

19 November 2020

Porirua City Council
PO Box 50218
PORIRUA 5240

Attention: Stewart McKenzie
Manager Environmental and City Planner

C/- Email dpreview@pcc.govt.nz

RE: PROPOSED DISTRICT PLAN SCHEME CHANGES FOR
112 Mana Esplanade Paremata

This submission is a brief description under the respective headings that the land is subject to by the Owners.

MEDIUM DENSITY RESIDENTIAL ZONING

Owners would not like any additional building conditions regarding the maximum height above ground level (11 metres) compromised (reduced) by any other Porirua City Council requirement for a higher relative lower finished floor level for any future development due to any other identified natural hazard, ie, Coastal Hazards.

NOISE CORIDOR

Please clarify what is New Zealand Rail's contribution to the noise issue besides creating it.

COASTAL HAZARD- TSUNAMI

The owners of 112 Mana Esplanade Paremata, require prior to accepting any coastal hazard designation clear indication of any proposed Porirua City Council minimum relative lower finished floor level for any future development will not compromise the maximum height (11.0 metres) above ground level permitted.

The Coastal Hazard Plan – Tsunami applicable for 112 Mana Esplanade, Paremata does not differentiate between adjacent properties that have street level parking and those with original contour from the street.

112 Mana Esplanade has a raised front garden and any 1:1000 year Tsunami event, needs its criteria more specifically and detail applied, than the present broad brush approach.

This condition has impacted on more than 25% of the site and greater than the adjacent properties that have level front yard access.

The basis of the Tsunami encroachment designation on the site required to be clarified – explained by the Porirua City Council regarding adjacent properties that have a lower profile.

SUMMARY:

This submission on the proposed alterations to the District Scheme relative to 112 MANA ESPLANADE PAREMETA, have been briefly identified and addressed in this correspondence.

We confirm we would like a “seat at the proposed pending hearings” to support these comments.

Generally, we do not want our property values, intrinsic and or real, eroded by the Porirua City Council.

Yours faithfully
Steve Grant

Stevegrant@gmail.com

PO Box 54071, Mana, Porirua 5026

Louise White

From: Stephen Thwaite <steve@tr-interiorsystems.co.nz>
Sent: Friday, 20 November 2020 9:07 AM
To: dpreview
Cc: stephen grant
Subject: [EXTERNAL] FW: Proposed Porirua District Changes- 99-109 St Andrews Road Plimmerton & 112 Mana Esplanade Paremata
Attachments: Steve Grant Letter Two.docx; Steve Grant Letter One.docx

Hi Louise,

I am currently in the South Island, in a difficult internet area, and cannot tick the box function. I wish to submit the following.

- Item one: **"I could not "** gain an advantage in trade competition through this submission....
- Item two: **"I am "** directly affected....
- Item three: **"I wish to be heard "** in support of the submission....
- Item four: **"I will consider "** presenting a joint case with other submitters but reserve the right not too if circumstances to my liking.

Regards,
Stephen Grant.