

20th November 2020

Porirua City Council
Proposed District Plan

Porirua City Council Proposed District Plan

Kia ora,

Thank you for the opportunity to make a submission on the Proposed District Plan.

Medium density (MD) housing is proposed around the central area of Titahi Bay - mainly streets in and around Main Road and 2 - 3 blocks each side, but short of the beach. This would allow for more in-filling ie up to 3 story dwelling/apartment types (up to 11mtrs high). This will allow for more growth in the suburb and city with less need for greenfield (GF) developments, however the plan also includes development for greenfield areas.

We consider there needs to be a balance of both housing types – knowing that more intensive developments will lead to hindered views, shading, parking and infrastructure pressure.

We are concerned that there is not enough public transport or safe active transport routes from Titahi Bay to other areas of the city and wider region that will accommodate the amount of transportation demand the MD zoning will bring to Titahi Bay. Moreover, with less provision for off street parking, there will be more on-street parking.

Action: Council needs to provide a shared Pathway to enable active Transport from Onepoto to Wi Neera Drive. This needs funding provision in the Long-term Plan and a partnership with Waka Kotahi to ensure the initiative is built and ready before any new development can be consented.

Action: Council and 3-Waters need to resolve the issue of wastewater and pollution entering our waterways. Namely, the discharges into Titahi Bay Beach must stop before any new development under the Proposed District Plan is allowed. To this ends the Council must approach Central Government to help funding the necessary infrastructure and calculate the future capacity of the city wide and adjoining cities growth proposed under both Distirtc Plans. Discharge of sewerage into the Titahi Bay Beach water from the wastewater retreatment plant needs to be resolved as a matter of urgency.

We note that Council cannot be pressured by Central Government to allow for more development (through the NPS for Urban Development) until the existing constraints and non-complaints of the existing infrastructure (namely the wastewater treatment plant) is fixed and compliant. If necessary, general rates need to increase to help resolve this matter.

Regarding the Proposed General Residential Zone rules and standards, these are more permissive than the current plan. We are concerned about how the new rules and standards will be implemented. Without going into detail we are aware of examples across the suburb where the current rules are not adhered to.

Action: Council must employ more compliance officers to ensure the current and further District Plan rules and consents issued are being adhered to. Where significant matters are breached enforcement action needs to be take.

We support the entire of Whitieria Park remaining Open Space, including Radio New Zealand (RNZ) land. Reasons being:

- The area is widely used by the local community for active recreation
- The area is widely recognised and valued by the community and is highly visible from multiple areas within the city
- The area is highly representative of nature landforms and demonstrates the typical rolling slopes and watercourses of the district
- The area has numerous springs and waterways that are the headwaters of Te Onepoto stream that flow into the harbour, as well as streams that flow into Titahi Bay Beach (for example the catchment and area denoted as SNA223)
- The area contains many New Zealand indigenous species
- The community are making big efforts to restore New Zealand indigenous species
- The area is an important education resource for local schools and the community
- The area is culturally and spiritually significant to many people.

Action: Keep the entire Whitieria Park area, including Radio New Zealand land Open Space

Some of Whitieria Park is proposed as Significant Natural Area (SNA). The SNA provides an added layer of protection, however we consider these SNAs need to be expanded to include the whole area identified as Open Space. The entire Park is regenerating native vegetation and needs to be appropriately protected for future generations.

There are wetlands in the Park that are identified as SNAs, however the SNAs are fragmented from each other. It is not good ecological practice to have fragmented areas. It is appropriate and better ecologically for the entire Park to be protected as it reverts back to its natural ecology, which is currently happening. Noting the SNAs identified will have expanded since the ecological reports were completed for this proposed plan.

The wider areas, which are not protected by the proposed SNAs, also drain into the said wetlands and bush areas. It is important for the long-term protection and survival of the wetland and the Park's ecology that the surrounding land is also protected as an SNA.

Action: Expand the areas identified as SNAs within Whitieria Park to include the surrounding ecological areas ie the entire Whitieria Park. Specifically, this includes, SNA134 – 139 and SNA223*

Action: SNA223 was included in the Draft Plan and shown in the proposed District Plan GIS Maps, however it has been omitted from the Proposed Plan with no explanation. This is an important wetland and needs to be reinstated into the Proposed Plan. This includes a number of important native species.

The area of Whitieria Park also includes, Outstanding Natural Features and Landscapes, and Coastal High Natural Area, as well as Heritage Items and Sites and Areas of Significance to Maori.

As listed above the entire Park needs to be considered holistically. Presently, the Proposed District Plan protects these values in an ad-hoc, patch work manner. They should not be considered in isolation.

Action: Whitieria Park in its entirety is protected for its Natural Environment Values and Historical and Cultural Values.

We support the inclusion of Notable Trees into the Proposed District Plan. Trees in the urban environment add social, economic and environmental benefits to the city. They also compete for

space with other urban development activities and ambiguity in District Plan tree rules can lead to confusion and a poor outcome for both the trees and tree owners.

Action: Council allocate additional funding for physical tree work to be carried out on Notable Trees on both public and private property.

Action: Council charge applicants for resource consents associated with Notable trees.

Action: There be an opportunity for the public to nominate trees to the list and add new trees to the list for the period between District Plan reviews.

Summary

It is important for the long-term vision and development of the city that the Proposed District Plan is robust and is appropriate for the city and its Open Space and SNAs. We do not wish to see development in our suburb that is not 'fit for purpose' because the infrastructure is not capable of coping with the new demands.

We wish to see more resources available to Council Officers to implement existing and any new development rules and standards, and consents issued when it becomes operative.

We wish to see the entire area of Whitieria Park remain Open Space. We also wish to see the entire Park protected as an SNA, and for its Natural Environment Values and Historical and Cultural Values. This will ensure Whitieria Park is protected holistically and not in patch work and fragments manner. Expanding these values across the entire Park will protect the ecological and cultural values as a taonga for our city, and for future generations.

We wish to see better protection and resources for the significant and notable trees within the city.

We wish to be held in support of our submission.

Kind Regards,

Abbe Holmes

Chairperson Titahi Bay Community Group

and

Joel de Boer

Pest free Titahi Bay

**Correspondence between
Council and submitter which
forms part of this submission**

Louise White

From: Joel de Boer <superdeboer13@gmail.com>
Sent: Tuesday, 17 November 2020 9:26 PM
To: Louise White; dpreview; Ab H
Subject: Fwd: [EXTERNAL] Submission on Porirua Proposed district Plan
Attachments: Submission PCC Proposed DP 20 November 2020.docx; Porirua_PDP_Form_5_Submission_Form.pdf; Porirua_PDP_Form_5_Submission_Form.docx

Categories: Public enquiry to answer, Submission on PDP

Kia ora Louise,

Thanks for your email.

I have completed the form in the email below as suggested. I hope this meets the requirements under the RMA to be accepted our submission. Can you please confirm this asap?

Also, you were going to follow up on the SNA223? Do you have an answer to why it is in the Proposed District Plan Maps but missing from the relevant schedule?

Kind regards,

Joel

----- Forwarded message -----

From: **dpreview** <dpreview@porirua.govt.nz>
Date: Tue, Nov 17, 2020 at 9:06 AM
Subject: RE: [EXTERNAL] Submission on Porirua Proposed district Plan
To: Joel de Boer <superdeboer13@gmail.com>, dpreview <dpreview@porirua.govt.nz>
Cc: Titahi Bay Community Group <titahibaycommunitygroup@gmail.com>, Ab H <abbegrows@gmail.com>

Hi Joel,

Thank you for your email.

Under the Resource Management Act we are only allowed to accept a submission on the PDP if it is made using the prescribed submission form (Form 5). Unfortunately, the comments you have provided have been identified as not using the prescribed submission form, and therefore cannot be accepted as a submission on the PDP.

To enable us to accept your submission, we respectfully ask you to please make your submission by using the 'Submission Form 5' found on our website (and **attached** to this email for your convenience) and send it to us via email or post. Alternatively, you can respond to the outstanding matters below via return email so that we can lodge your submission.

Thank you

Louise

1. Submitter details:

Full Name	<i>De Boer</i>		<i>Joel</i>
Company/Organisation <i>if applicable</i>	Titahi Bay Community Group and Pestfree Titahi Bay		
Contact Person <i>if different</i>	Joel de Boer and Abi Holmes		
Email Address for Service	Superdeboer13@gmail.com		
Address	25 Whanake Street		
	Porirua		5022
Address for Service <i>if different</i>	<i>Postal Address</i>		<i>Courier Address</i>
Phone	<i>Mobile</i>	<i>Home</i>	<i>Work</i>
	021 227 8323		

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)

Ngā mihi,

Louise White

Intermediate Policy Planner

Kaihanga Kaupapahere Māhuri

poriruacity

Tel: 04 910 5490
porirua.govt.nz

From: Joel de Boer <superdeboer13@gmail.com>
Sent: Monday, 16 November 2020 9:14 PM
To: dpreview <dpreview@porirua.govt.nz>
Cc: Titahi Bay Community Group <titahibaycommunitygroup@gmail.com>; Ab H <abbegrows@gmail.com>
Subject: [EXTERNAL] Submission on Porirua Proposed district Plan

Kia ora,

Please find attached a submission from the Titahi Bay Community Group and Pestfree Titahi Bay.

Regards,

Joel

Disclaimer

The content of this email is confidential, may be legally privileged and is intended only for the person named above. If this email is not addressed to you, you must not use, disclose or distribute any of the content. If you have received this email by mistake, please notify the sender by return email and delete the email. Thank you.
