

RMA FORM 5

Submission on publicly notified Proposed Porirua District Plan

Clause 6 of the First Schedule, Resource Management Act 1991



Porirua City Council
18 NOV 2020
Customer Service

To: Porirua City Council

1. Submitter details:

Full Name	Last LUCAS	First RON
Company/Organisation <i>if applicable</i>		
Contact Person <i>if different</i>		
Email Address for Service	Ron.lucas09@gmail.com	
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Phone	Mobile 0275443657	Home
		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)
4. 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:
<p>Submission on parts of the SUB – Subdivision chapter of the PDP. SUB – 03 and SUB – P12 Esplanade Reserves and Strips SUB – S8</p> <p>Issue: Subdivision in the Rural Lifestyle Zone will allow for lots created to be less than 4ha in area therefore triggering the need to create esplanade reserves and/or strips where the stream is 3m or wider. In the Rural Lifestyle Zone there are two streams in particular that would require this aspect to be addressed, being Horokiri Stream up Paekakariki Hill Road to Battle Hill, and the Pauatahanui Stream up to the Judgeford Golf Club.</p> <p>The Problem: The provision of Esplanade Reserves effectively takes the width of reserves on each side of the stream out of the land being subdivided as the ownership vests in the Council and the ongoing maintenance then rests with the Council. The bed of the stream vests in the Crown. The esplanade reserve boundary is then effectively right lined and the effects of accretion and erosion could potentially negate the public accessibility along the bank of a stream. The provision of esplanade reserves in some situations has the potential to land lock the land on the opposite side of the stream from the road. Access and bridges would effectively be built within the reserve and on crown land. The right to maintain and build these existing access points could be problematic as the structures are not on land owned by the user. The provision of Esplanade Reserves will effectively take area out of existing allotments thus precluding the ability to subdivide as the 2ha minimum lot size will not be able to be met.</p> <p>The Solution: The provision of esplanade strips (easement) will effectively achieve the desire for public access along the banks of the streams without taking any land out of the existing titles. Maintenance of the esplanade strip will remain with the landowner and the strip will retain its prescribed width in the event of any accretion and/or erosion. Access to houses and ownership of land will remain with the landowner.</p>

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Do you: Support? Oppose? Amend?

Amend

What decision are you seeking from Council?

What action would you like: Retain? Amend? Add? Delete?

Relief sought is that Clause SUB – S8 should allow as a discretionary activity the provision of esplanade strips in lieu of the creation of esplanade reserves.
It is also suggested that Council develop a policy on the width of esplanade reserves and/or strips as far as they pertain to both the Pauatahanui and Horokiri Streams where they are 3m or greater in width.

Reasons:

To enable sensible future subdivision in the Rural Lifestyle Zone where a water course 3.0m or greater in width passes through the property.

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: 18/11/20

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