

IN THE MATTER

of the Resource
Management Act 1991

AND

IN THE MATTER

of Hearing of submissions on the
Proposed Porirua District Plan and
Variation 1 to the Proposed District Plan.

Evidence of David Carter

1. My name is David Carter. I live with my family, at 5C Motuhara Road Plimmerton. We purchased this property in 2006. I was born in Plimmerton and have spent most of 54 years living here, having raised my family here. I have witnessed the many changes that have occurred in the Porirua City, and more specifically Plimmerton. I have structured my evidence in the following way;

- a. Concerns about the public consultation that has occurred as part of the Proposed District Plan (PDP) process;
- b. Concerns about the adverse environmental effects of the proposed new rules under the Proposed District Plan, and Variation 1 on our property at 5C Motuhara Road
- c. Why 'High Density' zoning is inappropriate for Plimmerton
- d. The need to consider climate change and erosion.
- e. Suggested changes to Proposed District Plan Rules, and Standards

2. While I acknowledge that the new legislation which the Council is required to administer has imposed strict timetables on the Council, I have found the council's lack of information of the PDP changes/process to property owners to be very disappointing. I first heard of the high-density changes in the PDP when I received a letter on the 22 August 2022 from Council stating there had been a change in the maximum height permitted on our property at 5C Motuhara Road from 22 metres maximum height to 8 metres, and a change in the required height recession plane. This is because of the proximity of our property to two Sites of significance to Maori

being SASM 17 Taupo Pa and Urupa, and SASM 22 Te Rauparaha's Reserve. I have appended a copy of the letter to my evidence. (See Appendix.1). This was an extreme shock to us as we had received no other information about these changes, as all the media around Resource Management Act (RMA) was about the need for medium density housing. Also, any response/submission had to be completed by the 12 September 2022, which was very challenging. We have requested from the Council an on-site meeting with Council planners, and Commissioners but the Council considered that this was not necessary to understand our position. Another factor that has made it difficult for us is the poor definition in the District Plan Planning Maps, when viewed online, as the 'overlays' have very poor definition.

We have been very stressed in trying to understand the submission process, how these changes will affect our property/family, and trying to get professional advice on what we should do. As you will see our property is extremely affected by the proposed changes, and I hope you see this and help us get some changes to the current plan so we can continue to enjoy our property.

3. Our property at 5C Motuhara Road will be subject to a number of zonings, and notations under the PDP, and Variation 1. Our property sits in a block of properties from Beach Road, Sunset Parade to Moana Road, and the bottom of Motuhara Road. This block is part of the proposed High-Density Zone, but also has a number of SASM's which has resulted in approximately half of the properties in this block having restrictions applied to them. (See Appendix.2). There are also various community facilities in this area, including heritage settings, parks, a kindergarten, and tennis clubrooms/courts. This has resulted in a mixture of properties with different heights and height recession building planes. Maximum building heights vary from 8.0 metres to 21.0 metres. In general, these changes in rules will lead to issues around loss of sun, privacy and increased shading for properties that are unfortunate to be located next to a consented high-density development.

For our property at 5C Motuhara Road, which sits approximately 10 meters above the properties along Sunset Parade, space is provided by way of a deck to the west, and north of the house. This deck is private, and enjoys full sunlight, and expansive views out to Mana Island (See photos Appendix.3). As part of my preparation for this

submission, and to help me understand the proposed changes, I have had Greg Hayward, architectural designer, prepare schematic plans showing possible development of 15,16, and 17 Sunset Parade, and 7B Motuhara Road under the proposed new District Plan High Density Rules (See Appendix.4). You can see how any such development would have an adverse impact upon our property at 5C Motuhara Road in terms of, loss of sea views, shading, and loss of privacy.

4 The first two points in my submission relate to the need to consider, and plan for Plimmerton's existing inbuilt environment, and take into account the existing infrastructure. As noted, housing in Plimmerton is predominantly single storey, and two storey dwellings on relatively narrow sites. Houses are generally designed to take advantage of the extensive coastal views. The proposed new rules would be likely to result in a loss of this existing character. Plimmerton's water infrastructure is already under pressure, and heavy rain events often result in large areas of flooding. Recent changes to the RMA mean that new housing is no longer required to provide on street parking. However, in my opinion, the roads in Plimmerton are too narrow to provide for on-street parking, and new developments of the type provided for in medium, and high-density rules would be likely to result in increased traffic congestion on all streets.

5. The final point in my submission relates to allowing for increased housing density in areas which are identified as having coastal hazard and/or erosion. In particular I note that the three properties in front of our property at 5C Motuhara Road, being 15,16, and 17 Sunset Parade are subject to; a tsunami overlay, and coastal hazard inundation both current, and future. These Proposed District Plan provisions have been written to discourage medium, and high-density residential development because it is recognised that the risk at these locations is only increasing because of climate change, and sea level rise.

Having grown up in Plimmerton I have seen the changes in weather, and the effects on the Porirua District, and especially Plimmerton foreshore. The increase in the number of extreme weather events, and the size of these seas, (king tides, and storm surges) especially in the last 10 - 15 years has been unbelievable, and from the events of the last couple of months in Auckland and the East Coast of New Zealand only

confirms that these heavy rainfall events are not 1/100 years, and rising sea levels are happening, and getting worse.

I have read several articles in the past few months about climate change, the RMA process and with recent flooding events in Auckland and the East Coast. It feels like the RMA process may need to be paused/reviewed. A recent article about property insurance had a quote by the CE of Tower Insurance; "We need to stop building in areas that are prone to floods and coastal erosion". This should be a warning to central and local government, and property owners (current and future) as to the future direction of the insurance industry.

It seems that the Government, Councils, and insurance companies are talking about managed retreat, and not building in areas that have been identified as coastal hazard areas. It therefore does not make sense that the Porirua City Council will allow increased housing densities in any coastal flood zones in the district.

I note in the planner's response to my submission that they consider Plimmerton should not be treated differently to the proposed areas of high density, (Porirua City, Elsdon, Ranui Heights, and Mana). I strongly disagree with this as the Plimmerton foreshore directly faces the Tasman Sea with minimal land mass to stop the huge storm surges, and king tides that are happening, and its extremely low land mass along the foreshore makes these properties very prone to flooding, and therefore, they should be treated differently than these other proposed high-density areas.

My understanding of the proposed changes is that the Council has decided to allow the high/medium density to be allowed in these areas already identified with coastal hazards/erosion and then will overlay the flood hazard/historical maps to decide on future consents. The reasoning as I understand is that there is no difference if there is 1,2,3 or 4 houses on a property. This is because the coastal hazard will then be applied regardless of the potential number of dwellings allowed on a property. This appears to defeat the whole purpose of providing for identified densities of housing.

The current Plimmerton foreshore has a mixture of proposed medium and high-density properties from the Moana Road to South Beach Road. Most of these

properties have tsunami overlay, and coastal hazard inundation both current, and future identified. Under the proposed process these will be allowed to be built on if the Council grants the consent. This approach will create a lot of uncertainty and confusion for property owners and will cause issues around loss of sun, privacy and increased shading for properties that are unfortunate to be located next to a consented high-density development. It will also encourage builders/developers to push boundaries to obtain consents due to likely bigger profits. Also, this could create a huge financial risk for the Council/rate payers, as any new dwellings consented on these properties that suffer future flood damage/loss may become the responsibility of the Council, as these are in existing identified coastal hazard areas. Therefore, although there may be short term gains to the developers of these properties in the long run there will be costs to be borne by the property owners, and probably the Council as well.

The council has adequately provided for future housing growth, both medium and high density by way of Plan Change 19 being the Plimmerton farm. This area is not subject to any coastal erosion or natural hazards.

6. My submission would be met by the Commissioners making the following decisions.

Firstly, in the block of properties bound Beach Road, Sunset Parade to Moana Road, and the bottom of Motuhara Road that this area be reduced from High Density to Medium Density, thereby aligning building heights with these properties subject to reduced height because of the SASM overlay.

Secondly, that under the relevant Proposed District Plan Rules to use the 'Qualifying Matters' option that allows Councils to not increase density through new building or development in areas that are subject to Coastal Hazard/Erosion overlays. In particular that the Council applies this to the Plimmerton foreshore due to the identified coastal hazard/erosion zones that exist.



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22 August 2022

Dear David J Carter and Tiffany C Patterson

Minor amendment made to Proposed District Plan that affects your property

As you will be aware from our letter dated 11 August 2022, Council has recently notified Variation 1 to the Proposed District Plan. It subsequently came to our attention that there was a minor error in the High Density Residential Zone Chapter which is relevant to your property 5C Motuhara Road, Plimmerton.

There is a height control overlay that appears on the planning maps in the High Density Residential Zone (HRZ) on properties such as yours that are adjacent to listed Sites and Areas of Significance to Māori (SASM). However, the HRZ chapter did not contain the associated maximum building height and recession plane controls that was meant to apply to these properties.

These controls were developed in partnership with Ngāti Toa Rangatira and are intended to limit the height and recession planes on properties adjacent to SASM to protect cultural values. They:

- reduce the maximum permitted height in the HRZ from 22m to 8m; and
- require that buildings and structures do not project beyond a 45° recession plane measured from a point 3m vertically above the ground level on any boundary with a site containing a SASM (elsewhere in the HRZ this is 60° measured from a point 8m above ground)

This error was corrected on 22 August 2022 under Clause 16(2) of Schedule 1 of the Resource Management Act. This clause allows councils to make minor changes to their plans without using a formal consultation process.

You can still submit on the substance of what is proposed in Variation 1 including the above height controls. Submissions on Variation 1 and Plan Change 19 are open until 5pm Monday 12 September 2022.

Please visit www.porirua.govt.nz/proposeddistrictplan for more information and to make a submission.

If you have any questions please do not hesitate to contact us at dpreview@porirua.govt.nz or on 04 237 5089.

Ngā mihi

A handwritten signature in blue ink that reads 'Stewart McKenzie'.

Stewart McKenzie
Manager Environment and City Planning
Kaiwhakahaere Taiao me te Whakamahere Tāone

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Appendix.2

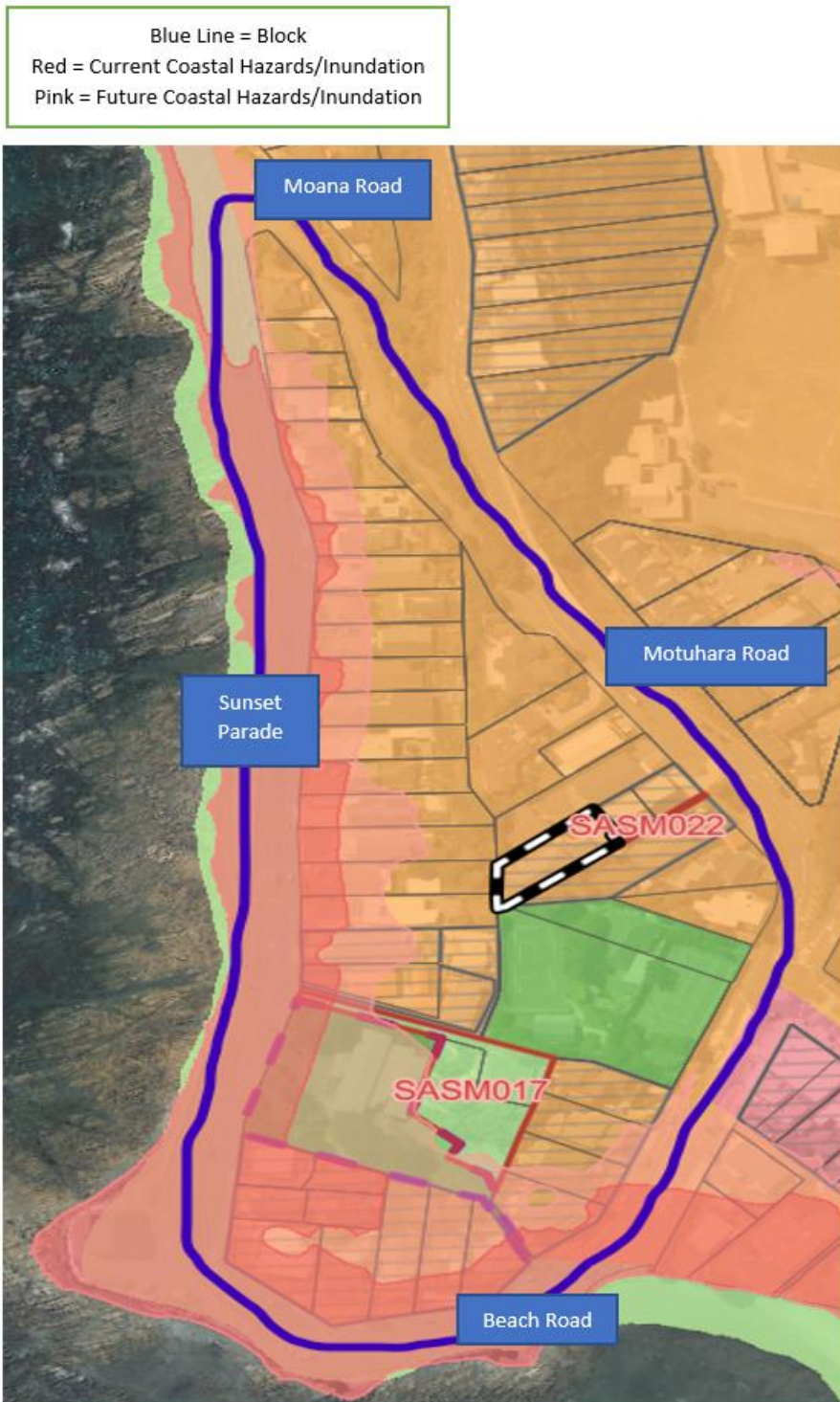
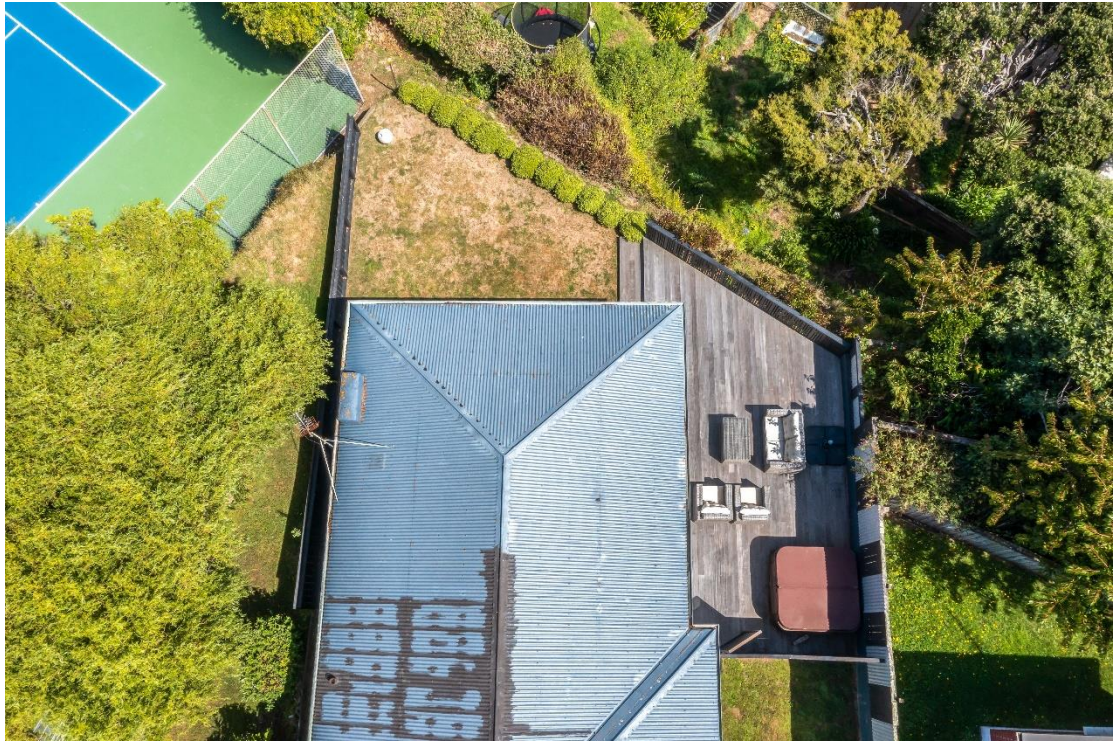
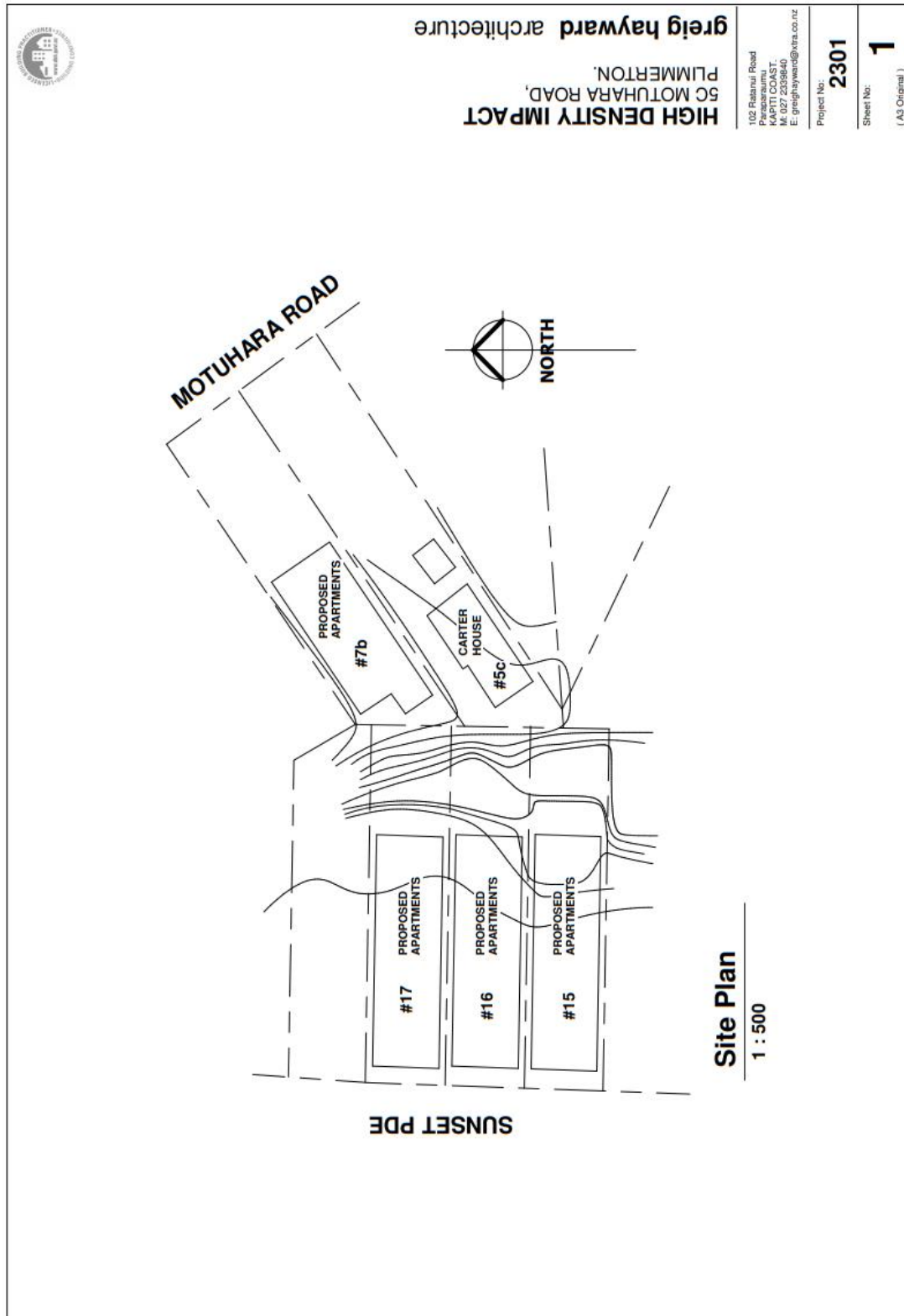


Figure 1

Appendix.3







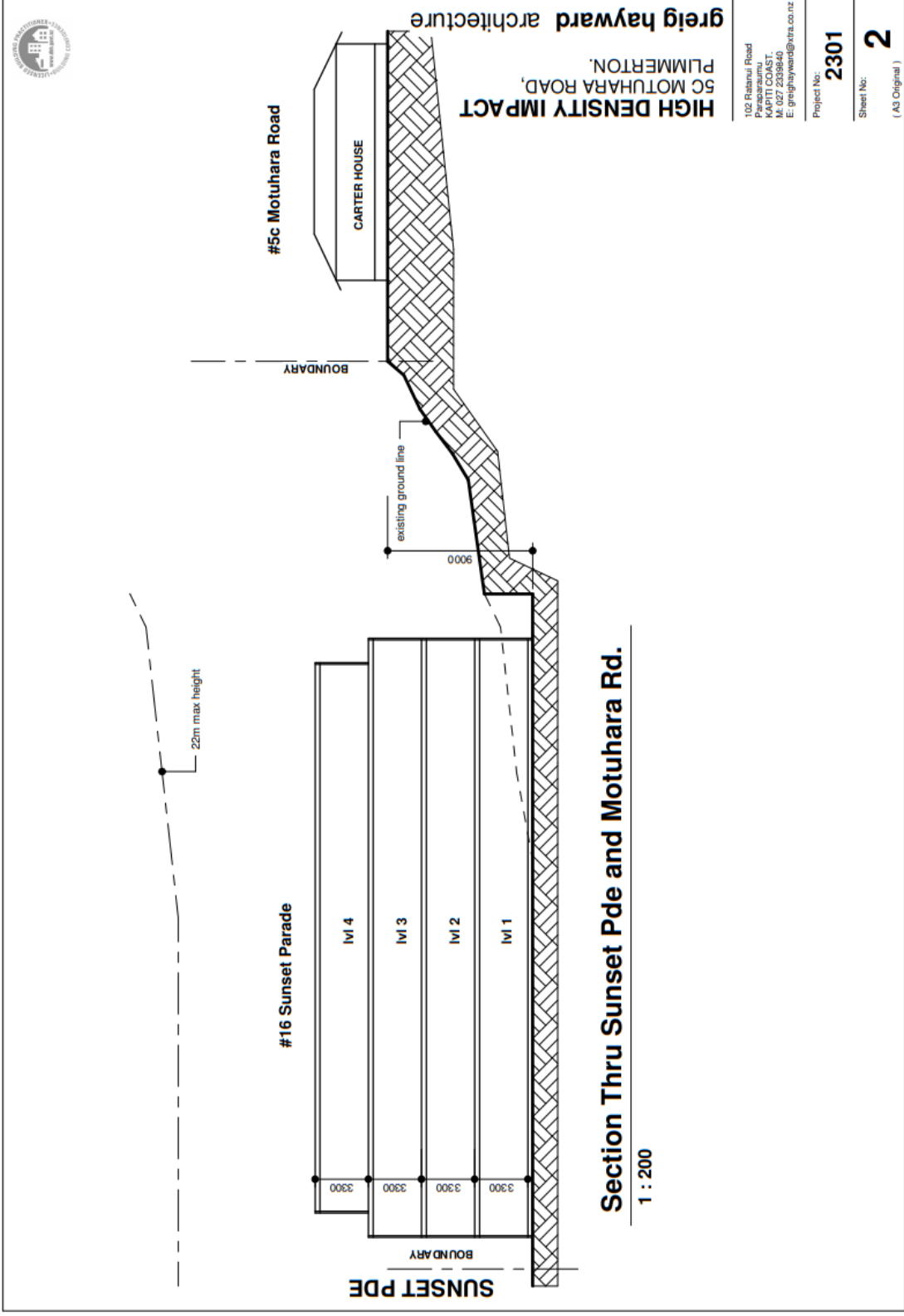
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Project No: **2301**

Sheet No: **1**
(As Original)

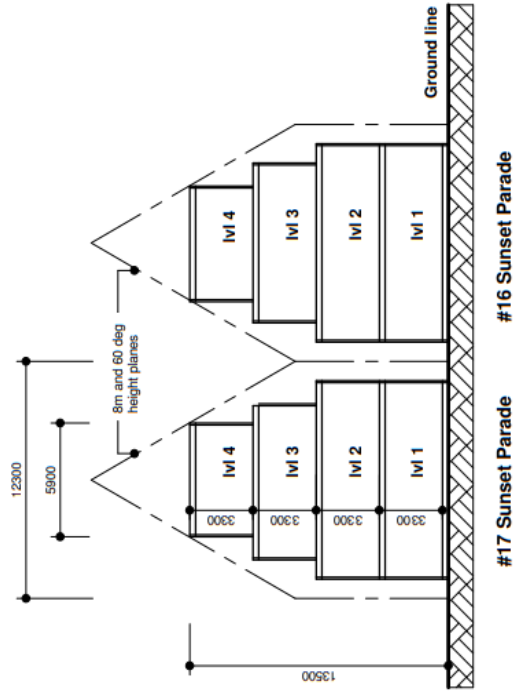
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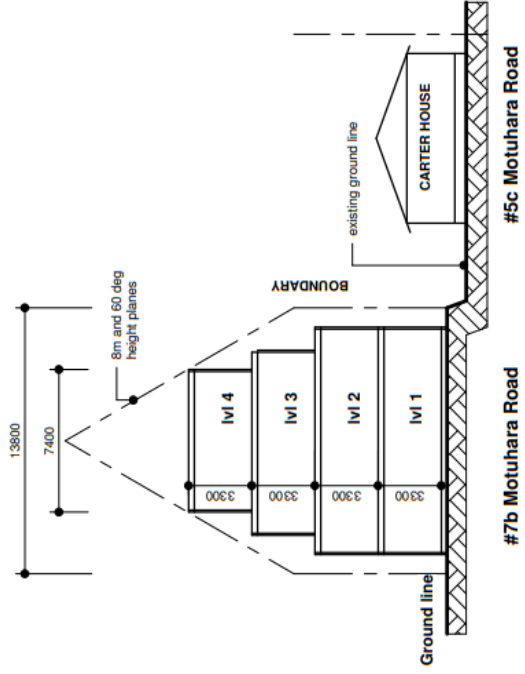
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HIGH DENSITY IMPACT
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Project No: **2301**
 Sheet No: **2**
 (A3 Original)



Section Thru 16 and 17 Sunset Pde
1 : 200



Section Thru 5c and 7b Motuhara Rd
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HIGH DENSITY IMPACT
5C MOTUHARA ROAD,
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Project No: **2301**

Sheet No: **3**
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