

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 Gray Stewart Barnes Mossman Trustees Limited		Joy Constance Andrew Charles Andrew James
Company/Organisation <i>if applicable</i>	Trustees of the Ken Gray No. 1 Family Trust & Ken Gray No. 2 Family 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> 029 230 1968	<i>Home</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):

**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 271 Grays Road, Pauatahanui. The property has an area of some 486 hectares and is held in three titles (WN57C/240, 134058 and 428978) and comprises Lot 1-2 DP 1408, Lot 1 DP 89872, Lot 3 DP 332721 and Lot 2 DP 408158 - refer attached Figure 1.
3. The property has been owned and operated by four generations of the Gray Family.

**Nature of Submission**

4. 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.
5. More specifically the Submitter submits that:

- (a) Parts of the property proposed to be zoned “Rural Zone” should be zoned “Rural Lifestyle Zone”;
- (b) the property should not be subject to the provisions relating to the “Special Amenity Landscapes” overlay; and
- (c) the property should not be subject to provisions relating to the proposed “Significant Natural Area” (194, 199 and 200) that are located on the property;
- (d) the property should not be subject to the provisions relating to the proposed “Coastal Hazard - Current Inundation” and “Coastal Hazard - Future Inundation” overlays; and
- (e) 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

6. 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) changing the zoning of parts of the property proposed to be included in the “Rural Zone” to “Rural Lifestyle Zone” – refer **Figure 2**;
  - (ii) 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
  - (iii) the removal of “Significant Natural Areas” 194, 199 and 200 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;
  - (iv) the removal of the “Coastal Hazard - Current Inundation” and “Coastal Hazard - Future Inundation” overlays from the property; and
  - (v) the removal of the “Tsunami Hazard Overlay (1:100yr, 1:500yr and 1:1000yr) Inundation Extent” from the property; and
  - (vi) the preparation of a policy framework that provides for the appropriate mitigation of risk associated with confirmed natural hazards, including any river flood hazard; 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](mailto:dpreview@pcc.govt.nz)



Date: 20 November 2020

Signature of submitter  
*(or person authorised to sign  
on behalf of submitter):*

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Figure 1: 271 Grays Road - Lot 1-2 DP 1408, Lot 1 DP 89872, Lot 3 DP332721 and Lot 2 DP 408158



Figure 2: area (under black line) to be zoned Rural Lifestyle Zone and not Rural Zone

