

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	Scott-Hill	Darren	
Company/Organisation <i>if applicable</i>			
Contact Person <i>if different</i>			
Email Address for Service	<a href="mailto:darienscotthill@gmail.com">darienscotthill@gmail.com</a>		
Address	14 Pa Road, Pukerua Bay		
	Porirua	5026	
Address for Service <i>if different</i>	<i>Postal Address</i>		<i>Courier Address</i>
Phone	<i>Mobile</i> +358406626114	<i>Home</i>	<i>Work</i>

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):

<b>The specific provision of the proposal that my submission relates to:</b>
The proposed 'Significant Natural Area' specified for 14 Pa Road Pukerua Bay.
<b>Do you: Support? Oppose? Amend?</b>
Amend

**What decision are you seeking from Council?**

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

I request that the council **amend** their proposal for 'Significant Natural Area' specified for 14 Pa Road Pukerua Bay.

**Reasons:**

### Reason 1 - Slip Prevention via Shot-Crete Solution

We are concerned that PCC has set aside so much of our property (nearly half!) listed as 'Significant Natural Area(s)' due mainly to the fact that the area below our house extending two-thirds from the top of the property is very steep and is extremely prone to landslides/slips of which many have occurred over the years. EQC organised for a Civil Engineer to prepare a report on slip prevention and they outlined that the best solution to prevent this occurring & to future-proof the property would be to apply retaining walls and/or 'shot-crete' with metal stakes and then overlay with vegetation mesh (to allow regrowth and to make the area more aesthetically pleasing). This is something that we have been planning to undertake in 2021 - 2022 or when we obtain the funding to proceed.

Below is an extract from an email received back in 2013 from EQC following a slip in front of our property:

*"At the current time we have yet to receive the finalised engineer's report however I have spoken to the appointed Geotechnical Engineer from Tonkin & Taylor, Mr Daniel Grose, and he has advised me that the recommended remedial solution put forward to remove the threat of further damage to your property is to undertake a sprayed concrete bandage with soil nails on the slope to protect the slope from exposure with a base of bio-netting to assist in vegetating the slope. The engineer did consider the construction of a retaining wall however the site was considered too steep and access to difficult for this to be achieved economically." - A full copy of this email is pasted below.*

In summary we would be happy for the proposed Significant Natural Area to be revised to cover only the very bottom section of our property (the lower third) to be considered as 'Significant Natural Area(s)', but would wish that the other two-thirds of the middle and upper part of the property remain outside of the 'Significant Natural Area(s)' designation to allow us to implement the slip prevention solution, thereby protecting our house.

We are concerned regarding how landslide remediation and prevention works would be treated if these works are proposed within an SNA, and the fact that these works are not explicitly permitted in SNAs, which may necessitate obtaining a resource consent in order to carry out earthworks and the application of shot-crete. At the very least we would wish to have a permit to carry out the remediation work as suggested by EQC.

### Reason 2 - Developability of Site

We are also concerned about the developability of 14 Pa Road given the extent of the area encumbered by SNAs. Aside from what has already been mentioned above regarding shot-crete slip prevention, we may also wish to undertake in the future more robust slip/earthquake prevention measures (such as retaining walls). Again to safeguard and facilitate this future solution I suggest that the area be revised to cover only the lower third of the property where there is the majority of SNA vegetation (which I'm sure would be supported by an Ecologist). The SNA 015 provisions provided by PCC I would wish to contest as the relevance of the SNA015 citation to our property 'on the ground' conditions is vastly different than a normal SNA area.

We are also concerned that our future resale value of our property will be reduced due to the limitations on developability that we would be encumbered with if the current, almost half of the property area is specified as a Significant Natural Area.

EQC First

EQC reference: CLM/2013/001553

5 April 2013 at 2:18 AM

Details

EF

To: Darien Scott-Hill, Cc: denise.baker@quinovic-kapiti.co.nz



Dear Mr Scott-Hill

It is my understanding that you recently received an email from your Property Manager, Ms Denise Baker on instruction from your appointed Loss Adjuster, Mr Jeff Gunn.

I just wanted to expand on this initial email from Ms Baker in regards to your property.

It is my understanding that you are wanting to have remedial works undertaken as soon as possible and have already sourced a contractor to undertake the works. Firstly, it is important for me to point out that to settle land claims, EQC can pay either the value of the land destroyed or damaged, or the value of 4,000 square metres, or the value of the minimum sized building site allowed in the area – whichever is lower. EQC's cover includes payment for imminent loss. Damage is imminent if, in the absence of repairs, further damage from the same natural disaster is very likely to occur within 12 months. In this situation, EQC can provide compensation equal to the value of the damage that may be caused or the cost to remove the threat, whichever is lower.

At the current time we have yet to receive the finalised engineer's report however I have spoken to the appointed Geotechnical Engineer from Tonkin & Taylor, Mr Daniel Grose, and he has advised me that the recommended remedial solution put forward to remove the threat of further damage to your property is to undertake a sprayed concrete bandage with soil nails on the slope to protect the slope from exposure with a base of bio-netting to assist in vegetating the slope. The engineer did consider the construction of a retaining wall however the site was considered too steep and access to difficult for this to be achieved economically.

I hope that this information is of assistance to you. Upon receipt of the engineer's report and verification of your insurance (which I will contact Gary Carheek of AON as soon as possible) we will be in a better position to consider your claim further.

If you have any further questions please do not hesitate to contact me via return email.

Yours faithfully

Meagan N  
Team Leader



**Earthquake Commission** | Non-Canterbury Event Claims Department  
P 0800 372 942 | F 04 978 6432  
E [ecqfirst@gbtpa.com.au](mailto:ecqfirst@gbtpa.com.au) | W [www.eqc.govt.nz](http://www.eqc.govt.nz)

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](mailto:dpreview@pcc.govt.nz)

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

Date:

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