

Pukerua Bay Community Workshop

Public Comments

Environmental and Historic Heritage Protection

General comments

1. Protect the land and birds.
2. Enhance natural ecosystems not just protect and manage run-off in a way that contributes to ecosystem enhancement.
3. Corridors! Bush, trees. Also along tracks.
4. Protect this area. **Points to specific map area**
5. Meadows **Points to specific map area**
6. Reserve behind Pukemere Way to be left untouched – Not to become a walkway.
7. Low lying area in Greys Road has native birds + plants, should not be developed subject to flooding + may pollute Taupo Swamp. (See X marked spots) **Points to specific map area**
8. Drainage and waterways! More trees encourage the birds from Kapiti Island.
9. Grey areas should be zoned reserve or SNA + planted up.
10. Designated parks and evergreen areas which blend into the lifestyle of Pukerua Bay.
11. Please keep the Community Garden at Muri Station as a green space.
12. Te Mana O Te Taiao implementation Plan requires local govt to establish and ??? the systems for biodiversity and restoration work. What will you do here?
13. How is Te Mana O Te Wai being addressed?
14. The pine forest is home to many different species of native birds. Wetlands may be home to what?
15. Have reasonably wild forested areas along the boundary of residential + rural lifestyle development. Say 100m width.
16. What is the mechanism that will ensure proper protection of the SNA?
17. Keep the native bush (Up the top **Points to specific map area**, Reserve, Swamp land, Plant native. Keep old macrocarpa.)
18. Remediation in main catchments
19. Active management and enforcement of sediment control.
20. Berms - wildflower pollination centres. A cool example in Oslo near waterfront.

Waterways and wetlands

21. Headwaters of the Kakaho stream should be protected.

22. National Policy Statement for Freshwater 2020 “There is no further loss of extent of natural inland wetlands, their values are protected and their restoration is promoted”
23. Water ways as drainage will be destroyed by run off from forest removal.
- 24.
25. Not all wetlands are on this plan, why not? What does zone TBD mean?
26. Drains to Taupo Swamp. **Points to specific map area**
27. Ngāti Toa consultation Taupo Swamp impact when clearing forest.
28. Wetlands **Points to specific map area**
29. Stream source **Points to specific map area**
30. Protect, save the wetland.
31. Protect (wetland?) **Points to specific map area**
32. Wetland; Save it! **Points to specific map area**

Stormwater

33. How will development of 3 Waters affect Council’s ability to deliver on these issues?
34. Why are we not future proofing water ways?
35. Water – streams everywhere; Where does this go when built on.
36. Concern about runoff from road at rear of Gray St running into streams
37. How is this development going to impact on the inlet?

Erosion and sediment

38. Erosion problems. **Points to specific map area**
39. Erosion risk, Kakaho stream
40. Sediment retention critical to Kakaho stream.
41. This gully already prone to erosions. **Points to specific map area**
42. Streams will drain to our beach – have you thought through erosion problems already happening?

Greenbelt

43. Provision of Green Belt around existing dwellings!
44. Want a significant Green Belt defining our community’s boundary.
45. Rural Lifestyle Zone 1st priority should be native bush and green belt.
46. Green Belt area as the interwoven wetlands in this parcel of forest runs into Taupo swamp, making responsible development difficult.
47. Join up green belts. **Points to specific map area**
48. Green and protect
49. Greenbelt

Climate Change

50. Can Porirua City Council progress this instep with central government incentives coming through emissions reductions so developers are incentivised to develop eco-friendly builds?
51. For climate change purposes, should require much more areas of forest.
52. Future proofing of waterways to cater for climate warming.
53. How is this affecting climate change + move away from fossil fuel usage? **Points to specific map area**
54. What about the carbon credits?
55. Does the plan for sedimentation impacts take into account climate change and changing hydrology?
56. What about Waka Kotahi resilience work identifying Pukerua Bay as one of the least resilient on the SH-59.

Historic Heritage and Culturally Significant Sites

57. Protected historic places need to be preserved through the development.
58. Keep army *sp?* house, old buildings.
59. What about Waahi Tapu?

Transport

General Transport and Access Comments

60. What is planned for the existing road reserve south of Grey St.?
61. Connecting road access. **Points to specific map area**
62. Not wide roads that encourage speed. Narrow tree-lined roads.
63. Round-about to go by the centre = easy flow in and out.
64. Natural planting along roads and foot paths = creating the 'natural flow'.
65. East Puke Bay/West Puke Bay connectivity?
66. Roundabout to enable a second access point to SH-59. Should also be designed to connect walkers.
67. Connection going through an SNA to existing road. SNA 011.
68. These access points are not feasible as Ruri Rd is one-lane beyond Sea Vista Drive. **Points to specific map area**
69. Is PCC going to construct roads through adjoining private land? If so how much will it cost ratepayers?
70. Muri Road cannot support increased traffic.
71. Connection to Muri Road needs significant development.

72. Footpaths; Wide for prams and wheelchairs + Trees and nature every few meters around the streets + Lights. Roads; Parking along road + Parking areas around the centre and community hubs.
73. Connections South to where? **Points to specific map area**
74. Roothing is an issue. **Points to specific map area**
75. Where do these roads connect to? **Points to specific map area**
76. We don't want Pukerua to be connected to this new area as it will destroy our sense of community. **Points to specific map area**
77. Please have no connections onto Muri Road.
78. Muri Road needs significant work to make it wider/safe/allow for extra traffic. Currently a one lane road in reality – Developers need to sort infrastructure before building extra houses!!
79. Who has right of way here? **Points to specific map area**
80. At how many points will motor vehicles enter/exit SH59 between Plimmerton and PKB?
81. Muri Road will need widening, footpaths, lighting, and a crossing.
82. Will this connect all the way to Plimmerton? **Points to specific map area**
83. Think about; Traffic lights; Roundabouts; Wetlands; Native birds.
84. There must already be plans for widening Muri Road and other roads – why not on this map?

Walking and cycling

85. Pedestrian Crossing. **Points to specific map area**
86. How do you get across the road? **Points to specific map area**
87. Increase of access of foot traffic and entrance into this subdivision via the local centre increasing (foot traffic not car traffic). **Points to specific map area**
88. Uncontrolled Rail Crossing for school kids from Muri Road access points + muri road itself. **Points to specific map area**
89. Walk and cycle ways connect communities.
90. No pedestrian/cycle connections on east side of Puke Bay.
91. More walkways between the building and current PKB.
92. More walking tracks; short and long. Connect walking tracks to current tracks.
93. Walking/bike. **Points to specific map area**
94. Walking tracks should have protected areas around; trees, forests, wetlands.
95. Green belt along all tracks, especially on ridge and valleys.
96. A public track to Mt Welcome Station?

Public Transport

97. Park and ride space? Capacity per cars?

98. Impact on Pukerua Bay station capacity?
99. No new train station? Increase of parking, increase of ways to get there; think of this.
100. No public transport other than rail station.
101. Is there another train station planned? Parking full already at PKB!!
102. Where is the access road and railway station? **Points to specific map area**
103. Regular electric mini-buses accessible. **Points to specific map area**
104. Change behaviours make public transport easy and appealing.
105. Are people right out here really going to use the train?
106. Transport; Busses required; too many cars will be encouraged as new houses not near enough to train.
107. Another train station needed near Whenua Tapu + Community Hall + ??? access from Muri Rd.

Community and Commercial Areas

General Comments

108. Pukerua Bay is a cohesive community at its current size. New development must not be allowed to impact that.

Commercial/community hub

109. Why the “Hub” here? – Why not more centrally + reflecting where people + services are?
110. Should the community area not be located to the northern area closer to the existing residential area.
111. The commercial/ village hub should be more central to the community. Not at an extremity.
112. Why is the Commercial Zone right on the edge of QEII covenant?
113. Commercial centre right on edge of QEII land? How will it be protected?
114. What is driving the site of this commercial area? **Points to specific map area**

Open space and parks

115. Skate park and park. **Points to specific map area**
116. Air base. **Points to specific map area**
117. What open space? Eg. Field play space for children to play if medium density housing.
118. Allotments for community garden. **Points to specific map area**
119. Encourage the building of ecological parks. Area for children/teen to hang. Skatepark?
120. Food forests

121. Muri develop carefully – playing field(s).

Community facilities

122. More multi-use facilities and parks.
123. Pools with movies and hot pools. **Points to specific map area**
124. Swimming pool recreation area.
125. Need swimming pool facility close to beach, swim skills of kids very low in PKB.
126. New area must have public swimming pool.
127. Distillers Kiln
128. Community Facility.
129. Community health centre? Community halls?

Community Services

General Comments

130. Rest home. **Points to specific map area**

School/Education

131. School? Limited Capacity. **Points to specific map area**
132. 1500 houses, average of x4 people per house = +2 kids per house, resulting in 3000 children. Where is the land for; school, daycare, early childhood, primary school, intermediate, highschool?
133. Education Hub? Eg. Conservation.
134. 1000 more homes = 360 extra students (primary). PLM farm school will not be built in time. Don't want Porta coms on PKB school fields.
135. Land set aside for primary and secondary education! **Points to specific map area**
136. Secondary Schools.
137. No school capacity at Puk Bay.
138. School and sports fields? **Points to specific map area**
139. Schools + Health CRT Plimmerton Farms?

Emergency Services

140. Emergency services! If more people we need more help.
141. Extra provisions for more Emergency services? Can't rely on Plim + Paekak volunteers to service such an increase in dwellings?!

Housing

General Comments

142. What will the separation between existing housing and proposed development to Ngati Toa iwi involved?
143. Concrete limits.
144. Concern that any “social housing” will lower the tone of the area. i.e. housing values.
145. Reduce profit for developers / Need a cap on it / They need to be accountable to the environment + the community.
146. Section of town houses for new buyers. Allow this to be affordable. A way people can move up the property ladder if wanted.
147. Tiny house, eco-communities, intentional communities?
148. When is this side going to be developed? **Points to specific map area**
149. Communal space required for medium density blocks.
150. Intentional Eco villages.
151. Must make rates cheaper or worth the current price

Housing density and design

152. Go for less residential blocks by area and more protected land. Keen on density not sprawl.
153. No 6 storey builds.
154. No Mc Mansions.
155. Require developers to not build houses on ridge sight lines. Protect our views.
156. A “no McMansion” policy. Not a sea of bland.
157. No 6 storey buildings.
158. If apartments keep in one place. Not randomly everywhere. If you want it, you will go there.
159. Needs to be variety of new houses – Suit variations; 1 bedroom; 2 bedrooms; 3 bedrooms; Care/retirement Area – Views and on flat.
160. Two storey houses, not 3 much preferred – in keeping with character of village – Can only think of 1 in PKB.
161. Allow for tiny houses instead of infill houses. **Points to specific map area**
162. No to 6 storeys!
163. Building three-storey buildings? Garages? If no car how do we travel?
> By train! **someone else wrote this comment answering the above**
164. Why medium density rather than smaller area of high density? **Points to specific map area**

165. Medium density by design only! – including sufficient green spaces for #dwellings #people. Parks for common backyard. House/Park/House.
166. Not Botany Downs, Whitby, Aotea, Etc.
167. 1000 houses, how many cars, how many lawns needed to wash them?
168. Love the ecological look of Wallace ville estate in Upper Hutt; Roads; Lights; Parking; School; Parks; Trees; Housing.
169. Not all the same like Aotea block. **Points to specific map area?**
170. Swedish/Danish design models for intensive housing.
171. Ensure all residences must include sufficient off-street parking.
172. Developers are not the ones that should dictate aesthetics.
173. Set/agree the design before involving developers.
174. Individuality of types of house. All for different people. And different needs.
175. Will every house have a lawn to wash their car on? **Points to specific map area?**
176. New houses, variety – old houses that can be transported, state house, 1 bedroom and disabled.
177. Brick, corrugated iron, straw wood houses.
178. Build house properties then have a big house and a granny flat for extended family.
179. Allow for regenerative design. Permaculture consultants.

General comments

Scope of Draft Structure Plan

180. Why does the plan not show current residential areas, extent of pine trees, QEII covenants wetlands
181. Would like to see this linked with Plimmerton Farm.
182. Why is PCC identifying additional land over + above what was identified in the Future Urban Zone when its all over 800 meters away from a railway station?
183. Disconnected from a central vision.
184. Will this new area be called Pukerua Bay? Where does PKB start/end, where does Plimmerton Farms start/end?
185. Does the NZTA land stay?
186. All negotiations and consents and concept plans already discussed with developpers should have been on this map. The council knows already where 400 (at least) houses are going!

Organisations

187. Iwi involvement?
188. Is Kainga Ora involved in the development?
189. Will PCC consider a joint venture between PCC/Iwi/community/developers? Move beyond traditional model of PCC/developers.
190. Can we have access to same information the developers have/had to make investment decision and a copy of any more?
191. Are Kainga Ora having housing in the development? Govt housing? Or all private developments?

Other general comments

192. Local.
193. Use plain english