

# Porirua City Council

## Public notice of Proposed Porirua District Plan Clause 5 of Schedule 1 of the Resource Management Act 1991

### Porirua City Council has notified its Proposed Porirua District Plan

The District Plan is the Council's key statutory planning document. It controls where activities can locate and how land can be used, developed and subdivided, and has been prepared in accordance with the Resource Management Act 1991. The Proposed Porirua District Plan is intended to replace the current Operative Porirua District Plan. It applies to all properties in the City except for the area known as Plimmerton Farm that is the subject of Plan Change 18 to the Operative Porirua District Plan.

### Where to view the Proposed District Plan

The Proposed District Plan and supporting information are in digital e-plan format, available on the following link [www.poriruacity.govt.nz/proposeddistrictplan](http://www.poriruacity.govt.nz/proposeddistrictplan) It can also be inspected at:

- Ground Floor, Council Administration Building, Cobham Court, Porirua City;
- Porirua Library, corner Norrie and Parumoana Streets, Porirua; and
- All suburban libraries in Porirua City.

The e-plan includes maps and a property search function that enables users to determine how the Proposed District Plan applies to a particular property.

### Rules with immediate legal effect

The rules in the Proposed District Plan do not have immediate legal effect except for rules that relate to:

- Historic Heritage;
- Sites and Areas of Significance to Māori; and
- Significant Natural Areas.

The rules that have immediate legal effect are clearly identified in the Proposed District Plan. You may require a resource consent under the Proposed District Plan if you wish to undertake work on or within these items or areas. These items and areas are shown on the maps and can be viewed on the e-plan.

### Key changes from the Operative District Plan

As the Proposed District Plan is a review of the entire Operative District Plan (excluding the Plan Change 18 area) the objectives, policies and rules that apply to your property (or property of interest to you) are proposed to change. Key changes include the following:

- The Plan introduces a number of new zones including Residential Zones, Commercial and Mixed Use Zones, Rural Zones and Special Purpose Zones;
- The Plan seeks to provide for future growth by introducing a new Medium Density Residential Zone which encourages denser urban development, as well as identifying land for future housing, industry and business in a Future Urban Zone. Where land is within a Future Urban Zone there may be restrictions on how it can be used;
- There are new objectives, policies and rules enabling housing, including more permissive rules in existing residential areas and a requirement for rain water tanks and water meters for new houses;
- There are new objectives, policies and rules for District Wide matters including infrastructure, three waters infrastructure, subdivision, earthworks, transport, renewable electricity generation, noise, light and signs;
- A new risk-based approach to managing natural hazards including coastal hazards, seismic fault hazards and flooding hazards, with a low, medium and high-risk profile applying to certain properties. New flood and fault hazard maps apply to a wide number of properties across the City. The rules result in additional restrictions for properties located in hazard areas;
- The plan recognises and promotes Tangata Whenua values, including through a new Māori Purpose Zone at Hongoeka and enabling papakaingā housing across the City;
- A new Rural Lifestyle Zone that specifically enables rural-residential lifestyle blocks;
- The Plan includes more detailed assessments of buildings and sites of historic and cultural importance, and new objectives, policies and rules in relation to how they are managed;
- The identification and protection of areas of indigenous biodiversity, known as Significant Natural Areas, including on private property. To enable their protection, the Proposed District Plan restricts how land identified as being a SNA can be used;

- The identification and protection of valued landscapes, natural features and areas of high natural character in the coastal environment.

The above are some of the key changes, and please visit the Proposed District Plan to view all of the proposed changes: [www.porirua.govt.nz/proposeddistrictplan](http://www.porirua.govt.nz/proposeddistrictplan)

### Notices of requirement for designations

The Proposed District Plan includes 11 new notices of requirement for designations. These relate to education facilities, telecommunication and radiocommunication facilities, and a gas transmission pipeline. The specific notices of requirement are as follows:

Requiring Authority	Location of New Designation	Purpose of Designation
Chorus New Zealand Limited	2 Muri Road, Pukerua Bay, Lot 1 DP 15313	Telecommunication and Radio communication and Ancillary Purposes
Chorus New Zealand Limited	2 Tireti Road, Titahi Bay, Section 1 on SO 35629	Telecommunication and Radio communication and Ancillary Purposes
Chorus New Zealand Limited	210 Warspite Avenue, Porirua, Lot 37 DP 29172	Telecommunication and Radio communication and Ancillary Purposes
Chorus New Zealand Limited	67 Discovery Drive, Porirua, Lot 2 DP 75372	Telecommunication and Radio communication and Ancillary Purposes
First Gas Limited	Various land holdings across Porirua including properties that contain the existing Gas Transmission Network (for which there is a legal easement in favour of First Gas or the land is owned by First Gas).	Ongoing operation and maintenance of the Gas Transmission Network, inclusive of above-ground incidental equipment.
Minister of Education	Bishop Viard College, 20 Kenepuru Drive, Pt Lot 1 DP 54751	Education Purposes
Minister of Education	Holy Family School (Porirua), 169 Mungavin Avenue, Pt Lot 1 DP 26026	Education Purposes
Minister of Education	St Pius X School (Titahi Bay), Tuki Street, Pt Lot 2 DP 90760	Education Purposes
Minister of Education	St Theresa's School (Plimmerton), James Street, Lots 13 – 21 DP 9683; Pt Lots 4 & 5 DP 9683; and Pt Lot 6 DP 9683	Education Purposes
Minister of Education	Wellington S D A School, 58 Raiha Street, Lot 1 DP 90268	Education Purposes
Spark New Zealand Trading Limited	12 Mungavin Avenue, Sec 1 SO 23579, held within Record of Title WN36B/378	Telecommunication and Radio communication and Ancillary Purposes

In addition to the new notices of requirement, modifications are also sought for a number of existing designations. All new notices of requirement and modified designations can be viewed in the Designations section of the Proposed District Plan and on the planning maps.

### The following persons may make a submission on the proposal:

- The local authority in its own area may make a submission; and
- Any person may make a submission but, if the person could gain an advantage in trade competition through the submission, then the person may do so only if the person is directly affected by an effect of the proposal that –
  - Adversely affects the environment; and
  - Does not relate to trade competition or the effects of trade competition

### How to make a Submission on the Proposed District Plan

You can make a submission by the following means:

- **e-plan:** [www.porirua.govt.nz/proposeddistrictplan](http://www.porirua.govt.nz/proposeddistrictplan)
- **Email:** [dpreview@pcc.govt.nz](mailto:dpreview@pcc.govt.nz)

- **Post:** Proposed District Plan, 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: Proposed District Plan, Environment and City Planning"

**The submission must include the information in form 5 of the Resource Management Act 1991 and must state whether or not you wish to be heard on your submission. Copies of this form are available from the Porirua City Council and from our website on the above link.**

## **Submissions close at 5pm on Friday 20 November 2020**

The process for public participation in the consideration of the proposal under the Resource Management Act 1991 is as follows:

- After the closing date for submissions, Porirua City Council must prepare a summary of decisions requested by submitters and give public notice of the availability of this summary, and where the summary and submissions can be inspected; and
- There must be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:
  - Any person representing a relevant aspect of the public interest;
  - Any person who has an interest in the proposal greater than the general public has;
  - The local authority itself; and
- If a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- Porirua City Council must give its decision on the provisions and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decision within 2-years of notifying the Proposed District Plan and serve it on every person who made a submission at the same time; and
- Any person who has made a submission has the right to appeal against the decision on the proposal to the Environment Court if:
  - In relation to a provision or matter that is the subject of the appeal, the person referred to the provision or matter in the person's submission on the proposal; and
  - In the case of a proposal that is a proposed policy statement or plan, the appeal does not seek the withdrawal of the proposal as a whole.

*Wendy Walker*

**Wendy Walker**  
Chief Executive  
On behalf of Porirua City Council  
28 August 2020