

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:

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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>Our family owns approximately 146Ha of farmland at 272 Belmont Road that has been identified in the Proposed Plan as Special Purpose Zone – Future Urban Zone (FUZ). The Proposed Plan refers to this land as Judgeford Hills.</p> <p>We have worked closely with Council to have this land rezoned as a Future Urban Zone. We explain in a later section of this submission why we consider this proposed zone to be appropriate for our land. This submission relates to Objectives FUZ-01, FUZ-02, FUZ-03, FUZ-P1, FUZ-P2, FUZ-P3, FUZ-P4, FUZ-P5 & FUZ-P6.</p>
Do you: Support? Oppose? Amend?
<p>We support the proposed FUZ on the Judgeford Hills area identified in the Proposed Plan and we support the proposed Objectives and Policies for the Judgeford Hills FUZ.</p>
What decision are you seeking from Council?
What action would you like: Retain? Amend? Add? Delete?
<p><u>Substantive Matters</u></p> <p>We want Council to issue a decision that retains the current proposed FUZ on the Judgeford Hills land and retains the same draft policies and objectives, except for consideration of FUZ-P2 as outlined below.</p> <p><u>FUZ-P2 Urban Development</u></p> <p>We are comfortable with the proposed Clause 1 of the FUZ-P2, which essentially requires a Structure Planning process for this Future Urban Zone.</p> <p>However, Clause 2 of FUZ-Policy 2 requires the Judgeford Hills FUZ to be rezoned as a Development Area at some stage in the future, to enable urban development as the planning pathway to urban use. This will involve a Plan Change process, which we accept is an appropriate pathway.</p> <p>We note that if Council were to implement the plan change process from FUZ to development/urban use then the 3 year “stand-down” restriction, required under the RMA, would not apply. However, if a private plan change process was required there could be significant delay in changing the zoning on the Judgeford Hills area and so we seek some amendment to the wording of FUZ-P2 Clause 2 to avoid a potential delay.</p>

Reasons:Substantive Matters

We support the proposed FUZ on the Judgeford Hills zone indicated in the Proposed Plan. We have spent a lot of time, effort, and money on investigating potential urban development on our land. We have carried out extensive investigations into a preferred transport access onto the land from the James Cook Drive/Waitangirua eastern off-ramp interchange roundabout on the Transmission Gully (TG) Highway and we have had extensive discussions with Council, NZTA and the TG contractor. We have confirmed the feasibility of a main road access into the Judgeford Hills area from the interchange roundabout and have obtained resource consents for the earthworks required to form the first section of this access. We are currently discussing these earthworks with contractors. A direct access from the TG highway, into the Judgeford Hills zone strongly supports the intention to develop this land for urban use in the future.

Our consultant team of engineers, planners, urban designers, and ecologists have developed concept design solutions that are supported by Council. The Judgeford Hills zone offers notable positive urban design outcomes including the supply of several hundred new houses for the area. Our vision and development concept submitted to Council incorporates significant stream and gully restoration, significant open space/undeveloped areas due to the steep topography on parts of the site, a potential new road access to Belmont Park (which Greater Wellington Regional Council staff are very supportive of) and overall improved catchment management outcomes. The proposed Harbour Centered City principle shows the poor access to the Northern Boundary of Belmont Regional Park that we encourage accessing via our proposed Judgeford Hills FUZ. Such an access can be accommodated across our land and link to the walkway network that we envisage through our development and enhanced planted gully systems. Wider afield this could link to Whitby along Councils new link road network providing access to the historical Belmont Park to many more local Porirua residents. It is to our understanding that this heritage Park asset has been underutilized as a result of poor access. And we thrive to provide this opportunity to rejuvenise such valuable asset. The concept also provides opportunities for other outdoor activities such as walk/bike/horse trails with connection to Belmont Park.

Our ecologist advisors consider that the site offers huge potential for stream and gully restoration and anticipate a net ecological positive outcome for the wider catchment when the area is developed, provided potential adverse effects from construction etc are managed appropriately. The concept envisaged by us is to have large open areas, with positive ecological outcomes and an urban environment that can be enjoyed by both people and nature.

Our engineers have considered, at a concept level, solutions for bulk infrastructure connections to the Councils city infrastructure. They have concluded that there are feasible, practical and cost effective solutions that will not only service the Judgeford Hills FUZ but which can also potentially assist in the operation and resilience of some of the other infrastructure in the adjacent urban areas of Whitby and Judgeford. Water supply is straight forward as there are large bulk supply water mains crossing the site and these can be connected to a new water reservoir on the site to service the zone. This new water zone can be connected to the urban area on the western side of TG to augment the existing system and provide resilience to that existing system. A connection of wastewater would require a new wastewater pump station within the Judgeford Hills zone, which would connect to the Whitby network. The system would require storage facilities to manage peak wet weather flows to avoid overloading the existing network in Whitby during period of excessive wet weather. Our engineers have advised that these solutions are relatively common within the industry and do not pose a notable difficulty for this zone. Stormwater will be managed on-site with collection, treatment and control solutions aimed at avoiding water quality impacts downstream. The site offers large areas for treatment solutions including the use of new wetland areas to be created as part of the concept.

Our consultant team has concluded that urban development on this land is eminently feasible. Development will involve relatively large-scale earthworks, but earthworks would be naturally limited to the less steep areas of the site because of urban design, geotechnical, cost-benefit and visual impact restrictions. The scale of the earthworks is not expected to be any greater than other urban development on similar topography in the region. We therefore consider that engineering and infrastructure matters are compatible with the proposed zone.

The proposed FUZ for the Judgeford Hills area is therefore supported by feasible infrastructure solutions and the vision envisaged by us, for our land, will provide good community outcomes.

FUZ-Policy Statement 2

Clause 21 3(A) of Schedule 1 of the RMA - Preparation, Change, Review of Policy Statements and Plans restricts any private party from applying for a change to the District Plan for a period of 3 years after the date on which the Plan becomes operative. It is reasonable to assume that the current Proposed Plan process could well take another 2 years to become operative and it could be longer if there are lengthy appeals to the decision. Therefore, the current wording of FUZ-P2 Clause 2 could result in a restriction on seeking the Judgeford Hills zone changing to urban being delayed for more than 5 years if it required a private Plan Change process. This is inconsistent with the expected development solutions for transport once the Transmission Gully highway is operating, assuming the other infrastructure and Structure Planning process were solved. It is also inconsistent with the current need and demand for more urban supply in the area. We therefore consider the current wording of FUZ-P2 Clause 2 needs to be amended to avoid the risk of an unnecessary potential delay in the future.

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):



Date: 19/11/2020

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