

Submission Form - RMA Form 5

This submission form should be used for making a submission on Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the Operative District Plan (in accordance with Clause 6 of the First Schedule, Resource Management Act 1991)

To: Porirua City Council
Email to: dpreview@porirua.govt.nz
Subject: Submission on Variation 1 and/or Plan Change 19
Post: Environment and City Planning, Porirua City Council, PO Box 50-218, PORIRUA CITY
Delivery: Ground Floor, Council Administration Building, Cobham Court, Porirua City, marked "Attention: Environment & City Planning Team"

Closing date for submissions is 5pm Monday 12 September 2022

Submitter Contact details			
Full Name	Last Name		First Name
Company/Organisation Name (if applicable)	Pukerua Bay Residents Association		
Contact Person	Iain MacLean		
Email Address for Service	iain@maclean.kiwi		
Address			
Mail Address for Service (if different)	2 Pukerua Beach Road, Pukerua Bay		
Phone	Mobile	Home	Work
	027 420 3056	239 9237	
This is a submission on Variation 1 to the Proposed Porirua District Plan and/or Plan Change 19 to the operative District Plan			
Trade competition – you must select the box that applies to you:			
<input type="checkbox"/> I could <input checked="" type="checkbox"/> I could not gain an advantage in trade competition through this submission. If <u>you could</u> gain an advantage in trade competition through this submission please select one of the following boxes, otherwise go to the section 'Attendance and wish to be heard at the hearing':			
<input type="checkbox"/> I am <input type="checkbox"/> 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.			

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.

Attendance and wish to be heard at a hearing:

I do not wish I wish
to be heard in support of my submission (tick one)

I will I will not
consider presenting a joint case with other submitters who make a similar submission at a hearing (tick one)

Note to person making a submission

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language; and/or
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Privacy note:

When a person or group makes a submission or further submission on Variation 1 to the Proposed District Plan this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Environment & City Planning Team at dpreview@porirua.govt.nz.

Signature of person making submission

(or person authorised to sign on behalf of person making submission)

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

Date 11 September 2022.....

Submission Table

- We recommend using this submission table to state your submission points. This will assist Council accurately record your submission points.
- Each individual submission point should be on a different row. Use as many rows as you require.
- You can attach additional commentary and documents should you need to.
- The examples below are for guidance only to show how submission points could be set out and need to be deleted, and do not represent a position of Council.

Specific part/provision State the specific part or provision of proposed Variation 1 or Plan Change 19 that your submission relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? What action would you like: Retain? Amend? Add? Delete?	Reasons Include reason(s) for your submission point
Introductory principles; Urban form	Amend	Add the following wording to the principle: There will be a range of dwelling styles and sizes to ensure availability and affordability for a wide variety of household sizes and stages of life to account for the projected increase in the older population. Universal accessible design principles are incorporated into the subdivision to make the whole community, including recreational spaces and facilities, accessible to people with disabilities and of different ages, from the very young to the very old.	Housing in Pukerua Bay lacks variety, availability and affordability, and these new development should provide a range of dwelling options for all stages of life. Current design of Pukerua Bay means access for people with limited mobility is restricted. These new developments must be more accessible for more people. Detailed reasons and discussion are included in the attached submission
Introductory principles; Urban form	Support	PCC should continue to support the development of a design guide that support and encourages universal accessible design principles for homes and recreational areas.	As above. This is discussed in our submission.
Introductory principles; Recreation areas	Amend	Add the following wording as indicated in the marked-up DP: , including the potential for sports field(s) There will also be provision for street-level open spaces as informal gathering	Pukerua Bay has no sports fields and the Plimmerton / Mana area does not have enough to support a growing population. There needs to be more variety in the types of open spaces to include smaller, more passive spaces where neighbour

		places for neighbours.	<p>scan gather for informal interaction to help built community bonds and provide spaces for small children to play close to their hosues.</p> <p>Our reasons and discussion are included in the attached submission</p>
Introductory principles; Connectivity	Support	<ol style="list-style-type: none"> 1. Ensure that people living in houses across the whole development are within a safe and reasonable walking distance of public transport, whether that be buses (which would require one or more new bus routes being created) or train stations. 2. Ensure the connection to SH59 includes a safe crossing for pedestrians and cyclists over the state highway to allow non-car access to train stations to the south. Investigate the feasibility of building another train station around Airlie Rd to provide more convenient access to public transport to reduce the increase in traffic heading south on the state highway. 3. The concerns of safety and convenience to residents along most of the length of Muri Road, and many other recreational users of the road must be noted and be part of PCC's consideration of resource consent applications for Stage 1 and subsequent stages of the development. 	<p>Connectivity extends beyond the immediate Structure Plan area and into the connections with State Highway 59.</p> <p>Access to public transport needs to make it easy for people to not use their private cars for travel.</p> <p>Access needs to be available as soon as possible to new residents as the development to proceed to ensure its used becomes ingrained habits.</p> <p>Reasons are discussed in more detail in our submission</p>

		<p>4. PCC needs to work with other agencies and the developers to adequately support the stages of development to mitigate the impacts of development, particularly on access to public transport and movement into, around and out of the new communities, and to allow progressive access to these forms of movement as the new community is developed.</p>	
<p>Introductory principles; Climate change and resilience</p>	<p>Support</p>	<p>Add a new principle to this section: Climate change and resilience The development will incorporate design principles that anticipate the effects of climate change, both to mitigate its impacts and to avoid contributing to it. Landform, infrastructure, urban design, water runoff, and placement of structures will anticipate an increase in extreme weather events and be designed to minimise the impacts of these events and other natural hazards, and to increase community resilience. Transport design and connectivity will seek to minimise the reliance on private motor vehicles for personal transport and maximise use of and access to public transport and carbon-neutral, active transport modes, such as cycling. Interpretation of rules around development must be in line with the Council's Climate Change Strategy.</p>	<p>The District Plan does not acknowledge the increasing natural hazard risks from climate change and the need for changes in lifestyle and how we move around. This new introductory principle explicitly identifies that and makes it a requirement for planning to take account of that.</p> <p>More detailed reasons and discussion are included in the attached submission</p>
<p>Introductory principles; Climate</p>	<p>Support</p>	<p>PCC should prioritise modelling if</p>	<p>Most of the site has not been modelled for</p>

change and resilience		natural hazards across the whole site and the identification of adaptation required to changing risks from climate change impacts before development of the site.	natural hazards. Given the increased risk from climate change impacts, this needs to be done before resource consents are issued for development on the site.
DEV-NG-O2	Amend	Add as point 7: 7. Community facilities designed for multiple uses by the whole community, and which are designed to create and build social cohesion;	This is to ensure community facilities, such as halls and open spaces, are flexible enough to be used for a variety of uses and by many types and sizes of groups.
DEV-NG-O2 (9)	Amend	Add the following wording where marked: on-site freshwater management areas and	This is to reinforce the protection of on-site freshwater bodies as part of the planning of the urban form.
DEV-NO-O3	Amend	Add the following wording at the end of the text: , and the anticipated impact of more extreme weather events resulting from climate change	This is to explicitly link the requirement for infrastructure to planning for the impacts of climate change, as discussed in our submission.
DEV-NG-P2 (4)	Amend	Add the following text as clause 4(d): Allows for the staging of the development in a manner that supports progressive access to public transport and open space connectivity;	This is to ensure that these services are available to new residents as they move into the development, without having to wait until it is completed before the transport network, access to public transport and ease of movement is available.
DEV-NG-P2 (10)	Amend	Add the following text to this clause: through the full extent of the built areas, mixed-use street-level gathering places	First point is to ensure open spaces are within easy walking distance for all parts of the development. Second point allows for the possibility of sports playing fields. Third point allows for places where neighbours can gather close to their houses, preferably with seats and shade trees, as discussed in our submission.
DEV-NG-P3 (3)	Amend	Add the following text to the clause:	This is to provide stronger protection and

		sites of significance	identification of discrete sites that may have culture, spiritual or historical values, which are currently not mentioned in this Policy.
DEV-NG-P4	Amend	Add a new clause as #3: Compromise any cultural, spiritual and/or historical values, sites of significance, interests or associations of importance to Ngāti Toa Rangatira;	We believe this needs to be considered as a criterion to identify inappropriate development that should not proceed, rather than just being something to consider when considering potentially appropriate development, in order to give the values more significance. This is discussed in our submission.
DEV-NG-P4 (4)	Amend	Add the word 'extra' to this clause	This is to ensure that development does not proceed until the extra infrastructure that is needed, and its funding, are identified. This is discussed in more detail in our submission.
DEV-NG-P4 (4)	Support	PCC does not issue resource consents for the developments allowed by the DP variation until funding for the extra infrastructure is identified.	This should be a policy decision by PCC to ensure inappropriate development does not proceed without the necessary infrastructure.
DEV-NG-R3	Amend	Add the following two new sections to this clause: iv. Ecological corridors and SNA buffer areas to incorporate open space linkages to provide contiguous public access around all their margins for recreation and maintenance; v. Buffer areas around wetlands are designed to prevent excessing runoff into the wetland;	This is to ensure public access is maintained around these public areas so they cannot be encroached on, and to increase the protection of these freshwater areas, particularly in the early stages of the development when there will be more exposed soil contributing to erosion and runoff. This is discussed further in our submission.
DEV-NG-R3 1(c)(i) DEV-NG-R3 2(c)(i)	Clarify	Please clarify with wording '50m wide'	We have inferred that the 'length' of these ecological corridors is the distance between the arrowheads on the lines on the Structure Plan and the 'width' is perpendicular to that. But, that might not be what is intended.

Structure Plan	Amend	Reconsider the Boffa Miskell suggestion to move the commercial centre away from the QE2 protected area near the entrance from SH59. This would depend on suitable flat land, and whether it could still be close to the community park, which would be essential.	This is to protect the QE2 area and prevent environmental degradation of the bush.
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