



Generation Zero

Generation Zero's Submission to

Plimmerton Farm Proposed Plan Change

Proposed District Plan Change No: 18

**Greenfield developments must have a focus on smart urban planning
and enhancing the natural environment**

Generation Zero strongly supports the views of [Talk Wellington](#) and [Friends of Taupō Swamp and Catchment](#) in regards to the proposed development at Plimmerton Farm. We would prefer that urban development is prioritised for brownfield sites to increase urban density and reduce the negative effects of sprawl however, if the development at Plimmerton Farm must go ahead, we would like the following changes made to the plan.

1. Introduction of a framework for mana whenua engagement and representation

- a. We would like to see something similar to [Te Aranga Design Principles](#) used in Tāmaki Makaurau Auckland, giving consideration to the core values that should inform good urban design.
- b. For instance, the principle of Whakapapa speaks to celebrating Māori names in urban spaces and Taiao to ensure the natural environment is protected, restored and / or enhanced.

2. Better consideration to ‘third places’ and amenity

- a. There needs to be ‘third places’ designed-in; where people can congregate naturally within easy walking distance of their homes to build communities together.
- b. In particular, we want to see an additional neighbourhood-focused centre in the northern part of Plimmerton Farm that includes a place for people to buy food and other groceries.
- c. We do *not* however want to see space given to “Big-box retail” - this should be a non-complying activity.

3. Design for people, not cars. The current designs are far too car-centric and wont make for a livable suburb.

- a. Streets should have a maximum speed of 30km to improve safety for people - this must be enforced with good traffic calming techniques rather than just signs and must be obvious to anyone entering the suburb. Please see our [submission to WCC's Safer Speeds](#) consultation for more details of the clear benefits of reducing speeds.
- b. Active transport modes (walking and cycling) should be encouraged by providing safe footpaths and separated cycle and scooting lanes. This improves mobility and health for people, reduces car dependency, and reduces emissions.
- c. Reduce the carriageway widths of the three collector type roads - these are far too wide which makes poor use of space and encourages un-safe driving practices.
- d. Generally scale down the roads throughout the development to lower in the road hierarchy.

- e. Don't build for driving between precincts (the giant loops). Connect precincts only with neighbourhood scale streets – walkable / bikeable / scootable neighbourhood greenways.

4. Increase density to reduce sprawl and make smarter use of space

- a. Add another zone of higher density within a 5-minute walking catchment of Plimmerton Village. Plimmerton is on a key transport spine and the [railway station is scheduled for an upgrade](#) to cope with increased ridership. This will help promote public transport use and reduce carbon emissions.

5. Stronger commitments to the preservation of Taupō Swamp and wider natural environment

- a. We are pleased that steps are being taken to engage with mana whenua over the protection of the natural environment, but we would like to see stronger commitments to the preservation of Taupō Swamp - an area of significant biodiversity value. An increase in sedimentation caused by this development would be unacceptable.
- b. We do not believe the site information and the ecological assessment report (upon which the developer and PCC are basing the planning of this subdivision) are sufficient and we want to see them peer reviewed with a stronger view to the future impacts - especially considering this development is quite a long term plan.
- c. We are concerned that the planned “commercial” centre is right on some tricky topography that will require significant earthworks to create platforms to build on. In all likelihood this will have severe impacts on the nearby wetlands.

Thank you for the opportunity to provide feedback on this consultation and we look forward to seeing the revised plan. We would like to speak at the hearing in support of our submission.

Ngā mihi nui,

Generation Zero Wellington

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