

RMA FORM 5



Submission on publicly notified Proposed Porirua District Plan

Clause 6 of the First Schedule, Resource Management Act 1991

To: Porirua City Council

1. Submitter details:

Full Name	Last Jones	First Robin
Company/Organisation <i>if applicable</i>		
Contact Person <i>if different</i>		
Email Address for Service	rpjones@xtra.co.nz	
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	City Porirua	Postcode 5026
Address for Service <i>if different</i>	Postal Address	Courier Address
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		Work

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:
Zoning in Pimmerton: GRZ General Residential MRZ Medium Density Residential
Do you: Support? Oppose? Amend?
(1) I oppose the rezoning of properties in Pimmerton on Taupō Crescent, Grays Rd, James Street, Steyne Avenue, Pope Street, St Andrews Rd (SH1) and School Road as Medium Density Residential. (2) I oppose the rezoning/subdivision of part of 10A The Track to GRZ unless there is significant mitigation put in place to protect Taupō Swamp wetland which is adjacent to the property.
What decision are you seeking from Council?
What action would you like: Retain? Amend? Add? Delete?
(1) Decision sought: Council to remove the Medium Density Residential (MRZ) zoning from the properties identified in Pimmerton and treat them as General Residential zone (GRZ)

(2) Decision sought: Council to ensure that any rezoning/subdivision of 10A The Track is subject to adequate protection and mitigation for the Taupō Swamp wetland.

Reasons:

(1) Reclassification of MRZ properties in Plimmerton as GRZ:

Some 70-80 properties in Plimmerton have been identified as zone MRZ under the Proposed District Plan.

I understand and support the need for more housing in Porirua, but I oppose this classification in Plimmerton as very few of the properties identified seem suitable or consentable for three-storey multi-unit development. There has been insufficient consideration of the actual site topographies, hazard risks, proximity to SH1 and rail corridor (requiring noise and vibration mitigation), and the impact of three storey multi-unit housing complexes on the existing community.

The *Section 32 Evaluation Report – Residential Zones* states the reasoning for the proposed MRZ zoning:

9.8 Medium Density Residential Zone – Spatial

These areas have been rezoned to Medium Density Residential Zone to reflect their location close to key commercial centres, train stations and the high frequency bus route that runs from Titahi Bay in the west to the city centre and Porirua train station, out to Ascot Park in the east. The zone boundary reflects a number of factors, but key amongst them have been:

- *The areas are within a defined walking and cycling distance of the city centre, a local centre, a train station or the high frequency bus route;*
- *The need to avoid areas of high coastal hazard risk; and*
- *Topographical constraints, in particular to avoid adverse shading effects associated with steeper, south facing slopes*

The resulting areas for Medium Density Residential Zoning are:

- *Around the local centre at Titahi Bay*
- *Takapūwāhia*
- *Around the city centre, including Kenepuru Landing and Ranui*
- *Eastern Porirua; Ascot Park, Cannons Creek and Waitangirua*
- *Around the train station at Mana*
- *Around the train station at Plimmerton*

The key factors listed do not include Flood and Ponding hazards that affect many of the properties identified and do not take into account the separation of the “Around the train station at Plimmerton” precinct by a double track Main Trunk railway line (soon to be 3 tracks/platforms) and a busy State Highway. It also ignores the likelihood of substantial future development on Plimmerton Farm, which would provide for greenfields development of a (hopefully!) well-planned and purpose-built MDR zone.

The GRZ zoning allows for multi-unit development up to two storeys (8 metres) and I feel that zoning is more appropriate for this well-established area.

Some additional comments on specific properties/groups of properties identified for MRZ rezoning:

36A Taupō Crescent & 36B Taupō Crescent – These properties are a steep walk-up path from St Andrews Road and have drive-on only down a very steep narrow shared driveway from Taupō Crescent.

2 Bath Street (HHB031) and 14 Steyne Avenue (HHB030) – Heritage overlay and listed on Plimmerton Heritage Trail

192-194 St Andrews Rd – no heritage overlay but the Kirkcaldie House is listed on Plimmerton Heritage trail.

All of James Street and some St Andrews Rd and Grays Road properties are subject to flooding and ponding hazard overlays. Several multi-unit/subdivision developments have already been approved in James Street and Grays Road. Two of these sites are requiring extensive earthworks to prepare the land and raise it above the flood plain. One even includes plans for a pole house with a Flood Escape route! It does not seem sensible to consider building three storey blocks and potentially compounding existing flooding issues in this fragile area.

130, 130A and 132B Pope Street – steep hillside sites on a narrow shared driveway

14, 18, 20 Grays Road – no drive on access from Grays Rd. #14 is a steep walk up, 18 & 20 have steep drive-on shared access over road reserve on Taupō Crescent.

1, 3, 5, 7 Steyne Ave – flood hazards and ponding, Rail corridor. Impact on village character.

School Road (all lots) – flood hazards and ponding, coastal hazard (future), Rail corridor. Would increase traffic adjacent to school.

St Andrews Road (all lots) and 65A-D Steyne Ave – NZTA and KiwiRail corridors.

I would also like to note that there has been no direct communication from Council to affected property owners and their immediate neighbours regarding this change, so many will not know of the implications for their own properties and their surrounding neighbourhood. Everyone I've spoken to in my neighbourhood was completely unaware of the rezoning being proposed for their properties.

(2) Rezoning of part of 10A The Track, Plimmerton (DP 86437) to GRZ enable a five lot subdivision.

This property is located above and adjacent to the Taupō Swamp Outstanding Natural Feature and Landscape (ONFL002) and significant mitigation, controls and monitoring (currently being considered for Plimmerton Farm) will be required to protect this ONFL from potential negative impact of subdivision and development.

I am concerned that the "PCC Rezoning Report 10A The Track" states *"This site is not subject to any identified Outstanding Natural Features or Landscapes. It is noted that the site is adjacent to Taupō Swamp which is an Outstanding Natural Feature and Landscape (ONFL002), but this will not have any impact on residential activity on adjacent sites."*

This implies that no special mitigation or control is required to protect Taupō Swamp from the effects of subdivision and earthworks on land directly above it. I ask that PCC consider imposing conditions on any rezoning and subsequent development to protect this fragile wetland.

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

Robin Jones (submitter)
20 November 2020

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

Date:

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