

RMA FORM 5
**Submission on publicly
 notified Proposed Porirua
 District Plan**

porirua city

Clause 6 of the First Schedule, Resource Management Act 1991

To: Porirua City Council

1. Submitter details:

Full Name	<i>Last: Parsons</i>		<i>First: Andrew and Leanne</i>
Company/Organisation <i>if applicable</i>			
Contact Person <i>if different</i>			
Email Address for Service	leanne@theparsons.co.nz ; andrew@theparsons.co.nz		
Address	30 Tireti Road, Titahi Bay		
	<i>City: Porirua</i>	<i>Postcode: 5022</i>	
Address for Service <i>if different</i>	<i>Postal Address:</i>		<i>Courier Address:</i>
Phone	<i>Mobile:</i> 0226577354	<i>Home:</i>	<i>Work:</i> 021503717

2. This is a **submission** on the **Proposed District Plan** for Porirua.

3. I could I could not

gain an advantage in trade competition through this submission.
(Please tick relevant box)

If **you could** gain an advantage in trade competition through this submission please complete point four below:

4. I am I am not

directly affected by an effect of the subject matter of the submission that:
 (a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition.
(Please tick relevant box if applicable)

Note:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. I wish I do not wish

To be heard in support of my submission
(Please tick relevant box)

6. I will I will not

Consider presenting a joint case with other submitters, who make a similar submission, at a hearing.
(Please tick relevant box)

Please complete section below (insert additional boxes per provision you are submitting on):

The specific provision of the proposal that my submission relates to:											
<p>1. Background</p> <p>We own residential property within Titahi Bay. As a result, we are very interested in the proposed rules and standards and the potential effect these may have upon our properties.</p> <p>Of particular interest is the new Medium Density Residential Zone (MRZ) which applies to the mid-section of Titahi Bay which provides higher density housing in specific locations around the existing centres.</p> <p>We generally agree with the idea of providing for a higher density of development in Titahi Bay. The area was first established in the early 1900's and extensively developed in the 1950 and 1960s right through to the late 80's and as a result the housing density is low by modern standards. Providing good quality higher density housing would be an efficient use of the limited urban land resource in a location where there are local services and facilities. Intensification in these areas is in accordance with the intent of the Resource Management Act (RMA) and National Policy Statement on Urban Development (NPS-UD) and will go some way to alleviate the housing shortage in Porirua and the Wellington Region.</p> <p>However, upon reviewing the proposed District Plan we have identified that our property at 28 and 30 Tireti Road falls outside of the MRZ. It would seem that this decision has been made simply from where the roads intersect, making an easy boundary for the plan, however does not take into account the identified Proximity Factors identified in the UDTR.</p> <p>1.1 <u>Proximity Factors</u></p> <p>The proximity of public transport, centres, open spaces and schools were factors used in the UDTR to assess which areas were appropriate for intensification. The table at paragraph 5.2 of the UDTR identified the following walking times.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="text-align: left; padding: 5px;">Factor</th> <th style="text-align: left; padding: 5px;">Consideration for residential intensification precincts</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Proximity to public transport</td> <td style="padding: 5px;"> <ul style="list-style-type: none"> • 10 minutes (500m) from an existing rail station; or • 5 minutes (250m) from existing high frequency bus. </td> </tr> <tr> <td style="padding: 5px;">Proximity to centres</td> <td style="padding: 5px;"> <ul style="list-style-type: none"> • 10 minutes (500m) from existing local centres. </td> </tr> <tr> <td style="padding: 5px;">Proximity to open space</td> <td style="padding: 5px;"> <ul style="list-style-type: none"> • 5 minutes (250m) from any existing public open space. </td> </tr> <tr> <td style="padding: 5px;">Proximity to schools</td> <td style="padding: 5px;"> <ul style="list-style-type: none"> • 10 minutes (500m) from any existing school. </td> </tr> </tbody> </table>		Factor	Consideration for residential intensification precincts	Proximity to public transport	<ul style="list-style-type: none"> • 10 minutes (500m) from an existing rail station; or • 5 minutes (250m) from existing high frequency bus. 	Proximity to centres	<ul style="list-style-type: none"> • 10 minutes (500m) from existing local centres. 	Proximity to open space	<ul style="list-style-type: none"> • 5 minutes (250m) from any existing public open space. 	Proximity to schools	<ul style="list-style-type: none"> • 10 minutes (500m) from any existing school.
Factor	Consideration for residential intensification precincts										
Proximity to public transport	<ul style="list-style-type: none"> • 10 minutes (500m) from an existing rail station; or • 5 minutes (250m) from existing high frequency bus. 										
Proximity to centres	<ul style="list-style-type: none"> • 10 minutes (500m) from existing local centres. 										
Proximity to open space	<ul style="list-style-type: none"> • 5 minutes (250m) from any existing public open space. 										
Proximity to schools	<ul style="list-style-type: none"> • 10 minutes (500m) from any existing school. 										

<p>What decision are you seeking from Council?</p> <p>Amend the current proposed MRZ to include 28 and 30 Tireti Road based on the property meeting all the requirements included in the above table.</p> <p style="margin-left: 40px;">□</p>
<p>Do you: Support? Oppose? Amend?</p> <p>See discussion above</p>
<p>What decision are you seeking from Council? What action would you like: Retain? Amend? Add? Delete?</p> <p>See discussion above</p>
<p>Reasons:</p> <p>See discussion above</p>

Please return this form no later than **5pm on Friday 20 November 2020** to:

- Proposed District Plan, Environment and City Planning, Porirua City Council, PO Box 50-218, PORIRUA CITY or
- email dpreview@pcc.govt.nz

Signature of submitter
 (or person authorised to
 sign
 on behalf of submitter):

Andrew and Leanne Parsons

17/ 11/2020

Date: _____

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