

Simon Barber

Director Pukerua Holdings Ltd, owner of Muri Block (34 Muri Rd)

Director of Barber Commercial Ltd, 50% shareholder in PHL.

BCL owns the franchise Jennian Homes Wellington Ltd.

Other 50% shareholders in PHL also are the national franchisors of Jennian Homes (NZ)

Original submission OS27.1 and OS27.2

Early connection with the site:

PCC led plan change and MOU:

Cultural importance of site and engagement:

Our vision:

We only plan to develop 40% of our site, the other 60% will be enhanced Native covenanted areas, SNAs, QEII reserves and wetlands.

(Map to assist)

is important to identify all areas subject to flooding hazards and to ensure the District Plan has regard to Proposed RPS Change 1 Policy 29.

3.10.2.2 Assessment

- 230. As noted in section 8.14 of the Section 32 Evaluation Report – Part B Northern Growth Development Area the Stormwater Management Assessment report prepared by The Urban Engineers Ltd considered the flood hazard risks on the site, and recommended Flood Hazard – Stream Corridor areas to be included on the PDP planning maps.
- 231. At the time of preparing the NGDA provisions, The Urban Engineers provided advice that as the area is at the top of the catchment and the site has a steep grade and defined gullies, the stream corridors would be sufficient to manage the flood hazard within the NGDA. However, it was also recommended that this be confirmed via hydraulic modelling of the site.
- 232. Wellington Water Limited have subsequently undertaken modelling for the area, which is shown in Figure 2 below. These modelling outputs are provided in the Statement of Evidence of Alistair Osborne on behalf of Porirua City Council (Flood Hazard Modelling).

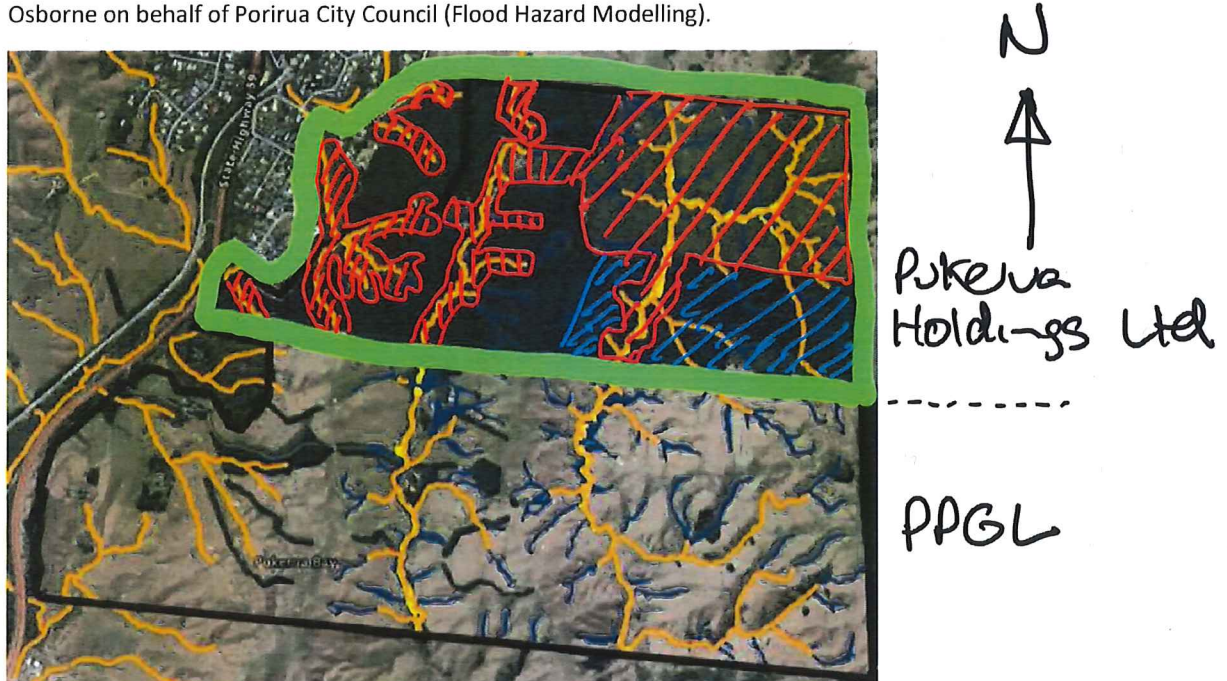


Figure 2: Wellington Water Limited flood modelling outputs for the NGDA

- 233. Given the modelling undertaken by Wellington Water Limited, I consider that it is appropriate to incorporate the new Flood Hazard areas identified in the NGDA within the PDP Flood Hazard overlay maps.

3.10.2.3 Summary of recommendations

- 234. I recommend for the reasons given in the assessment, that the Hearings Panel:

- a. Amend the Flood Hazard overlays as set out in Appendix A;

- 235. I recommend that the submission from GWRC [OS74.73] be accepted.

▨ Native / SNA / QEII
▨ Pines on steep slopes, revert to native.
 Future housing

Community engagement:

Why has the residential zoning pushed East?

Density, different typologies, development timeframe:

Conclusion:

Questions?