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**From:** Mack Morum <mack.morum@xtra.co.nz>

**Sent:** Thursday, 15 April 2021 1:13 PM

**To:** dpreview <dpreview@porirua.govt.nz>

**Cc:** Martyn Cooke <martyn@actrix.co.nz>; Paul FitzGerald <pcbf48@gmail.com>; Mike & Janene Email <mcdermottmj@xtra.co.nz>

**Subject:** [EXTERNAL] Further Submissions PCC District Plan Clause 7-Schedule 1 of the RMA

We as residence of Pukerua Bay object to high density buildings of at least six stories proposed for Pukerua Bay as advertised in The Dominion Post on 13 April 2021.

1. "At least six stories" does not limit the height of buildings.
2. There is plenty of flat land East and South of Pukerua Bay that would allow medium density housing development.
3. High rise buildings would not be in keeping with the sea side village of Pukerua Bay, the amenities in Pukerua Bay are limited to a single dairy and neither the school or kindergarten would cope with high density housing.
4. The infrastructure of Pukerua Bay is overloaded, pumping from the beach has to be regularly maintained and sewage is piped close to the sea, where the beach is eroding the foreshore.
5. Pukerua Bay is a high earthquake zone with at least 4 major gully faults. Both road and rail access is subject to slips.
6. The council should be aware of the TV documentary; Living Hell - Apartment disasters viewed on 14 April 2021. Even the most experienced contractors, designers and architects fail to make watertight buildings, which affect the unit titles of owners and may result in councils becoming liable for multimillion dollar repairs especially if the multi-storey buildings are Council owned.

We make this submission as a concerned resident of Pukerua Bay Pauline and Mack Morum of 19 Ocean Parade Pukerua Bay.