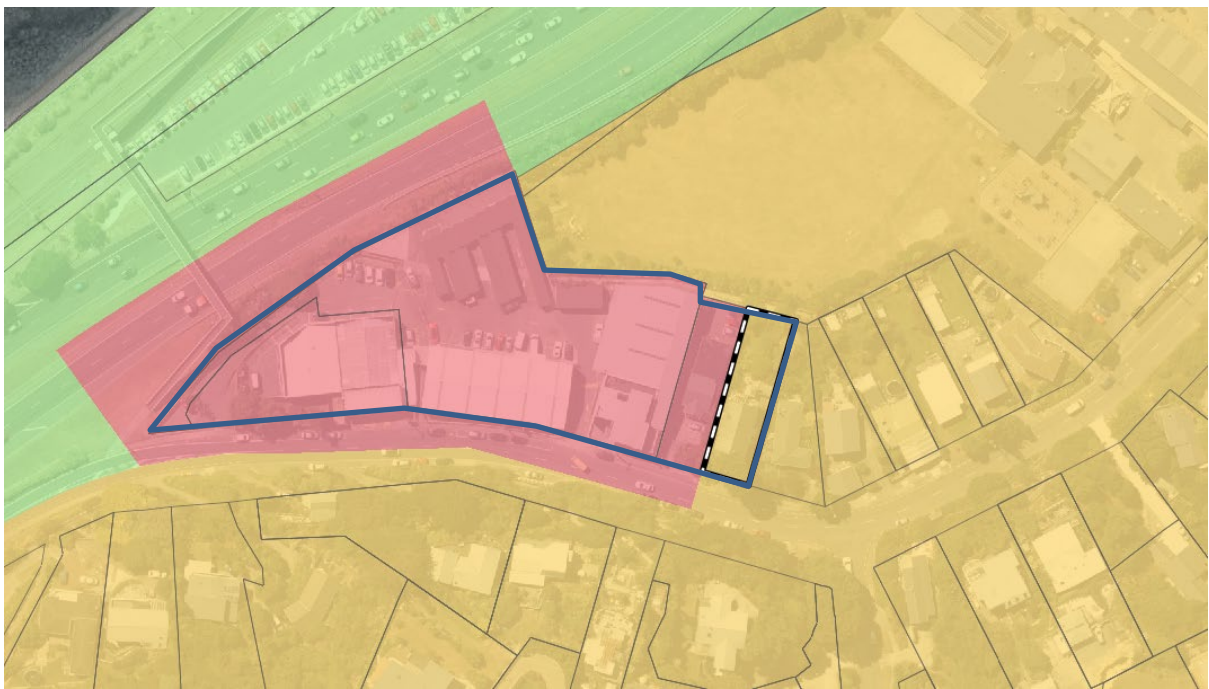


Figure1: of properties owned by Paremata Business Park

26. However, ideally the site 17, 19, 21, 23, 25 ,27 and 29 Paremata Crescent should be included into the LCZ.
27. One of the key reasons Mr. Rachlin argues that these sites should not be included into the LCZ, is that there is a lack of open space and recreation in the area.
28. Many Councils consider dedicated cycle paths as part of their open space and recreation facilities.

29. At the end of last year Waka Kotahi announced the construction of the cycleway along Paremata Crescent and between Paremata and the Train Station and Aotea Lagoon.
30. This will provide improved connectivity for the area and supports higher densities and low carbon transportation options while still complying with the criteria of a well-functioning urban environment that are for higher densities as set out in the 2020 Section 32 Evaluation Report Part 2, this:
- *Well-functioning urban environment: o Primary school – 1000m walkable catchment mapped by PCC GIS team using pedestrian network – mapping based on entry/exit points to the school*
 - *Supermarket– 1200m walkable catchment mapped by PCC GIS team using pedestrian network – mapping based on entry/exit points to the supermarket*
 - *Local Park (active play space and/or playground) – 400m walkable catchment mapped by PCC GIS team using pedestrian network – mapping based on entry/exit points to the park*
31. These sites also clearly fall within the 800m walking distance catchment for the Paremata Train Station as required by the NPSUD.
32. Ultimately, it is my overall conclusion that the proposed rezoning achieves the purpose of the LCZ as well as the relevant objectives and policies of the NPS-UD. Therefore, it is appropriate that the sites are rezoned to LCZ.



Linda Bruwer

Principal Planner

LB Urban

Date: 24 February 2022



Paremata: Changes to LCZ Sought

- Property
- Existing Local Centre Zone
- KO LCZ Extension
- Paremata Business Park Ltd (OS28.1) LCZ Extension
- Precincts (Variation 1) - MRZ-RIP

