

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
	Holmes		Bryce
	[insert additional rows if needed]		
Or Company/Organisation Name <i>if applicable</i>			
Contact Person <i>if different</i>			
Email Address for Service	bryce@landmatters.nz		
Address	13 Mana View Road, Mana		
	City Porirua	Postcode	
Mail Address for Service <i>if different</i>			
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 type="checkbox"/> I will <input checked="" 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):

I own property in the vicinity of the proposed changes sought by the Submitter and also have a background in professional planning. The changes sought by the Submitter have the potential to have a major impact on amenity values in the area and may not be widely understood by members of the public given they have been requested in a submission process.

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	developmentplanning@hnzc.co.nz KWilliams@propertygroup.co.nz	Oppose	Submission Points 81.1 – 81.19 all suggest there should be intensification of areas of the city over and above what Council are seeking in its Proposed Plan. The further submitter opposes the intent to provide for medium and high density development (as shown on the KO maps) in Plimmerton, Papakowhai, Mana, Camborne and Paremata.	The further submitters oppose the intent intensify those areas for the following reasons: <ol style="list-style-type: none"> 1. The proposed changes sought go beyond the scope of the PDP's research and evidence base used to develop the plan. These proposals have never been 'on the table' for consideration by the public or wider community. There is no proper section 32 analysis relevant to the PDP to support KO's position; 2. KO has used a narrow evidence base to support its position. Relying on walking distance to a train station is not a basis for suggesting such a substantial change to the PDP. There is no proper or adequate analysis of the infrastructure, amenity, market, or physical constraints of those areas to support the changes sought. The topography, street pattern, available services, and amenity values do not lend to the type and style of development KO seeks; and 3. The KO proposition will have significant adverse effects on amenity values for the Plimmerton, Mana, Camborne, Papakowhai and Paremata communities if they were given effect to. To give effect to such a proposal, and in a way that minimises adverse effects on amenity values, would likely require acquisition of the properties beneath the proposed zoning under the Public Works Act 1981 (PWA). 	Disallow those parts of the submission seek High and Medium Density Development in the Plimmerton, Mana, Camborne, Papakowhai and Paremata communities.	Request that the part of the submission seeking intensification of small urban suburbs is disallowed.