

RMA FORM 5



Submission on publicly notified Proposed Porirua District Plan

Clause 6 of the First Schedule, Resource Management Act 1991

To: Porirua City Council

1. Submitter details:

Full Name	Last Paice	First Christopher
Company/Organisation <i>if applicable</i>		
Contact Person <i>if different</i>		
Email Address for Service	chris.paice@xtra.co.nz	
Address	45 Rawhiti Road, Pukerua Bay	
	City Porirua	Postcode 5026
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Mobile 021 02356837	Home
		Work

2. This is a **submission** on the **Proposed District Plan** for Porirua.

3. I could I could not
gain an advantage in trade competition through this submission.
(Please tick relevant box)

If **you could** gain an advantage in trade competition through this submission please complete point four below:

4. I am I am not
directly affected by an effect of the subject matter of the submission that:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.
(Please tick relevant box if applicable)

Note:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. I wish I do not wish
 To be heard in support of my submission
(Please tick relevant box)

6. I will I will not
 Consider presenting a joint case with other submitters, who make a similar submission, at a hearing.
(Please tick relevant box)

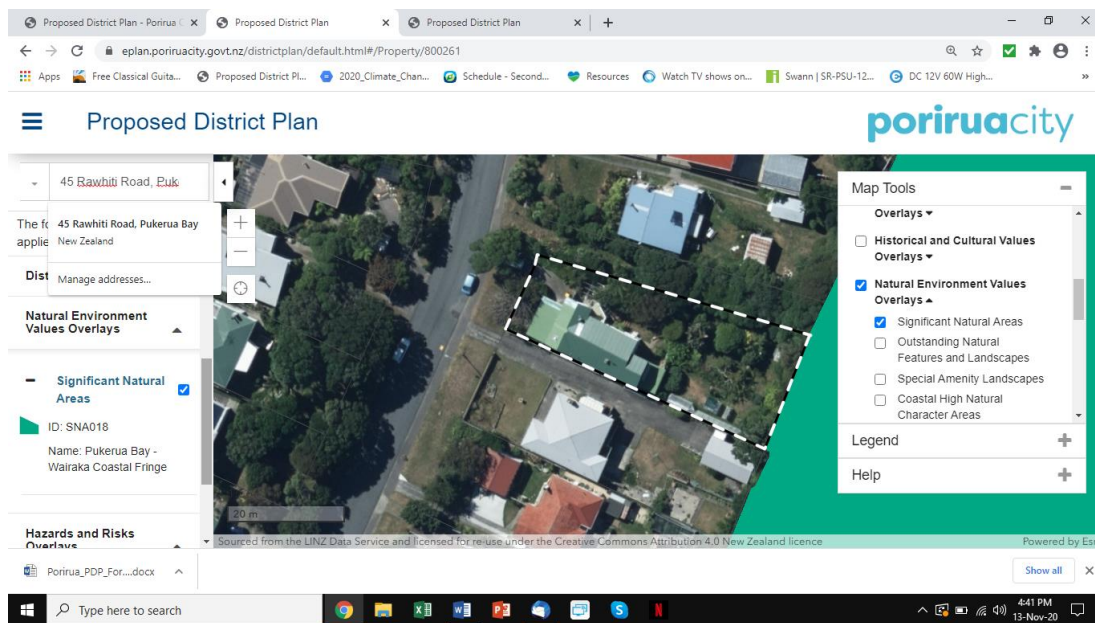
Please complete section below (insert additional boxes per provision you are submitting on):

The specific provision of the proposal that my submission relates to:
Significant Natural Areas (SNAs)
Do you: Support? Oppose? Amend?
Amend
What decision are you seeking from Council? What action would you like: Retain? Amend? Add? Delete?
Amend

Reasons:

I recently looked at the proposed district plan and in particular any aspects that relate to my property at 45 Rawhiti Road, Pukerua Bay.

When I identified my property through the plan link <https://eplan.porirua.govt.nz/districtplan/default.html>, I found that my property gives the appearance of having been classified as a 'Significant Natural Area' (see left hand column of the screen shot below)



I have discussed my concerns with Rory Smeaton, Senior Policy Planner at Porirua City Council and he is of the opinion that this designation on my property is an error caused by the mapping of the adjacent SNA (Wairaka Coastal Fringe, SNA018) overlapping slightly over my property boundary.

It is important to me that this error is corrected as an apparent SNA designation on my property could have significant effect on how I am able to maintain my garden in its current form (which has taken 30 years to develop) as well as affecting the value of my property should I come to sell it in the future. I note also that the property immediately south of me (no. 47) does not have this designation, where the property north of me (no. 43) does have it. I am asking that all properties bounding the Wairaka Coastal Fringe (SNA018) are reviewed in relation to the SNA overlay mapping to see that such designation is removed unless there truly is overlap onto the properties.

Rory has copied you into the email which he kindly sent yesterday and I have also included that email for your reference in the email to which this submission is attached.

My submission

Please return this form no later than **5pm on Friday 20 November 2020** to:

- Proposed District Plan, Environment and City Planning, Porirua City Council, PO Box 50-218, PORIRUA CITY or
- email dpreview@pcc.govt.nz

Signature of submitter
*(or person authorised
to sign
on behalf of submitter):* _____

Date: _____

*A signature is not required if you make
your submission by electronic means*

**Correspondence between
Council and submitter which
forms part of this submission**

Louise White

From: Chris <chris.paice@xtra.co.nz>
Sent: Friday, 13 November 2020 5:26 PM
To: dpreview
Cc: Rory Smeaton
Subject: [EXTERNAL] 45 Rawhiti Road - SNA identification issue
Attachments: Submission to PCC regarding 45 Rawhiti Road designation as SNA.docx
Categories: Submission on PDP

Please find my attached submission regarding the apparent SNA designation affecting my property at 45 Rawhiti Road. Also below is the email sent to me by Rory Smeaton, (and copied to yourselves) following discussion of the matter with him, with his advice to raise this matter through submission on the proposed district plan.

I refer to Rory's email in my submission.

Regards

Chris Paice

----- Forwarded Message -----

Subject:45 Rawhiti Road - SNA identification issue
Date:Thu, 12 Nov 2020 03:01:59 +0000
From:Rory Smeaton <Rory.Smeaton@porirua.govt.nz>
To:chris.paice@xtra.co.nz <chris.paice@xtra.co.nz>
CC:dpreview <dpreview@porirua.govt.nz>

Tēnā koe Chris,

Thank you for your phone call and coming into the office today to discuss the Proposed Porirua District Plan (PDP).

As discussed, *SNA018 Pukerua Bay – Wairaka Coastal Fringe* is located adjacent to your property at 45 Rawhiti Road, as shown below. You have raised an issue in that the property selection tool available on the PDP GIS viewer identifies SNA018 as being located on your property. Based on the PDP maps showing the boundary of SNA018 following the boundary of your property, and with no apparent SNA area within your property (as shown below), I believe that this identification is an error. This error may be due to the interaction of the SNA and property boundary layers within the GIS system.

As discussed, it may be beneficial for you to provide a submission on the issue raised above.

One matter we did not discuss today was the location of the Pukerua Fault Rupture Zone in the eastern part of your property, as shown in the lower screenshot below. This overlay has associated rules in the NH – Natural Hazards chapter, with implications for proposed development of a Hazard-Sensitive Activity or Potentially-Hazard-Sensitive Activity (as defined in the PDP) within the Rupture Zone. Please get back in touch if you would like further information on this matter; my contact details are below.



District Plan Zone

Zone

- General Residential Zone

Natural Environment Values C

Significant Natural Area:

- ID: SNA018
- Name: Pukerua Bay - Wairaki Fringe

Hazards and Risks Overlays

- Pukerua Fault Rupture Z



Ngā mihi,
Rory