

Porirua's Proposed District Plan 2020

Submission on Porirua's Proposed District Plan

To - Environment and City Planning Team

Date received 19/11/2020

Submission Reference Number #54

Wishes to be heard? Yes

Is willing to present a joint case? Yes

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 54.1

Support / Support in part / Oppose

Oppose

Section: SUB - Subdivision

Sub-section: All Zones Standards

Provision

SUB-S1	Minimum allotment size and shape	
All zones	1. All allotments created must comply with the minimum allotment size and allotment shape set out in SUB-Table 1.	There are no matters of discretion for this standard.

Submission

The Proposed District Plan for the Rural Lifestyle Zone states: All allotments created must have a minimum allotment size of 2ha.

The Draft District Plan suggested an average of two allotments per 4ha.

In setting allotment sizes within the fringe rural areas the focus/consideration should be on how our decisions will be received in generations to come. Do we want to provide for a solution that fits within a strict rule rather than providing a solution that fits the environment of the landscape. The consequences of the former (the Proposed District Plan) will encourage odd and more unusable shaped ownership of the land parcel output. The later (the Draft District Plan) will provide a solution that considers the lands topography (e.g. think natural waterways, steep terrain) so size will not be the best solution but rather how the land will be enjoyed by the land owner and be more appropriate for our future generational ownership. Also noting that these areas will be the next step in the growth of our Urban environment.

So not a hard rule of minimal 2ha but a solution that allows for an averaging of the larger 4ha area.

Relief sought

When subdividing lots within the Rural Lifestyle Zone provide for an averaging across the larger lot (by way of examples 4ha lots this could be 1:3, .5:.35 or a mix within the ratio)