

Porirua's Proposed District Plan 2020

Submission on Porirua's Proposed District Plan

To - Environment and City Planning Team

Date received 17/11/2020

Submission Reference Number #41

Wishes to be heard? No

Is willing to present a joint case? No

Could gain an advantage in trade competition in making this submission? No

Directly affected by an effect of the subject matter of the submission? Yes

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Submission points

Point 41.1

Support / Support in part / Oppose

Oppose

Section: RLZ - Rural Lifestyle Zone

Sub-section: Standards

Provision

RLZ-S4 Setback

1. Buildings or structures used for residential purposes, except for buildings and structures fronting Motukaraka Road, must not be located within:

- a. A 10m setback from a boundary with a road; and
- b. A 5m setback from a side or rear boundary.

2. Buildings or structures used for non-residential purposes and buildings and structures fronting Motukaraka Road, must not be located within:

1. A 10m setback from a boundary with a road;
2. A 5m setback from a side or rear boundary; or
3. A 10m setback from a boundary of a site in a Residential Zone.

3. Buildings and structures fronting Motukaraka Road must not be located within:

- a. A 1.5m setback from a side or rear boundary.

Matters of discretion are restricted to:

1. Design and siting of the building or structure;
2. Any shading of, or loss of privacy for, residential units on adjacent sites;
3. Screening, planting, and landscaping of the building or structure; and
4. Whether topographical or other site constraints make compliance with the standard impractical.

This standard does not apply to:

- Fences or standalone walls;
- Up to two rainwater tanks within the side or rear setbacks, each with a maximum diameter of 3.5m and a maximum height of 3m; and
- Up to two accessory buildings within the side and rear setbacks, with a maximum gross floor area of 10m² each.

Submission

Given current minimum plot size is 5 hectares (50,000 sq mtrs) and the proposed minimum size is 2 hectares (20,000 sq mtr) there is absolutely no justification to have a building/structure/water tank/sewage field or anything else as close as 1.5 meters from a neighbouring boundary. There is something wrong if a landowner could not accommodate all their structures within the 50,000 or 20,000 sq meters site, without resorting to being on their neighbours boundary.

Rural lifestyle zone is supposed to support not degrade the rural aspect of an area . Rural life is one of open green space with minimum visual/noise pollution so having any structure or intrusion closer than 5 meters, 10 meters even, would mean the area would be rural in name only and not in lifestyle which is contrary to the rhetoric in the DP. I strongly oppose reducing the boundary setback.

Relief sought

I want PCC to retain the minimum setback in the Rural Lifestyle Zone at 5mtrs or even increase to 10 mtrs, so perception of urbanisation is kept to a minimum.... ie: maintain the rurality.