

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> Draper	<i>First</i> Scott
Company/Organisation <i>if applicable</i>	Shedlands Limited	
Contact Person <i>if different</i>	Scott Draper 0273651109	
Email Address for Service	shedlands@drapers.co.nz	
Address	278 Paremata Haywards Road	
	<i>City</i> Porirua	<i>Postcode</i> 5381
Address for Service <i>if different</i>	<i>Postal Address</i>	<i>Courier Address</i>
Phone	<i>Mobile</i>	<i>Home</i>
	0273651109	
		<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):

The specific provision of the proposal that my submission relates to:
Part 3 Area Specific Matters – Special Purpose Zones – FUZ Future Urban Zone
Do you: Support? Oppose? Amend?
Amend
What decision are you seeking from Council? What action would you like: Retain? Amend? Add? Delete?
Amend

Reasons:

Affected property being 275b Paremata Haywards Road (SH58), Judgeford, Porirua also known as Lot 1 DP76421.

Although the current Draft District Plan review allows for a differentiation between the Judgeford Flats and Judgeford Hills which is an improvement from the previous draft, some of the descriptions are less forthcoming around scope of abilities and leave the area very much still in limbo due to lack of direction. There is no recognition for activities that already operate in the area and have done for many many years because of this existing operations are left no better off.

With regards to our property I ask to be up-zoned to Live Industrial/commercial/employment zoning and in alternative the future Urban zone needs to reflect the current use and intended use of the area through appropriate policy and regulatory frame work. This includes but not limited to provisions of appropriate permitted activities rules for the current and intended use of the land.

Judgeford Flats is marked to be integrated and serviced and primarily industrial urban development under FUZ-01. In FUZ-P4 you go on to recognise the Flats as being primarily for industrial purposes. Under your rules within the Future Urban Zone however is a complete contrast to your intended purposes of the Judgeford Flats as below:

- FUZ-R10 Home Business only allows for 100m² total gross floor area with no more than one staff member who lives off-site
- FUZ-R20 Commercial activity excluding home business is activity status – NON COMPLYING
- FUZ-R22 Industrial Activity has activity status of NON COMPLYING

Once again, your rules prohibit the activities you are setting out under FUZ-P3 of the intended use of the Judgeford Flats.

I also request you remove any flood overlay over our property.

Our support for any such zone would be conditional upon the above.

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: 20/11/20

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