

Submission on publicly notified Proposed Porirua District Plan

Submitter details: Hannah Bridget Gray No2 Trust

Contact person: Hannah Gray



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

This submission concerns 329 Grays Road which is comprised of multiple parcels of land; Lots 2 and 3, DP 89940; Sbdns 1, 2, 3, 5 Section 87 Porirua District. Each of the 6 parcels has been zoned as Rural Lifestyle. It covers 53.2761 hectares.

All of the parcels are run as a pastoral farm, along with neighbouring land at 325 and 299 Grays Road. It is currently farmed with sheep using a light stocking rate to protect and enhance the gully and 'necklace' plantings and covenants that have been created.

We could not gain an advantage in trade competition through this submission.

We wish to be heard in support of our submission.

We wish our personal details to be kept private.

The specific provision of the proposal that my submission relates to:	Our submission is:	We seek the following action:
<p>SCHED10 - Special Amenity Landscapes: SAL001 Pauatahanui</p> <p>Section 'Shared and recognised'</p>	<p>Many of the points under Characteristics and Values listed in the Proposed District Plan for this SAL celebrate the bare hills.</p> <p>The bare hills are a result of extensive deforestation of the hills around Porirua that occurred in the mid 1850's for pastoral farming, which has had a lasting environmental impact on the flora, fauna and the water quality in the Te Awarua-o-Porirua Harbour. The amenity view of bare hills is not ecologically sustainable.</p> <p>There should be a point recognising that revegetation and restoration is highly valued.</p>	<p>Add:</p> <p><i>13. The hills around the Harbour were extensively cleared for pastoral farming in the mid-1850's, resulting in loss of flora and fauna and resulting in changes in the waters of the Harbour;</i></p> <p><i>14. The gradual revegetation and environmental restoration around the inlet is highly valued.</i></p>
<p>SCHED10 - Special Amenity Landscapes: SAL001 Pauatahanui</p> <p>Section 'Sensory'</p>	<p>Pauatahanui consists not only of a small village and lifestyle blocks, but also pastoral farms.</p>	<p>Amend:</p> <p><i>1. A low-density settled landscape comprising a small village surrounded by lifestyle lots in a rural setting and pastoral farms, connected to the Pāuatahanui Inlet;</i></p>
<p>SCHED10 - Special Amenity Landscapes: SAL001 Pauatahanui</p> <p>Section 'Shared and recognised'</p>	<p>Large amounts of land on this area lie within a closed valley, behind ridgelines, and have no view of or from the harbour. It therefore does not meet the definition of being a SAL. It should not be included in this SAL.</p>	<p>Amend:</p> <p>Alter the mapped area covered by SAL001 to exclude any area of 329 which lies within an enclosed valley.</p>
<p>SCHED10 - Special Amenity Landscapes: SAL006 Kakaho</p> <p>Section 'Shared and recognised'</p>	<p>Many of the points under Characteristics and Values listed in the Proposed District Plan for this SAL celebrate the bare hills.</p> <p>The bare hills are a result of extensive deforestation of the hills around Porirua that occurred in the mid 1850's for pastoral farming, which has had a lasting environmental impact on the flora, fauna and the water quality in the Te Awarua-o-Porirua Harbour. The amenity view of bare hills is not ecologically sustainable.</p> <p>There should be a point recognising that revegetation and restoration is highly valued.</p>	<p>Add:</p> <p><i>13. The hills around the Harbour were extensively cleared for pastoral farming in the mid-1850's, resulting in loss of flora and fauna and resulting in changes in the waters of the Harbour;</i></p> <p><i>14. The gradual revegetation and environmental restoration around the inlet is highly valued.</i></p>

<p>SCHED10 - Special Amenity Landscapes: SAL006 Kakaho</p> <p>Section 'Shared and recognised'</p>	<p>Large amounts of land on this area lie within a closed valley, behind ridgelines, and have no view of or from the harbour. It therefore does not meet the definition of being a SAL. It should not be included in this SAL.</p>	<p>Amend:</p> <p>Alter the mapped area covered by SAL006 to exclude any area of 329 which lies within an enclosed valley.</p>
<p>SCHED7 - Significant Natural Areas: SNA065 - West Horokiwi Wetland</p>	<p>This SNA comprises two distinct arms created by two separate gullies.</p> <p>A large proportion of the western gully wetland is man made, and includes a dam created for providing stock water and then extensively planted out. This dam has been described as a pond.</p> <p>This water is important for stock - there are no other water sources in the area. The dam is occasionally dug out to prevent stock getting stuck in mud.</p> <p>If this part is included in the SNA, the area will be unable to be farmed.</p>	<p>Amend:</p> <p>Alter the mapped area covered by SNA065 to exclude that area important for stock access to water.</p> <p>Amend: Site summary</p> <p><i>A diverse wetland of Juncus rushland and raupō reedland in the lower western Horokiri catchment, comprising giant umbrella sedge, Isolepis cernua, harakeke, Azolla rubra, raupō, Carex solandri, Juncus effusus, Juncus edgariae, and Hypolepis millefolium. Includes a small dam, with Azolla rubra, Isolepis cernua, and areas of fringing mānuka (Leptospermum scoparium; At Risk-Declining) forest....</i></p>
<p>SCHED7 - Significant Natural Areas: SNA065 - West Horokiwi Wetland</p> <p>Site summary</p>	<p>This SNA comprises two distinct arms created by two separate gullies.</p> <p>The species within each gully prior to connecting on 267 Paekakariki Hill Road are distinct.</p>	<p>Amend:</p> <p><i>A diverse wetland of Juncus rushland and raupō reedland in the lower western Horokiri catchment, comprising giant umbrella sedge, Isolepis cernua, harakeke, Azolla rubra, raupō, Carex solandri, Juncus effusus, Juncus edgariae, and Hypolepis millefolium. The western arm includes a small pond, with Azolla rubra, Isolepis cernua, and areas of fringing mānuka (Leptospermum scoparium; At Risk-Declining) forest.</i></p> <p><i>The eastern arm includes an area protected by the QEII covenant (5-07-587). Includes indigenous vegetation on Acutely Threatened land environments.</i></p>
<p>SCHED7 - Significant Natural Areas: SNA067 - Lochlands bush covenant</p> <p>Site summary</p>	<p>This bare land covenant was set aside and covenanted by the owners. It was not left to regenerate. It was extensively planted and continues to be planted and developed over the years, as the growth matures.</p> <p>There is only a single wetland and gully in the covenant.</p>	<p>Amend:</p> <p><i>An area protected by QE covenant 5-07-587, which appears to have been is fenced and allowed to regenerate. Originally bare land, it has been and continues to be extensively replanted since 2008. The vegetation is largely unknown consists of natives in various developmental stages. but It contains a wetlands in the gullies gully and may contain some mature trees in the northern area. Protects the headwaters of an unnamed stream which flows into the Pauatahanui Inlet.</i></p>

<p>SCHED7 - Significant Natural Areas: SNA067 - Lochlands Bush Covenant</p>	<p>This SNA is named inappropriately.</p> <p>The property known as Lochlands (377) is not even adjacent to this SNA, nor had any link or hand in the development of the covenant which comprises this SNA.</p> <p>The covenant was created on a part of pastoral land which was immediately adjacent to and initially farmed by the Barrow family in the 1850's. Since that time the paddock on which the covenant is situated has been called the Barrowside paddock i.e. the paddock alongside the Barrow's.</p> <p>It would be more appropriate to acknowledge the history of the area and name the SNA in an historically accurate manner.</p>	<p>Amend:</p> <p>SNA067 should be renamed Barrowside Bush Covenant.</p>
<p>SCHED7 - Significant Natural Areas: SNA068 - Motukaraka West Wetland</p>	<p>The part of SNA068 which lies over the 299 Grays Road title is artificial. It was planted and created by the submitters as part of a series of 'necklace' plantings throughout the entire farm for birds. It is never a running stream and it is dry for most of the year. It is not a natural wetland and does not meet the definition of a natural area.</p> <p>A legal entry point to the title runs through the plantings.</p> <p>The remaining area of SNA068 (which lies within 329) is largely natural.</p>	<p>Amend:</p> <p>Redraw SNA068 so that it does not include the extension into 299 Grays Road.</p>
<p>SCHED7 - Significant Natural Areas SNA068 - Motukaraka West Wetland</p>	<p>A significant proportion of this area was planted and continues to be developed by the owners for the purpose of filtering water for sediment and nutrients as much as possible before entering Pāuatahanui Inlet.</p> <p>It is never a running stream and it is dry for most of the year. It is not a natural wetland and does not meet the definition of a natural area.</p>	<p>Amend:</p> <p>Redraw SNA068 to remove areas that were artificially created.</p>
<p>SCHED7 - Significant Natural Areas SNA068 - Motukaraka West Wetland</p> <p>Site summary</p>	<p>There is no stream running in this area. There is a man made channel (swale) dug to direct farm stormwater produced in heavy deluges (about twice a year) into an eventual culvert.</p>	<p>Amend:</p> <p><i>Juncus rushland</i> and <i>raupō</i> reedland buffering an unnamed small stream draining into the Pāuatahanui Estuary, containing <i>Juncus effusus</i>, <i>giant umbrella sedge</i>, <i>Carex sinclairii</i>, <i>Carex geminata</i>, <i>Juncus pallidus</i>, <i>raupō</i>, <i>sea rush</i>, and <i>Isolepis cernua</i>.</p>

<p>SNA062 - Kakaho Stream</p>	<p>Kahao stream and Kakaho Stream, whilst co-located, historically followed different routes through what is now known as Kakaho Valley.</p> <p>Kahao stream followed a meandering path over the entire valley floor.</p> <p>In 1949 it was straightened into a channel to allow the creation of an air strip on the valley floor for top dressing.</p> <p>As a result of an absence of bends to catch gravel, the stream was able to more quickly and efficiently deposit gravels into the Pauatahanui Inlet. The original flow path of the stream can be seen on the valley floor.</p> <p>This is important context to retain for the future when reviewing the role of water sources which feed into the Harbour, and the resulting debris and sediment that may originate from them.</p>	<p>Amend:</p> <p><i>This site is comprised of riparian vegetation, including reeds, cabbage trees, and broadleaved scrub, which protects the lower reaches of the Kakaho stream and is important for protecting the Porirua harbour. This site was identified in the Protected Natural Resources Plan, Schedule F1b, F2, and F4 as providing important inanga spawning habitat, important habitats for indigenous birds in the coastal marine area and as having significant indigenous biodiversity values in the coastal marine area. The At Risk-Declining inanga (<i>Galaxias maculatus</i>), longfin eel (<i>Anguilla dieffenbachii</i>), and redfin bully (<i>Gobiomorphus huttoni</i>), as well as banded kōkopu (<i>Galaxias fasciatus</i>), common bully (<i>Gobiomorphus cotidianus</i>), common smelt (<i>Retropinna retropinna</i>), giant bully (<i>Gobiomorphus gobioides</i>), grey mullet (<i>Mugil cephalus</i>), and shortfin eel (<i>Anguilla australis</i>) have all been recorded from this site. Kakaho stream was previously known as Kahao stream (1980). It meandered over the Kakaho Valley floor until 1949 when it was straightened. Includes indigenous vegetation on Acutely Threatened land environments.</i></p>
<p>SCHED11 - Coastal High Natural Character Areas: CHNC005 Grays Road Bush</p>	<p>Whilst this officially includes part of our property, the most affected party are the owners of 325 and 299 Grays Road. We support any amendments or requests they make.</p>	<p>The Council adopts any and all recommendations made by Christine Stanley and Alan Gray of 325 and 299 Grays Road with respect to CHNC005.</p> <p>Please consider their points to also be part of our submission.</p>
<p>SCHED7 - Significant Natural Areas: SNA069 Grays Road Bush</p>	<p>Whilst this officially includes part of our property, the most affected party are the owners of 325 and 299 Grays Road. We support any amendments or requests they make.</p>	<p>The Council adopts any and all recommendations made by Christine Stanley and Alan Gray of 325 and 299 Grays Road with respect to SNA069.</p> <p>Please consider their points to also be part of our submission.</p>

