

## 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>	Kenepuru Limited Partnership (KLP)		
Contact Person <i>if different</i>	Brett Gawn		
Email Address for Service	brett.gawn@calibregroup.com		
Address	Level 13, Kordia House, 109-125 Willis Street,		
	Wellington City	Postcode 6011	
Mail Address for Service <i>if different</i>			
Phone	Mobile	Home	Work
	021 727 052		
<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</b>			

**hearing.***(Please tick relevant box)***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):**

I represent KLP which is the developer for the Kenepuru Landing Project and the PDP will have a significant impact on KLP's design for future stages of the project – some 500 dwellings.

I am also a land surveyor and land development expert with 40 years experience in land development and subdivision and planning.

**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)



Date:

(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 81.240	<a href="mailto:developmentplanning@hnzc.co.nz">developmentplanning@hnzc.co.nz</a> <a href="mailto:KWilliams@propertygroup.co.nz">KWilliams@propertygroup.co.nz</a>	Support	We agree with the entire reasoning stated in Submission 81.240.		Allow	
Kāinga Ora – Homes and Communities Submission 81.927	<a href="mailto:developmentplanning@hnzc.co.nz">developmentplanning@hnzc.co.nz</a> <a href="mailto:KWilliams@propertygroup.co.nz">KWilliams@propertygroup.co.nz</a>	Support	We agree with the entire reasoning stated in Submission 81.927	Design Guides and Codes of Practice are best left outside the District Plan and referred to in methods of assessment and conditions of consent. This allows flexibility for these docs to be updated and still enables them to be used standards for design.	Allow	
Kāinga Ora – Homes and Communities Submission 81.931	<a href="mailto:developmentplanning@hnzc.co.nz">developmentplanning@hnzc.co.nz</a> <a href="mailto:KWilliams@propertygroup.co.nz">KWilliams@propertygroup.co.nz</a>	Support	We agree with the entire reasoning stated in Submission 81.931		Allow	
Kāinga Ora – Homes and Communities Submission 81.934	<a href="mailto:developmentplanning@hnzc.co.nz">developmentplanning@hnzc.co.nz</a> <a href="mailto:KWilliams@propertygroup.co.nz">KWilliams@propertygroup.co.nz</a>	Support	We agree with the entire reasoning stated in Submission 81.934	Either remove the Earthworks chapter completely and embed the requirements in each part of the plan, or do as set out in Kainga Ora's submission – put all in the e/w section.	Allow	
Kāinga Ora – Homes and Communities Submission 81.1	<a href="mailto:developmentplanning@hnzc.co.nz">developmentplanning@hnzc.co.nz</a> <a href="mailto:KWilliams@propertygroup.co.nz">KWilliams@propertygroup.co.nz</a>	Support	KLP want higher density housing in the area of Kenepuru Landing close city centre.	Either make provision for taller (4 stories) buildings and more intense housing in the MDZ zone or create specific criteria for where HDZ housing can occur.	Allow	
Carrus Corporation Ltd Submission 68.1	<a href="mailto:linda.bruwer@cuttriss.co.nz">linda.bruwer@cuttriss.co.nz</a>	Support	We agree with the entire reasoning stated in Submission 68.1	This is an alternative way to deal with submission 81.1	Allow	
Robyn Smith Submission 186.78	<a href="mailto:robsmithii@xtra.co.nz">robsmithii@xtra.co.nz</a>	Support	We agree with the entire reasoning stated in Submission 186.78		Allow	
Kāinga Ora – Homes and Communities Submission 81.404	<a href="mailto:developmentplanning@hnzc.co.nz">developmentplanning@hnzc.co.nz</a> <a href="mailto:KWilliams@propertygroup.co.nz">KWilliams@propertygroup.co.nz</a>	Support	We agree with the entire reasoning stated in Submission 81.404	Hazard maps and plans are subject to updating as knowledge improves. Having these embedded in the DP makes it hard to update these and creates inflexible.	Allow	

## Your further submission:

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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>
Kāinga Ora – Homes and Communities Submission 81.23	<a href="mailto:developmentplanning@hnzc.co.nz">developmentplanning@hnzc.co.nz</a> <a href="mailto:KWilliams@propertygroup.co.nz">KWilliams@propertygroup.co.nz</a>	Oppose	KLP wishes an amendment to the definition as per our original submission		Disallow	
Kāinga Ora – Homes and Communities Submission 81.24	<a href="mailto:developmentplanning@hnzc.co.nz">developmentplanning@hnzc.co.nz</a> <a href="mailto:KWilliams@propertygroup.co.nz">KWilliams@propertygroup.co.nz</a>	Oppose	KLP wishes an amendment to the definition as per our original submission		Disallow	
Kāinga Ora – Homes and Communities Submission 81.35	<a href="mailto:developmentplanning@hnzc.co.nz">developmentplanning@hnzc.co.nz</a> <a href="mailto:KWilliams@propertygroup.co.nz">KWilliams@propertygroup.co.nz</a>	Support	We agree with the entire reasoning stated in Submission 81.35		Allow	
Survey + Spatial NZ Submission 72.2	<a href="mailto:nzisplanning.wgtn@gmail.com">nzisplanning.wgtn@gmail.com</a>	Support	We agree with the entire reasoning stated in Submission 72.2		Allow	
Survey + Spatial NZ Submission 72.8	<a href="mailto:nzisplanning.wgtn@gmail.com">nzisplanning.wgtn@gmail.com</a>	Support	We agree with the entire reasoning stated in Submission 72.8		Allow	
Kāinga Ora – Homes and Communities Submission 81.930	<a href="mailto:developmentplanning@hnzc.co.nz">developmentplanning@hnzc.co.nz</a> <a href="mailto:KWilliams@propertygroup.co.nz">KWilliams@propertygroup.co.nz</a>	Support	We agree with the entire reasoning stated in Submission 81.930		Allow	
Kāinga Ora – Homes and Communities Submission 81.243	<a href="mailto:developmentplanning@hnzc.co.nz">developmentplanning@hnzc.co.nz</a> <a href="mailto:KWilliams@propertygroup.co.nz">KWilliams@propertygroup.co.nz</a>	Support	We support the change from “protect” to “not compromise”		Allow	
Waka Kotahi NZ Transport Agency Submission 82.45	<a href="mailto:Consentsandapprovals@nzta.govt.nz">Consentsandapprovals@nzta.govt.nz</a> <a href="mailto:Claudia.Jones@nzta.govt.nz">Claudia.Jones@nzta.govt.nz</a>	Oppose		Regionally Significant Infrastructure – by its very name – serves the whole of the wider region and needs to be funded from taxes and rates. Developers should not be required to fund upgrades triggered by their development. If there is a contribution to be made it needs to be by way of development contributions covered by other policies.	Disallow	KLP opposes extra clause 8 that requires developers to fund regionally significant infrastructure upgrades.
Survey + Spatial NZ Submission 72.2	<a href="mailto:nzisplanning.wgtn@gmail.com">nzisplanning.wgtn@gmail.com</a>	Support		Road design should be as per NZS 4404:2010.	Allow	

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Carrus Corporation Ltd Submissions 68.13, 68.14, 68.15, 68.16, 68.17, 68.18 and 68.19	linda.bruwer@cuttriss.c o.nz	Support	We agree with the entire reasoning stated in Submissions	We strongly believe the roading Standards in the PDP do not facilitate good urban design and take no account of the nationally accepted NSZ 4404:2010. Further the way the roading standards are written in the PDP are difficult to follow and confusing.	Allow	
Kāinga Ora – Homes and Communities Submissions 81.340-351	<a href="mailto:developmentplanning@hnzc.co.nz">developmentplanning@hnzc.co.nz</a> <a href="mailto:KWilliams@propertygroup.co.nz">KWilliams@propertygroup.co.nz</a>	Support	Support Submitters proposal to move these Standards to the Transport chapter	We strongly believe the roading Standards in the PDP do not facilitate good urban design and take no account of the nationally accepted NSZ 4404:2010. Further the way the roading standards are written in the PDP are difficult to follow and confusing.	Allow	
Waka Kotahi NZ Transport Agency Submission 82.83	<a href="mailto:Consentsandapprovals@nzta.govt.nz">Consentsandapprovals@nzta.govt.nz</a> Claudia.Jones@nzta.g ovt.nz	Oppose		This submission proposes further increases to residential street standard widths and decreases in grades that the PDP outlines. We strongly believe the roading Standards in the PDP do not facilitate good urban design and take no account of the nationally accepted NSZ 4404:2010.	Disallow	
Kāinga Ora – Homes and Communities Submissions 81.352	<a href="mailto:developmentplanning@hnzc.co.nz">developmentplanning@hnzc.co.nz</a> <a href="mailto:KWilliams@propertygroup.co.nz">KWilliams@propertygroup.co.nz</a>	Support	Support moving to Transport section and that the requirement should apply to each road frontage.		Allow	
Porirua City Council Submission 11.19	dpreview@pcc.govt.nz	Oppose	1a. Meet the Council standards for the provision of water supply, wastewater and stormwater management;	The reference to generic Council Standards in a Policy should not occur. It creates circular resource consent issues. If an design does not comply with a Rule then applicant need to be able to refer back to the Policy or Objective and show if they can meet those. If the Policy also refers to the same Standard it defeats the purpose and stifles innovation for other means to achieve the Policy or Objective	Disallow	
Kāinga Ora – Homes and Communities Submissions 81.363	<a href="mailto:developmentplanning@hnzc.co.nz">developmentplanning@hnzc.co.nz</a> <a href="mailto:KWilliams@propertygroup.co.nz">KWilliams@propertygroup.co.nz</a>	Support	We agree with the entire reasoning stated in Submission 81.363		Allow	
Kāinga Ora – Homes and Communities Submissions 81.368-.371	<a href="mailto:developmentplanning@hnzc.co.nz">developmentplanning@hnzc.co.nz</a> <a href="mailto:KWilliams@propertygroup.co.nz">KWilliams@propertygroup.co.nz</a>	Support	We agree with the entire reasoning stated in Submissions 81.368-.370 The point made by Survey and Spatial NZ about the reference to a section in the WW Standards not existing is pertinent. The inclusion of these Standards in the DP means that PCC is at the mercy of WW who can make unilateral changes to their Standards		Allow	
Survey + Spatial NZ Submission 72.12 & 72.14	nzisplanning.wgtn@gm ail.com	Support	We agree with the points made and the remedy sought by the submitter		Allow	

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Kāinga Ora – Homes and Communities Submissions 81.384-389	<a href="mailto:developmentplanning@hnzc.co.nz">developmentplanning@hnzc.co.nz</a> <a href="mailto:KWilliams@propertygroup.co.nz">KWilliams@propertygroup.co.nz</a>	Support	We agree with the points made and the remedy sought by the submitter		Allow	
Kāinga Ora – Homes and Communities Submissions 81.396	<a href="mailto:developmentplanning@hnzc.co.nz">developmentplanning@hnzc.co.nz</a> <a href="mailto:KWilliams@propertygroup.co.nz">KWilliams@propertygroup.co.nz</a>	Support	We agree with the points made in the submission.		Allow	
Porirua City Council Submission 11.32	<a href="mailto:dpreview@pcc.govt.nz">dpreview@pcc.govt.nz</a>	Oppose	The provision is already to restrictive in some areas – see Kainga Ora submission 81.396. So this submission makes it even more difficult to work with. In tight areas – drivers are able to do multiple point turns		Disallow	
Kāinga Ora – Homes and Communities Submissions 81.403 -81.423	<a href="mailto:developmentplanning@hnzc.co.nz">developmentplanning@hnzc.co.nz</a> <a href="mailto:KWilliams@propertygroup.co.nz">KWilliams@propertygroup.co.nz</a>	Support	KLP supports the Submitters approach to dealing with Natural Hazards. KLP has sought in its submission to amendment to the Planning Maps in Relation to the Kenepuru Landing project that is consistent with that.	Including the actual maps in the District Plan locks them in place and based on current knowledge. Information and technical mitigation measures are changing all the time. The DP needs to allow for that.	Allow	
Porirua City Council Submission 11.57 &11.59	<a href="mailto:dpreview@pcc.govt.nz">dpreview@pcc.govt.nz</a>	Oppose	KLP objects to the reference to “Council Standards” in Objectives and Policies. This creates problem for innovation and untended planning hurdles for proposals where Council Standards are not met		Disallow	Delete amendment
Survey + Spatial NZ Submission 72.15 and 72.13	<a href="mailto:nzisplanning.wgtn@gmail.com">nzisplanning.wgtn@gmail.com</a>	Support	KLP agrees with the submitter and the proposed remedies	The submission is consistent with KLP’s submission but the proposed remedy is better.	Allow	
Survey + Spatial NZ Submission 72.10 and 72.3, 72.31	<a href="mailto:nzisplanning.wgtn@gmail.com">nzisplanning.wgtn@gmail.com</a>	Support	KLP agrees with the submitter and the proposed remedies		Allow	
Kāinga Ora – Homes and Communities Submission 81.457, 81.459. 81.460, 81.472	<a href="mailto:developmentplanning@hnzc.co.nz">developmentplanning@hnzc.co.nz</a> <a href="mailto:KWilliams@propertygroup.co.nz">KWilliams@propertygroup.co.nz</a>	Support	KLP agrees with the submitter and the proposed remedies		Allow	
Kāinga Ora – Homes and Communities Submission 81.496	<a href="mailto:developmentplanning@hnzc.co.nz">developmentplanning@hnzc.co.nz</a> <a href="mailto:KWilliams@propertygroup.co.nz">KWilliams@propertygroup.co.nz</a>	support	Agree with submitters comments and proposed remedy		Allow	

## Your further submission:

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Kāinga Ora – Homes and Communities Submission 81.522 & 81.533	<a href="mailto:developmentplanning@hnzc.co.nz">developmentplanning@hnzc.co.nz</a> <a href="mailto:KWilliams@propertygroup.co.nz">KWilliams@propertygroup.co.nz</a>	Support	KLP agrees with these submissions		Allow	
Kāinga Ora – Homes and Communities Submission 81.580	<a href="mailto:developmentplanning@hnzc.co.nz">developmentplanning@hnzc.co.nz</a> <a href="mailto:KWilliams@propertygroup.co.nz">KWilliams@propertygroup.co.nz</a>	Support	KLP agrees with the general thrust of this submission design guides should not be in the Plan. Also avoid “avoid”.		Allow	
Kāinga Ora – Homes and Communities Submission 81.603, 81.607, 81.608	<a href="mailto:developmentplanning@hnzc.co.nz">developmentplanning@hnzc.co.nz</a> <a href="mailto:KWilliams@propertygroup.co.nz">KWilliams@propertygroup.co.nz</a>	Support	KLP agrees with these submissions and the remedies proposed		Allow	
Carrus Corporation Ltd Submission 68.6 – 68.10,	<a href="mailto:linda.bruwer@cuttriss.co.nz">linda.bruwer@cuttriss.co.nz</a>	Support	Agree with the submissions and the proposed remedies		Allow	
Kāinga Ora – Homes and Communities Submission 81.638	<a href="mailto:developmentplanning@hnzc.co.nz">developmentplanning@hnzc.co.nz</a> <a href="mailto:KWilliams@propertygroup.co.nz">KWilliams@propertygroup.co.nz</a>	Support	Kainga Ora are providing a solution to the issue of removing the MUDG from the plan. KLP generally support this idea		Allow	