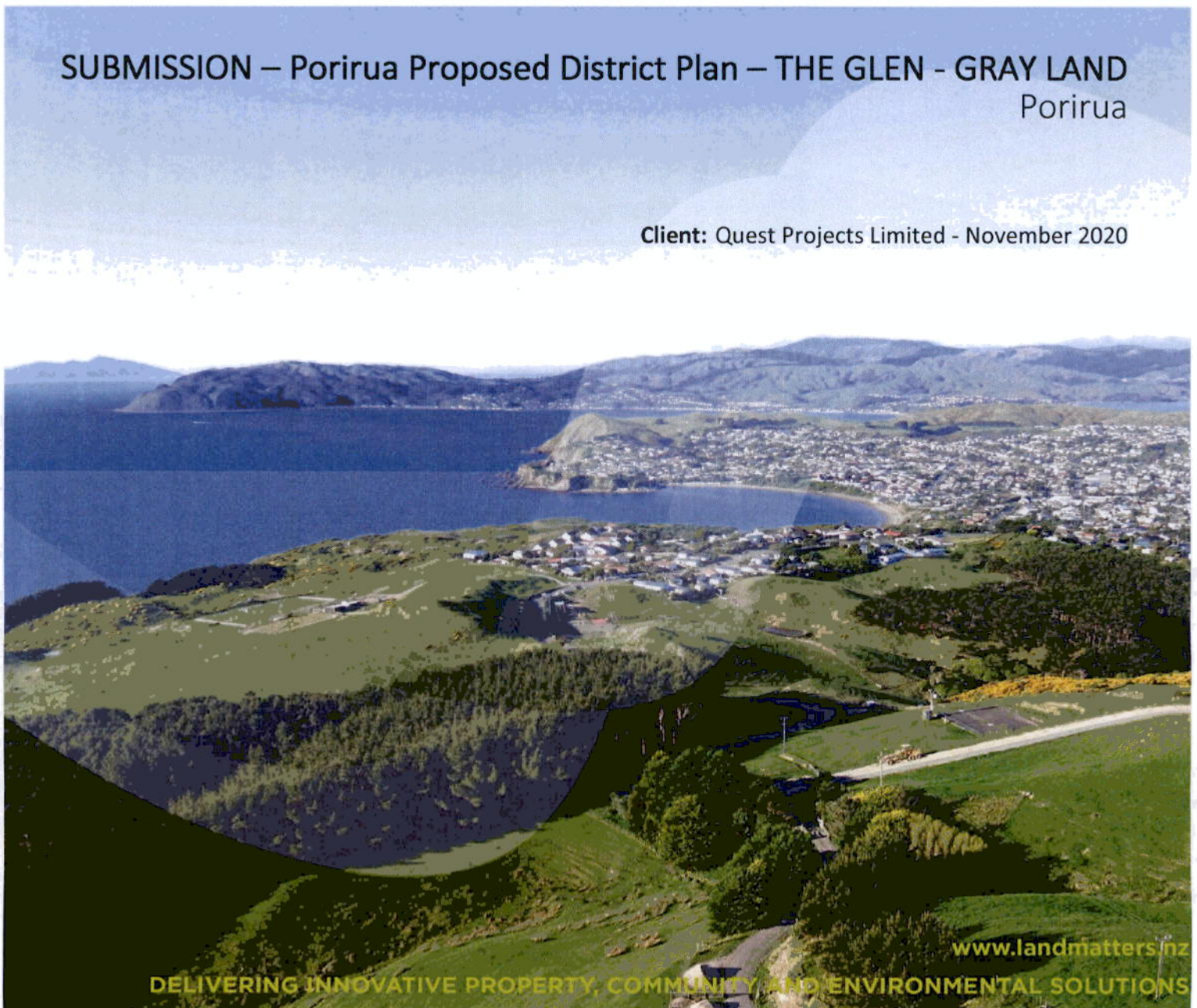




Porirua City Council
20 NOV 2020
Customer Service

SUBMISSION – Porirua Proposed District Plan – THE GLEN - GRAY LAND
Porirua

Client: Quest Projects Limited - November 2020





SUBMISSION FOR: Quest Projects Limited

Prepared by:



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:**

Full Name			
Company/Organisation <i>if applicable</i>	Quest Projects Limited		
Contact Person <i>if different</i>	C/- Bryce Holmes, Land Matters Ltd		
Email Address for Service	bryce@landmatters.nz		
Address	20 Addington Road, Otaki		
	<i>City</i>	<i>Postcode</i>	
Address for Service <i>if different</i>	<i>Postal Address</i>		<i>Courier Address</i>
Phone	<i>Mobile</i>	<i>Home</i>	<i>Work</i>
	021 877 143		06 364 7293

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):

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



1. BACKGROUND AND INTRODUCTION

Porirua City Council (PCC) is reviewing its Growth Strategy to guide how the City changes over the next 30 years. The Growth Strategy includes a review of the Northern Growth Area 2014 (NGA). 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 Gray Property is north of the Pauatahanui Inlet and Grays Road. The Gray family have had a long association with the local area and wider Porirua City. The land has been intergenerationally farmed by the Gray family. More recently the Gray family have promoted environmental restoration of the catchments on the property including riparian planting and wetland creation along the margins of the Kakaho Stream which drains from the land and into the Pauatahanui Inlet.

Farming is becoming a marginal land use in this area and it is expected the planned urban expansion of the Plimmerton and Camborne suburbs is going to further erode the economics of farming. The Gray family therefore generally support the intent of Porirua City Council (PCC) to investigate land use changes through its draft Growth Strategy 2048 and Draft District Plan. More recently the Gray Family has entered into a contract for the partial sale of the land to Quest Projects Limited. That company has reviewed the parts of the farm that is subject to change in the Proposed Porirua District Plan through a Rural Lifestyle Zone (RLZ). This submission seeks to support Council's intent with that change and improve the provisions of the District Plan to give effect to the changes.

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

The land is located north of the Pauatahanui Inlet and east of Camborne in Porirua. The plan in Appendix 1 shows the general location of the subject land. The property details are:

- Address: 243 and 271 Grays Road, Pauatahanui. Paekakariki Hill Road.
- Legal Description:
 - Pt Lot 2 DP 85726 (CT WN53D/841);
 - Lot 1 DP 89872, Lots 1 & 2 DP 1408, Lot 2 DP 408158, Lot 3 DP 332721 VIII IX Paekakariki SD (CT 134058, CT 428978 and CT WN57C/240);
 - Lot 1 DP 332721 (CT 134056).
- Area: 655.4739ha

3. THE SUBMISSION AND CHANGES SOUGHT

The submitter generally **supported** the draft Growth Strategy 2048 however the Proposed District Plan would benefit from some amendment to give effect to that document. For that reason the



submitter **opposes parts of** the Proposed District Plan.

The submitter **seeks** 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 RLZ for the area identified on the attached map (see **attached**);
- 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 Significant Amenity Landscape Area (SALA) from the land **or** amendment to the Natural Features and Landscape (NFL) provisions to provide a less restrictive planning framework for subdivision and development within a SALA;
- D. 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 shows an area of the subject land as rural residential. The property is one of the largest catchments flowing into the Inlet and a partial change of land use will enable enhancement of water quality. A master plan for the property would set out the methods to achieve that end result. 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 NFL and 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.*

Without limiting the general opposition in A, B, C and D 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	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>NH-P2 <i>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:</i></p> <ol style="list-style-type: none"> <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> <i>2. The activity incorporates mitigation measures that demonstrate that risk to people’s life and wellbeing; and building damage is</i>



			<p><i>avoided or mitigated;</i> 3. People can safely evacuate the property during a natural hazard event; and 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.</p> <p>NH-R8.1 Activity Status: Non-complying. <u>Replace NH-R8 with a new restricted discretionary rule.</u></p>
<p>Part 2 – Natural Environment Values</p>	<p>Oppose</p>	<p>The submitter opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.</p>	<p><i>Amend the provisions of the Natural Environment Values part of the plan to the following (or similar intent):</i></p> <p>NFL-02 <i>The identified characteristics and values of the Special Amenity Landscapes are maintained and, where practicable, enhanced within context of growth of the City.</i></p> <p>NFL-P3 <i>Except ... where it:</i></p> <p>1. Avoids significant adverse effects ... Outstanding Natural Features and Landscapes and SCHED 10 – Special Amenity Landscapes; and</p> <p>2. Can demonstrate ...</p> <p>e. How buildings ...</p> <p>ii. Maintain the identified characteristics and values in SCHED10 – Special Amenity Landscapes within context of anticipated growth of the City;</p> <p>NFL-P5 <u>Subdivision in the Rural Lifestyle Zone, Settlement Zone, or a Precinct Area and within a Special Amenity Landscape</u></p> <p><i>Control subdivision in the</i></p>



			<p><i>Rural Lifestyle Zone, Settlement Zone or a Precinct Area and within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform:</i></p> <p>1. <i>Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes within context of form and anticipated growth of the City.</i></p> <p>NFL-P5 Subdivision in the Rural Lifestyle Zone, Settlement Zone or Precinct Area within a Special Amenity Landscape</p> <p><i>Control subdivision in the Rural Lifestyle Zone, Settlement Zone or Precinct Area within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform:</i></p> <p>1. <i>Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes within context form of the City and anticipated growth;</i></p> <p>NFL-P6 Earthworks</p> <p>Only <i>allow earthworks ...</i></p> <p>NFL-P8 Special Amenity Landscapes (in the coastal environment)</p> <p>Only <i>allow subdivision ... having regard to:</i></p> <p>1. <i>The compatibility of scale, location and design of built form with the</i></p>
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			<p><i>identified characteristics and values <u>within context form of the City and anticipated growth;</u></i></p> <p><i>NFL-R1 Earthworks or land disturbance within ... or Special Amenity Landscape</i></p> <p><i>All Zones 3. Activity Status:- Non-complying</i></p> <p><i><u>Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.</u></i></p> <p><i>NFL R12 Any activity not otherwise listed as permitted, controlled, restricted discretionary, discretionary or non-complying</i></p> <p><i>All zones 1. Activity Status:- Non-complying</i></p> <p><i><u>Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.</u></i></p>
<p>Part 2 – Subdivision</p>	<p>Oppose</p>	<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 subdivision design for landscape values. A 1ha minimum lot size in the RLZ is an appropriate method for innovative subdivision design.</p>	<p><i>Amend the provisions of the subdivision part of the plan to the following (or similar intent):</i></p> <p><i>SUB-P9 Subdivision in the General Rural Zone, Rural Lifestyle Zone and Settlement Zone</i></p> <p><i>Provide for subdivision where it does not compromise the purpose, character and amenity values of the Zone, having particular regard to:</i></p> <ol style="list-style-type: none"> <i>1. Enabling cluster development, where it ensures the retention of a large balance lot;</i> <i>2. Discouraging the layout of lots in a linear pattern along roads;</i>



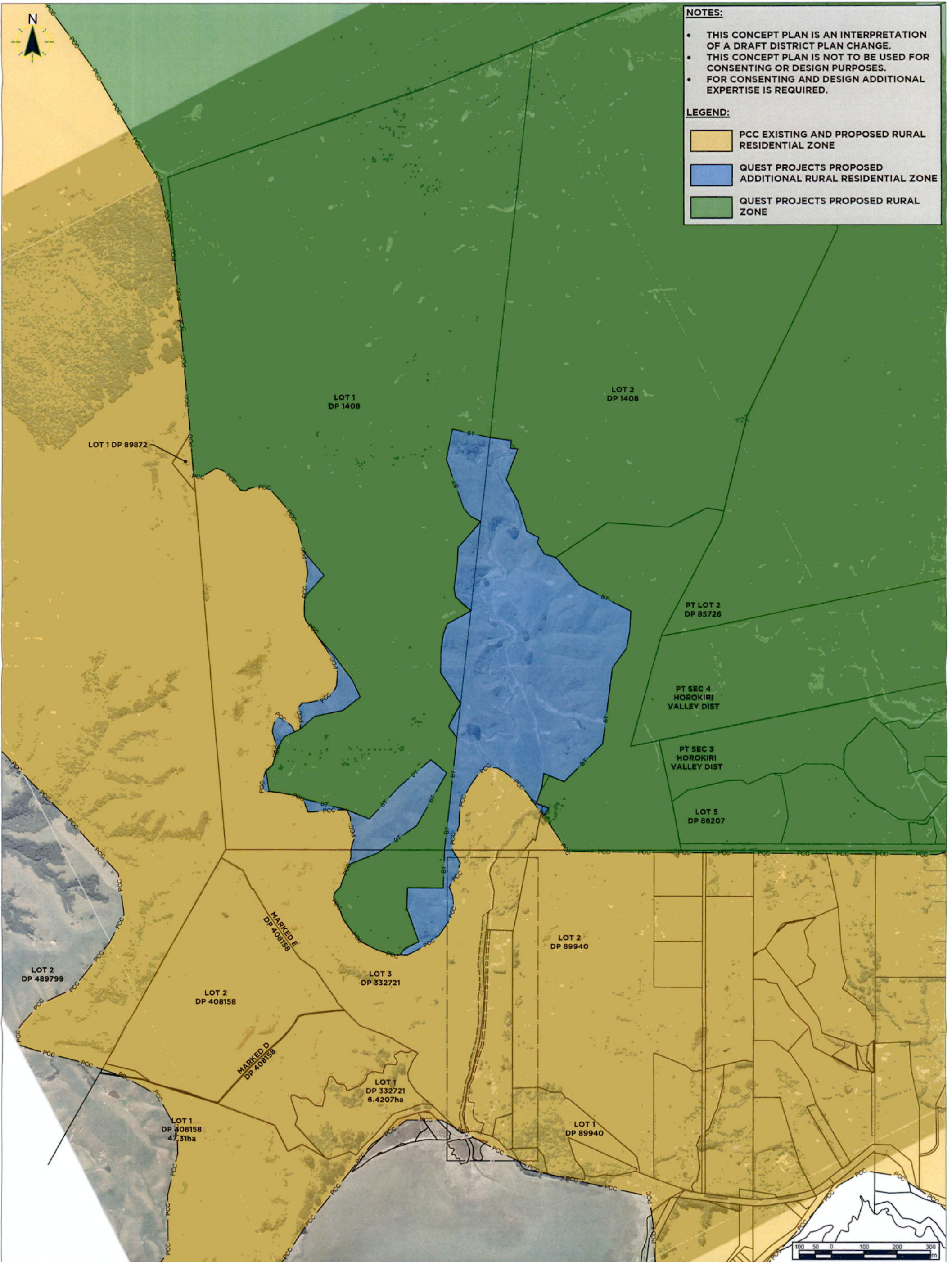
			<p>SUB-S1 <i>Rural Lifestyle Zone</i> <i>All allotments created must have a minimum allotment size of <u>21ha</u> and an average allotment size of <u>2ha</u> across the subdivision site.</i></p>
<p>Part 3 – Area Specific Matters Rural Lifestyle Zone – entire chapter</p>	<p>Support in part.</p>	<p>The RLZ will provide for opportunities for people to live in a rural setting but within a small allotment size. The submitter requests the RLZ retained but extended in accordance with the submitters plan.</p>	<p><i>Retain the RLZ and extend it to the parts of the submitters land interest in accordance with its plan attached.</i></p>
<p>Part 4 Appendices and Schedules SCHED10 – Special Amenity Landscapes</p>	<p>Oppose</p>	<p>The submitter opposes this schedule of the Proposed District Plan as it relates to SALA’s. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.</p>	<p><i>Amend SCHED10 as it relates to the SALA over the land to reflect the landscape values are within a broader context of a growing City.</i></p>

In general, there is an opportunity to master plan The Glen for the benefit of Council and stakeholders with an interest in Te Awarua-o-Porirua Harbour (Pauatahanui Arm). We consider the opportunity to manage large areas of the Harbour catchment through a master plan is a strategic decision in line with the overall intent of the Growth Strategy. Potential outcomes can include catchment protection, environmental enhancement through planting, and controls on future land use to manage landscape values. These matters should be implemented in the Proposed District Plan.

Appendix 1: Plan of Amended PCC Rural Lifestyle and Rural Zones



APPENDIX 1



NOTES:

- THIS CONCEPT PLAN IS AN INTERPRETATION OF A DRAFT DISTRICT PLAN CHANGE.
- THIS CONCEPT PLAN IS NOT TO BE USED FOR CONSENTING OR DESIGN PURPOSES.
- FOR CONSENTING AND DESIGN ADDITIONAL EXPERTISE IS REQUIRED.

LEGEND:

- PCC EXISTING AND PROPOSED RURAL RESIDENTIAL ZONE
- QUEST PROJECTS PROPOSED ADDITIONAL RURAL RESIDENTIAL ZONE
- QUEST PROJECTS PROPOSED RURAL ZONE

PREPARED BY 	CLIENT QUEST PROJECTS	PROJECT THE GLEN	DRAWING TITLE PLAN OF AMENDED PCC RURAL LIFESTYLE AND RURAL ZONES	DATE 16/11/20	PROJECT NO. 582
				SCALE 1:5000 @ A1 1:10000 @ A3	REV B
				DRAWING NO. J582-SC-150	REV B

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