

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
	[insert additional rows if needed]		
Or Company/Organisation Name <i>if applicable</i>	Z-Energy Ltd		
Contact Person <i>if different</i>	Karen Blair		
Email Address for Service	Karenb@4sight.co.nz		
Address	201 Victoria Street West		
	Auckland	1142	
Mail Address for Service <i>if different</i>	PO Box 911 310, Victoria St West, 1142		
Phone	Mobile	Home	Work
	021 233 3906		
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):

Z Energy's interest in the proposed plan, and in the subject matter of the original submission to which the further submission relates, is greater than the interest of the general public.

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)



.....

11th May 2021

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*

Please refer to attached further submission document

**FURTHER SUBMISSION BY Z-ENERGY LIMITED ON SUBMISSIONS TO THE
PROPOSED PORIRUA DISTRICT PLAN**

To: Porirua District Council

By E-Mail only: dpreview@porirua.govt.nz

Name of further submitter:



Z-Energy Ltd
PO Box 2091
WELLINGTON

Hereafter referred to as “Z Energy”.

- 1. Z Energy’s specific further submission point is as contained in the attached Table.**
- 2. Z Energy’s interest in the proposed plan, and in the subject matter of the original submission to which the further submission relates, is greater than the interest of the general public.**
- 3. Z Energy wishes to be heard in support of its further submissions.**
- 4. If others make similar submissions Z Energy would be prepared to consider presenting a joint case with them at any hearing.**

Dated at AUCKLAND this 11th day of May 2021

Signature on behalf of Z Energy:



Sean Stirling
Authorised to Sign on Behalf of Z Energy

Address for service:

4SIGHT CONSULTING LIMITED
201 Victoria Street West
PO Box 911 310

Attention: Karen Blair

Ph: 0212333906

Email: karenb@4sight.co.nz

Please note that the specific contact details for service are different from those in Z Energy's original submission.

FURTHER SUBMISSION ON BEHALF OF Z ENERGY
ON A SUBMISSION TO THE PROPOSED PORIRUA DISTRICT PLAN

Submission	Relief Sought By Submitter	Position of Z Energy	Reason For Support / Opposition
<p>Paremata Residents Association (“PRA”)– Submitter 190</p>	<p>Submission Point 190.11</p> <p>PRA supports in part LCZ-P1 however it seeks to amend the proposed plan to restrict future development of the Z Energy Mana Site (143 Mana Esplanade, Mana, Wellington 6021) to protect views from surrounding residential properties and the road corridor out in a north and westerly direction.</p>	<p>Oppose</p>	<p>Z Energy opposes the relief sought by the submitter including on the basis that;</p> <ul style="list-style-type: none"> a. The submission is unreasonable and fails to promote the purpose of the RMA: sustainable management; b. The protection of residential views per se is not a relevant consideration under the RMA; c. The protection of residential views is not ordinarily linked to an adverse effect on amenity per se nor to being a ‘need’ of the surrounding residential catchment (the subject of LCZ-P1) nor prescribed under district plan provisions; d. The zoning in the proposed district plan is generally considered appropriate to the site. <p>Notwithstanding the above, there is no evidence supporting the appropriateness of a view protection mechanism in this location or weighing the relative costs and benefits of such a mechanism. The implementation of any such restriction on development for the purpose of protecting views would need to be properly linked to policy intent and require robust technical assessment from appropriate experts which has not been provided by the submitter.</p> <p>The submission point should be rejected.</p>