

PORIRUA CITY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1953

Hearing of Objections to Porirua Borough Consolidated and Reviewed District Scheme

THE Porirua City Council hereby gives notice that the hearing of objections to the Porirua Borough Consolidated and Reviewed District Scheme will commence at 9.30 a.m. on Wednesday the 26th day of January 1966, in the City Council Chambers, Hartham Court Buildings, Porirua, and will continue as there arranged from time to time and place to place until all objections and witnesses have been heard.

All persons who wish to be heard in support of or opposition to any objection shall notify the council accordingly at least three days before that date.

The following is a summary of the subject matter of objections received by the Council:

1. *Tawa Borough Council*—Objecting to the proposed zoning of 150 acres as Industrial C on the grounds that the area is in close proximity to Linden and nearby hospitals. Residents and ratepayers and users of the hospitals could be affected detrimentally by objectionable elements from industries established in the zone and there would be a detraction from the amenities of the area.

2. *Wellington Hospital Board*—Objecting to the proposed zoning of 150 acres as Industrial C on the grounds that the proposed zoning will result in a detraction from the amenities of the neighbourhood in general and in particular will result in any hospital adjacent to the industrial zone being subjected to a depressing outlook and to the nuisance of noise, smell, smoke, and fumes to the detriment of the comfort and welfare of patients and inmates.

3. *Estate of Stuart Duncan*—

(a) Objecting to the proposed zoning of 150 acres as Industrial C on the grounds that the area is in close proximity to Linden and nearby hospitals. Residents and ratepayers and users of the hospitals could be affected detrimentally by objectionable elements from industries established in the zone and there would be a detraction from the amenities of the area.

(b) Objecting to the zoning of the estate-owned land as rural on the grounds that it should be zoned for urban use and development in terms of plans submitted to the council in 1963.

4. *Dr R. A. and Mrs D. I. Lochore*—Objecting to the proposed zoning of their land in Eastwood Avenue as Residential A1 on the grounds that the area is suitable for high density residential development and this is precluded by the zoning.

5. *J. H. Wiffin*—Objecting to the proposed zoning of his land in Eastwood Avenue as Residential A1 as this allows only the erection of dwelling houses and accessory building whereas the land is better suited for development for flats and high density housing.

6. *Mrs O. A. Paul*—Objecting to the proposed zoning of Lot 11, D.P. 17838, on Porirua-Paremata Main Highway as Deferred Residential on the grounds that she is prevented from obtaining a permit to erect a residential building on the land until 1975.

7. *District Public Trustee (Gear Family Agency)*—Objecting on behalf of the owners of Lots 1, 7, and 8, D.P. 17838, on Porirua-Paremata Main Highway as Deferred Residential as the proposal will cause undue hardship to the owners.

8. *Mrs H. S. Coupland*—Objecting to the proposed zoning of Lot 10, D.P. 17838, on Porirua-Paremata Main Highway as Deferred Residential on the grounds that the zoning prevents the land being used or sold or otherwise disposed of until 1975 and this will cause undue hardship.

9. *Hutt County Council*—Objecting to the proposed zoning as Residential Stage 1 of land adjacent to the county/city boundary of Paremata on the grounds that this land is considered to be not yet ripe for residential use and should be zoned rural.

10. *Milhurst Park Ltd.*—Objecting to the zoning of the property in Kenepuru Drive as residential on the grounds that it should be zoned industrial like other land immediately adjacent to the company's property.

11. *R. A. and D. M. Dawson-Welch*—Objecting to the failure to provide in the scheme for road access from the urban development in the city to the land they own in South Takapu Road on the grounds that such lack of road access deprives them of all prospect, present, or future of realising the potential use of the land for urban development purposes.

12. *Hutt Valley Electric Power and Gas Board*—

(a) Objecting to the inclusion of electrical sub-stations and transformers in the list of conditional uses in Ordinance II, clause 3 (1) (b) (vi), and Clause 4 (1) (b) (ii).

(b) Objecting to Ordinance VII, clause 7, relating to underground reticulation, requiring electric power, street lighting, and telephone reticulation to be placed underground in all new subdivisions and wherever practicable when overhead reticulation is being renewed or extended.

13. *Porirua Fire Board*—

(a) Objecting to the inadequacy of direct access by road to the areas described as Stage 1 and 2, Deferred Residential development and to the indirect and circuitous road access into areas being developed for urban uses in the Porirua East, Cannons Creek, and Waitangirua areas.

(b) Objecting to the failure to make provision in the scheme for a site for a fire station in upper Warspite Avenue in the Waitangirua area.

14. *Truebridge Callender Beach and Co.*—Objecting to Ordinance III, Subdivision of Land, clause 3, Exceptions to Standard Requirements, on the grounds that the subdivision of pre-existing parcels of land is made more difficult and in some instances is prevented.

15. *Wellington Regional Planning Authority*—Objecting that a clause has not been included in the scheme as is suggested in paragraph 132 of the Wellington Regional Planning Scheme draft Scheme Statement which is desirable as a means of promoting greater flexibility and variety in larger schemes of development.

16. *Minister of Works*—Objecting on the grounds that:

(a) Land zoned Industrial A and A1 in the area between Lyttelton Avenue and Porirua Harbour is more than is likely to be required for such purposes and land zoned Industrial B is insufficient to meet the demand for land in this zone.

(b) The area of Commercial B zone at Cannons Creek and Commercial A zone at Herewini Street are insufficient.

(c) An area in the eastern harbour hills zone for proposed plantation and recreation reserve is needed for residential development and access roading.

(d) An area zoned for parking at the rear of the Roman Catholic Church in Kenepuru Drive is to be disposed of to that Church by the Crown.

(e) An area zoned Industrial A at the corner of The Ramp and Lyttelton Avenue and another on the corner of Hagley Street and Lyttelton Avenue are to be made available by the Crown for car parking.

(f) The designation as parking of part of the land between the new overbridge and Walton Leigh Avenue and with the frontage to Lyttelton Avenue does not provide the best relationship of off-street car parking facilities to commercial uses on that site.

(g) The roading standards laid down in Part IV (b) of the Scheme Statement would lead to unnecessarily wide carriageways.

(h) The minimum standard frontage of 80 ft required by Ordinance III, clause 2 for sites in Industrial B and C zones is excessive.

(i) The provision of Ordinance VI, clause 3 (8) requiring that off-street car parking spaces on residential sites shall be formed would result in an undesirable increase in the cost of development of State housing schemes.

17. *Porirua City Council*—

(a) Objecting to the residential zoning of land at the corner of Warspite Avenue and a proposed new street immediately to the south of the proposed Commercial B zone at Waitangirua on the grounds that the land should be zoned for "Proposed Civic Purposes".

(b) Objecting to the district scheme to make alterations in the following clauses in the Code of Ordinances—

(i) Ordinance I, Clause 3, adding a definition for "Carport".

(ii) Ordinance II, clause 3 (b) (vii), adding a proviso that such premises are to be not closer than 880 yds.

(iii) Ordinance II, clause 4 (i) (d) (iii), altering side yard minimum width.

(iv) Ordinance II, Clause 4 (2) (e) (i), providing for an exception where the shape of the site makes compliance with the requirement impracticable.

(v) Ordinance II, clause 5 (3) (a) (i) and clause 5 (4) (a) (i), adding the words "and other than petrol service stations".

(vi) Ordinance II, clause 5 (3) (d) and clause 5 (4) (d), altering the Bulk and Location Requirements in Industrial B and C zones and making provision to dispense with one side yard where adjoining owners cooperate to coordinate the design and layout of their buildings to achieve a harmonious appearance.

(vii) Ordinance V, clause 1 (7), altering the wording of the clause as it relates to the maximum flow area of accessory buildings.

(viii) Ordinance V, clause 2 (2) (b), altering the wording of the clause as it relates to sites with physical difficulties.

(ix) Ordinance V, clause 2 (2) (f), altering the wording in respect of corner sites.

(x) Ordinance V, clause 2 (2) (h), altering the wording in respect of the use of yard space for accessory buildings and garages.

(xi) Ordinance V, clause 3 (2), altering the definition of "height" in subclauses (i) and (ii) and the exclusion shown in (a), (b), and (c).