

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			
Company/Organisation Name	BLAC PROPERTY		
Contact Person <i>if different</i>	Mary Barton		
Email Address for Service	mary.barton@arassociates.co.nz		
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	Takapuna	0754	
Mail Address for Service <i>if different</i>	PO Box 65 576, Mairangi Bay, Auckland		
Phone	Mobile	Home	Work
	027 702 8650	-	-
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			
<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.			
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):

BLAC Property owns the property at 1A Whitford Brown Avenue, Papakōwhai. The submissions identified in the attached table relate to matters that will affect the future development potential of the site.

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:

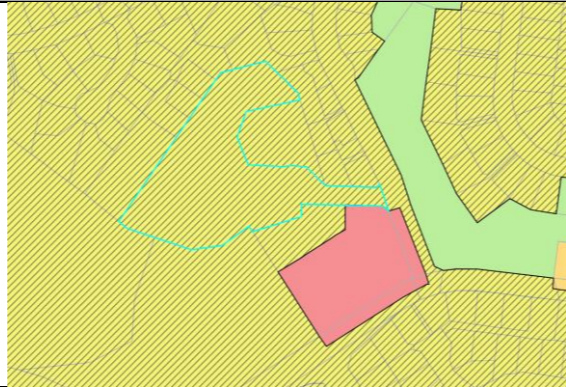
When a person or group makes a submission or further submission on the Proposed District Plan this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991. This is because, 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)

Mary Barton on behalf of Blac Property

10 May 2021

(A signature is not required if you make your submission by electronic means.)

Porirua Proposed District Plan							
Summary of Decisions Requested							
Sub #	Sub Point	Submitter Name	Address for Service/ Submitter Email	Provision	The particular parts of the submission I support / oppose	BLAC Property Position	Reasons – Support/ Oppose
Maps							
81	81.941	Kāinga Ora – Homes and Communities (Kāinga Ora)	developmentplanning@hnzc.co.nz KWilliams@propertygroup.co.nz		Extension of MRZ - See maps appended as Attachment 3 [to Kāinga Ora submission] which show the areas where residential [MRZ] rezoning of the urban areas is sought. Subject site identified in preceding column.	Seeks that part of the submission be allowed (support in part as detailed in following column).	BLAC Property support this submission as it applies to the extension of the MRZ to Lot 2 DP 506563 (1A Whitford Brown Avenue, Papakōwhai). In particular BLAC Property support the use of key principles set out in the Kainga Ora submission for the identification of land suitable for zoning land MRZ.
81	81.911	Kāinga Ora	developmentplanning@hnzc.co.nz KWilliams@propertygroup.co.nz	Maps	Seeks increased spatial extent of MRZ and increased heights in urban zones (both commercial and residential)	Seeks that part of the submission be allowed (support in part as detailed in following column).	BLAC Property supports this submission to the extent that it applies to the extension of the MZZ to Lot 2 DP 5065063 (1A Whitford Brown Avenue).
Strategic Objectives							
81	81.234	Kāinga Ora	developmentplanning@hnzc.co.nz KWilliams@propertygroup.co.nz	UFD-O2	Amend: Porirua grows in a compact and structured way consistent with its planned urban built form.	Allow (support)	BLAC Property supports the proposed change as it aligns with the wording set out in the National Policy Statement for Urban Development 2020 and recognises and provides for the changes in urban form as anticipated by the Proposed District Plan.
District-Wide Matters – Energy, Infrastructure and Transport: Three Waters							
72	72.21	Survey + Spatial New Zealand (Wellington Branch)	nzisplanning.wgtn@gmail.com	THWT-O1	Amend: There is no increase in the peak demand on stormwater management systems and increase in flooding for rain events up to a 10% AEP event from development within Urban Zones, Settlement Zone, and the Maori Purpose Zone (Hongoeka).	Allow (support)	BLAC Property supports this submission on the basis that the proposed amendment provides an acceptable threshold for the management of stormwater.
72	72.23	Survey + Spatial New Zealand (Wellington Branch)	nzisplanning.wgtn@gmail.com	THWT-P1	Amend: Enable new development in the Urban Zones, Settlement Zone and the Maori Purpose Zone (Hongoeka) where it achieves hydraulic neutrality for up to a 10% AEP event.	Allow (support)	BLAC Property supports this submission on the basis that the proposed amendment provides an acceptable threshold for the management of stormwater.

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72	72.23	Survey + Spatial New Zealand (Wellington Branch)	nzisplanning.wgtn@gmail.com	Standards	Amend to require stormwater neutrality to a 10% AEP event. Provide for other mechanisms to achieve stormwater neutrality -by specific design.	Allow (support)	BLAC Property supports this submission as it considers that the proposed amendment would apply a suitable threshold and provide flexibility to allow alternative methods for achieving stormwater neutrality that respond to the individual characteristics of a site to be considered.
72	72.12	Survey + Spatial New Zealand (Wellington Branch)	nzisplanning.wgtn@gmail.com	TR-S1	Delete the requirement for cycling access on shared accesses. Allow for steps on pedestrian accesses. Reduce minimum widths to (say) 1.2m formed width and 1.5m legal width.	Seeks that part of the submission be allowed (support in part as detailed in following column).	BLAC Property supports the deletion of the identified standards applying to gradients on the basis that the requirements of S1 apply an onerous control where sites are subject to topographical constraints. Compliance with the standards may require design concessions to be made and necessitate additional earthworks resulting in additional costs and compromising desired design outcomes.
81	81.384	Kāinga Ora	developmentplanning@hnzc.co.nz KWilliams@propertygroup.co.nz	TR-S1	Amend: Access to two or more sites must have pedestrian and cycling access provided from legal road with a: i. Minimum legal width of 1.8m; ii. Minimum formed width of 1.5m; iii. Maximum average gradient of 1:20;and iv. Maximum gradient of 1:13 for any length as long as it does not exceed 9m	Allow (support)	BLAC Property supports the deletion of the identified standards on the basis that the requirements of S1 apply an onerous control where sites are subject to topographical constraints. Compliance with the standards may require design concessions to be made and necessitate additional earthworks resulting in additional costs and compromising design outcomes.
81	81.387	Kāinga Ora	developmentplanning@hnzc.co.nz KWilliams@propertygroup.co.nz	TR-S3	Delete: 1. The vehicle access must be designed to achieve the design speeds, minimum widths, maximum gradients and seal requirements in TR Table 2. 2. The vehicle access must be designed to comply with the minimum K Values for crest vertical curves and sag vertical curves, and R Value for horizontal curves, in TR Table 3. 3. A Vehicle Access Level 4 must include streetlighting provided in accordance with the following: a. Streetlighting must be designed in accordance with NZ Transport	Allow (support)	BLAC Property supports this submission point on the basis that the proposed rule is onerous and applies a standard that will be difficult to achieve for many sites within Porirua. In particular the standard has the potential to deter designs that respond positively to the particular landform characteristics and therefore result in increased earthworks and vegetation removal to comply. Deletion of this standard would allow design flexibility.

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					<p>Agency document M30 Specification and Guidelines for Road Lighting Design (2014);</p> <p>b. Streetlighting bulbs must be on the Waka Kotahi NZ Transport Agency List of M30 Approved Luminaires.</p> <p>c. Streetlighting columns must comply with the Waka Kotahi NZ Transport Agency M26:2012 and M26A:2017 Specification for Lighting Columns.</p> <p>d. Streetlighting columns in Private Ways Level 4 must be a minimum of 8m in height.</p> <p>4. Pedestrian walkways, cycleways and shared paths in vehicle access areas must comply with the Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling (2017). Matters of discretion are restricted to:</p> <p>1. The safe, efficient and effective functioning of the vehicle access, including the safety of pedestrians and cyclists;</p> <p>2. Site and topographical constraints; and</p> <p>3. The suitability of any alternative design options</p>		
59	59.21	Kenepuru Limited Partnership (KLP)	Brett.Gawn@calibregroup.com	TR-Table 2	<p>Use NZS 4404:2010 as the basis for these roads, accesses or lanes.</p> <p>Remove distinction between private and public roads for design purposes.</p> <p>Include all roads in one design Standard and refer to that table from both INF and TR sections of the Plan</p>	Seeks that part of the submission be allowed (support in part as detailed in following column).	BLAC Property supports this submission to the extent that it concurs that the requirements set out under Table 2 are onerous and have the potential to compromise design outcomes, particularly when applied to medium density development.
81	81.388	Kāinga Ora	developmentplanning@hnzc.co.nz KWilliams@propertygroup.co.nz	TR-Table 2	Delete Table	Allow (support)	BLAC Property supports this submission as it considers the requirements of Table 2 are onerous and should therefore be deleted and replaced with standards that provide a more appropriate balance between the road network and the built environment.

District-Wide Matters - Subdivision

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59	59.6	Kenepuru Limited Partnership (KLP)	Brett.Gawn@calibregroup.com	SUB-P4	Amend the policy as follows: Ensuring roads and any vehicle access to sites meet the minimum design standards <u>or any appropriate alternative that</u> allow for safe and efficient traffic movements and can safely accommodate the intended number of users.	Allow (support)	BLAC Property supports the proposed amendment as it provides an appropriate level of flexibility for alternative designs to be considered when assessing subdivision proposals.
72	72.11	Survey + Spatial New Zealand (Wellington Branch)	nzisplanning.wgtn@gmail.com	SUB-Table 1	For General Residential Zone. <ul style="list-style-type: none"> - The minimum lot area should be 300m²; - The minimum shape factor should be 8m x 12m. For Medium Density Residential Zone: <ul style="list-style-type: none"> - The minimum lot area should be 200m²; - The minimum shape factor should be 8m x 10m 	Allow (support)	BLAC Property supports the proposed amendments on the basis that the minimum site sizes would enable more intensive residential development within the existing urban area – therefore meeting the requirements of the NPS-UD.
Area Specific Matters – Residential Zones: - GRZ General Residential Zone							
81	81.526	Kāinga Ora	developmentplanning@hnzc.co.nz KWilliams@propertygroup.co.nz	New Provision	Insert new Objective, with consequential changes to numbering and referencing throughout. <u>GRZ-03 Residential amenity</u> <u>Achieving a high level of residential amenity within the zone that reflects the planned urban built form and compact urban settlement pattern.</u>	Allow (support)	BLAC Property supports the proposed new objective on the basis that it aligns with the NPS-UD which recognises that amenity values may change over time. The proposed objective supports an enabling planning framework.
81	81.525	Kāinga Ora	developmentplanning@hnzc.co.nz KWilliams@propertygroup.co.nz	GRZ-O2	Amend: <u>GRZ-O2 Planned urban built environment of the General Residential Zone</u> The character and amenity values, including the scale, form and density of use and development, planned urban form in the General Residential Zone includes: <ol style="list-style-type: none"> 1. A built form of single and two-storey buildings with openness around and between buildings 2. Landscaping and trees, especially on street frontages; 3. A spacious living environment with high quality on-site residential amenity; and 4. An urban environment that is visually attractive, safe, easy to navigate and convenient to access. 	Support	BLAC Property supports the proposed amendments on the basis that they provide a forward looking, enabling planning framework that aligns with the NPS-UD direction.

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81	81.529	Kāinga Ora	developmentplanning@hnzc.co.nz KWilliams@propertygroup.co.nz	New Provision	GRZ-P2 Changes to amenity values <u>Recognise that the planned urban built form may result in changes to the amenity values and characteristics of the urban environment over time.</u>	Allow (support)	BLAC Property supports the proposed new policy as it aligns with the policy direction set out under the NPS-UD and provides recognition that as the urban area of Porirua City grows through intensification (as provided for under the PDP) there will be consequential changes to amenity values and residential character.
81	81.569	Kāinga Ora	developmentplanning@hnzc.co.nz KWilliams@propertygroup.co.nz	GRZ-S1	(Height in Relation to Boundary Standard) - <i>Abridged</i> Except that: - Where adjacent to a shared access in excess of 2.5m in width, the measurement shall be taken from the furthest side. — For multi-unit housing residential units and retirement villages, the height in relation to boundary standard only applies at the external boundary of the site. — For two or more residential units connected horizontally and/or vertically by a common wall or common floor, the height in relation to boundary standard only applies at the external boundary of the site. The height in relation to boundary standard requirement does not apply: a. on any horizontal or vertical boundary between connected residential units; and b. Any offset between the residential units that project not more than 2m beyond the common wall or common floor. This standard does not apply to: - A boundary with a road; - <u>Buildings that share a common wall along the boundary;</u> - Solar water heating components provided these do not exceed the height in relation to boundary by more than 500mm; - Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the	Allow (support)	BLAC Property supports the suggested amendments as they reduce the complexity of the rule and remove any ambiguity around how the rule (and exemptions) are interpreted.

					<p>height in relation to boundary by more than 1m;</p> <ul style="list-style-type: none"> - Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically; - Boundaries adjoining the City Centre Zone, Local Centre Zone, Hospital Zone, Neighbourhood Centre Zone, Mixed Use Zone, Large Format Retail Zone, General Industrial Zone and General Rural Zone; or - A gable end, dormer or roof where that portion beyond the height in relation to boundary is no greater than 1.5m² in area and no greater than 1m in height 		
Area Specific Matters – Residential Zones: - MRZ Medium Density Residential Zone							
81	81.581	Kāinga Ora	developmentplanning@hnzc.co.nz KWilliams@propertygroup.co.nz	General: Zone Description	Amendments to the Medium Density Residential Zone description as set out in the Kāinga Ora submission.	Allow (support)	BLAC Property supports the proposed amendments to the zone description and note that this is consistent with the inclusion of the application site within the KO maps showing the MDZ
81	81.584	Kāinga Ora	developmentplanning@hnzc.co.nz KWilliams@propertygroup.co.nz	New Provision	<p>Insert new Objective, with consequential changes to numbering and referencing throughout:</p> <p>MRZ-O3 Residential Amenity</p> <p><u>Achieve a high level of residential amenity within the zone that reflects the planned urban built form and compact urban settlement pattern.</u></p>	Allow (support)	BLAC Property supports the proposed new objective on the basis that it aligns with the NPS-UD which recognises that amenity values may change over time. The proposed objective supports an enabling planning framework.
81	81.589	Kāinga Ora	developmentplanning@hnzc.co.nz KWilliams@propertygroup.co.nz	New Provision	<p>Add new Policy:</p> <p>MRZ-P2 Changes to amenity values</p> <p><u>Recognise that the planned urban built form may result in changes to the amenity values and characteristics of the urban environment over time.</u></p>	Allow (support)	BLAC Property supports the proposed new policy as it aligns with the policy direction set out under the NPS-UD and provides recognition that as the urban area of Porirua City grows through intensification (as provided for under the PDP) there will be consequential changes to amenity values and residential character.
81	81.588	Kāinga Ora	developmentplanning@hnzc.co.nz KWilliams@propertygroup.co.nz	MRZ-P1	Amend:	Allow (support)	BLAC Property supports the proposed amendments to the policy on the basis that they better

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					Enable residential activities and a diverse range of residential unit types and sizes <u>typologies that reflect high-quality design and</u> are compatible with the built <u>planned urban built form, character and amenity values</u> anticipated in the Medium Density Residential Zone.		align with the NPS-UD and provide recognition that high quality design and increased density associated with medium density development not mutually exclusive.
81	81.597	Kāinga Ora	developmentplanning@hnzc.co.nz KWilliams@propertygroup.co.nz	MRZ-P9	Amend: Ensure buildings and structures achieve good quality on-site and offsite residential amenity by requiring: 1. Separation from site boundaries and heights in respect to site boundaries, that safeguard on-site and off-site privacy , <u>minimise adverse privacy and visual dominance effects upon to</u> adjacent sites, and ensure adequate access to sunlight and daylight in <u>accordance with the planned urban built form</u> ; and...	Allow (support)	BLAC Property concurs with the submission that the use of the term 'safeguard' applies an extremely high threshold when considering medium density development, particularly in the absence of recognition and acceptance of the changes to residential amenity values associated with an increase in density. The proposed amendments provide an enabling planning framework that balances the need to ensure good on and off site amenity values are achieved with supporting growth through the provision of medium density development.
68	68.8	Carrus Corporation Ltd	linda.bruwer@cuttriss.co.nz	MRZ-S3	Amend S3 so that uncovered decks under 1 metre in height are not counted as part of site coverage. <i>Abridged as follows:</i> This standard does not apply to:... - Uncovered decks no more than 300mm <u>1m</u> in height above ground level;...	Seeks that part of the submission be allowed (support in part as detailed in following column).	BLAC Property supports this submission to the extent that it agrees that including decks over 300mm in height in the calculation for site coverage is inappropriate and will result in unnecessary infringements contributing to increased costs and time delays associated with the consenting process. An uncovered deck under 1 metre in height will not give rise to adverse dominance effects (as per the matter of discretion).