

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	Gray Roach-Gray Stewart Barnes Mossman Trustees Limited	Joy Constance Jane Elizabeth Andrew James
Company/Organisation <i>if applicable</i>	Trustees of the Blue Cottage Trust	
Contact Person <i>if different</i>	Andrew Stewart, Partner, Morrison Kent	
Email Address for Service	andrew.stewart@morrisonkent.com	
Address	Level 19, 105 The Terrace	
	Wellington	6011
Address for Service <i>if different</i>	<i>Postal Address</i> PO Box 10035, Wellington 6143	<i>Courier Address</i> At the offices of Morrison Kent, Level 19, 105 The Terrace Wellington
Phone	<i>Mobile</i>	<i>Home</i>
	029 230 1968	
		<i>Work</i> 04 495 8921

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):

Scope of Submission

1. The submission relates to the Proposed Porirua District Plan in its entirety.

The Submitter's Property

2. The Submitter's property affected by the provisions of the Proposed Porirua District Plan is situated at 243 Grays Road, Pauatahanui. The property has an area of some 6.1 hectares, is held in a single title (WNF4/1092) and comprises Lot 6 DP 28478 - refer Figure 1 attached.

Nature of Submission

3. The Submitter considers that several of the provisions of the Proposed Porirua District Plan that affect the Submitter's property:
- (a) are unreasonable given the severe impact they will have on the sustainable management and use of the Submitter's property; and
 - (b) are not the result of adequate analysis and evaluation under s32 and s32AA of the Resource Management Act 1991; and
 - (c) will not enable the Submitter to achieve its social and economic wellbeing through the appropriate use and development of its property; and, therefore
 - (d) will not meet the foreseeable needs of future generations.
4. More specifically the Submitter submits that:
- (a) the property should not be subject to the provisions relating to the "Special Amenity Landscapes" overlay; and

- (b) the property should not be subject to provisions relating to the proposed “Significant Natural Area” (SNA 060) that is located on the property;
- (c) the property should not be subject to the provisions relating to the proposed “Coastal Hazard - Current Inundation” and “Coastal Hazard - Future Inundation” overlays; and
- (d) the property should not be subject to the provisions relating to the proposed “Tsunami Hazard Overlay (1:100yr, 1:500yr and 1:1000yr) Inundation Extent”.

Decision Sought

5. The Submitter seeks the following decision from the Council:

- (a) that the Proposed Porirua District Plan be amended to address the matters set out in the Submitter’s submission, including:
 - (i) the removal of the “Special Amenity Landscapes” overlay from the property; or, in the alternative, the incorporation of a policy framework and associated rules that enable appropriate development within the “Special Amenity Landscapes” overlay area consistent with rural lifestyle development, with such provisions to not be overly prescriptive and constraining; and
 - (ii) the removal of Significant Natural Area 060 from the property; or, in the alternative, the incorporation of a policy framework and associated rules that enable appropriate development within Significant Natural Areas, with such provisions to not be overly prescriptive and constraining;
 - (iii) the removal of the “Coastal Hazard - Current Inundation” and “Coastal Hazard - Future Inundation” overlays from the property; and
 - (iv) the removal of the “Tsunami Hazard Overlay (1:100yr, 1:500yr and 1:1000yr) Inundation Extent” from the property; and
 - (v) the preparation of a policy framework that provides for the appropriate mitigation of risk associated with confirmed natural hazards; and
- (b) such further other amendments as considered appropriate and necessary to address the Submitter’s concerns regarding the sustainable management and use of the Submitter’s property, including provision for a minimum 1 hectare/minimum average 2 hectare lot size in the Rural Lifestyle Zone.

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 November 2020

Figure 1: 243 Grays Road, Lot 6 DP 28478

