



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	Last Name		First Name
<i>[insert additional rows if needed]</i>			
Or Company/Organisation Name <i>if applicable</i>	Pukerua Property Group Limited		
Contact Person <i>if different</i>	C/- Land Matters Limited, Attn: Bryce Holmes		
Email Address for Service	bryce@landmatters.nz		
Address	City		Postcode
Mail Address for Service <i>if different</i>	20 Addington Road, RD 1, Otaki		
Phone	Mobile	Home	Work
	021 877 143		
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.

(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):

The submission points directly affects lands owned or which the further submitters have an interest. The further submitters own or have an interest in land that is identified as Future Urban Zone.

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 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 Homes and Communities (KO) Submitter # 81 Without limiting the further submissions the specific submission numbers that are at issue are: 81.923, 81.815	developmentplanning@hnzc.co.nz KWilliams@propertygroup.co.nz	Oppose	The submitter seeks: - full reconsideration of the PDP framework to align with the UPS-UD (intensification and Future Urban Zone (FUZ); - KO generally supports the FUZ and the spatial extents proposed.	The further submitters oppose the intent to keep the FUZ as currently proposed and the parts of the submissions that suggest major intensification of small urban suburbs as a principle land supply tool in the Porirua context.	Disallow those parts of the submission that undermine the 'Live Zoning' or residential land use for the areas of land subject to the FUZ in the Northern Growth Area.	Request that the part of the submission seeking confirmation of the FUZ or further intensification of small urban suburbs in preference to future residential development in the Northern Growth Area are disallowed.
Greater Wellington Regional Council. Submitter # 137.	Fleur.Matthews@gw.govt.nz	Oppose	Submission points 137.2 and 137.76. The submitter seeks imposition of undefined provisions in relation to the NPS-FM and promotion of unknown stormwater management methods in areas identified for urban development.	The planning provisions in the PDP must be certain and provide for the objectives in the Plan. The submission points do not provide certainty and do not promote integrated management.	Disallow the submission points where they result in an unknown outcome for the Northern Growth Area.	The further submitter seeks the submission points are disallowed.
Robin Smith. Submitter # 168.	robsmithii@xtra.co.nz	Oppose	Submission point 168.78 seeks a dual consenting process for bulk earthworks resulting from subdivision activity.	The submission point will lead to duplication of consenting processes. There could be inconsistency in processing between local authorities where they are assessing the same activities.	Disallow the submission point and retain the current framework as it relates to bulk earthworks.	The further submitter seeks the submission point is disallowed.
Friends of Taupo Swamp and Catchments Inc. Submitter # 178	judymckoy@xtra.co.nz	Oppose	Submission points 178.9 and 178.19 seeks amended provisions in the PDP to avoid effects on Taupo Swamp.	The submission points are well intended, and land development needs to ensure the ecological value of Taupo Swamp are maintained. However, the word "avoid" has planning implications and the PDP wording needs to be broadened to provide for appropriate activities.	Disallow the submission points.	Disallow the submission points and use a consistent approach that was established in PC18.
Royal Forest and Bird Protection Society. Submitter # 225	a.geary@forestandbird.org.nz	Oppose	Submission points 225.19 – 225.22 seek to introduce policy direction and provisions in the PDP that are largely regional council functions. It also places an extensive mapping function on Porirua City Council when that obligation is for the regional council.	It is not appropriate to apply the submitted provisions and of the NPS-FM on the City Council.	Disallow the submission points.	The further submitter seeks the submission points are disallowed.