

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
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

Further Submitter Contact Details			
Full Name	<i>Last Name</i>		<i>First Name</i>
Or Company/Organisation Name <i>if applicable</i>	Refer to as Further Submitter 17		
Contact Person <i>if different</i>			
Email Address for Service	standupporirua@fastmail.com		
Address	contact details withheld for privacy reasons		
Mail Address for Service <i>if different</i>			
Phone	<i>Mobile</i>	<i>Home</i>	<i>Work</i>
Attendance and wish to be heard at the hearing: <i>you must fill in both rows below</i>			
<input type="checkbox"/> I do not wish <input checked="" type="checkbox"/> I wish To be heard in support of my further submission <i>(Please tick relevant box)</i>			
<input checked="" type="checkbox"/> I will <input type="checkbox"/> I will not consider presenting a joint case with other submitters, who make a similar further submission, at a hearing. <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):

Submissions all directly affect a property on Mana Esplanade which I own.

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- 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.

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

Further Submitter 17

Date **10-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>
Kāinga Ora – Homes and Communities [Submission 81]	developmentplanning@hnzc.co.nz kwilliams@propertygroup.co.nz	Oppose	<i>[Submission Point 81.890]</i> SCHED1- Roads Classified According to One Network Road Classification > National High Volume Road classification Highway 1 Submitter supports this schedule as proposed	<i>I oppose any support of the inclusion of 'State Highway 1' in SCHED1 if there is any implication that this term encompasses both the current State Highway 1 alignment and the future State Highway 1 (Transmission Gully Motorway) as this would be incredibly presumptuous. The future of the current State Highway 1 alignment is in no way certain, pending the current Revocation Process (including related NOF decisions), and also on consultation with stakeholders as per RMA Designation K0412 Condition 59. It will only be after the completion of this and a "bedding down period" that there will be any valid indication of the volume of traffic on the current State Highway 1 alignment post the opening of the Transmission Gully Motorway. The term "State Highway 1" must only refer to the current alignment until such time as the Transmission Gully Motorway opens, at which point the term must henceforth only apply to the Transmission Gully Motorway pending completion of the processes mentioned above.</i>	Disallow	<i>Request that Submission Point 81.890 (support of the inclusion of 'State Highway 1' in SCHED1) is disallowed if there is any implication that this term encompasses both the current State Highway 1 alignment and the future State Highway 1 (Transmission Gully Motorway).</i>
Kāinga Ora – Homes and Communities [Submission 81]	developmentplanning@hnzc.co.nz kwilliams@propertygroup.co.nz	Oppose	<i>[Submission Point 81.870]</i> Part 3: Area Specific Matters > Designations > NZTA – New Zealand Transport Agency Submitter supports this chapter as proposed	<i>This chapter is significantly deficient in that it omits multiple existing RMA Conditions imposed by the Environment Court that are still relevant, including but not limited to current RMA Designation K0412 conditions 3, 3.1, 3.2, 3.3, 5A, 7A and 48. The chapter needs to be thoroughly reviewed, to ensure the above conditions and any other relevant omitted conditions are included.</i>	Disallow	<i>Request that Submission Point 81.870 (support of this chapter) be disallowed whilst the chapter omits any relevant RMA Conditions.</i>

<p>Kāinga Ora – Homes and Communities [Submission 81]</p>	<p>developmentplanning@hnzc.co.nz kwilliams@propertygroup.co.nz</p>	<p>Oppose</p>	<p>Submission Point 81.919] General > General Submitter seeks an amendment to the threshold at which point resource consent is required in the MRZ, increasing this to four or more residential units, and having no such threshold for residential development in commercial zones</p>	<p>Any increase in multiple-dwelling thresholds in the Mana Medium Residential Zone (MRZ) and/or the Mana Local Centre Zone (LCZ) will amongst other things have a severe, detrimental impact on the character of the area and exacerbate existing road use issues in the area.</p>	<p>Disallow</p>	<p>Request that Submission 81.919 is disallowed with respect to any adjustment to dwelling thresholds in the Mana Medium Residential Zone (MRZ) and Mana Local Centre Zone (LCZ)</p>
<p>Kāinga Ora – Homes and Communities [Submission 81]</p>	<p>developmentplanning@hnzc.co.nz kwilliams@propertygroup.co.nz</p>	<p>Oppose</p>	<p>Submission Point 81.921] General > Commercial Zones Submitter seeks increased permitted heights in the Local Centre Zone</p>	<p>Amongst other things much of the Local Centre Zone in Mana includes properties in Wind Zone b (very high), Corrosion Zone D, Liquefaction Zones B and C, and/or a “greatest shaking” Ground Shaking Zone – all of which makes this location unsuitable for increased permitted heights. Additionally any increase in permitted heights in the Mana Local Centre Zone (LCZ) will amongst other things have a severe, detrimental impact on views from elevated Mana Esplanade properties, and will likely also have detrimental effects on weather performance in the area.</p>	<p>Disallow</p>	<p>Request that Submission 81.921 is disallowed with respect to any permitted height increase in the Mana Local Centre Zone (LCZ)</p>
<p>Kāinga Ora – Homes and Communities [Submission 81]</p>	<p>developmentplanning@hnzc.co.nz kwilliams@propertygroup.co.nz</p>	<p>Oppose</p>	<p>[Submission Point 81.923] General > NPS-UD 2020, New Zone Submitter seeks a new High Density Residential Zone incorporating a large number of properties on Mana Esplanade</p>	<p>Amongst other things much of the proposed High Density Residential Zone in Mana includes properties in Wind Zone b (very high), Corrosion Zone D, Liquefaction Zones B and C, and/or a “greatest shaking” Ground Shaking Zone – all of which makes this location unsuitable for High Density Residential development. Additionally any implementation of a High Density Residential Zone in the area of Mana Esplanade will have a detrimental effect on the character of the area.</p>	<p>Disallow</p>	<p>Request that Submission 81.923 is disallowed with respect to any High Density Residential Zone in the area of Mana Esplanade.</p>
<p>Kāinga Ora – Homes and Communities [Submission 81]</p>	<p>developmentplanning@hnzc.co.nz kwilliams@propertygroup.co.nz</p>	<p>Oppose</p>	<p>Submission Point 81.5] General > Section 32 Evaluation Report > New Provision, new Town Centre Zone Submitter proposes to establish a Town Centre Zone in Mana</p>	<p>Amongst other things much of any proposed Town Centre Zone in Mana includes properties in Wind Zone b (very high), Corrosion Zone D, Liquefaction Zones B and C, and/or a “greatest shaking” Ground Shaking Zone – all of which makes this location unsuitable for Town Centre zoning. Additionally any implementation of a Town Centre Zone in the area of Mana Esplanade will have a detrimental effect on the character of the area.</p>	<p>Disallow</p>	<p>Request that Submission 81.5 is disallowed with respect to any Town Centre Zone in Mana</p>
<p>Kāinga Ora – Homes and Communities [Submission 81]</p>	<p>developmentplanning@hnzc.co.nz kwilliams@propertygroup.co.nz</p>	<p>Oppose</p>	<p>[Submission Point 81.1] General > New Provision, Section 32 Evaluation Report, new High Density Residential Zone, NPS-US 2020 Submitter seeks a new High Density Residential Zone within 400m of Rapid Transit Stops, including a large number of properties on Mana Esplanade</p>	<p>Amongst other things much of the proposed High Density Residential Zone in Mana includes properties in Wind Zone b (very high), Corrosion Zone D, Liquefaction Zones B and C, and/or a “greatest shaking” Ground Shaking Zone – all of which makes this location unsuitable for High Density Residential development. Additionally any implementation of a High Density Residential Zone in the area of Mana Esplanade will have a detrimental effect on the character of the area.</p>	<p>Disallow</p>	<p>Request that Submission 81.1 is disallowed with respect to any High Density Residential Zone in the area of Mana Esplanade.</p>

<p>Kāinga Ora – Homes and Communities [Submission 81]</p>	<p>developmentplanning@hnzc.co.nz kwilliams@propertygroup.co.nz</p>	<p>Oppose</p>	<p>Submission Point 81.943] General > Spatial layer method, Section 32 Evaluation Report, new High Density Residential Zone, NPS-US 2020, LCZ, NCZ, MUZ Submitter seeks to permit 6+ storeys in a Local Centre Zone within 400m of a rapid transit stop</p>	<p>Amongst other things much of the Local Centre Zone in Mana includes properties in Wind Zone b (very high), Corrosion Zone D, Liquefaction Zones B and C, and/or a “greatest shaking” Ground Shaking Zone – all of which makes this location unsuitable for increased permitted heights. Additionally any increase in permitted heights in the Mana Local Centre Zone (LCZ) will amongst other things have a severe, detrimental impact on views from elevated Mana Esplanade properties, and will likely also have detrimental effects on weather performance in the area.</p>	<p>Disallow</p>	<p>Request that Submission 81.943 is disallowed with respect to any permitted height increase in the Mana Local Centre Zone (LCZ)</p>
<p>Kāinga Ora – Homes and Communities [Submission 81]</p>	<p>developmentplanning@hnzc.co.nz kwilliams@propertygroup.co.nz</p>	<p>Oppose</p>	<p>Submission Point 81.926] Planning Maps > New Provision, new Town Centre Zone Submitter proposes to establish a Town Centre Zone in Mana</p>	<p>Amongst other things much of any proposed Town Centre Zone in Mana includes properties in Wind Zone b (very high), Corrosion Zone D, Liquefaction Zones B and C, and/or a “greatest shaking” Ground Shaking Zone – all of which makes this location unsuitable for Town Centre zoning. Additionally any implementation of a Town Centre Zone in the area of Mana Esplanade will have a detrimental effect on the character of the area.</p>	<p>Disallow</p>	<p>Request that Submission 81.926 is disallowed with respect to any Town Centre Zone in Mana</p>
<p>Kāinga Ora – Homes and Communities [Submission 81]</p>	<p>developmentplanning@hnzc.co.nz kwilliams@propertygroup.co.nz</p>	<p>Oppose</p>	<p>[Submission Point 81.942] Planning Maps > Rezoning, Section 32 Evaluation Report, NPS-US 2020 Submitter seeks a new High Density Residential Zone within 400m of Rapid Transit Stops, including a large number of properties on Mana Esplanade</p>	<p>Amongst other things much of the proposed High Density Residential Zone in Mana includes properties in Wind Zone b (very high), Corrosion Zone D, Liquefaction Zones B and C, and/or a “greatest shaking” Ground Shaking Zone – all of which makes this location unsuitable for High Density Residential development. Additionally any implementation of a High Density Residential Zone in the area of Mana Esplanade will have a detrimental effect on the character of the area.</p>	<p>Disallow</p>	<p>Request that Submission 81.942 is disallowed with respect to any High Density Residential Zone in the area of Mana Esplanade.</p>
<p>Kāinga Ora – Homes and Communities [Submission 81]</p>	<p>developmentplanning@hnzc.co.nz kwilliams@propertygroup.co.nz</p>	<p>Oppose</p>	<p>Submission Point 81.2] Planning Maps > retain zoning; Local Centre Zone Submitter seeks increased permitted heights in a Local Centre Zone located within 400m of a rapid transit stop</p>	<p>Amongst other things much of the Local Centre Zone in Mana includes properties in Wind Zone b (very high), Corrosion Zone D, Liquefaction Zones B and C, and/or a “greatest shaking” Ground Shaking Zone – all of which makes this location unsuitable for increased permitted heights. Additionally any increase in permitted heights in the Mana Local Centre Zone (LCZ) will amongst other things have a severe, detrimental impact on views from elevated Mana Esplanade properties, and will likely also have detrimental effects on weather performance in the area.</p>	<p>Disallow</p>	<p>Request that Submission 81.2 is disallowed with respect to any permitted height increase in the Mana Local Centre Zone (LCZ)</p>
<p>Kāinga Ora – Homes and Communities [Submission 81]</p>	<p>developmentplanning@hnzc.co.nz kwilliams@propertygroup.co.nz</p>	<p>Oppose</p>	<p>[Submission Point 81.19] Planning Maps > Rezoning; Section 32 Evaluation Report, new High Density Residential Zone Submitter seeks a new High Density Residential Zone within 400m of Rapid Transit Stops, including a large number of properties on Mana Esplanade</p>	<p>Amongst other things much of the proposed High Density Residential Zone in Mana includes properties in Wind Zone b (very high), Corrosion Zone D, Liquefaction Zones B and C, and/or a “greatest shaking” Ground Shaking Zone – all of which makes this location unsuitable for High Density Residential development. Additionally any implementation of a High Density Residential Zone in the area of Mana Esplanade will have a detrimental effect on the character of the area.</p>	<p>Disallow</p>	<p>Request that Submission 81.19 is disallowed with respect to any High Density Residential Zone in the area of Mana Esplanade.</p>

<p>Kāinga Ora – Homes and Communities [Submission 81]</p>	<p>developmentplanning@hnzc.co.nz kwilliams@propertygrp.co.nz</p>	<p>Oppose</p>	<p>[Submission Point 81.911] Planning Maps > Rezoning Submitter seeks to “increase heights in urban zones (both commercial and residential)</p>	<p>Amongst other things much of Mana includes properties in Wind Zone b (very high), Corrosion Zone D, Liquefaction Zones B and C, and/or a “greatest shaking” Ground Shaking Zone – all of which makes this location unsuitable for increased permitted heights.</p> <p>Additionally any increase in permitted heights in Mana will amongst other things have a severe, detrimental impact on views from elevated Mana Esplanade properties, and will likely also have detrimental effects on weather performance in the area.</p>	<p>Disallow</p>	<p>Request that Submission 81.911 is disallowed with respect to any height increases in the area of Mana Esplanade.</p>
<p>Kāinga Ora – Homes and Communities [Submission 81]</p>	<p>developmentplanning@hnzc.co.nz kwilliams@propertygrp.co.nz</p>	<p>Oppose</p>	<p>[Submission Point 81.912] Planning Maps > Rezoning Submitter seeks a new High Density Residential Zone within 400m of Rapid Transit Stops, including a large number of properties on Mana Esplanade</p>	<p>Amongst other things much of the proposed High Density Residential Zone in Mana includes properties in Wind Zone b (very high), Corrosion Zone D, Liquefaction Zones B and C, and/or a “greatest shaking” Ground Shaking Zone – all of which makes this location unsuitable for High Density Residential development.</p> <p>Additionally any implementation of a High Density Residential Zone in the area of Mana Esplanade will have a detrimental effect on the character of the area.</p>	<p>Disallow</p>	<p>Request that Submission 81.912 is disallowed with respect to any High Density Residential Zone in the area of Mana Esplanade.</p>
<p>Kāinga Ora – Homes and Communities [Submission 81]</p>	<p>developmentplanning@hnzc.co.nz kwilliams@propertygrp.co.nz</p>	<p>Oppose</p>	<p>[Submission Point 81.805] Part 3 Area Specific Matters > Commercial and Mixed Use Zones > CCZ – City Centre Zone > CCZ-S1 Submitter proposes there is no maximum height limit in the City Centre”</p>	<p>The roading layout in the current CCZ is such that there are frequent, lengthy traffic jams at several points during the day already, and the removal of height limits in this zone with further exacerbate issues inherent in the volume of people living and working in this zone to unacceptable levels.</p> <p>Additionally any removal of a height restriction in the City Centre Zone (CCZ) will amongst other things have a severe, detrimental impact on views from properties all over Porirua including views of the City Centre from elevated properties on Mana Esplanade properties.</p>	<p>Disallow</p>	<p>Request that Submission 81.805 is disallowed and that “All buildings and structures must not exceed a maximum height above ground level of 30m” in the CCZ.</p>
<p>Kāinga Ora – Homes and Communities [Submission 81]</p>	<p>developmentplanning@hnzc.co.nz kwilliams@propertygrp.co.nz</p>	<p>Oppose</p>	<p>[Submission Point 81.719] Part 3 Area Specific Matters > Commercial and Mixed Use Zones > LCZ – Local Centre Zone > LCZ-51 Submitter “seeks further enabling height limit within the LCZ generally”</p>	<p>Amongst other things much of the Local Centre Zone in Mana includes properties in Wind Zone b (very high), Corrosion Zone D, Liquefaction Zones B and C, and/or a “greatest shaking” Ground Shaking Zone – all of which makes this location unsuitable for increased permitted heights.</p> <p>Additionally any increase in permitted heights in the Mana Local Centre Zone (LCZ) will amongst other things have a severe, detrimental impact on views from elevated Mana Esplanade properties, and will likely also have detrimental effects on weather performance in the area.</p>	<p>Disallow</p>	<p>Request that Submission 81.719 is disallowed with respect to any permitted height increase in the Mana Local Centre Zone (LCZ)</p>
<p>Kāinga Ora – Homes and Communities [Submission 81]</p>	<p>developmentplanning@hnzc.co.nz kwilliams@propertygrp.co.nz</p>	<p>Oppose</p>	<p>[Submission Point 81.948] Part 3 Area Specific Matters > Commercial and Mixed Use Zones > LCZ – Local Centre Zone > LCZ-51 Submitter seeks to increase the height limit in the Local Centre Zone to 16m.</p>	<p>Amongst other things much of the Local Centre Zone in Mana includes properties in Wind Zone b (very high), Corrosion Zone D, Liquefaction Zones B and C, and/or a “greatest shaking” Ground Shaking Zone – all of which makes this location unsuitable for increased permitted heights.</p> <p>Additionally any increase in permitted heights in the Mana Local Centre Zone (LCZ) will amongst other things have a severe, detrimental impact on views from elevated Mana Esplanade properties, and will likely also have detrimental effects on weather performance in the area.</p>	<p>Disallow</p>	<p>Request that Submission 81.948 is disallowed with respect to any permitted height increase in the Mana Local Centre Zone (LCZ)</p>

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Clause 8 of First Schedule, Resource Management Act 1991

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Full Name	<i>Last Name</i>		<i>First Name</i>
Or Company/Organisation Name <i>if applicable</i>	Refer to as Further Submitter 17		
Contact Person <i>if different</i>			
Email Address for Service	standupporirua@fastmail.com		
Address	contact details withheld for privacy reasons		
Mail Address for Service <i>if different</i>			
Phone	<i>Mobile</i>	<i>Home</i>	<i>Work</i>
Attendance and wish to be heard at the hearing: <i>you must fill in both rows below</i>			
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Signature of person making further submission
(or person authorised to sign on behalf of
person making further submission)

Further Submitter 17

Date 10-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
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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>
Paremata Residents Association [Submission 190]	Tony.shaw@xtra.co.nz	Support	<i>[Submission Point 190.9] Planning Maps > General Submitter partially supports the rezoning</i>	<i>I support this submission for all the reasons given</i>	Allow	<i>Request that Submission 190.9 is allowed.</i>
Paremata Residents Association [Submission 190]	Tony.shaw@xtra.co.nz	Support	<i>[Submission Point 190.4] Planning Maps > Rezoning Submitter proposes amending the residential area of Mana Esplanade to a General Residential Zone</i>	<i>I support this submission for all the reasons given</i>	Allow	<i>Request that Submission 190.4 is allowed.</i>
Paremata Residents Association [Submission 190]	Tony.shaw@xtra.co.nz	Support	<i>[Submission Point 190.2] Planning Maps > Rezoning Submitter proposes amending the proposed Mixed Use Zone at the South Western end of Mana Esplanade to be Local Centre Zone</i>	<i>I support this submission for all the reasons given</i>	Allow	<i>Request that Submission 190.2 is allowed.</i>
Paremata Residents Association [Submission 190]	Tony.shaw@xtra.co.nz	Support	<i>[Submission Point 190.8] Part 2 District-wide Matters > Hazards and Risks > Natural Hazards > NH-O1 Submitter proposes amending the residential area of Mana Esplanade to a General Residential Zone</i>	<i>I support this submission for all the reasons given</i>	Allow	<i>Request that Submission 190.8 is allowed.</i>
Paremata Residents Association [Submission 190]	Tony.shaw@xtra.co.nz	Support	<i>[Submission Point 190.12] Part 2 District-Wide Matters > General District-Wide Matters > Coastal Environment > CE-P5 Submitter proposes more proactive support for the removal of legislative barriers and the adoption of policies that will enable both the ecological and recreational values of the harbor to be enhanced.</i>	<i>I support this submission for all the reasons given</i>	Allow	<i>Request that Submission 190.12 is allowed.</i>
Paremata Residents Association [Submission 190]	Tony.shaw@xtra.co.nz	Support	<i>[Submission Point 190.5] Part 3 Area Specific Matters > Residential Zones > MRZ Medium Density Residential Zone > MRZ-O2 Submitter proposes amending the residential area of Mana Esplanade to a General Residential Zone</i>	<i>I support this submission for all the reasons given</i>	Allow	<i>Request that Submission 190.5 is allowed.</i>
Paremata Residents Association [Submission 190]	Tony.shaw@xtra.co.nz	Support	<i>[Submission Point 190.6] Part 3 Area Specific Matters > Residential Zones > MRZ Medium Density Residential Zone > MRZ-O2 Submitter opposes any new multi-dwelling building applications in the Mana area until the sewer main is replaced and upgraded.</i>	<i>I support this submission for all the reasons given</i>	Allow	<i>Request that Submission 190.6 is allowed.</i>

Paremata Residents Association [Submission 190]	Tony.shaw@xtra.co.nz	Support	[Submission Point 190.7] Part 3 Area Specific Matters > Residential Zones > MRZ Medium Density Residential Zone > MRZ-O2 Submitter recommends consideration be given to the roading corridor needed along Mana Esplanade in the future, with steps taken to ensure it can be achieved when necessary	I support this submission for all the reasons given	Allow	Request that Submission 190.7 is allowed.
Paremata Residents Association [Submission 190]	Tony.shaw@xtra.co.nz	Support	[Submission Point 190.10] Part 3 Area Specific Matters > Commercial and Mixed Use Zones > LCZ – Local Centre Area > LCZ-P1 Submitter recommends the BP site on Mana Esplanade be treated as a special case in the event that BP ever proposes to sell the site or change its use	I support this submission for all the reasons given	Allow	Request that Submission 190.10 is allowed.
Paremata Residents Association [Submission 190]	Tony.shaw@xtra.co.nz	Support	[Submission Point 190.11] Part 3 Area Specific Matters > Commercial and Mixed Use Zones > LCZ – Local Centre Area > LCZ-P1 Submitter recommends giving priority to discussing possible options with Z Energy to ensure the views from the north end of their Mana Esplanade site between McDonalds restaurant and Goat Point are retained into the future.	I support this submission for all the reasons given	Allow	Request that Submission 190.11 is allowed.
Paremata Residents Association [Submission 190]	Tony.shaw@xtra.co.nz	Support	[Submission Point 190.1] Part 3 Area Specific Matters > Commercial and Mixed Use Zones > MUZ – Mixed Use Zone > MUZ-P1 Submitter proposes amending the proposed Mixed Use Zone at the South Western end of Mana Esplanade to be Local Centre Zone	I support this submission for all the reasons given	Allow	Request that Submission 190.1 is allowed.
Paremata Residents Association [Submission 190]	Tony.shaw@xtra.co.nz	Support	[Submission Point 190.3] Part 3 Area Specific Matters > Commercial and Mixed Use Zones > MUZ – Mixed Use Zone > MUZ-R17 Submitter proposes limiting Light Industrial Activity to 1500m2 gross floor area	I support this submission for all the reasons given	Allow	Request that Submission 190.3 is allowed.

RMA Form 6

Further submission – Proposed Porirua District Plan

Clause 8 of First Schedule, Resource Management Act 1991

To: Porirua City Council
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Or Company/Organisation Name <i>if applicable</i>	Refer to as Further Submitter 17		
Contact Person <i>if different</i>			
Email Address for Service	standupporirua@fastmail.com		
Address	contact details withheld for privacy reasons		
Mail Address for Service <i>if different</i>			
Phone	<i>Mobile</i>	<i>Home</i>	<i>Work</i>
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Further Submitter 17

Date 10-May-2021

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Porirua Chamber of Commerce [Submission 136]	kenny@lillisclark.com	Oppose	<i>[Submission Point 136.3] GRZ- General Residential Zone Submitter strongly advocates for Mana Esplanade to maintain two lanes of general traffic in each direction</i>	<i>This is incredibly presumptuous of the Porirua Chamber of Commerce. The future of the current State Highway 1 alignment along Mana Esplanade is in no way certain, pending the current Revocation Process (including related NOF decisions), and also on consultation with stakeholders as per RMA Designation K0412 Condition 59. It will only be after the completion of this and a "bedding down period" that there will be any valid indication of the volume of traffic on the current State Highway 1 alignment post the opening of the Transmission Gully Motorway. Mana Esplanade must revert to one lane in each direction post the opening of Transmission Gully until the completion of the processes mentioned above.</i>	Disallow	<i>Request the Submission Point 136.3 is disallowed.</i>

RMA Form 6

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Russell Morrison [Submission 117]	russellmorrison@xtra.co.nz	Support	<i>[Submission Point 117.1] Planning Maps > Rezoning Submitter proposes amending the MRZ in Mana to a General Residential Zone </i>	<i>I support this submission for all the reasons given</i>	Allow	<i>Request that Submission 117.1 is allowed.</i>

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Waka Kotahi NZ Transport Agency [Submission 82]	Claudia.Jones@nzta.govt.nz	Oppose	[Submission Point 82.291] SCHED1- Roads Classified According to One Network Road Classification > National High Volume Road classification Highway 1 Submitter supports the inclusion of 'State Highway 1' as a National High-Volume Road provided that this term encompasses both the current State Highway 1 alignment and the future State Highway 1 (Transmission Gully Motorway).	This is incredibly presumptuous of Waka Kotahi. The future of the current State Highway 1 alignment is in no way certain, pending the current Revocation Process (including related NOF decisions), and also on consultation with stakeholders as per RMA Designation K0412 Condition 59. It will only be after the completion of this and a "bedding down period" that there will be any valid indication of the volume of traffic on the current State Highway 1 alignment post the opening of the Transmission Gully Motorway. The term "State Highway 1" must only refer to the current alignment until such time as the Transmission Gully Motorway opens, at which point the term must henceforth only apply to the Transmission Gully Motorway pending completion of the processes mentioned above.	Disallow	Request that Submission Point 82.291 is disallowed

RMA Form 6

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Whitireia Park Restoration Group [Submission 150]	stratty@slingshot.co.nz	Support	<i>[Submission Point 150.1] General > Whitireia Park Submitter seeks that all of Whitireia Park be protected from inappropriate subdivision, use and development.</i>	<i>I support this submission for all the reasons given, along with the detrimental visual impact any such development would have on elevated residences along Mana Esplanade</i>	Allow	<i>Request that Submission 150.1 is allowed</i>
Whitireia Park Restoration Group [Submission 150]	stratty@slingshot.co.nz	Support	<i>[Submission Point 150.2] Planning Maps > General Submitter seeks that all of Whitireia Park be zoned Open Space.</i>	<i>I support this submission for all the reasons given, along with the detrimental visual impact any development on this land would have on elevated residences along Mana Esplanade</i>	Allow	<i>Request that Submission 150.2 is allowed</i>
Whitireia Park Restoration Group [Submission 150]	stratty@slingshot.co.nz	Support	<i>[Submission Point 150.3] Part 3 Area Specific Matters > Open Space and Recreation Zones > OSZ – Open Space Zone > Standards Whitireia Park Submitter seeks to amend the bulk and location standards as they apply to Whitireia Park so that they are consistent with OSZ- 02..</i>	<i>I support this submission for all the reasons given, along with the detrimental visual impact any development on this land would have on elevated residences along Mana Esplanade</i>	Allow	<i>Request that Submission 150.3 is allowed</i>
Whitireia Park Restoration Group [Submission 150]	stratty@slingshot.co.nz	Support	<i>[Submission Point 150.9] Part 4 Appendices and Schedules > Schedules > SCHED9 – Outstanding Natural Features and Landscapes > ONFL003 Whitireia Peninsula Submitter supports amending the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area</i>	<i>I support this submission for all the reasons given, along with the detrimental visual impact any development on this land would have on elevated residences along Mana Esplanade</i>	Allow	<i>Request that Submission 150.9 is allowed</i>

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Z Energy Limited [Submission 92]	seans@4sight.co.nz	Support	<i>[Submission Point 92.2] Planning Maps > Retain Zoning Submitter supports zoning of Z MANA, 143 Mana Esplanade as Local Centre Zone (LCZ)</i>	<i>I support this submission for all the reasons given</i>	Allow	<i>Request that Submission 92.2 is allowed</i>
Z Energy Limited [Submission 92]	seans@4sight.co.nz	Oppose	<i>[Submission Point 92.3] Planning Maps > Active Street Frontage – Primary Frontage Control Submitter requests a specific exemption for Z MANA, 143 Mana Esplanade</i>	<i>A specific exemption for this one particular property is unwarranted as the operation has no particular attributes that differ from similar operations elsewhere.</i>	Disallow	<i>Request that Submission 92.3 is disallowed and the property concerned does not gain a specific exemption.</i>
Z Energy Limited [Submission 92]	seans@4sight.co.nz	Oppose	<i>[Submission Point 92.6] Part 3 Area Specific Matters > Commercial and Mixed Use Zones > LCZ – Local Centre Area > LCZ-S4 Submitter seeks exemption from active street frontage rules for service station developments</i>	<i>As significant business ventures with generally large footprints there are no compelling reasons why service station developments should be exempt from active street frontage rules that apply to other similar sized business ventures in the city.</i>	Disallow	<i>Request that Submission 92.6 is disallowed and that service station developments do not gain this specific exemption.</i>