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Proposed District Plan
Environment and City Planning
Porirua City Council
PO Box 50-218
PORIRUA CITY

Dear Sir,

Submission: District Plan 2020 Rural Lifestyle Zone

This submission is specific to the Motukaraka Point area.

RLZ-S4 Setback

The general standard for the residential properties is a 10 meter setback from a boundary with a road and a 5 meter setback from a side or rear boundary. For properties that front Motukaraka Road, the side and rear boundaries is reduced to 1.5m. This standard excludes up to two rainwater tanks and up to two accessory buildings with a floor area of less than 10 square meters.

These changes have a minimal impact on the community living at Motukaraka Point, other than increasing the potential number of additional homes that could be built on the currently undeveloped land at the rear of the existing houses from zero to three. However it is noted that over many years PCC has resisted further development at the Point, preferring to retain the existing rural nature of the area: a position overwhelmingly supported by the residents of Motukaraka Point.

We therefore oppose the proposition to reduce the minimum plot size for development from 5 hectares to 2 hectares.

RLZ-S5 On-site services

The core standard specifies that *"..all water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves, and be connected to a septic tank or soakage field or an approved alternative means to dispose of sewage in a sanitary manner..."*

The nature of the unimproved land at Motukaraka Point is that it slopes and drains from the Grays Road boundary towards the existing housing stock. PCC has, in the past, addressed run-off and flooding issues from the Reserve into 33 Motukaraka Point by installing a drainage ditch at the boundary of the Reserve.

We interpret from this Standard that if there is to be any future development, PCC will ensure that all soakage fields and septic tanks are sited in a manner than ensures that the run-off is contained within the section and that it does not leak into the adjoining properties. Given the slope of the land, this would most likely preclude the siting of such facilities anywhere near the existing homes and require that they be sited towards the northern end of the land.

As a long-term resident in the rural lifestyle zone, we appreciate the efforts that are made to both "move with the times" and to vigorously protect the rurality of our community.

Yours faithfully



Andrew Weeks



Jill Weeks