

RMA FORM 5

porirua**city**

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	<i>Last</i> Wakefield	<i>First</i> Peter
Company/Organisation <i>if applicable</i>		
Contact Person <i>if different</i>		
Email Address for Service	Peter.wakefield@yahoo.com	
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	<i>City</i> Porirua	<i>Postcode</i> 5024
Address for Service <i>if different</i>	<i>Postal Address</i>	<i>Courier Address</i>
Phone	<i>Mobile</i>	<i>Home</i>
		04 2378283

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):

<p>The specific provision of the proposal that my submission relates to:</p> <p>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%.</p>
<p>Do you: Support? Oppose? Amend?</p> <p>Oppose</p>
<p>What decision are you seeking from Council? What action would you like: Retain? Amend? Add? Delete?</p> <p>I am seeking the Council to retain the existing plan maximum building area coverage of 35%. Alternatively, the council could amend the definition of "building".</p>

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 have experience in agreeing to a resource consent for house alterations and a domestic shed to increase the coverage to more than 35%.

I also have experience in indicating that I would not agree to a proposal to increase the site coverage limit to more than 35% for what I considered an inappropriate structure -the plans I have seen show a pyramid with a base of 6 metres x 6 metres and a height of almost 6 metres, located against our boundary. Such a structure is not in keeping with the residential character of the neighbourhood and would have adverse visual and property value impacts for adjacent properties.

The proposed increase in the site coverage to 40% and the broad definition of "building" would allow the "inappropriate non-residential structure" to be constructed without seeking approval from neighbours.

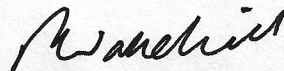
Retaining the existing 35% and a tighter definition of "building" would avoid unintended consequences that would arise under the proposed plan.

I also understand newer subdivisions generally have smaller section sizes where the 35% coverage may cause an issue for even a single residential building structure. However, I believe the existing 35% allowable coverage for established subdivisions with larger sections would rarely cause a constraint, and in the few cases where a proposal requires more than 35% coverage that should remain subject to resource consent.

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: 20/11/20

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