

## RMA Form 6

## Further submission – Proposed Porirua District Plan

Clause 8 of First Schedule, Resource Management Act 1991

**To:** Porirua City Council  
**Email to:** [dpreview@porirua.govt.nz](mailto:dpreview@porirua.govt.nz)  
**Subject:** Further submission - 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 Tuesday, 11 May 2021**

Submissions, a summary of decisions requested and submitter contact details can be viewed at:

[www.porirua.govt.nz/proposeddistrictplan](http://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>	Plimmerton Residents' Association Inc		
Contact Person <i>if different</i>	Robin Jones		
Email Address for Service	plim.rasec@gmail.com		
Address	c/- 18 Taupō Crescent		
	City Porirua	Postcode 5026	
Mail Address for Service <i>if different</i>			
Phone	Mobile	Home	Work
	021 129 3321		
<b>Attendance and wish to be heard at the hearing:</b> <i>you must fill in both rows below</i>			
<input type="checkbox"/> I do not wish <input checked="" type="checkbox"/> I wish			
<b>To be heard in support of my further submission</b> <i>(Please tick relevant box)</i>			
<input checked="" type="checkbox"/> I will <input type="checkbox"/> I will not			
<b>consider presenting a joint case with other submitters, who make a similar further submission, at a hearing.</b> <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):**

Plimmerton Residents' Association (PRA) works on behalf of the residents of Plimmerton and Camborne on matters affecting their interests and the amenities of the district. The significant changes proposed by Kainga Ora (submitter 81) would have a significant impact on what will be permitted for future developments in our 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](mailto:dpreview@porirua.govt.nz).

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

Robin Jones

Date 11 May 2021

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

## 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>
Kainga Ora {Submission 81}	<a href="mailto:kwilliams@developmentplanning@hnzc.co.nz">developmentplanning@hnzc.co.nz</a> kwilliams@propertygroup.co.nz	Oppose	Kainga Ora has requested that substantial areas of Pimmerton and Camborne be rezoned as either Medium Density Residential or High Density Residential in their revised planning maps. We oppose this.	<p>We oppose all the zoning changes suggested by Kainga Ora (KO) for large parts of Pimmerton and Camborne, which are well established suburbs of Porirua. The existing zoning as General Residential already allows for multi-unit and infill housing in an appropriate context with existing properties, as evidenced by current and previous developments.</p> <p>(1) Zoning principles: The areas identified by Kainga Ora in Pimmerton/Camborne as suitable for MRZ and HRZ do not meet KO's own criteria (refer 81.18 MRZ and 81.19 HRZ and associated Planning Maps))</p> <p>81.18 Kainga Ora has submitted: "The key aspects of the principles applied in Kāinga Ora's proposed MRZ rezoning seek to provide for and enable further opportunities for medium density residential intensification, generally within an 800m (10min) walkable catchment from Local Centres and within a 400m (5min) walk of public transport routes, and proximity to, various commercial and community facilities (e.g. commercial centres, community facilities, schools, reserves and open space as well as schools etc.)"</p> <p>We do not agree that the areas proposed for MRZ in Pimmerton/Camborne meet these criteria. Most of the MRZ area as proposed by KO would not be within KO guidelines of walking distance/times to the only local centre (Pimmerton Village) and the only transport hub (Pimmerton Station) due to the steep hills and limited access routes. There are no public bus routes in Pimmerton and Camborne.</p> <p>81.19 Kainga Ora has submitted: "The key principles applied by Kāinga Ora in seeking to provide for and enable opportunities for high density intensification in locations that are generally within a 400m (5min) walkable catchment from Porirua City Council's City Centre/Large Format Zones and within a 400m (5min) walk of Rapid Transit Stops (railway stations)."</p> <p>We do not agree that the areas proposed for HRZ in Pimmerton/Camborne meet these criteria. The HRZ area proposed by KO is definitely not within KO guidelines of walking distance/times to the Porirua City Council's City Centre/Large Format Zones. Pimmerton Village has limited facilities with a dairy but no supermarket. There are no "local centre" facilities on the eastern side of SH1 and the railway line. The only public transport hub is</p>	Disallow	We ask that all parts of the submission seeking the rezoning of parts of Pimmerton and Camborne to Medium Density Residential and High Density Residential, plus the changes sought to the Medium Density Residential Zone building height provisions and the new High Density Residential Zone provisions proposed, be disallowed.

## 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

<b>Submitter Name/ Submission Number</b> <i>[See submission contact list]</i>	<b>Submitter Address/Email</b> <i>[if provided]</i>	<b>Support or Oppose</b> <i>[Only choose support or oppose]</i>	<b>The particular parts of the submission I support or oppose are:</b> <i>[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]</i>	<b>The reasons for my support or opposition are:</b> <i>[give reasons]</i>	<b>Allow or disallow</b> <i>[Only choose allow or disallow]</i>	<b>I seek that the whole or part (describe part) of the submission be allowed or disallowed:</b> <i>[give precise details]</i>
				<p><i>Plimmerton railway station.</i></p> <p><i>(2) Further points:</i>  <i>Character:</i>  <i>The increased building heights proposed for both MRZ and HRZ would be out of context with existing properties. Most existing properties are one to two stories high, and there are currently no residential buildings and no commercial buildings of more than three stories in Plimmerton and Camborne.</i>  <i>Plimmerton village precinct has older heritage buildings and a relaxed seaside feel, which would be destroyed if high rise developments are allowed.</i>  <i>The rights and well-being of existing residents would be negatively affected if large scale high rise developments are permitted to within one metre of their boundaries, blocking light and impacting privacy.</i></p> <p><i>Topography:</i>  <i>Most of the MRZ zone in Plimmerton and Camborne as proposed by KO is steep and hilly. The proposed HRZ zone is generally on the flat but exposed to coastal hazard and flood risks, and close to Taupō Swamp and its catchments. These areas are therefore largely unsuitable for more intense development without significant mitigation.</i></p> <p><i>Infrastructure:</i>  <i>Significant housing intensification would place additional strain on the existing stormwater and sewerage infrastructure, which is already struggling to cope.</i></p>		