



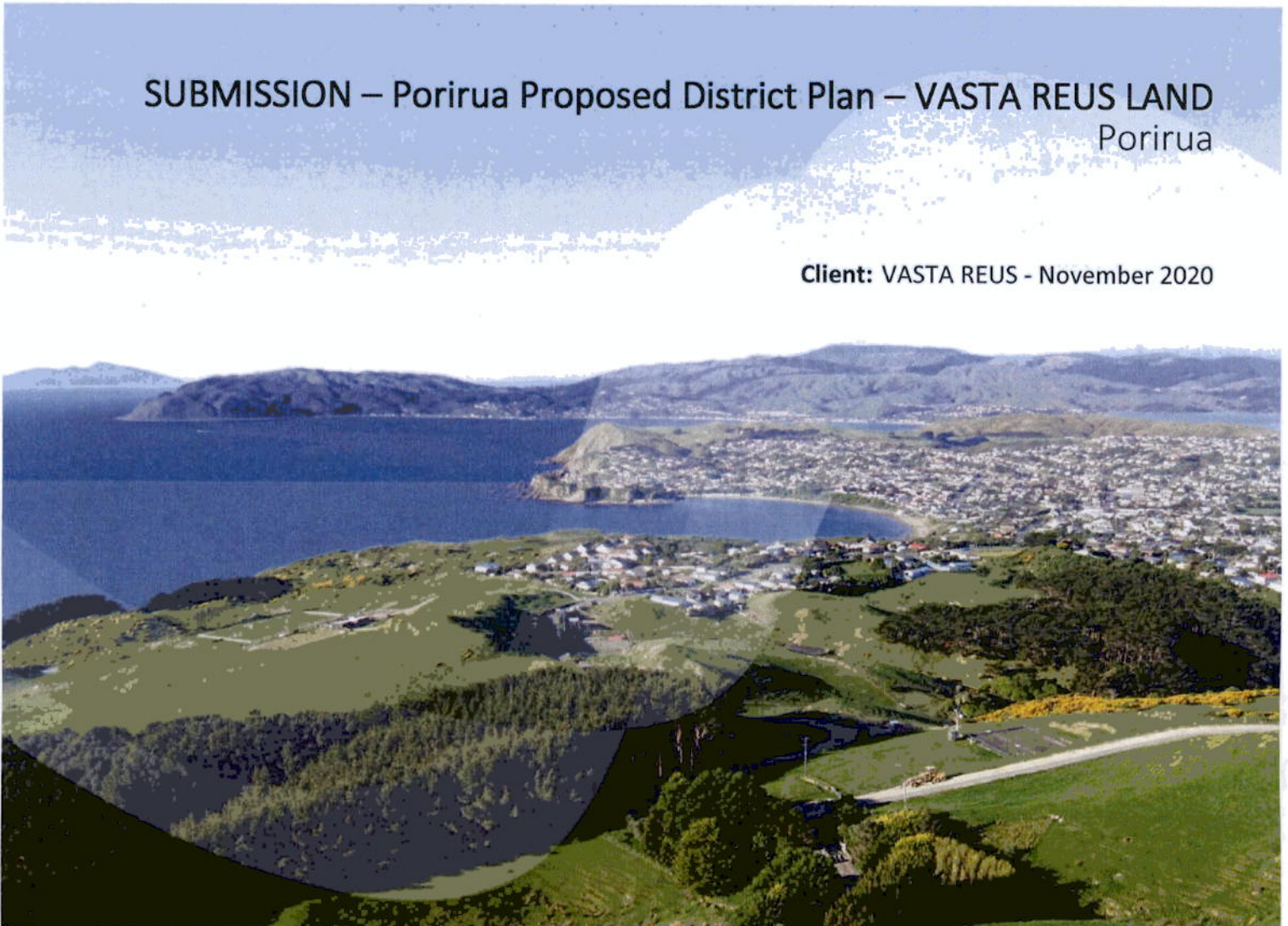
**Porirua City Council**

**20 NOV 2020**

**Customer Service**

**SUBMISSION – Porirua Proposed District Plan – VASTA REUS LAND**  
Porirua

**Client: VASTA REUS - November 2020**



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SUBMISSION FOR: Vasta Reus

Prepared by:

A handwritten signature in blue ink, appearing to read "B. Holmes", is written over a horizontal line.

Bryce S Holmes  
Principal Planner and Director

Date: November 2020  
Version: **FINAL**  
Job Ref: J000

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## 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:**

<b>Full Name</b>			
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2. This is a **submission** on the **Proposed District Plan** for Porirua.

3. I could not gain an advantage in trade competition through this submission.

If **you could** gain an advantage in trade competition through this submission please complete point four below:

4. I am 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.

**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 to be heard in support of my submission.
  
6. I will not consider presenting a joint case with other submitters, who make a similar submission, at a hearing.

Please complete section below (insert additional boxes per provision you are submitting on):

<b>The specific provision of the proposal that my submission relates to:</b>
See part 3.
<b>Do you: Support? Oppose? Amend?</b>
See part 3.
<b>What decision are you seeking from Council?</b> <b>What action would you like: Retain? Amend? Add? Delete?</b>
<b>Reasons:</b> See part 3.



## 1. BACKGROUND AND INTRODUCTION

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Porirua City Council (PCC) has reviewed its Growth Strategy to guide how the City changes over the next 30 years. Porirua City Council are looking to implement its Growth Strategy through its new District Plan. This document is a submission on Porirua's Proposed District Plan.

The submitters properties are in Judgeford, and accessed via Moonshine Road. The properties are being influenced by changes to the roading network in the area through the New Zealand Transport Agency.

This document briefly describes the land, the general parts of the Proposed District Plan the submitter wish to have amended, and gives reasons for the requested amendments.

## 2. THE LAND

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The land is located in Judgeford, Porirua. The details of the properties are:

- Address: 1221 Moonshine Road and 1249B Moonshine Road, Judgeford.
- Legal Description: Lot 1 DP 418917 (RoT 472523) and Lot 2 DP 436748 (RoT 536521)
- Area: 5.0008ha and 5.0118ha

## 3. THE SUBMISSION AND CHANGES SOUGHT

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The submitters **seek** the following amendment to the document to better achieve the Purpose and Principles of the Resource Management Act 1991 (RMA):

- A. Amendment to the planning maps to provide an improved extent of the Rural Lifestyle Zone (RLZ) for the properties. **In the alternative** provide for the properties to become part of the Future Urban Zone (FUZ);
- B. Amendment to the RLZ rules and standards to reinstate a 1ha minimum lot size and an average lot size of 2ha across the subdivision area;
- C. Removal of the Natural Hazard (NH) risk overlays from the land **or** amendment to the Natural Hazard provisions to provide a less restrictive planning framework for subdivision and development within those overlay areas.

**Reason:** *the Growth Strategy 2048 and Proposed District Plan shows some areas around the subject land as FUZ. The submitter wishes to enjoy the same amenity as the surrounding areas so not to be left as an 'island' of General Rural Zoned land. A 1ha minimum and 2ha average has been a feature of earlier versions of the draft District Plan and should be reinstated in the Proposed Plan. The NH provisions have the potential to 'taint' applications for subdivision and development envisaged by the Proposed District Plan and consistency in activity status and planning framework will better implement the objectives for the RLZ. The property is at a major planned junction with State Highway 58 (roundabout) with Moonshine Road. There is an option to include the properties in the FUZ for future employment land in the area in a similar manner to BRANZ.*

Without limiting the general opposition in A, B, and C above, the specific changes of the plan the submitter seeks are in the following table:

Plan Provision	Support/ Oppose	Reason	Relief Sought
Part 2 – Natural Hazard: NH-P2 & NH-R8	Oppose	<p>The policy approach to hazards in High Hazard Areas needs to reflect that good information and assessment may provide for development activities in those overlays.</p>	<p><b>NH-P2</b>  <i><u>Avoid Manage the establishment of Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the High Hazard Areas of the Natural Hazard Overlay unless where it can be demonstrated that:</u></i></p> <ol style="list-style-type: none"> <li><i>1. The activity has a critical operational need and functional need to locate within the High Hazard Area and locating outside the High Hazard Area is not a practicable option;</i></li> <li><i>2. The activity incorporates mitigation measures that demonstrate that risk to people’s life and wellbeing; and building damage is avoided <u>or mitigated</u>;</i></li> <li><i>3. People can safely evacuate the property during a natural hazard event; and</i></li> <li><i>4. The risk to the activity and surrounding properties is either avoided, or is low due to site-specific factors, and/or the scale, location and design of the activity.</i></li> </ol> <p><del><b>NH-R8.1 Activity Status: Non-complying.</b></del>  <i><u>Replace NH-R8 with a new restricted discretionary rule.</u></i></p>
Part 2 – Subdivision	Oppose	<p>There will be situations where landform and natural features dictate the pattern of subdivision layout. The policy wording needs to reflect this.</p> <p>The removal of a 1ha minimum lot size in the RLZ will limit the ability of</p>	<p><i>Amend the provisions of the subdivision part of the plan to the following (or similar intent):</i></p> <p><b>SUB-P9 Subdivision in the General Rural Zone, Rural Lifestyle Zone and Settlement Zone</b>  <i>Provide for subdivision where</i></p>



		<p>subdivision design for landscape values. A 1ha minimum lot size in the RLZ is an appropriate method for innovative subdivision design.</p>	<p>it does not compromise the purpose, character and amenity values of the Zone, having particular regard to:</p> <ol style="list-style-type: none"> <li>1. Enabling cluster development, where it ensures the retention of a large balance lot;</li> <li>2. <del>Discouraging the layout of lots in a linear pattern along roads;</del></li> </ol> <p><b>SUB-S1</b> Rural Lifestyle Zone All allotments created must have a minimum allotment size of <u>21ha</u> and an average allotment size of <u>2ha</u> across the subdivision site.</p>
<p>Part 3 – Area Specific Matters Rural Lifestyle Zone – entire chapter</p>	<p>Support in part.</p>	<p>The RLZ will provide for opportunities for people to live in a rural setting but within a small allotment size. The submitter requests the RLZ be retained but extended over the submitters land.</p>	<p>Retain the RLZ and extend it to the submitters land.</p>