

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	Last Pritchard	First Tiaki and Amanda
Company/Organisation <i>if applicable</i>		
Contact Person <i>if different</i>		
Email Address for Service	amandampritchard@gmail.com	
Address	3 Coroglen Rise, Pukerua Bay	
	City Porirua	Postcode 5026
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Mobile 021 284 9931	Home
		Work

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):

The specific provision of the proposal that my submission relates to:
<p>Part 3: Area Specific Matters / Rural Zones / GRUZ – General Rural Zone</p> <p>Provide for new quarrying activities or mining activity in the General Rural Zone where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. The siting and scale of buildings and visual screening maintains the character and amenity values of the Zone; 2. There are measures to minimise any adverse noise, vibration, access and lighting effects; 3. There are measures to minimise any adverse effects on character and amenity values of the Zone from the movement of vehicles; 4. Areas of indigenous vegetation are retained where practicable; 5. It avoids or mitigates any adverse effects on waterbodies and their margins; and 6. It internalises adverse environmental effects as far as practicable using industry best practice and management plans, including monitoring and self-reporting.
Do you: Amend
<p>Specifically, Wairaka Farm – marked as GRUZ Lot 14 and Lot 16 DP 88001 be amended to ensure ‘quarrying/mining/extraction activities’ are noted as ‘non-complying’ due to its location within the Taupo Swamp Catchment (an outstanding natural wetlands).</p>
Reasons:
<p>Situated to the West, between Plimmerton and Pukerua Bay. This Special Amenity Landscape, with Outstanding Natural Landform Features, also sits within the Taupo Swamp Catchment. It has a number of underground springs, and over-ground watercourses, that make their way through neighbouring land, to join Taupo Swamp.</p> <p>The proposed district plan identifies GRUZ as areas suitable for quarrying/extraction/mining activities, with those protected under Significant, or Outstanding status, given some slight protection, making these discretionary activities.</p> <p>The only way we can guarantee that Outstanding Natural Areas, and Special Amenity Landscapes are</p>

preserved for future generations, is to designate certain activities prohibited – not-allowed. Clear statements must be made regarding such activities.

Porirua City Council is assigning the designation of significant natural areas over parcels of land that will severely restrict what those private land owners can do with that land, while on the other hand is not adequately protecting landscapes where “It is highly unlikely quarrying would be permitted” as a discretionary activity, in only some cases.

While the likelihood of such permission being granted is indeed low for Outstanding Natural Landscapes and Significant Natural Areas, for the General Rural Zone, the protection that is needed in the case of Special Amenity landscapes is not clear.

2. Protecting the catchment of Taupo:

The Taupo swamp, has been recognised as a ‘wetland with outstanding indigenous biodiversity values’ and the protection that this offers. The swamp catchment area bounded by the skyline, formed by the ranges running toward Pukerua Bay must be recognised in the plan as an area in which quarrying and mining/extraction activities are prohibited.

A considerable amount of personal time, effort, and burden was placed on the local community shoulders to ‘fight off’ Fulton Hogan, and their attempts to purchase this land for the purposes of establishing a quarry. Due to the passion and professionalism of the community, FH did not proceed, as they could not mitigate risk to the Taupo Swamp Catchment.

PCC must look to this admission, and provide protections that prevent any further degradation of this special amenity landscape and its features, given where it is situated.

Action by Council

Within the District Plan, Quarrying/mining/extraction to be changed for Lot 14 and Lot 16 DP 88001 to ‘non-complying’ activities, due to its location within the Taupo Swamp catchment. Specifically, Wairaka Farm.

Work should be done between PCC and Government to purchase this specific parcel of land, and retire it into a public reserve for future generations to enjoy.

The specific provision of the proposal that my submission relates to:

Part 2: District-Wide Matters / Natural Environment Values / NFL – Natural Features and Landscapes

NFL-P9 Mining and quarrying activities within Outstanding Natural Features and Landscapes or Special Amenity Landscapes

1. Avoid mining and quarrying activities within Outstanding Natural Features and Landscapes; and
2. allow mining and quarrying activities in Special Amenity Landscapes where they avoid significant adverse effects and avoid, remedy or mitigate all other adverse effects on the identified characteristics and values described in [SCHED10 - Special Amenity Landscapes](#).

Do you: Amend

Specifically, **Wairaka Farm – marked as GRUZ Lot 14 and Lot 16 DP 88001** be amended to ensure ‘quarrying/mining/extraction activities’ are noted as ‘non-complying’ due to its location within the Taupo Swamp Catchment (an outstanding natural wetlands).

Reasons:

Situated to the West, between Plimmerton and Pukerua Bay. This Special Amenity Landscape, with Outstanding Natural Landform Features, also sits within the Taupo Swamp Catchment. It has a number of underground springs, and over-ground watercourses, that make their way through neighbouring land, to join Taupo Swamp.

The proposed district plan identifies GRUZ as areas suitable for quarrying/extraction/mining activities, with those protected under Significant, or Outstanding status, given some slight protection, making these discretionary activities.

The only way we can guarantee that Outstanding Natural Areas, and Special Amenity Landscapes are preserved for future generations, is to designate certain activities prohibited – not-allowed. Clear statements must be made regarding such activities.

Porirua City Council is assigning the designation of significant natural areas over parcels of land that will severely restrict what those private land owners can do with that land, while on the other hand is not adequately protecting landscapes where “It is highly unlikely quarrying would be permitted” as a discretionary activity, in only some cases.

While the likelihood of such permission being granted is indeed low for Outstanding Natural Landscapes and Significant Natural Areas, for the General Rural Zone, the protection that is needed in the case of Special Amenity landscapes is not clear.

2. Protecting the catchment of Taupo:

The Taupo swamp, has been recognised as a ‘wetland with outstanding indigenous biodiversity values’ and the protection that this offers. The swamp catchment area bounded by the skyline, formed by the ranges running toward Pukerua Bay must be recognised in the plan as an area in which quarrying and mining/extraction activities are prohibited.

A considerable amount of personal time, effort, and burden was placed on the local community shoulders to ‘fight off’ Fulton Hogan, and their attempts to purchase this land for the purposes of establishing a quarry. Due to the passion and professionalism of the community, FH did not proceed, as they could not mitigate risk to the Taupo Swamp Catchment.

PCC must look to this admission, and provide protections that prevent any further degradation of this special amenity landscape and its features, given where it is situated.

Action by Council

Within the District Plan, Quarrying/mining/extraction to be changed for Lot 14 and Lot 16 DP 88001 to ‘non-complying’ activities, due to its location within the Taupo Swamp catchment. Specifically, Wairaka Farm.

Work should be done between PCC and Government to purchase this specific parcel of land, and retire it into a public reserve for future generations to enjoy.

The specific provision of the proposal that my submission relates to:

Part 2: District-Wide Matters / Natural Environment Values / ECO – Ecosystems and Indigenous Biodiversity

Placing SNAs over privately owned land.

Do you: **Oppose**

Reasons:

LACK OF CONSULTATION AND OUTCOMES REFLECTED IN PROPOSED PLAN:

While we recognise the need to identify and protect significant natural areas as set out in the Great Wellington Regional Council RPS Policy 23. We do have concerns regarding the process used by PCC to identify these areas, the prescriptive proposed rules, and the imposition of costs on to land owners for a public good. A number of private land-owners provided in-depth feedback during the consultation period. As an affected land owner, we did not receive any notes back that detailed all of the concerns outlined in our visit, nor the requests noted anywhere we asked of PCC relating to fencing, pest control, rates rebates.

The concept and imposition of SNAs imposing severe constraints and moving costs onto landowners who have had no control over the process defeats the intended purpose of increasing land cover with indigenous forest cover.

In the future is it likely that land owners will be likely to choose not to plant indigenous species and retain marginal land in pasture or at best plant exotics. If we are to plant trees to sequester carbon and help constrain climate change, land owners must be encouraged to plant, rather than finding themselves bound with the proposed shackles of SNAs.

PEST BURDEN:

If SNAs are to be successful, pest species will need to be pro-actively managed. Weed species will present persistent on-going problems.

The need to control goats, possum, cats, mustelids and rats will be ever present. After a number of years of low numbers possum numbers are rising locally following the withdrawal of central government funding for the control in the surrounding Porirua areas.

Pest management costs now fall on land owners – who can only keep up with what they have on their own land, and yet are now facing increasing pest species invading from surrounding areas.

HARMONISATION: LEGISLATION and JURISDICTION

Issue 7 of the report considers the crossover of jurisdictional responsibility for ecological areas and the potential for confusion and frustration through competing decision making.

Response: While the analysis provides insight into the GWRC and PCC responsibilities there are other matters where harmonisation of the plan with other mechanisms are required.

Fire and Emergency New Zealand:

FENZ advises that there should be buffers of 30m between a dwelling and bush. The plan should reflect this advice and allow land owners to maintain the specified buffers to protect their assets (all buildings on the property) without the need of seeking permission to do so from council. Nor, should land owners be required to engage specified specialists (for instance ecologists or arborists) to undertake this work.

QEII TRUST COVENANTS:

There are strong parallels between the QEII Trust aspirations and those of the SNA concept that Council could learn from.

We note that most of the private land covered by QEII Covenant contain significant native biodiversity values. Significantly QEII covenants are the success they are because the Trust works in partnership with landowners to protect the most treasured areas on their land. Moreover; strength is gained as each covenant is tailored to reflect the wishes of the landowner. The Trust provides assistance with fencing and has contestable funds available for specific projects.

We note that some local authorities have policies regarding rates remission for land protected by QEII covenant. While there is a case for greater remissions in those instances the case for PCC providing a total remission on that portion of a rural block covered by a SNA is even greater as the SNA designation is imposed on a landowner for public good. The public should and must bear the cost of that good.

Action by Council:

Pest burden: Council must provide assistance to landowners to manage pest species in SNAs. We cannot be expected to carry all of the burden the burden of a public good.

Harmonise: Harmonise requirements for buffers etc with existing regulations.

Rates rebate: Council must be transparent and develop policies that are consistent with sharing the cost of imposed public good aspirations over privately owned land. Policy must provide for assistance to manage SNAs – particularly fencing and pest control and also rate remissions on the affected land i.e. **nil rate on rural properties and proportional for urban allotments.**

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*