

RMA FORM 5

Submission on publicly notified Proposed

Porirua District Plan

Clause 6 of the First Schedule, Resource Management Act 1991



To: Porirua City Council

1. Submitter details:

Full Name	Last Scott	First Peter
Company/Organisation <i>if applicable</i>	Nil	
Contact Person <i>if different</i>		
Email Address for Service	pscottinvestigations@xtra.co.nz	
Address	28 Halladale Road , Papkowhai	
	City Porirua	Postcode 5024
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Mobile 021 870 948	Home 04 2370795
		Work

2. This is a **submission** on the **Proposed District Plan** for Porirua.

3. I could I could not
gain an advantage in trade competition through this submission.
(Please tick relevant box)

If **you could** gain an advantage in trade competition through this submission please complete point four below:

4. I am I am not
directly affected by an effect of the subject matter of the submission that:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

(Please tick relevant box if applicable)

Note:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. I wish I do not wish
 To be heard in support of my submission
(Please tick relevant box)

6. I will I will not
 Consider presenting a joint case with other submitters, who make a similar submission, at a hearing.
(Please tick relevant box)

Please complete section below (insert additional boxes per provision you are submitting on):

The specific provision of the proposal that my submission relates to:
GRZ-S3 this provision increases the maximum building area site coverage to 40%. The existing plan has a maximum building area site coverage of 35%.
Do you: Support? Oppose? Amend?
Oppose
What decision are you seeking from Council? What action would you like: Retain? Amend? Add? Delete?
I am seeking the Council to retain the existing plan maximum building area coverage of 35%. Alternatively, the council should amend the definition of “building” to be more explicit. That is a structure for people to live in or a storage shed. For instance, I am advised a neighbour at 24 Halladale Road wants to build a large pyramid structure in the rear of his property to possibly hold religious ceremonies in. He wanted to do this some time ago but was restricted under the coverage rules. We understand from closer neighbours to these owners he has laid electrical cable out to the area in anticipation of being able to build this inappropriate structure. At present he holds large religious gatherings in his garage (which has been converted) on a regular basis that everyone has been accepting of however a pyramid would cause confrontational attitudes to develop with neighbours.
Reasons:
The existing maximum building area site coverage of 35% requires a resource consent including the approval of neighbours for any coverage exceeding that limit. I would not agree to a proposal to increase the site coverage limit to more than 35% for what I considered an inappropriate structure that was not in keeping with the residential character of the neighbourhood. Residential neighbourhoods are not designed or intended for residents to build structures for large regular meetings. The propose increase in the site coverage to 40% and the broad definition of “building” would allow the “inappropriate structure” – non-residential to be constructed without seeking approval from neighbours. Retaining the existing 35% and a tighter definition of “building” would avoid unintended consequences that

would arise under the proposed plan.

Please return this form no later than **5pm on Friday 20 November 2020** to:

- Proposed District Plan, Environment and City Planning, Porirua City Council, PO Box 50-218, PORIRUA CITY or
- email dpreview@pcc.govt.nz

Signature of submitter
*(or person authorised
to sign
on behalf of submitter):*

_____ Date: _____
*A signature is not required if you make
your submission by electronic means*