

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 Morrison	First Russell
Company/Organisation <i>if applicable</i>	N/A	
Contact Person <i>if different</i>	N/A	
Email Address for Service	russellmorrison@xtra.co.nz	
Address	36B Mana Esplanade, Paremata	
	City Porirua	Postcode 5026
Address for Service <i>if different</i>	Postal Address N/A	Courier Address
Phone	Mobile	Home 04 233 1056
		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):

<b>The specific provision of the proposal that my submission relates to:</b>
The proposal to create a Medium Density Residential Zone in Mana
<b>Do you: Support? Oppose? Amend?</b>
Oppose
<b>What decision are you seeking from Council? What action would you like: Retain? Amend? Add? Delete?</b>
Amend the proposed MRZ in Mana to General Residential Zone
<b>Reasons:</b>
<p>I acknowledge that higher density housing is needed in Porirua to meet the housing needs of an increasing population and to reduce the need for further urban expansion. However, I do not believe that the proposed Medium Density Residential Zone is appropriate in Mana.</p> <p>In my view, the criteria that were used to identify suburbs suitable for medium density development are quite limited and do not take account of, or place sufficient importance on, other factors related to character, amenity or the future functioning of the village area - particularly of Mana Esplanade.</p> <p>Based on previous surveys and my knowledge of the area, I don't believe that Mana residents will want 3-storey (or 6-storey) apartment buildings going up next to or opposite them – destroying their privacy, reducing their sun and blocking the views that attracted them to Mana in the first place. Nor do I think that people driving, cycling or walking along Mana Esplanade will welcome the oppressive feeling and lack of sun that would result if 3-storey buildings lined the road.</p> <p>It would also seem irresponsible to be promoting new medium density construction within 2 metres of Mana Esplanade's road boundaries at this stage when there is a possibility that those</p>

boundaries may need to be shifted to accommodate widening of the road in future; or to be intensifying housing in already flood prone areas with existing infrastructure problems, thus increasing the number of people affected in future events.

There may well be some individual properties or pockets of land in Mana (as well as in other General Residential Zones) that would be acceptable for medium density development provided the character of the area and things like views, sunlight and privacy are not unduly affected. However that does not justify using a MRZ zoning making medium density development a permitted activity for such a large part of Mana or in other suburbs. Instead, it would seem more logical to allow medium density construction to be considered with community input in any GRZ area where certain criteria can be met and there is adequate infrastructure to cope.

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](mailto:dpreview@pcc.govt.nz)

R J Morrison

19 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*