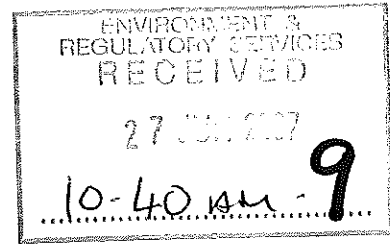


Further Submission on the Judgeford Hills Plan Change Request – Reference 21664

(Closing date: 27th June 2007 5pm)

To: Strategic Policy Group,
Porirua City Council
PO Box 50-218
Porirua City




Full Name of Further Submitter:
Michael James Conroy

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I *wish* to be heard in support of my submission

If others make a similar submission, I **would not** be prepared to consider preparing a joint case with them at any hearing.


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Signature of person making submission or person authorised to sign on behalf of person making submission.

Date:
26 June 2007

Submitter	Submission Number	Plan Reference	Support/ Oppose	Reason	Decision Sought
Jacqueline Sebire	2.4.5	Additional Rule Housing	Support in Part	<p>The proposal effectively allows development at a greater intensity than the current district plan allows. I don't believe that the proposal is significantly different than many other landowners could submit to support a case for more intensive subdivision than the current minimum of 5ha. Therefore this proposal will inevitably set a bench mark for future subdivisions throughout the catchment. With the current high value of land (approx \$45K/ha for 5 he blocks and approx \$250k for a section) there are very significant financial incentives for rapid and extensive subdivision. However it is recognized that cluster developments with associated open space, as opposed to only 5Ha subdivision, irrespective of landform, may offer ecological, amenity and economic benefits. The key issue is ensuring that there is the cluster is appropriate for the site and most importantly that there is adequate and fully protected open space.</p>	<p>That individual subdivision below the minimum area of 5ha be permitted as long as the average of all the subdivision is greater than 5ha and the open space has full protection from future development. Sub divisions where the average size is below 5ha, become a non-permitted activity.</p>
Bloomfield family trust	7.6	Primary Production Area	Support in Part	<p>I believe it would be difficult to ensure that there is ongoing access for 40 years without granting a property right to the cluster housing purchasers.</p>	<p>That there is a property right for access granted to the cluster purchasers either as an easement for pedestrian access (right to room) or by forming a Body Corporate for the development.</p>

<p>Greater Wellington Regional Council</p>	<p>12.6</p>	<p>C4A.3.1.3</p>	<p>Support in Part</p>	<p>While supporting the intent of the submission, the proposal is poorly defined and is still not measurable.</p>	<p>Establish clear and measurable performance objectives and monitoring of the stream during construction and ongoing. For example</p> <ul style="list-style-type: none"> • pH >4 99% of the time • Dissolved Aluminum <1mg/L for 99% of the time • Total Suspended solids 90th percentile 65mg/L • TSS median 20mg/L • Turbidity median of 30NTU • Fecal coliforms of >100 • Zero stock access. • BOD levels
<p>Greater Wellington Regional Council</p>	<p>12.8</p>	<p>D4A.1.2 Rule xv</p>	<p>Support</p>	<p>That developments, more intense than currently allowed in the rural area, will create a number of issues which will require ongoing management such as maintenance of the wetlands, protection of the stream, maintenance of the waste water system and the future of the primary production area. However ongoing legal responsibility for these management measures is unclear.</p>	<p>That a legal person such as a body corporate is identified for ongoing management of environmental issues arising from the development.</p>
<p>Lynette Wharfe</p>	<p>14.1</p>	<p>C4A.3.1.1</p>	<p>Support</p>	<p>The Pauatahanui rural catchment is under very significant development pressures including from:</p>	<p>Identify areas that are not suitable for building to</p>

				<ul style="list-style-type: none"> Infrastructure developments including roading and electrical transmission lines. Industry including windfarms and potential big box retail and light industrial developments. Residential including rural, semi rural and urban development. <p>Balanced against this is the need to protect the environmental values of the inlet and its associated catchment and bush remnants along with the sporting, amenity and landscape values for the local and regional community.</p> <p>To ensure these values are protected, there is an obvious need to identify and protect areas, which are not suitable for building.</p>	ensure the environmental, sporting, recreational and landscape values of the area are protected.
Lynette Wharfe	14.21	Other D4A.3.21	Support in part	It should be clearly stated that each title is restricted to a single dwelling to ensure that total number of dwellings is capped.	Include an explicit statement that individual subdivisions/titles are restricted to a single dwelling.
Lynette Wharfe	14.25	D4A.3.12	Support	Location of a building within a property is fundamental to ensure landscape and rural character values are protected.	Include a reference to location
Pauatahanui Residents Association	15.27	C4A5	Support in Part	While I support the intent of the submission, to be of effect the term Rural Character must be defined within the Plan	Include a definition of "Rural Character".