

Porirua's Proposed District Plan 2020

Submission on Porirua's Proposed District Plan

To - Environment and City Planning Team

Date received 15/10/2020

Submission Reference Number #34

Wishes to be heard? Yes

Is willing to present a joint case? Yes

Could gain an advantage in trade competition in making this submission? N/A

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

Address for service:

O'Meara-Hunt Catriona / 24

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Submission points

Point 34.1

Support / Support in part / Oppose

Oppose

Section: INF - Infrastructure

Sub-section: Policies

Provision

INF-P25 The Gas Transmission Pipeline Corridor

Consider the following matters when assessing any buildings, structures and activities proposed within the Gas Transmission Pipeline Corridor:

1. The extent to which the proposed development design and layout avoids or mitigates any conflict with the Gas Transmission Network, including construction-related activities;
2. The extent to which any building or structure may compromise, restrict or prevent legal or physical access to the Gas Transmission Network;
3. Risks relating to health or public safety, including the risk of property damage;
4. The extent to which the development will avoid the potential reverse sensitivity effects on the Gas Transmission Network; and
5. Technical advice provided by the owner and operator of the Gas Transmission Network.

Submission

Address: 6 Scoresby Grove, Whitby

We believe the current provision of 6m either side of the pipeline is perfectly adequate to protect firstgas pipeline assets in an already established residential zone. As 6 Scoresby Grove, Whitby is residential zoned and therefore on a smaller land parcel there is a much greater impact for the home owner being unable to fully enjoy or utilise the property originally purchased compared to if this was a rural/ lifestyle block or undeveloped land parcel.

Our existing property was built and developed specifically with the 6m provision in mind ensuring **unrestricted and easy access** by firstgas and still leaving sufficient section for our enjoyment and potential utilisation. The proposed new corridor erodes the ability to fully utilise the section which was purchased by us for this purpose in 2012.

The proposed 10m either side of the gas pipe provision means the exclusion zone will run right through the middle of our existing property/house and also takes out our entire usable garden/grassed rear section which has substantial planting of trees that have been in place for 15+ years. While we are aware any existing buildings are exempt from the new provision it does seriously impair the future enjoyment, possibilities, saleability and therefore value of our property for ourselves and any future owner as well as firstgas incurring additional cost to reinstate existing planting/fencing/concrete pads if maintenance work carried out damages existing assets already in place within the new corridor.

To our knowledge no other infrastructure company requires 20 metres of personal residentially zoned land to be covered by a caveat, corridor or similar to safeguard their assets. The current 6m either side of the pipeline (12 metres in total) in place is more than sufficient to ensure firstgas assets remain unaffected by us and any future owners of the property.

Relief sought

INF-P25 The Gas Transmission Pipeline Corridor

to NOT approve the extension of the current allocated provision of 6m either side of the Gas Transmission Pipeline Corridor to the proposed 10m either side



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**PCC - Submission Number -
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