

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	<i>Last</i>	<i>First</i>
Company/Organisation <i>if applicable</i>	Raiha Properties Ltd. 15 Raiha Street, Elsdon, Porirua City 5022 Valuation reference: 1556319200 Legal Description: Lot 105 DP 32785	
Contact Person <i>if different</i>	Iain Currie	
Email Address for Service	property@activeunlimited.co.nz	
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	City Nelson	Postcode 7022
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		<i>Work</i>

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):

**Matter 1.**

**The specific provision of the proposal that my submission relates to:**

The rezoning of this property from Industrial in the operative district plan to General Industrial in the proposed district plan and in particular the objectives, policies and rules which discourage non-compatible commercial and residential activities.

**Do you: Support? Oppose? Amend?**

Support the rezoning

**What decision are you seeking from Council?  
What action would you like: Retain? Amend? Add? Delete?**

Retain the new General Industrial Zone for this area.

**Reasons:**

This zoning better provides for the existing and likely future land use activities in the area and better ensures the sustainable management of the relatively scarce stock of large lot serviced and accessible industrial land close to the Porirua CBD.

**Matter 2.**

**The specific provision of the proposal that my submission relates to:**

Definitions  
Hazards and Risks-NH – Natural hazards  
APP10- Natural Hazard Overlays  
All Maps that contain all or part of the Fault Rupture Zones.  
Section 32 reports.

**Do you: Support? Oppose? Amend?**

Oppose the introduction of the Fault Rupture Zones and associated rules.

**What decision are you seeking from Council?  
What action would you like: Retain? Amend? Add? Delete?**

That the approach to seismic risk in the district plan be amended to be consistent with:

1. The Greater Wellington Regional Council Natural Hazard Strategy (Feb 2017) and in particular:
  - a. Objective 3 and 3.1 – “develop regionally consistent and co-ordinated plan provisions”
  - b. Appendix B which indicates the recurrence interval of the Ohariu fault is 2200 years with an elapsed time of 1050 -1000 years since the last event and for the North Ohariu fault the recurrence interval is 1500 – 3500 years with an estimated 1000 years since the last event; and

2 The definition of risk as set out in the Part 2 of the Proposed District Plan “Natural Hazards” – “risk is a product of both the consequences and the likelihood from a natural hazard.”: and

3. Table 1 of Appendix 10 of the proposed Porirua District Plan which shows the likelihood ranking of a 1:500 – 1:2500 year event as “very unlikely”.

Having regard to 1, 2 and 3 above we seek that the “High” risk of the Ohariu Fault Rupture Zone and 20m either side of it be reassessed.

Furthermore we seek that a more holistic approach be taken to addressing the risk to buildings and property from seismic events including liquefaction, slope failure and ground shaking rather than the current single focus on fault rupture.

**Reasons:**

The approach of Council to managing seismic risk appears to be inconsistent with the objectives and risk methodology of the Greater Wellington Regional Council Natural Hazard Strategy February 2017 (jointly developed by the regional council and territorial authorities, including Porirua City) and the approach taken in the Greater Wellington Regional Council combined earthquake hazard map which identifies slope failure, liquefaction potential and ground shaking as well as fault rupture lines

It has not been possible to access some of the technical papers referred to in the section 32 reports with respect to seismic risk analysis (i.e. *Litchfield NJ, Van Dissen RJ. 2014. Porirua district fault trace study. Lower Hutt (NZ): GNS Science. 53 p. Consultancy Report 2014/213. Prepared for Greater Wellington Regional Council; Porirua Council.* referred to on page 28 of the part 2 Natural Hazards Section 32 report) and the methodology used to plot the fault rupture zones. The lines on the planning maps imply a high degree of confidence and precision which should be supported by easily accessible technical reports.

The Letter Report No: CR 2018/125 LR referred to in the section 32 report raises the need to have GNS investigate new information available on the Ohariu Fault in the Kenepuru hospital area with a view to giving consideration to redefining the Ohariu Fault’s Fault Avoidance Zone in that area. This needs to be done and copies provided to submitters before this matter is heard.

There is an apparent inconsistency of approach to managing seismic risk between the approach taken in the proposed Porirua District Plan and the approach taken in the relevant natural hazard strategies and plans of the Greater Wellington Regional Council and other territorial authorities in the Wellington Region.

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)

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*