

RMA FORM 5
**Submission on publicly
 notified Proposed
 Porirua District Plan**

porirua city

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> Melanie and Scott
Company/Organisation <i>if applicable</i>		
Contact Person <i>if different</i>	Melanie Draper 0273732646	
Email Address for Service	meldraper@outlook.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>
	0273732646	
		<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:

Your current draft document allows for Future Urban to be broken into two sections being identified as Judgeford Hills and Judgeford Flats. The area of which I reside is that of the Judgeford Flats.

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

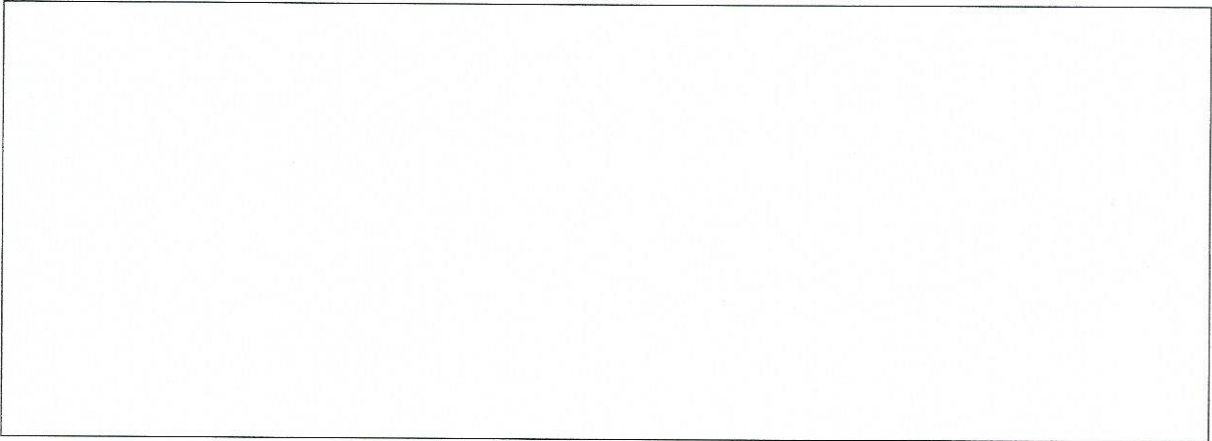
Once again, your rules prohibit the activities you are setting out under FUZ-P3 of the intended use of the Judgeford Flats.

You are incorrect to zone the Judgeford Hills and the Judgeford Flats in the same overall zone currently set to Future Urban as there is clearly a very large difference in how these two area's within the one subcategory work. Each subcategory (being hills and flats) require very different rules and the rules must reflect the intended use, I don't see how being in the same category allows for true and accurate rules to reflect the intended purpose of fUZ-01 and FUZ-P4 correctly.

With regards to properties of which my husband and I have an interest (278 paremata Haywards Lot 1 DP25982 and 275b Paremata Haywards Lot 2 DP76421) I ask that it 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.

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

Our support for any such zone would be conditional upon the above. I also again wish to express commercial and industrial activities have been taking place within the Judgeford Flats for many years, we ask for recognition for existing activates something you are failing to provide.



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*