

RMA FORM 5
**Submission on publicly
 notified Proposed
 Porirua District Plan**

porirua city

Clause 6 of the First Schedule, Resource Management Act 1991

To: Porirua City Council

1. Submitter details:

Full Name	<i>Last</i> Draper	<i>First</i> Vic Draper	
Company/Organisation <i>if applicable</i>	Draper Family and all land associated with being 278 Paremata Haywards Road (SH58) also known as Lot 1 DP14428 275b Paremata Hayward Road (sH58) also known as Lot 2 DP76421 278 Paremata Haywards Road (SH58) also known as Lot 1 DP25982		
Contact Person <i>if different</i>			
Email Address for Service	admin@drapers.co.nz		
Address	287 Paremata Haywards Road		
	<i>City</i> Porirua	<i>Postcode</i> 5381	
Address for Service <i>if different</i>	<i>Postal Address</i>	<i>Courier Address</i>	
Phone	<i>Mobile</i> 0274420821	<i>Home</i>	<i>Work</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):

<p>The specific provision of the proposal that my submission relates to:</p> <p>Part 3 Area Specific Matters – Special Purpose Zones – FUZ Future Urban Zone</p>
<p>Do you: Support? Oppose? Amend?</p> <p>Amend</p>
<p>What decision are you seeking from Council? What action would you like: Retain? Amend? Add? Delete?</p> <p>Amend</p>

Reasons:

I would like to request PCC consult with the Draper family with regards to any matters seeking changes pertaining to the Draper Family land, Including any proposed zone changes.

For clarification purposes my reference to Draper Family Land is the below:
 278 Paremata Haywards Road (SH58) also known as Lot 1 DP14428
 275b Paremata Hayward Road (sH58) also known as Lot 2 DP76421
 278 Paremata Haywards Road (SH58) also known as Lot 1 DP25982

We want the removal of any flood overlay over our property/s held by PCC.

We ask all three properties be up-zoned to Live Industrial/commercial/employment zoning and in alternative the future Urban zone needs to reflect the current use and intended use of the area through appropriate policy and regulatory frame work. This includes but not limited to provisions of appropriate permitted activities rules for the current and intended use of the land.

There are a combination of issues across each property that pertaining to the above land. Majority of which involve PCC not providing recognition to existing businesses within the Judgeford flats and the Rules under the proposed Future Urban prohibit Industrial/commercial.


Any support we may offer PCC would be conditional upon the above. We have held multiple conversions with PCC independently as well as attend community discussion evening to provide feedback. Our feedback has gone unnoticed as no changes have been made to reflect. I welcome the opportunity to discuss further with PCC but also wish to identify information that conflicts within your own documentation.

In FUZ-P4 recognises the Judgeford Flats as being primarily for industrial purposes. Under your rules within the Future Urban Zone however FUZ-R10 Home Business only allows for 100m2 total gross floor area with no more than one staff member who lives off-site FUZ-R20 Commercial activity excluding home business is activity status – NON COMPLYING FUZ-R22 Industrial Activity has activity status of NON COMPLYING clearly this doesn't match your intended purpose.

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):



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

Date: