

**Before the Hearings Panels
At Greater Wellington Regional Council**

Under Schedule 1 of the Resource Management Act 1991

In the matter of Proposed Change 1 to the Regional Policy Statement for the Wellington Region

Hearing Topic HS4 – Urban development

Response to Minute 14 regarding centres hierarchy

Date: 24th October 2023

INTRODUCTION:

- 1 I have prepared this statement in response to Minute 14 on behalf of PCC. That Minute provides territorial authorities with an opportunity to respond to Kāinga Ora's proposed Centres hierarchy for the Wellington region.
- 2 I am authorised to provide this statement on behalf of PCC.

RESPONSE

- 3 PCC notes that Mr Heale, in his statement of evidence on behalf of Kāinga Ora, includes Mana as a Town Centre in his recommended version of RPS Policy 30. PCC wishes to make the Hearing Panels aware that Mana is identified in the Porirua Proposed District Plan (PDP) as a Local Centre Zone. While Kāinga Ora submitted on the PDP and Variation 1 to the PDP seeking the rezoning of Mana from a Local Centre Zone to a Town Centre Zone, at Hearing Stream 7 it confirmed that it did not wish to pursue this rezoning. There are no other submissions seeking this rezoning. As such PCC consider that Mana should be removed from the Town centres list in Mr Heale's version of RPS Policy 30 to align it with the PDP and Kāinga Ora's position on this matter as stated in the hearings for the PDP/Variation 1 to the PDP.
- 4 Below I attach a link to the statement of evidence from Karen Williams on behalf of Kāinga Ora, which confirms support for the recommendation **not** to rezone Mana from a Local Centre Zone to a Town Centre Zone. Please see Part 3 of that report, "Areas of Agreement with S42A Reports":

https://storage.googleapis.com/pdp_portal/pdps/hearing_stream7/submitter_evidence/Statement%20of%20Evidence%20-%20Kainga%20Ora%20-%20Karen%20Williams.pdf

Below I also attach a supplementary statement provided by Kāinga Ora at the request of the Variation 1 hearing panel, confirming which submission points were no longer being pursued:

https://storage.googleapis.com/pdp_portal/pdps/hearing_stream7/submitter_evidence/Supplementary%20Evidence%20-%20Kainga%20Ora%20-%20Table%20of%20K%27inga%20Ora%27s%20Positions%20on%20Original%20and%20Further%20Submissions%20%2829%20Mar%202023%29

- 5 Finally, I attach a link to the relevant s42A report for this topic during the hearings into Variation 1 (PCC's IPI) to the PDP. Please see paragraphs 885 to 896 which include reference to the economic evidence supporting the centres hierarchy in the PDP. This sets out the planning and economic issues with a Town Centre zoning for Mana.

https://storage.googleapis.com/pdp_portal/pdps/hearing_stream7/s42a_reports/Section%2042A%20Report%20-%20Overarching%20.pdf

- 6 PCC considers that listing Mana as a Town centre rather than a local centre, would require it to undertake a plan change to zone it Town Centre Zone, including introducing a whole new chapter and chapter provisions into the PDP for the new zone. There is no such zoning in the PDP. Such a zoning would also not achieve the strategic objectives of the PDP.
- 7 Decisions on the PDP and on the IPI hearing panel's recommendations for Variation 1 to the PDP, will be notified by the 14th December 2023, as required by the Minister for the Environment.
- 8 PCC wishes to thank the Hearing Panels for providing this opportunity to respond on this matter.

Date: 24/10/2023

Michael D. Rablin
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