

RESOURCE MANAGEMENT ACT 1991: FORM 5

Submission on the Proposed Porirua District Plan Under clause 6 of Schedule 1, Resource Management Act 1991

To: **Porirua City Council**
PO Box 50218
Porirua 5240

Submitter: **PHR Limited**
c/- AdamsonShaw
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The Terrace
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This submission made by AdamsonShaw on behalf of PHR Limited (referred to as 'the submitter' hereon') relates to the Porirua City Proposed District Plan ('PDP').

The specific provisions of the PDP that the submitter's submission relates to are:

Rural Zones:

- Part 3: Area Specific Matters – Rural Zones – SETZ – Settlement Zone
- Planning Maps

The submitter **supports** the proposal as notified.

The reasons for submission and outcome(s) sought are outlined in this submission document.

The submitter could not gain an advantage in trade competition through this submission.

The submitter does not wish to be heard in support of this submission

1 INTRODUCTION

The submitter owns a property at 46 Paekakariki Hill Road, Pauatahanui, Porirua. This property is located within the Porirua City territorial area and has an area of 19.56 hectares.

The site to which this submission relates is shown in Figure 1 below:

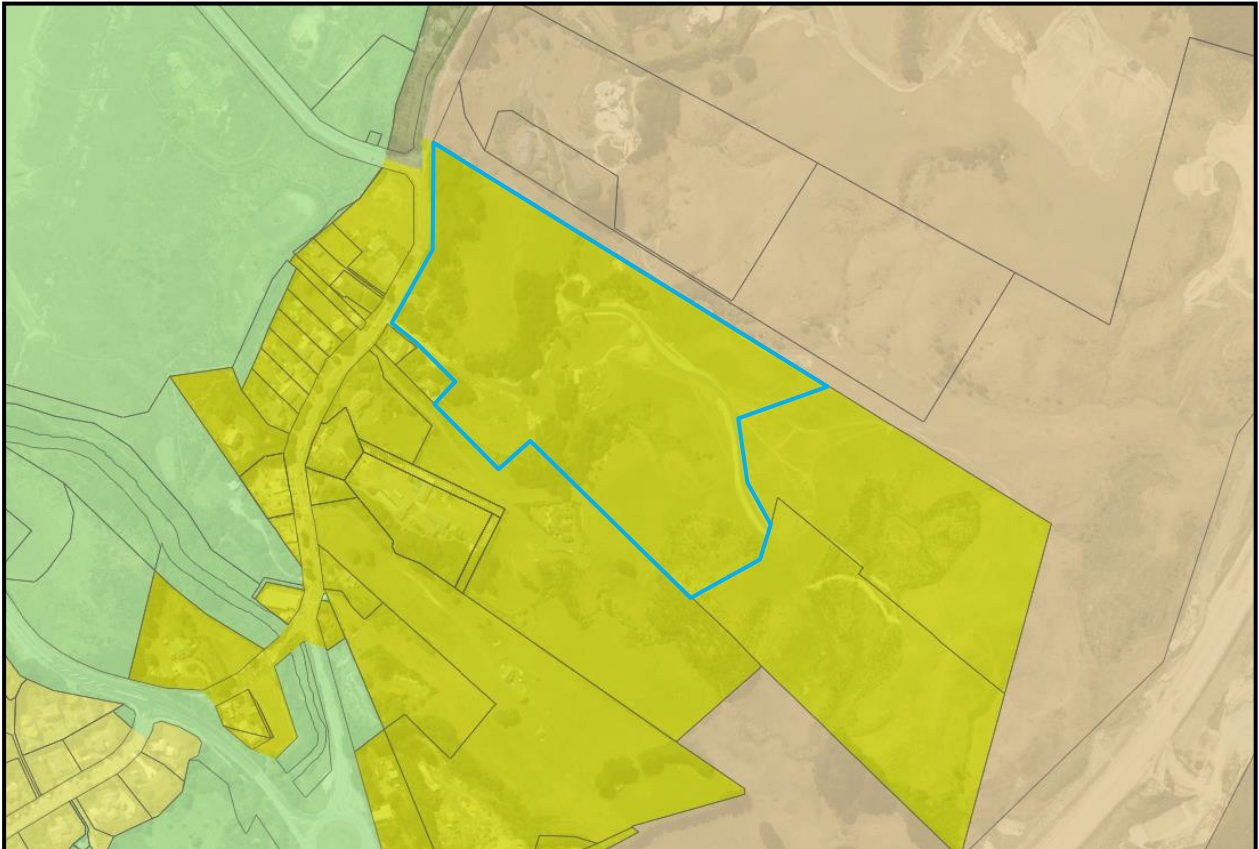


Figure 1 – Subject Site

The submitter would like to submit in **support** of the proposed introduction of the Settlement Zone and the proposed re-zoning of the site located at 46 Paekakariki Hill Road, Pauatahanui, Porirua from Rural Zone to Settlement Zone.

The submitter also supports the provisions contained within the Proposed District Plan as it relates to minimum allotment size building coverage, and the floor area of minor residential units within the proposed Settlement Zone.

2 SUBMISSION

The submitter **supports** the change to the zoning of the site located at 46 Paekakariki Hill Road from Rural Zone (Operative District Plan) to Settlement Zone (Proposed District Plan) on the following basis:

- The submitter supports the change of zoning of 46 Paekakariki Hill Road and surrounding sites from Rural Zone to Settlement Zone as notified;

- The submitter supports the proposed objectives contained within Section SETZ-01 and SETZ-02 and the proposed policies contained within SETZ-P1 and SETZ-P2, which provides for residential activities within the Settlement Zone;
- The submitter supports the proposed rules contained within SET-R1;
- The submitter supports the proposed standard contained within SETZ-S3 as it relates to building coverage. Specifically this includes:
 1. *The maximum coverage of buildings and structures must not exceed 30% of net site area or 350m², whichever is the lesser; and*
 2. *Any minor residential unit must not exceed a maximum gross floor area of 60m².*

This above is inclusive of the associated matters of discretion contained within this standard;

- The submitter supports the proposed objective SUB-P9 as it relates to the Settlement Zone;
- The submitter supports the proposed Rules SUB-R3 to SUB-R4 as it relates to the activity statuses of subdivision to create vacant allotments, specifically in relation to the Settlement Zone;
- The submitter supports Standard SUB-S1 and the minimum allotment size contained within SUB-Table 1 as it relates to the Settlement Zone, as outlined below:

All allotments created must have a minimum allotment size of 3000m² with a 1ha minimum average allotment size being achieved across the site.

This is inclusive of the lack of requirement to provide minimum allotment shape.

3 RELIEF SOUGHT

The submitter seeks the following action and decision from the Porirua City Council:

- Objectives SETZ-01 and SETZ-02 be confirmed as notified;
- Policies SETZ-P1 and SETZ-P2 be confirmed as notified;
- Standard SETZ-S3 to be confirmed as notified;
- Objective SUB-P9 to be confirmed as notified;
- Rules SUB-R3 to SUB-R4 to be confirmed as notified;
- Standard SUB-S1 and associated SUB-Table 1 to be confirmed as notified.

4 OVERALL ISSUES THAT HAVE DETERMINED THE APPROACH IN PREPARING THIS SUBMISSION IN RESPECT TO THE PROPOSED DISTRICT PLAN

The submitter supports the proposed re-zoning of 46 Paekakariki Hill Road from Rural to Settlement Zone for the following reasons:

- The proposed Settlement Zoning of the subject site aligns with the current use of the land and surrounding sites;
- The proposed Settlement Zoning allows for more efficient use of the subject site.



Caleb Tien, Senior Planner
For AdamsonShaw on behalf of the submitter

27 October 2020