

Louise White

From: Stanislav Vyskocil <stanislav.vyskocil@gmail.com>
Sent: Friday, 14 May 2021 9:05 AM
To: dpreview
Cc: Friend of Submitters PDP; Louise White
Subject: Re: [EXTERNAL] SMART HOUSING LTD - FURTHER SUBMISSION 1

Hi Louise and Emily,

Louise,
thank you for coming back to me, please see **my answers** below.

- What statement applies to you as follows:
 - *(A) a person representing a relevant aspect of the public interest. In this case, also specify the grounds for saying that you come within this category; or*
 - *(B) a person who has an interest in the proposal that is greater than the interest the general public has. In this case, also explain the grounds for saying that you come within this category;*

I'm (A) a person representing a relevant aspect of the public interest:

I'm a director of a company (Smart Housing Limited) that has an interest in:

- **quality and affordable housing in standard and medium residential density areas;**
- **bespoke (quality architecture), high performance (passive houses), sustainable (low impact) design on affordable cost.**

- Whether you wish to be heard in support of your submission at a hearing.

Yes.

Emily,
thank you for your assistance, much appreciated.

Kind regards,

Stanislav Vyskocil

New Zealand & WhatsApp
+64 (0)21 0222 5233

stanislav.vyskocil@gmail.com

On Wed, 12 May 2021 at 10:38, dpreview <dpreview@pcc.govt.nz> wrote:

Kia ora Stanislav

Thank you for your further submissions.

Your further submissions have not identified:

- What statement applies to you as follows:
 - *a person representing a relevant aspect of the public interest. In this case, also specify the grounds for saying that you come within this category;*
or
 - *a person who has an interest in the proposal that is greater than the interest the general public has. In this case, also explain the grounds for saying that you come within this category;*
- Whether you wish to be heard in support of your submission at a hearing.

Please update your further submission with the relevant information and return this to us as soon as possible. Your submission may not be accepted unless these changes have been made, as providing this information is a requirement of the Resource Management Act 1991.

Please note - you will also need to email your submission to the original submitter within five working days. The contact email addresses for all submitters can be found on our [webpage](#)

All the instructions on making a further submission are on the further submission form and on our [webpage](#)

If you require any further information, please feel free to contact any member of the Environment and City Planning team by phoning Council on 04 237 5089 or emailing dpreview@pcc.govt.nz.

Ngā mihi,

Environment and City Planning Team

From: Stanislav Vyskocil <stanislav.vyskocil@gmail.com>
Sent: Tuesday, 11 May 2021 9:27 PM
To: dpreview <dpreview@pcc.govt.nz>
Subject: [EXTERNAL] SMART HOUSING LTD - FURTHER SUBMISSION 1

Submitter name:

Stanislav Vyskocil

Submission Point Numbers:

72.11, 72.3; 59.10; 54.1; 233.17; 253.17

Specific provision/matter:

SUB-S1 incl. SUB-Table 1

Position:

SUPPORT the previous Submission Points

Reasons:

- The SUB-S1 states 'must comply', however, this is very limiting for the Government Policy Statement sought higher density developments.
A quality architectural design can provide a fully functional design on a much smaller footprint.

DECISIONS REQUESTED:

- Amend 'must comply' to 'shall comply'.

- **General Residential Zone and Māori Purpose Zone (Hongoeka) limit 400m² is far too large.**

Eg. a duplex house building with an 8x10m (80m²) footprint can provide an above-average design

- 3 storeys (~240m² GFA) flat roof, double garage, 4 Bedroom, 3 Bathroom, optional deck/grass on the roof

- **lot area required: 181.5m²**

- see **Figure 1**

DECISIONS REQUESTED:

- Amend to 175m² minimum allotment size.

- Add request: 'For allotments smaller than 400m², a conceptual architectural design must be provided to demonstrate a quality living dwelling can be built.

- **Medium Density Residential Zone limit 300m² is far too large.**

- 3 storeys (~180m² GFA) flat roof, double garage, 3 Bedroom, 2 Bathroom, optional deck/grass on the roof

- lot area required: 132m²

- see **Figure 2**

DECISIONS REQUESTED:

- Amend to **125m²** minimum allotment size.

- Add request: 'For allotments **smaller than 300m²**, a conceptual architectural design must be provided to demonstrate a quality living dwelling can be built.

FIGURE 1

**EXAMPLE for
General Residential Zone
181.5m² lot size provides
sufficient space for above
standard (240m²) size building**

LOT area: 181.5m²
Building footprint: 80m²
Lot coverage: 44%
BUILDING PARAMETERS:
3 storey; 240m² GFA, 4 bedroom, 3 bathroom,
double garage, flat green roof (optional)

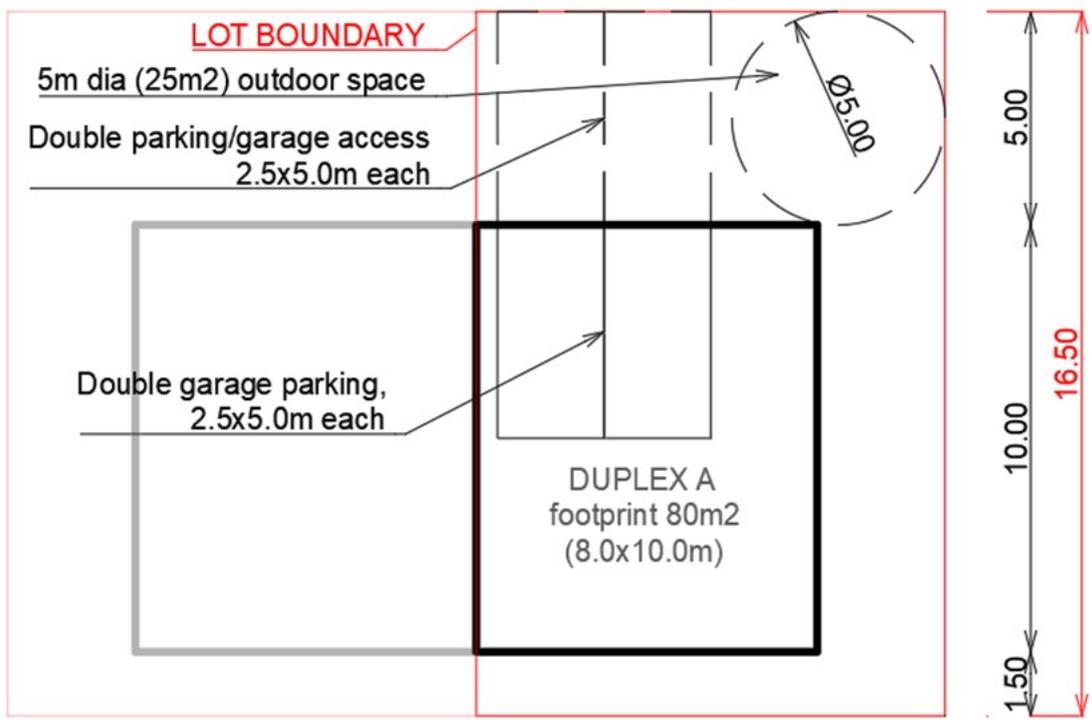
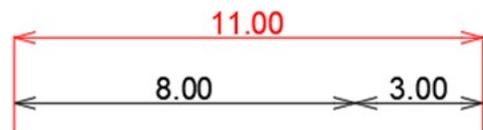
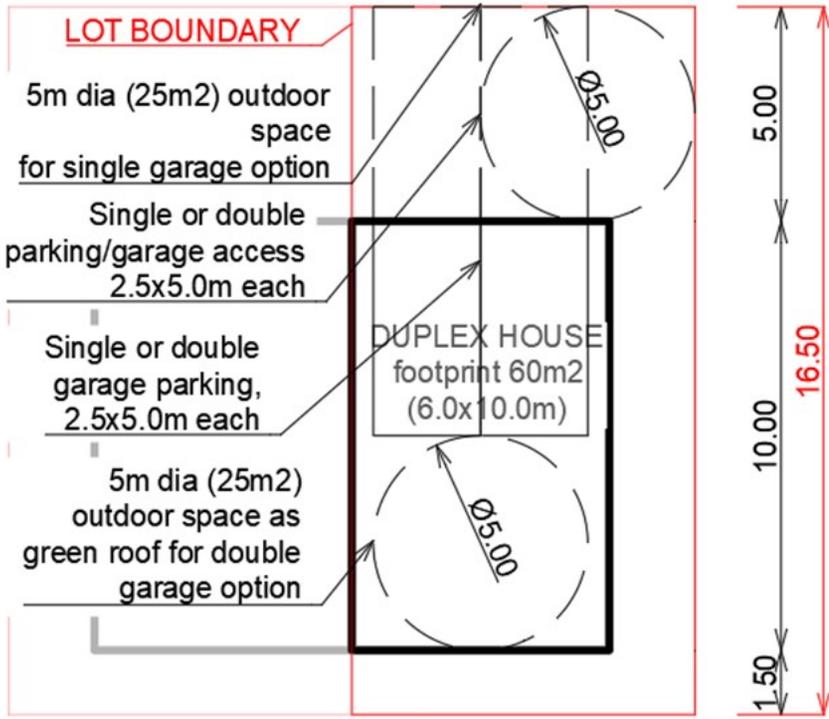
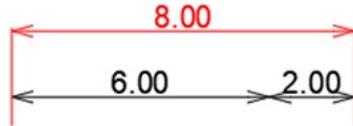


FIGURE 2

**EXAMPLE for
Medium Density Residential
Zone**
132m² lot size provides
sufficient space for above
standard (180m²) size building

LOT area: 132.5m²
Building footprint: 60m²
Lot coverage: 45%
BUILDING PARAMETERS:
3 storey; 180m² GFA, 3 bedroom, 2 bathroom,
double garage, flat green roof (optional)



SMART HOUSING LIMITED

Stanislav Vyskocil

New Zealand & WhatsApp

+64 (0)21 0222 5233

stanislav.vyskocil@gmail.com

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Louise White

From: Stanislav Vyskocil <stanislav.vyskocil@gmail.com>
Sent: Friday, 14 May 2021 9:06 AM
To: dpreview
Subject: Re: [EXTERNAL] Re: SMART HOUSING LTD - FURTHER SUBMISSION 2

Categories: FS on PDP - Complete

Hi Louise and Emily,

Louise,
thank you for coming back to me, please see **my answers** below.

- What statement applies to you as follows:
 - *(A) a person representing a relevant aspect of the public interest. In this case, also specify the grounds for saying that you come within this category; or*
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Emily,
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Kind regards,

Stanislav Vyskocil

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stanislav.vyskocil@gmail.com

On Wed, 12 May 2021 at 13:56, dpreview <dpreview@pcc.govt.nz> wrote:

Hi Stanislav,

Did you send the email below to the wrong email address?

Thanks

Louise

From: Stanislav Vyskocil <stanislav.vyskocil@gmail.com>
Sent: Wednesday, 12 May 2021 1:27 PM
To: dpreview <dpreview@pcc.govt.nz>
Subject: [EXTERNAL] Re: SMART HOUSING LTD - FURTHER SUBMISSION 2

Hi Emily,

to add on top of my SUBMISSION 1 email, this is my SUBMISSION 2.

If you're able to assist with this one too (seems some important information are missing), would be great and much appreciated.

Thank you,

Stan

Stanislav Vyskocil

stanislav.vyskocil@gmail.com

NZ, WhatsApp, Viber
+642102225233

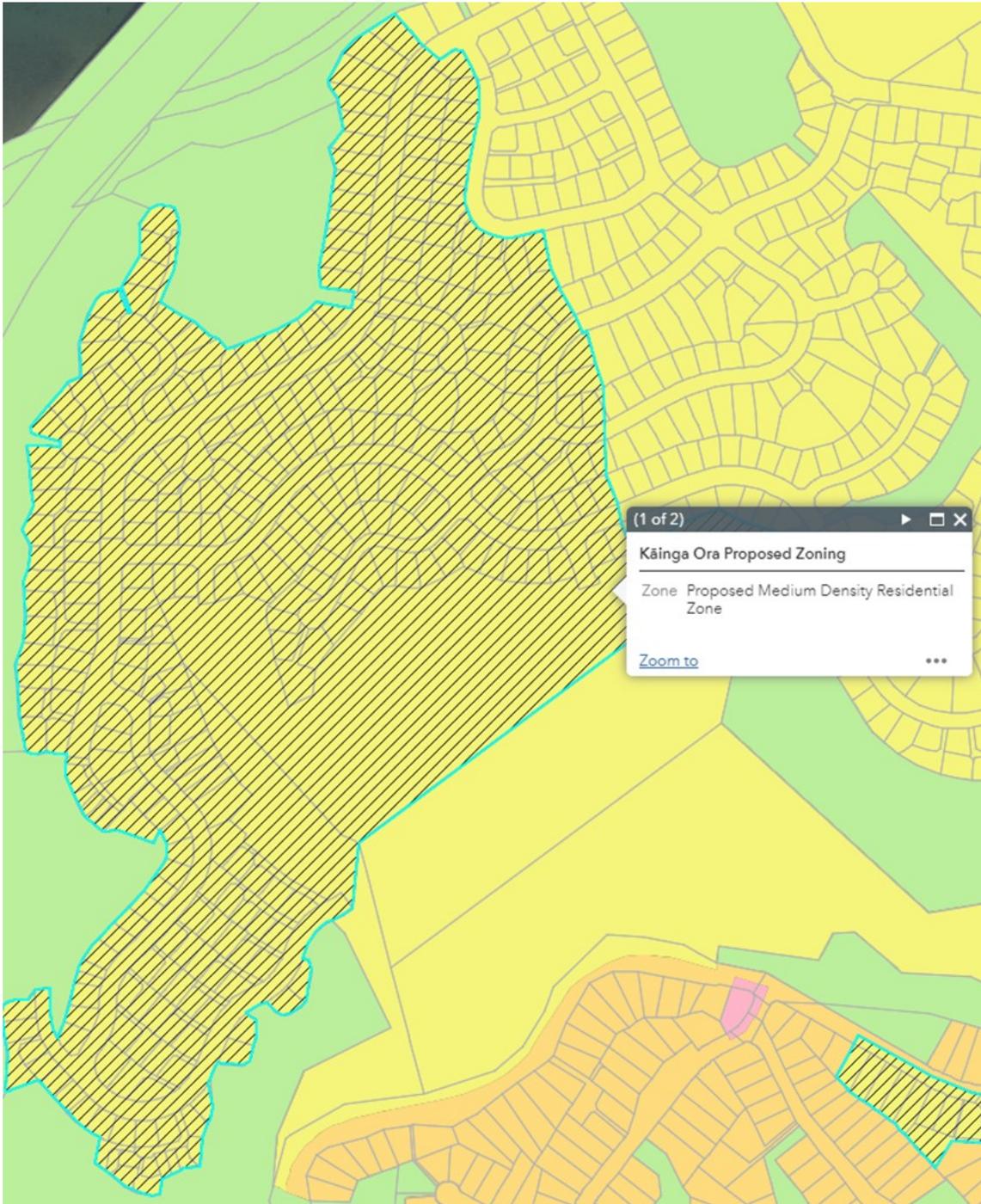
On Tue, 11 May 2021, 22:02 Stanislav Vyskocil, <stanislav.vyskocil@gmail.com> wrote:

Submitter name:

Stanislav Vyskocil

Submission Point Numbers:

Kainga Ora Proposed Zoning - Aotea zone



Specific provision/matter:

Maps zoning for MRZ - Medium Residential Zoning

Position:

SUPPORT the previous Submission Points

Reasons:

- Aotea is a Medium Density Residential Zone in existing Operational District Plan.
- It is unusual and not reasonable to decrease density in the already designated zone while at the same time other medium-density zones are being enabled.
- Aotea has assessed is an ideal Medium Density Zone location with its proximity to Porirua City Center, Transmission Gully, SH1.
The Medium Density will become be happening slowly as the majority of lots is developed and land covenant eliminating current medium density development had 20yrs expiry (10 to 20 yrs expiry now since the development started)

DECISIONS REQUESTED:

- Keep the Aotea Medium Density Residential zone as in the existing Operational District Plan

SMART HOUSING LIMITED

Stanislav Vyskocil

New Zealand & WhatsApp

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