

RMA FORM 5

SUBMISSION ON THE PUBLICLY NOTIFIED PROPOSED PORIRUA DISTRICT PLAN UNDER CLAUSE 6
OF THE FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991

TO: Porirua City Council

SUBMITTER: Milmac Homes Ltd

SUBMISSION ON: Proposed Porirua District Plan

CONTACT PERSON: The contact person and address for service is:

Grant Binns
Contract Manager
Milmac Homes Ltd
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Palmerston North 4443

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Email: grant@mrbuilders.co.nz

1. The submitter could not gain an advantage in trade competition through this submission.
2. The submitter is directly affected by an effect of the subject of the submission that:
 - (a) adversely affects the environment; and
 - (b) does not relate to trade competition or the effects of trade competition.

Scope of Submission

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

The Submitter's Property

4. The submitter's property affected by the provisions of the Proposed Porirua District Plan is situated at Paekakariki Hill Road, Pauatahanui. The property has an area of some 162 hectares, is held in a single title (WN53D/841 and comprises Pt Lot 2 DP 85726 - refer Figure 1.

Note: the submitter Milmac Homes Ltd has a conditional agreement to purchase the described land, including the adjoining property at 405 Paekakariki Hill Road (Lot 6 DP 28478).

Nature of Submission

5. The submitter considers that many 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.
6. More specifically the submitter submits that:
 - (a) the property should be zoned "Rural Lifestyle Zone" and not "General Rural Zone"; and
 - (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" 193.

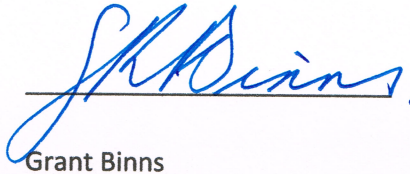
Decision Sought

7. 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) rezoning the property, or parts of the property, "Rural Lifestyle Zone"; and
 - (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 Area 193" 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; 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 the minimum allotment size of 40 hectares in the General Rural Zone if that zoning is retained for some or all of the property.
8. The submitter wishes to be heard in support of its submission.
9. The submitter does not wish to present a joint case.

Milmac Homes Ltd

Signature:


Grant Binns

Date: 18 November 2020

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Figure 1: Paekakariki Hill Road - Lot 2 DP 85726

