

Submission on PDP Presentation to Hearing 7

Paul Botha – 22 March 2023

Submitter number 118

Background

- Our submission on the PDP included a number of points, one of which was in support for the partial zoning of land at 10A The Track as residential.
- That same submission suggested that the area zoned as residential could be extended northwards slightly such that it extended to the flood mapping.

PDP mapping

- The map to the right shows the property at 10A The Track outlined.
- The property has approximately 21 residential neighbours and about 50% of the 4.5 ha is to be classified as an SNA.
- The southern portion of that property, shaded light orange, is the area identified within the PDP that is proposed to be zoned as residential.
- That boundary of that area is based on my submission on the DRAFT PCC Plan, made in November 2018, see following slide. Our full submission on the Draft Plan is attached as an Appendix for reference.

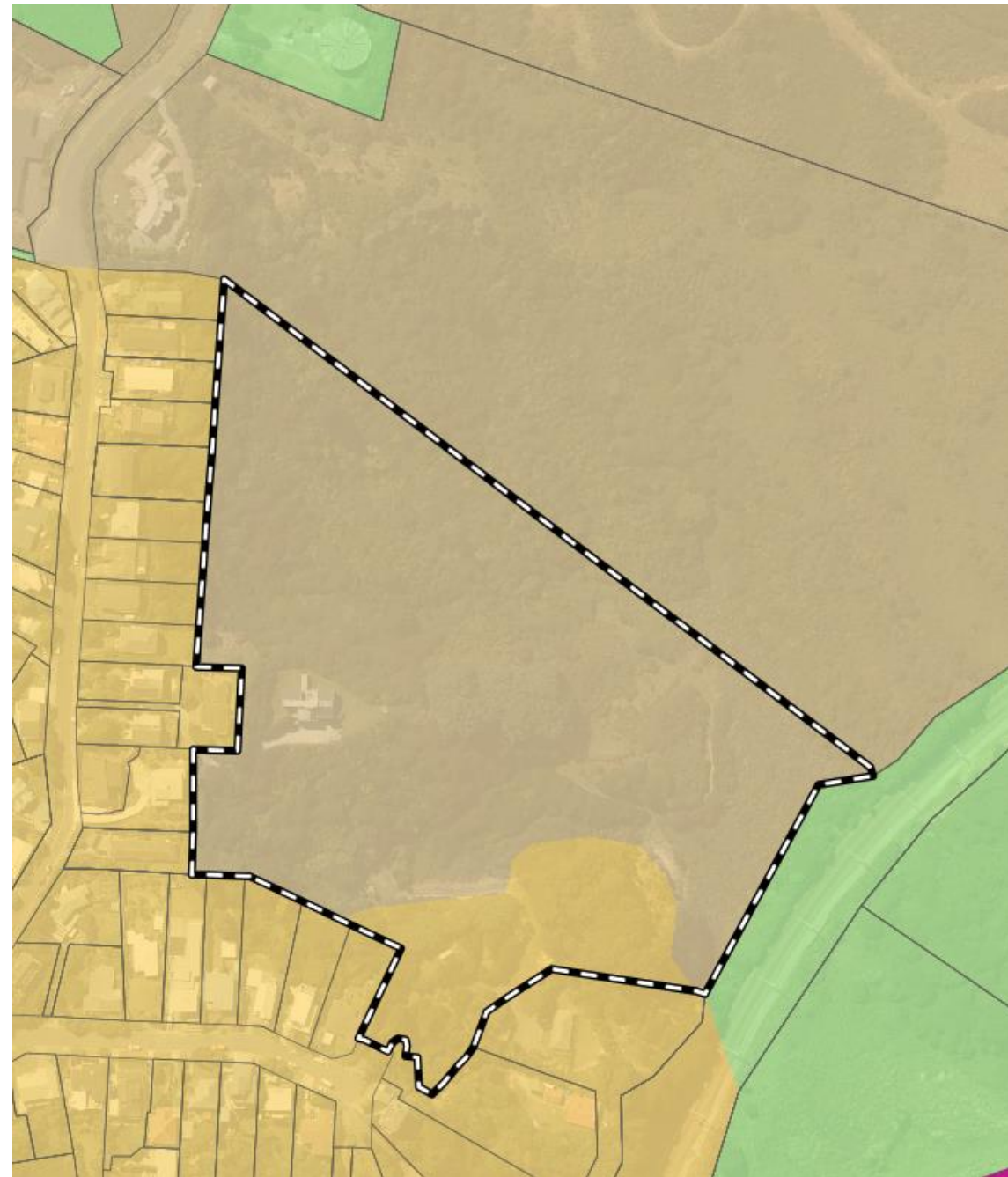
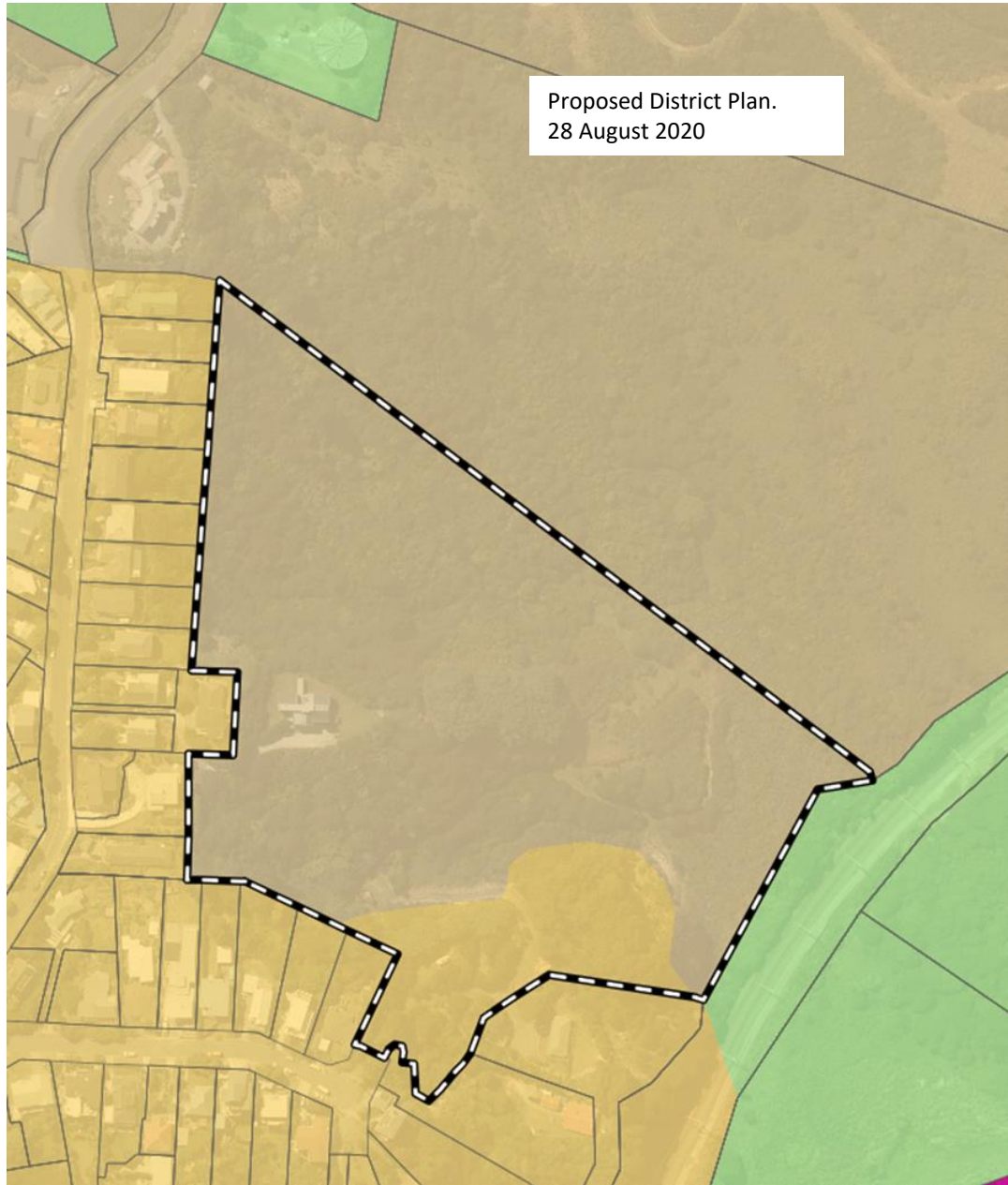




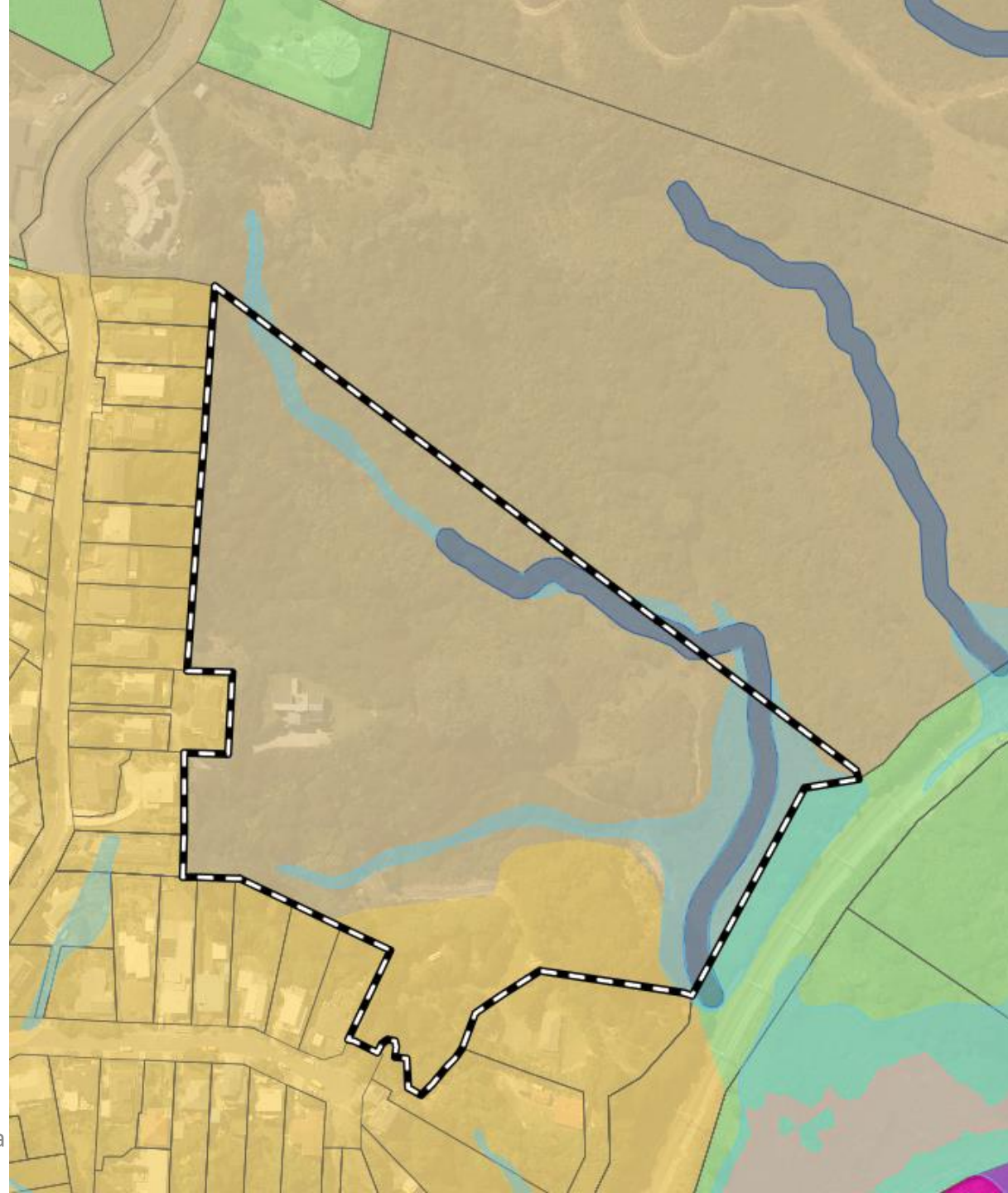
Figure 2. High Level sub-division potential



The proposed residential zone boundary in the PDP simply followed the boundary of Lots 1 to 5 of my submission on the draft plan.

Suggested change

- The map to the right includes the modelled ponding layer (light blue) published with the PDP.
- As sated in my submission I suggested *“.. I believe that the proposed residential boundary zone on our land could extend northwards a little and end at the ponding mapping show in Figure 1.”*
- The original mapping of the proposed residential extension simply followed part of my submission on the draft plan and was drawn in the absence of the knowing the location of the ponding layer.
- It seems sensible that the proposed residential boundary be pushed northwards a little to follow the edge of the ponding layer.



Reasons for suggested change

- The original outline I provided was never intended to be a zone boundary, but an outline of 5 of the 7 lots proposed.
- At the time the draft plan was released for comment, the ponding layer was not available.
- The area I am suggesting be included in the residential zone slopes to the north and shown in green.
- Given the requirement of hydraulic neutrality, it would seem sensible that this north facing slope be included in the same residential zone as that proposed.



Remedy sought

- Residential zone is extended northward slightly to the edge of the ponding layer, as shown in the adjacent figure, i.e. the green shaded area is included in the proposed residential zone.



Appendix

Submission on Draft PCC District Plan, 30 November 2018

Submission on draft PCC District Plan

We own the rural property at 10A The Track, Plimmerton. The property has access off both The Track and Corlett Road in Plimmerton and is shown as the red outline in Figure 1. The original access off Corlett Road is number 21.

The property is in the rural zone but is bordered on the western and southern boundaries by approximately 20 residential lots. The neighbour to the north is rural and immediately to the east is the railway line. The property is 4.5 ha in size which includes a 0.5 ha of that is a privately owned remnant of the Taupo Swamp. We have some regenerating native vegetation but most of our land is covered in exotic vegetation (Gums, Proteas, Acacias). We consider our property is suitable for an appropriately designed residential subdivision.



Figure 1. Location of the property

There has been much discussion by PCC on making land available for new housing in the city. One of the options being considered and discussed is the introduction of a rural residential zone. Over the

past 5 to 10 years, I have had various discussion with PCC planners on this and sub-division opportunities, and have made previous submissions on the matter.

I believe that the sustainable development of the city will require more residential houses in those rural zone areas close to existing residential areas, as these areas are likely to have existing infrastructure which can be easily accessed. I had been previously informed that this might be managed by introduction of a rural-residential zone with a Lot size being dependant on factors such as, terrain, existing services visibility etc. One of the other options suggested was an average Lot size. I now understand that the rural-residential zone may have a minimum Lot size of 2 Ha. If that turned out to be the case, our 4.5Ha Lot will allow only one more house on our land. I do not believe that this is the best outcome for the city where more Lots can be created with minimum environmental impact and which have access to both service and transport infrastructure.

I am nervous about the risks and costs of the RMA consenting process and seek certainty in the district plan review that our land will be rezoned to enable appropriate residential subdivision and development. It is evident from the image above that if the boundary between the residential zone and the rural zone were adjusted slightly, it would allow land to be made available for residential housing. Given the significant existing residential housing on the boundary of our rural block and the ground contour, allowing sub-division less than 2 ha is not going to detract from the rural character.

I wish to submit that:

- A "one size fits all" minimum 2 ha Lot size for the rural residential zone is not appropriate for my property;
- If a rural-residential zone is being introduced, it should enable smaller allotments and higher residential density on land adjoining existing urban zones (such as my property)
- Consideration be given to rezoning my land (or part of it) residential

I am keen to engage with PCC to help determine the most appropriate zoning and rules that could apply to our land to allow it to be developed appropriately.

After a recent meeting with PCC on 29 November 2018, it appears that much effort of the plan review is focused on areas which could allow for a large number of new housing lots and that the smaller adjustments, such as mine, are not receiving much attention due to work load and time. The suggestion was to propose some more high-level details of the concept I envisage for the land. I have produced the image in Figure 2 to outline a concept which needs to be read together with the comments below:

- There is an unused PCC sewage manhole connecting to a 150mm sewage pipe that was put in place when the Lot was sub-divided from 5 ha to 4.5 ha over 20 years ago. This manhole would be suitable for the sewage connection of all 7 Lots shown. (It is the yellow dot below the text "Lot 3" in Figure 2).
- There is a water main at the end of Corlett Road. (Light blue line in Figure 2).
- There is a Wellington Electricity pillar box down the exiting ROW to 23 Corlett Road, however it is possible that Lots 6 and 7 could be "off" the electricity grid if desirable.
- Lot 1 is accessed off a separate ROW driveway to 25 Corlett Road.
- Lots 2 to 7 are accessed off the existing ROW to 23 Corlett Road and hatched in brown.
- The ROW's shown as orange and pink follow an existing track and service a reduced number of Lots along their length.

- The Lots are all lower in elevation than the houses in The Track and on the northern side of Corlett Road.
- The Lots as shown, vary in size between 698m² (Lot 3) and 1715 m² (Lot4).
- Possible options could be to:
 - Zone the entire 4.5 ha Lot as Rural-Residential but allow for the sub-division of smaller Lots as shown, in that Rural-Residential Zone.
 - Zone the seven Lots and ROW's as Residential.
 - Zone the area of Lots 1 to 5 as Residential and the remainder as Rural-Residential with the option to sub-divide to the Lot sizes shown.



Figure 2. High Level sub-division potential

I look forward to your consideration of comments and will be willing to engage with PCC and develop the options further.

Kind regards

Paul Botha