

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>
<i>[insert additional rows if needed]</i>			
Or Company/Organisation Name <i>if applicable</i>	Pukerua Bay Residents' Association		
Contact Person <i>if different</i>	Paul Charles Bevan FitzGerald		
Email Address for Service	pcbf48@gmail.com		
Address	7 Wairaka Rd, Pukerua Bay		
	Porirua	5026	
Mail Address for Service <i>if different</i>			
Phone	021 500098	Home	Work
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):

Example: "Submission number [insert submission reference number here] directly affects the property at XXX, which I own"

Submission No 81 (Kainga Ora) directly affect residents, educational institutions and businesses operating in Pukerua Bay. The Pukerua Bay Residents' Association has an interest in representing the residents of Pukerua Bay in matters affecting the 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.

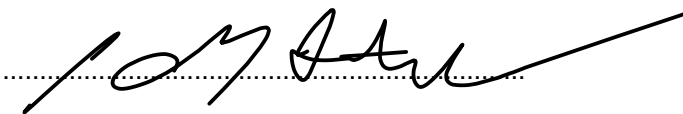
Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- 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.

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



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 Submission 81	developmentplanning@HNZC.co.nz KWilliams@propertygroup.co.nz	Oppose	Paragraph 34 (b), Page 10 Paragraph 38, Page 16/17 Attachment 2	<p>The reasons for my opposition are:</p> <p>The submitter has requested certain areas of the City be rezoned to High Density Residential on Page 10 paragraph b, page 16 paragraph 38, and Attachment 2.</p> <p>The reasons for my opposition to the proposed High Density Zones (HDZs) are guided by looking at the effects of proposed zone to the community of and in Pukerua Bay (Page 302 of the submission).</p> <p>This proposed HDZ will radically affect the General Residential Zone (GRZ) in Pukerua Bay surrounding the area identified to be a HDZ. The topography of the area will bring about significant shadowing of other residences if taller buildings, as proposed, are erected.</p> <p>In the introduction to Attachment 2 (page 295 of the submission) Kāinga Ora submits:</p> <p style="padding-left: 40px;"><i>“The purpose of the zone is to make efficient use of land and infrastructure, increase the capacity of housing and ensure that residents have convenient access to services, employment, education facilities, retail and entertainment opportunities, public open space and public transport. This will promote and increase the vitality of the city centre and encourage intensification in proximity to rapid transit stops. The zone.....”.</i></p> <p>The retail sector of Pukerua Bay consists of one store, a bookshop and a hairdressing salon. There are no cafes, restaurants, bars or entertainment venues. There is a primary school and kindergarten but there is no secondary or tertiary education within 13 km. Employment opportunities are severely limited and the majority of residents in employment have to travel to other centres. There is no doctor or pharmacy in Pukerua Bay, the nearest of either being 6.5 km from the proposed zone.</p>	Disallow	<p>I seek that the whole of the submission relating to HDZs be disallowed.</p> <p>Pukerua Bay Residents’ Association is not opposed to intensification. However it is the Associations’ view there are other ways to intensify that would not call for the HDZs proposed by the submitter, and could be better addressed if this proposal were to be set aside and PCC undertake a thorough consultation process with the various communities and other interested parties, such as Kāinga Ora, over the next 12 -15 months to identify how and where intensification can feasibly be achieved.</p>

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				<p>In respect to services, while Pukerua Bay has the essential services of the three waters and electricity it must be noted that residential intensification would put a strain on water supply and sewage disposal. In both those matters Pukerua Bay is at the end of the line and it would require costly upgrades to piping and pumping to meet the demands on water supply and sewage disposal a HDZ would demand. There are no services such as Postal Shop, auto services, fuel supplies, supermarkets or other services that would be expected in a densely populated area. Further more, while there are reserves and open spaces, there are no sporting or recreational grounds withing a reasonable distance from the proposed HDZ.</p> <p>The Key principle the submitter, Kāinga Ora, applied in determining the HDZ (page 16 paragraph 38) is a 400m proximity to a railway station which it designates as a Rapid Transit Stop. While the Greater Wellington Regional Council has embarked on increasing rail transport capacity and frequency of services on the Kapiti line the resulting increase of capacity and frequency will terminate at Plimmerton.</p> <p>The Submitter has failed to apply the purposes set out for a HDZ which envisage an existing mesh of factors to support a high density of residences, and has instead settled on only one principle, the presence of a railway station.</p> <p>It should be noted that the submitter has not provided any maps to the submission in Attachment 3.</p>		

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