

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	<i>Last</i> Te Puni	<i>First</i> James
Company/Organisation <i>if applicable</i>	<b>Te Āhuru Mōwai</b>	
Contact Person <i>if different</i>		
Email Address for Service	<b>James.Tepuni@teahurumowai.co.nz</b>	
Address	<b>Level 1, 1 Cobham Court, Porirua City Centre, Porirua</b>	
	<i>City</i> Porirua	<i>Postcode</i> 5022
Address for Service <i>if different</i>	<i>Postal Address</i>	<i>Courier Address</i>
Phone	<i>Mobile</i> <b>021 1999947</b>	<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><b>The specific provision of the proposal that my submission relates to:</b></p> <p><b>Part 2 – District-Wide Matters</b>  <b>PK-Papakāinga</b>                  We <b>support</b> the specific provision for Papakāinga which enables uri (descendants) or Ngāti Toa Rangatira to exercise their customary rights including the provision of housing and associated activities.</p> <p><b>Part 3 – Area Specific Matters – Residential Zones</b>  <b>MRZ-Medium Density Residential Zone</b>                  We support in part the proposed provisions of the Medium Density Residential Zone. We request an amendment to the proposed area to include Elsdon Residential and Titahi Bay Residential areas. Attached to this submission indicating the areas to be included in the Medium Density Residential Zone area.</p>
<p><b>Do you: Support? Oppose? Amend?</b></p> <p><b>Part 2 – District-Wide Matters</b>  <b>PK-Papakāinga</b>  <b>Support</b></p> <p><b>Part 3 – Area Specific Matters – Residential Zones</b>  <b>MRZ-Medium Density Residential Zone</b>  <b>Support in part and amend to</b> extend the Medium Density Residential zone to include Elsdon Residential and Titahi Bay Residential.</p>
<p><b>What decision are you seeking from Council?</b>  <b>What action would you like: Retain? Amend? Add? Delete?</b></p>
<p>We submit that the zoning area for Medium Density Residential needs to be amended by way of extension to include Elsdon Residential and the entire areas of Titahi Bay Residential. These areas are indicated in attached document (areas for amendment are circled).</p>

**Reasons:**

1. This submission on the Porirua City Council District Plan is made on behalf of Te Āhuru Mōwai as an organisation who is affected by the District Plan.
2. Te Āhuru Mōwai is a Community Housing Provider established under a partnership between the New Zealand Government and Ngāti Toa. We are connected to Te Rūnanga o Toa Rangatira through our objectives, values and overall purpose.
3. Te Āhuru Mōwai operates a tenant focused service that is aligned with the tikanga and values of Te Rūnanga o Toa Rangatira Inc. Our service objectives include provision and maintenance of warm dry homes for tenants, increasing housing choice including home ownership options as a future objective and generally contributing to improved wellbeing outcomes for the wider community.
4. Te Āhuru Mōwai has entered into a Public Housing and Project Agreement to manage the upgrade of approximately 900 homes in what is largely considered Western Porirua (Elsdon, Takapuwhia, Titahi Bay and Mana).
5. These homes provide tenancies for people on very low incomes with social support needs. They are in the suburbs of Tawa, Elsdon, Takapuwhia, Titahi Bay and Mana (Western Porirua) and were successfully transferred from Kāinga Ora (formally Housing New Zealand) on 3 October 2020.
6. As part of our role in managing the homes Te Āhuru Mōwai will progressively upgrade the portfolio over time to ensure that all homes are warm dry and fit for purpose.
7. The extension of the Medium Density Zone will account for housing growth projections identified by Te Āhuru Mōwai that is not currently reflected in the plan.
8. The Elsdon residential area is within walking distance of Porirua City Centre making it a desirable location to live and recreate.
9. The wider Titahi Bay is also within walking distance of Titahi Bay local centre zone.
10. Western Porirua (including Elsdon and Titahi Bay) is in close proximity to the new Transmission Gully Kenepuru Interchange. The vicinity of this suburb to the new motorway provides better access opportunities (throughout the wider Wellington region) than currently exists, and therefore choice in housing typology is an important consideration for this part of Porirua.
11. The guidelines applied for proximity to local centres/city centres, public spaces, easy access to shops, services and public transport, need to be considered for Elsdon Residential and wider Titahi Bay.
12. The current draft District Plan does not include Elsdon residential and areas of Titahi Bay residential as proposed medium density residential zone. A large number of our properties within our portfolio sit outside the areas being proposed for medium density.

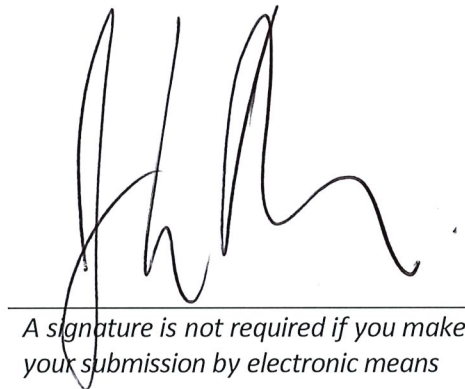


13. Te Āhuru Mōwai supports the stated support for Papakāinga development in the draft District Plan. This fits well with our values and also the vision to provide for housing options and approaches which meet the needs of whānau Māori within the rohe, along with other whānau. We encourage maintenance and strengthening of councils support for Papakāinga development. We note that elsewhere in Councils Development and Contribution policies there is provision for a full developer contribution on every dwelling in a Papakāinga development – while outside the purvey of the District Plan we note that these full charges may make true Papakāinga development more expensive and harder to achieve.

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](mailto: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:

27/11/2020

PORIRUA PROPOSED DISTRICT PLAN ATTACHMENT: MRZ - MEDIUM DENSITY RESIDENTIAL ZONE

Te Āhuru Mōwai propose the Medium Density Residential Zone be extended beyond Takapūwāhia to the north and south to include Elsdon and Titahi Bay

