

+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	<i>Last</i> WALKER	<i>First</i> WALKER
Company/Organisation <i>if applicable</i>	SAMANTHA MONTGOMERY LIMITED	
Contact Person <i>if different</i>	GRAEME WALKER	
Email Address for Service	walkaz@xtra.co.nz	
Address	1234 Paekakariki Hill Road	
	<i>City</i> PORIRUA	<i>Postcode</i> 5381
Address for Service <i>if different</i>	<i>Postal Address</i> AS ABOVE	<i>Courier Address</i> AS ABOVE
Phone	<i>Mobile</i>	<i>Home</i>
	0274345868	04 2399565
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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 Pending PCC Feedback
 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:
The application of SNA No. PCC102 with specific reference to 3A Solway Place (PAart Lot 1, DP 81437)
Do you: Support? Oppose? Amend?
Oppose
What decision are you seeking from Council? What action would you like: Retain? Amend? Add? Delete?
Removal of SNA from PCC 102 from the full site As potential development site, preservation of such valued landscaping feature as may existed will be addressed during pre-work resource and building consents. Any more general constraint on usage renders the site valueless - a serious concern in light of details provided below. If Council genuinely believes the site to have landscaping value then we invited them to purchase it at their own valuation, and add it to the adjacent reserve in a correct and responsible manner.

Reasons:

No 3A Solway Place has been previously inspected by PCC Officer and found to have landscaping value significantly more limited than implied in the plan - in our view it has negligible value in matters not already covered by various consenting requirements.

The site has long been compromised by Council indifference.

Although an independent title created amid a fully serviced subdivision, this Lot has been approved without wastewater or water connections.

There are at least two significant encroachments by consented buildings crossing the site boundary.

Council has historically shown total disdain for this block of land.

Surprisingly then, was a 2018 proposal by Porirua City Council to carry out planting in our land which they proposed to make a "**protected reserve**" - Refer to attached correspondence from a neighbour on behalf of a group of residents.

This information arises from a Council circulation to the neighbourhood and brought to our attention by one of the residents - we have never received notification of this nature.

That Council believed they had effective ownership of this land even before consultation commenced (or even at all) indicates a level of poor faith that makes any further action aimed at this site dubious, irresponsible and unbecoming of a territorial authority.

Further, when the value of this site was mooted in an earlier landscape evaluation exercise, we (with difficulty) arranged for Matt Muspratt (then) Senior Policy Analyst for Porirua City Council to visit the site with us. At that time (2013) we had recently cleared pine trees that occupied a significant portion of the northern sector of the site - he was able to see that that portion of the site had no 'significant vegetation. From inspection of the site frontage he also noted the mass of (what he described as) lupin trees had ecological value (to the contrary they frequently obstruct the footpath).

The confirmed these details in an e-mail (copy attached) but clearly never acted on the undertaking given.

We have been told recently that Council circulated an invitation for inspections of vegetation as part of renewed efforts - we have not sighted this. Even if your invitation had of reached us, we believed we had already organized an inspection and an outcome recorded.

It should not be the responsibility of residents to regularly contact Council to see if undertakings previously given by Council remain valid. We have had a visit from a Council Officer with a recorded outcome and those agreements should be on the property file and remain valid unless notified otherwise.

We reject any suggestion that Council is at liberty to renege on agreement at will and without discussion or advice - that would be unbecoming and unacceptable behaviour for any regulatory authority.

It is clear from the NSA area shown on the Proposed Plan that this site has not been subject to any site inspection - the minor indentations mimic the areas of grass visible on the aerial photography only and make no allowance for the site discussions held with Matt Muspratt.

The plan makes no allowance for the large area of previous pine trees in the northern sector of the site, or the on-going growth of wildling pines - that neighbours have been attempting to control. These can be expected to re-dominate the site in the absence of further maintenance.

The plan makes no allowance for lupin plantings along the frontage, or of the large tongue of thorns intruding into the site frontage (stemming from garden rubbish dumped on our frontage)

The plan makes no allowance for a further stand of (now inaccessible) pines in the southern half of the site, or their expanding perimeter.

Note that this property has no stands of pr-existing native bush - when we acquired the property 20 (ish) years ago the site was covered in broom and long grass - it presented a significant fire hazard. Such advances as have been made are largely a result of pine clearance and other works in the central area of the site during early years of ownership.

Despite being impressively named the Upper Papakowhai Escarpment, we were advised that the central northern area was previously a material stockpile area used during the original subdivision works and warned of potentially poor material. All steep faces on this site are the result of earth cuts - there are no known natural features of significance.

In our early inspections through brush on the upper slopes we encountered significant areas of thorn and domestic rubbish on the floor.

There has been progress over a period of 20-years ownership - it has happened without Council intervention.

It is inconceivable that after 20-year of indifference, Council intervention will deliver a better outcome. Council already has all the controls it needs.



Lupin along the road frontage



Thorn along the frontage and extending back into the gully.



Broom and long grass in the area cleared of pines

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



Samantha Montgomery Limited

20 November 2020

11/19/2020

Xtra Mail 3A Solway Place - Tree query Printout

Stu and Cherie Erskine <scerskine@outlook.com>

28/9/2018 13:50

3A Solway Place - Tree query

To walkaz@xtra.co.nz <walkaz@xtra.co.nz>

Hi Graeme,

My name is Cherie Erskine and we live at 13 Solway Place, Papakowhai and I am writing this email on behalf of a few residents in Solway Place, (mainly 7, 11a, 11B and us at No. 13). I hope this email finds you well?

We are a really neat little neighbourhood in Solway Place and we would like to start some correspondence with you regarding the half dozen pine trees that grow on the end of your section at 3A Solway Place.

We are finding that now they are about 20 years old, they are starting to get rather large and we are finding a few issues starting to arise with them and we are hoping that you will be open to removing these pines before they get any bigger.

First of all we are finding that they are now stopping the morning sun getting through to the cul-de-sac, which we already have to wait for to get over the hill.

Secondly the pollen that the pine trees has been making is starting to cause a few issues with allergies. You can see the layer of pollen that hangs over the trees.

Another main concern is that the soil that the trees is in is not very deep and the trees are on quite an angle. If we happen to get a decent size shake, we are worried that these trees could end up on top of a couple of houses at the bottom of the hill.

And lastly, earlier this year we were given a notice from the council that that want to make this area a protected reserve, and we would like to see this area planted out in natives rather than having pine trees popping up everywhere.

Please feel free to come and knock on our doors if you wish to discuss this personally, but please be assured that we would be happy to help dispose of the trees if you could organise to have them cut down. :)

Thank you for taking the time to read this email and listen to our concerns.

We look forward to your response.

Kind regards
Cherie Erskine
13 Solway Place

11/19/2020

Xtra Mail RE_ Urban Vegetation _Study_ Printout

Matt Muspratt <mmuspratt@pcc.govt.nz>

2/5/2013 13:33

RE: Urban Vegetation "Study"

To GRAEME WALKER <walkaz@xtra.co.nz>

Hi Graeme,

Thanks for showing me around your piece of land this morning, it was good to meet you. As discussed, please find attached a copy of the letter and discussion document from March last year.

I look forward to receiving your map showing areas you think we should take a closer look at. In the meantime I'll move back the vegetation lines from the area where the pine trees were as discussed. I'll also pull up the contours on the map and see if there is an obvious line to follow to remove the lupin trees running parallel with Solway Place.

Best regards,

Matt

Matt Muspratt
Senior Policy Analyst
Porirua City Council
DDI: [04] 237 3841