

6. The specific provision of Plan Change 18 that my submission relates to is:	7. My submission is:  <i>Please include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views</i>	8. I seek the following decision:  <i>Please give precise details</i>
All provisions of PC18 that will affect the communities of Plimmerton and Camborne and the surrounding environment	<p>The Plimmerton Residents' Association (PRA) works on behalf of the residents of Plimmerton and Camborne on matters affecting their interests and the amenities of the district. We recognise the diversity of views held in our community regarding the Plimmerton Farms development and have therefore chosen to take a neutral position on whether Plan Change 18 should be adopted.</p> <p>However, as Plan Change 18 and the subsequent development of Plimmerton Farm Zone (PFZ) will have a major impact on our community, facilities and the environment over many years, we would like to highlight some specific issues for Porirua City Council's (PCC's) ongoing attention. These are noted below.</p>	That PCC considers the impact of the Plimmerton Farms development on the community, the existing infrastructure and the environment in all phases and aspects of the project, takes steps to mitigate and monitor such impacts, and keeps the community informed on all matters affecting them.
Stormwater Management	<ol style="list-style-type: none"> <li>1) The area below the proposed development is already flood prone, with impacts from significant rain events, high tides and stream blockages. This includes the fragile Taupō Swamp area, Taupō Stream, Plimmerton Domain, and residential and commercial areas including James St, lower Grays Rd, Ulric Street and St Andrews Rd.</li> <li>2) The addition of around 2,000 new dwellings in Plimmerton Farm Zone will add significantly to the stress on ageing infrastructure that already struggles to cope.</li> </ol>	<ol style="list-style-type: none"> <li>1) That PCC and developer follow best practice in all phases and aspects of the construction and the future ongoing maintenance to mitigate the effects of stormwater runoff from this new development.</li> <li>2) That PCC commits to replacing older infrastructure outside PFZ where required to accommodate the increased load.</li> </ol>

<p><b>6.</b> The specific provision of Plan Change 18 that my submission relates to is:</p>	<p><b>7.</b> My submission is:</p> <p><i>Please include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views</i></p>	<p><b>8.</b> I seek the following decision:</p> <p><i>Please give precise details</i></p>
<p>Transport</p>	<p>1) <b>Roading:</b> Access to the PFZ during development needs to be carefully considered. The existing access to PFZ via James St is directly opposite a new residential development. James Street is a loop road but is currently a quiet residential street with elderly residents, a school and a church. The delay in the Transmission Gully project may affect the ability to open an additional access to PFZ from SH1. The residents of this area may be subject to heavy vehicle movements and increased traffic volumes for years to come.</p> <p>2) <b>Public Transport and Access to Plimmerton Village:</b> The addition of around 2,000 households to our community will have a significant impact on our well established village community and on public transport. There must be safe access for pedestrians and cyclists across St Andrews Rd (SH1) to Plimmerton Village and Plimmerton Station. The existing parking facilities for the station are likely to be inadequate.</p>	<p>1) That PCC and developer use best endeavours to seek alternatives to using James Street as the primary PFZ site access, and, if this is not possible, ensure that any vehicle movements associated with the project are limited to only the section of James Street between current access to PFZ and Plimmerton Roundabout.</p> <p>2) That PCC ensure that provision is made for safe and convenient all-user access from PFZ across the existing SH1 (St Andrews Rd) to Plimmerton Station and all village amenities on western side of SH1.</p> <p>That PCC ensure that provision is made in PFZ for adequate parking for rail commuters and work with developer and GWRC to ensure a designated Park and Ride area is included within the PFZ.</p> <p>That PCC and GWRC consider a shuttle bus service from PFZ and Camborne to the station to reduce private traffic movements and the need for car parking.</p>

<p><b>6.</b> The specific provision of Plan Change 18 that my submission relates to is:</p>	<p><b>7.</b> My submission is:</p> <p><i>Please include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views</i></p>	<p><b>8.</b> I seek the following decision:</p> <p><i>Please give precise details</i></p>
<p>Ecology and Indigenous Biodiversity</p>	<p>1) Significant Natural Areas have been identified within the PFZ which require protection and/or restoration as the development proceeds. There are also other ecologically valuable areas in the wider surrounding area that may be affected by the PFZ subdivision and development work over an extended period. These include the fragile Taupō Swamp &amp; Catchment, the Plimmerton foreshore, Porirua Harbour and other native bush zones such as the area between Mo Street and James St.</p> <p>2) Pest control – There is an active and established network of community trappers in Plimmerton/Camborne, aiming to reduce numbers of pests such as rats, mice, stoats and weasels which threaten the varied and abundant birdlife. There is potential for earthworks on PFZ development to encourage pests to shift from farmland to residential areas and bush zones outside PFZ.</p>	<p>1) That PCC and developer commit to best practice in ensuring that the ecological values of the Plimmerton Farms Zone site and the wider area (including Taupō Swamp and Catchment, Plimmerton foreshore, Porirua Harbour and native bush zones) are protected through effective mitigation (and monitoring of same) throughout the project lifecycle and into the future.</p> <p>That PCC ensure monitoring of environmental impacts (and any required remedial action) continues during any periods of inactivity (eg pandemic lockdown, financial disruption, natural disaster).</p> <p>2) That developer be required to not in any way impede efforts by our community to reduce pests in Plimmerton and Camborne, and to assist by actively implementing active pest control measures in PFZ where necessary.</p>

<p><b>6.</b> The specific provision of Plan Change 18 that my submission relates to is:</p>	<p><b>7.</b> My submission is:</p> <p><i>Please include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views</i></p>	<p><b>8.</b> I seek the following decision:</p> <p><i>Please give precise details</i></p>
<p>Earthworks / Noise</p>	<ol style="list-style-type: none"> <li>1) The site development and construction phases of PFZ present a range of continuing impacts on the adjacent residential communities and to the environment generally. These risks include sedimentation, erosion, dust, vibration, noise and traffic movements (including heavy vehicles). These impacts will continue for the duration of the project, i.e. 20 years plus, so a best practice Site Management plan and continual monitoring by PCC of compliance is essential.</li>   <li>2) The recent Covid 19 lockdown has shown how major projects such as Transmission Gully can be shut down without warning for an extended period, and the SMP needs to cater for such eventualities.</li> </ol>	<ol style="list-style-type: none"> <li>1) That PCC requires developer to adopt best practice in preparation of the Site Management Plan ('SMP') that details sediment and erosion control, dust control, vibration and noise, traffic, hours of operation, health and safety and any other measures employed to manage the impact on adjacent properties and other sensitive receivers such as the Taupō Swamp, and that this SMP be reviewed and evaluated by PCC using appropriately qualified personnel before adoption.</li>   <li>2) That PCC ensures SMP includes provision for mitigating/remedial action prior to and during any lockdown or period of inactivity to mitigate any negative effects on environment and local communities.</li>   <p>That PCC monitors compliance to SMP throughout the development, including during any periods of inactivity (eg pandemic lockdown, financial disruption, natural disaster).</p> </ol>