

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	Last Remi	First Leblanc
Company/Organisation <i>if applicable</i>	I4c	
Contact Person <i>if different</i>	Remi Leblanc	
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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)

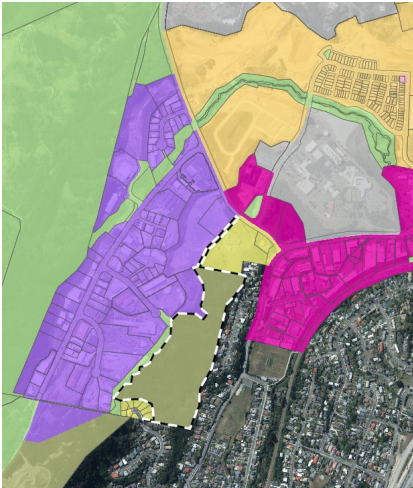
Note:

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:
<p>The zoning proposed by the new district plan for LOT 12 DP 312536 - SUBJ TO & INT IN ROW RAIHA STREET KENEPURU PORIRUA,</p>  <p>The proposed zoning is General Rural Zone,</p>

Do you: Support? Oppose? Amend?

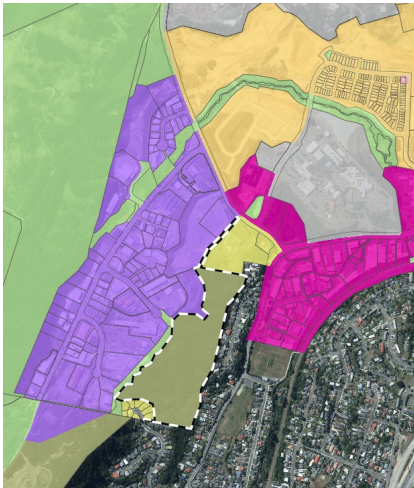
Amend to medium density

What decision are you seeking from Council?

What action would you like: Retain? Amend? Add? Delete?

We are seeking a change in the zoning proposed by the new district plan for LOT 12 DP 312536 - SUBJ TO & INT IN ROW

RAIHA STREET KENEPURU PORIRUA,



1. The request is to zone the land either for Medium Density housing as required by the NPS-UD 20 or to General Residential Zone or to zone the same as Kenepuru Landing which has the same qualities for location.
2. The request is to drop the SNA128 designation entirely.

Reasons:

Summary and requests

3. The land would be of far greater value to Wellington as a site for much needed housing as was originally intended when taken by the Crown
4. The request is to zone the land either for Medium Density housing as required by the NPS-UD 20 or to General Residential Zone or to zone the same as Kenepuru Landing which has the same qualities for location.

5. The request is to drop the SNA128 designation entirely.

Background.

1. This submission relates to the property at Raiha Street Lot 12 DP 312536
2. The property is 10.73ha and is an undeveloped contoured site with vegetation of bush and gorse.
3. The site has legal vehicle access from Raiha St, Rembrandt Terrace and Turriff Crescent
4. The owner of the site also owns sections at 37, 39 and 40 Turriff Crescent which could provide additional access.
5. There is possible physical access to the top of the land from a vacant site at 11 Kapuni Grove but this would require negotiation with the owner.
6. There is a Council reserve strip around 20 metres wide separating the land from the industrial properties on Kinleith Grove and 5 Kapuni Grove
7. The land neighbours a church on proposed General Industrial zoned land in Kapuni Grove and a school on General Residential zoned land in Raiha St, and residential properties at Kenepuru Drive, Rembrandt Avenue, Main Road Tawa, Thomas Hook St and Turriff Crescent.
8. Directly across the road from the entrance on Raiha Street in the Kenepuru Landing medium density housing development.
9. There are two bush reserves neighbouring the property to the South and the Colonial Knob bush reserve is within 500m of the land.
10. The present zoning is Landscape Protection and the proposed zoning is General Rural.
11. In the proposed plan there is a new SNA designation which relates the bush cover. The relevant one is SNA128 for Broken Hill Bush.

History

1. The land was originally taken by the Crown for the purposes of housing and owned by the NZ Housing Corp.
2. Circa 1988 the Block was rezoned as Rural so that it would be absorbed by Porirua City Council during the split up of Tawa Borough Council between Wellington and Porirua. In a meeting with Jenny Brash June 2002, the Owners were told by the then Mayor Jenny Brash that the re-zoning was to ensure that the Land would be part of the Porirua Catchment and that it was never the Councils Intention for it to Remain Rural. Jenny Brash stated that at some time in the future it would revert to Residential Zoning.
3. An Ecological report around that time commissioned by the council as part of the RMA process cited the land as having no rare bush or species and the likely use was for future development. This is attached.
4. Prior to the proposed plan being notified the council was contacted to suggest the land be zoned residential under the plan review but not formal submission was made at the time.
5. The owners were surprised to find the Proposed plan zone was General Rural and an SNA was listed on the land without discussion.

Suitability for Housing

1. The land was originally acquired for housing purposes and seems high suited to that use still.
2. There is a lack of housing land in the Wellington region and the price rises of houses and rents reflect this.
3. The land is very close to the Kenepuru on/off ramp to Transmission Gully and the Wellington to Porirua Motorway.
4. The land is within 800m walking distance of the Linden commuter train station (see attached map)
5. There are five bus stops which serve the site (see attached map)

6. Walking distance to schools are 1500m to Tawa College and Tawa Intermediate, 1200m to Linden Primary School and 1400m to Bishop Viard College. There is a private primary school as a direct neighbour and various day care and play centres in the vicinity.
7. The Kenepuru Hospital is 250m from the entrance to the land on Raiha Street.
8. There is a large amount of employment within walking distance of the land both in Kenepuru and Broken Hill areas. It is a short drive or bust trip to Porirua city centre jobs
9. There is shopping areas nearby at Tawa and Porirua.
10. There is a large sports field complex directly across the Main Road for football and cricket.
11. The Tawa Pool is 1400m walking distance.
12. The land has a pleasant outlook and good all day sun. It is a High Wind zone which is relatively calm for Wellington.
13. Although the land is contoured is not overly steep and similar to housing land in Newlands and Khandallah
14. The land is almost entirely surrounded by residential zones and there is a good buffer to the industrial land the west.
15. There is a water main going directly through the property and other services are near the site. Stormwater neutrality can be achieved with relative ease.
- 16. Under the new NPS-UD 20 the site qualifies for six storey housing as it is less than 800m from the Linden railway station. (plan attached)**

Unsuitability for Rural Zoning

1. The propose zoning is General Rural zone
2. "The General Rural Zone is used primarily for primary production, activities that support primary production, and other activities that require a rural location."
3. It is inconceivable that this land would be used for farming activities
4. There could be reverse sensitivity issues if it was (eg noise from animals or farm equipment)
5. The land is not currently used as a farm.

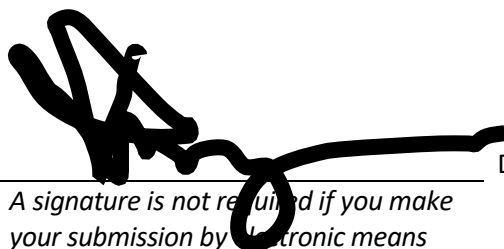
Objection to SNA128

1. The last detailed report done for Council showed there was no significant plants or rare species on the land (the report is attached)
2. There is adequate nearby bush reserves to the south and the Colonial Knob bush is less than 500m from the site so as a stop-over for Bell Birds it is not the only option in the area.
3. It is a significant burden on a private landowner to have the land listed as a SNA.
4. There is little landscape value of the site as most of both sides of Tawa have major areas of bush for residents to look at.

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):



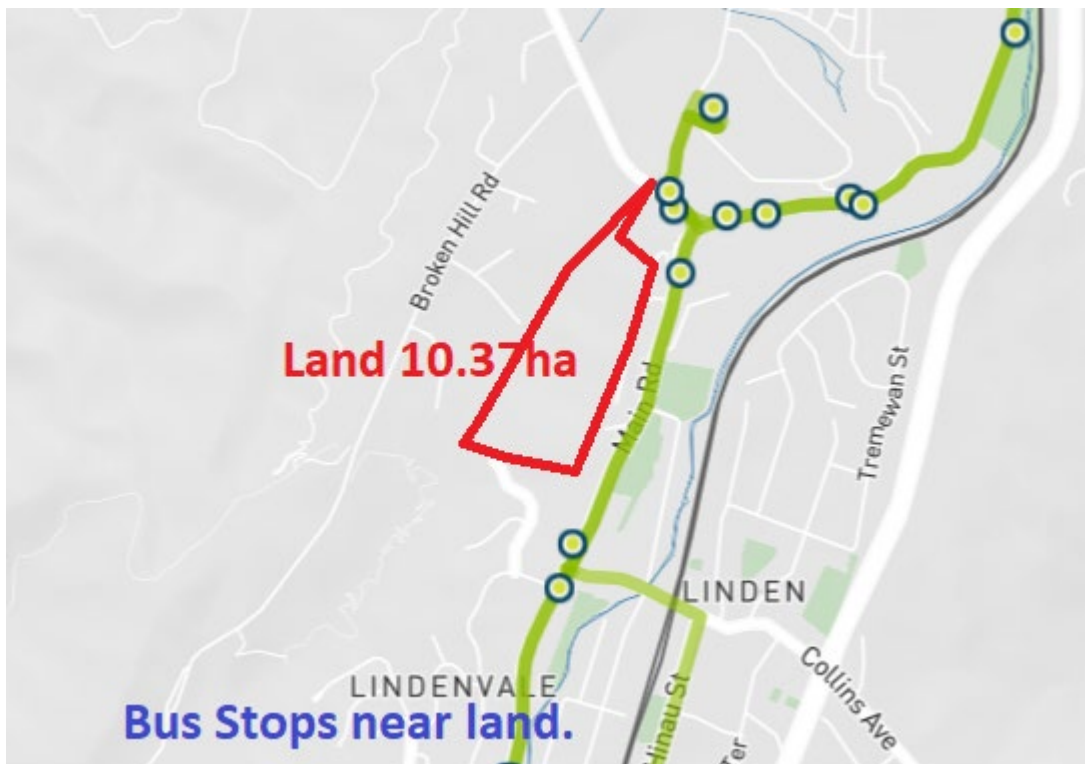
20/11/2020

Date: _____

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

Appendix

1 Bus stop there



2 bush assessment

ID: 221 BROKEN HILL BUSH

Other

SITE ID (DOC): 0

THREATS

Threats	Rank:	Comments:
1: clearance	high	New roading for subdivision has been put in to southern end of forest from Tawa side.
2: weeds	medium	Gorse, purple groundsel.
3: wild animals	low	Possums would be present.
4:		
5:		

OTHER SITE INFORMATION

Condition: unknown.

or set:

Physical habitat assessment Total Score:

Distinctiveness: Not highly distinctive, other larger similar areas.

Connectivity / context

Shape: regular

Links: Provides good connection between Colonial Knob and Roberts bush as well as other areas in the

Comments:

RANKING AND RECOMMENDATIONS

Recent (colonising) vegetation (vegetation past first regenerating stage or is >6m high)

Not planted or artificially created

Native species are dominating succession

Does not contain regionally rare or threatened species or scarce habitats

Gorse a major exotic component but native succession is beginning to predominate and has adequate nearby seed or wildlife source so that site can develop characteristically for ecodefin if modifying factors are minimised

Not rare or scarce in Porirua City

Habitat is providing linkage for other significant areas

SES Rank 5: Ecologically significant (as linkage)

NB Assessment made on basis of incomplete information and/or field inspection

Management Group: Unused reverting bush area.

Management planning recommendations: Likely to be zones for future development but would be helpful to retain enough riparian bush (esp in southern valley) to maintain some habitat and linkage values. These will be enhanced as succession proceeds.

Monitoring history: None

Monitoring recommendations:

ID: 221 BROKEN HILL BUSH

Other

SITE ID (DOC): 0

SITE DETAILS

Metmap: R27 East 2663600 North: 6004500 No. of polygons: 1 Area: 10.835 ha

Ecological District: Wellington Ecodomains: C1

Altitude: 40 - 90 Aspect: SE

Description of site and location: Mahoe gorse scrub on Southern edge of PCC boundary. East on Broken Hill Road.

Field Survey: TP Oct 00 Recce from roads and edge veg only.

Tenure: Private

Bioclimatic Zone: Lowland Hydrologic Class: Terrestrial Vegetation Class: Forest Scrub

Landform System: Strongly rolling hill country Soil type: Soil Parent Material:

Comment:

Bibliography: None

RARE SPECIES AND HABITATS

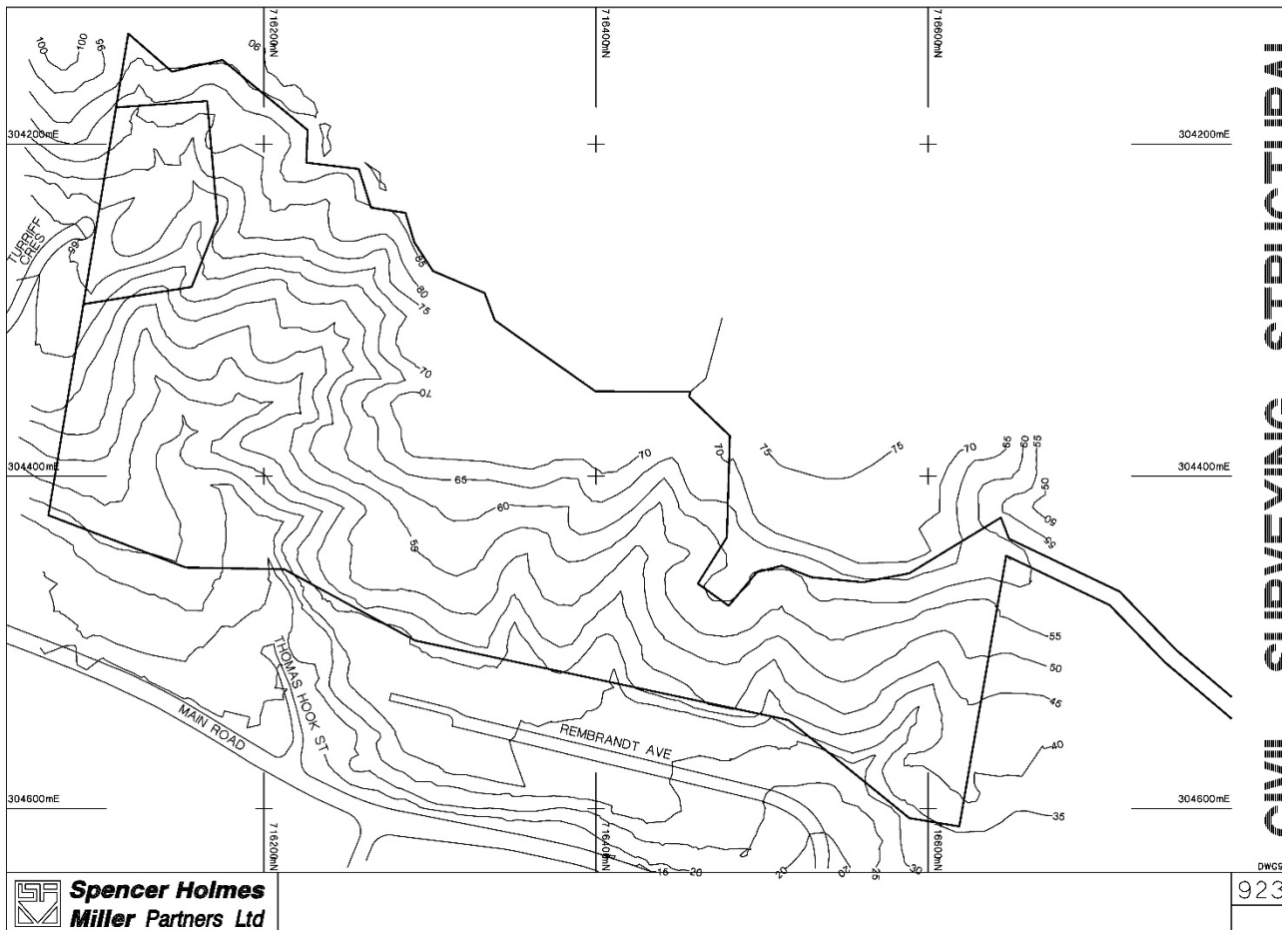
Plants Animals

VEGETATION / HABITAT TYPES

Description: Mahoe gorse scrub

1: Mahoe Gorse forest, 2-6m. Can (Melram *Uleeur Cyamed Coprob Pitten). Understorey (Lasgla Aspobl Melram Brarep Macexc Genrup *Purple groundsel *Uleeur Solnig Pasture grasses).

Comment on fauna:





3/ distance to train station

