

Name of submitter: Paula Birnie

This is a submission on the following on the following proposed plan:

PORIRUA CITY COUNCIL CITY-WIDE DISTRICT PLAN REVIEW

The specific provisions of the proposal that my submission relates to are:

outlined below in my submission

My submission is:

1. I submit that all of Whitireia Park must be protected from inappropriate subdivision, use and development.

All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource Management Act 1991 (the RMA).

2. I fully support all land in Whitireia Park continuing to be zoned Open Space.

Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.

3. I submit the bulk and location standards need to be amended so they are consistent with objective Open space Zone – 02 (OSZ-02).

The zoning of Open Space does not limit the number of buildings – any number is possible so long as each is less than 50m² and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 ‘a low level of development and built form with few structures to support passive and active community activities’.

4. I submit that all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area should be included in the ONFL policy overlay.

My reasons for seeking inclusion are as follows:

- The area is open space widely used by the local community for recreation
- The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park
- The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district.
- The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour.
- The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region.
- This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams.
- The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.

5. I submit all of Onepoto stream should be included in SNA 134 and connects to SNA 138

- Onepoto stream is site of significance to Ngāti Toa Rangātira

- Onepoto stream begin as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea.

- This stream has good native fish values

6. I support SNA 223 Whanake-Thornley Street

However, there is no description in schedule 7 for it. A description should be added to Schedule 7.

7. I support SNA 136

Additional areas marked in yellow on the map should be added because they have been planted with indigenous species and have naturalised.

8. An additional area should be added to SNA 134 Te Onepoto estuary (see map in yellow)

The vegetation surrounding Onepoto Estuary comprises *Juncus kraussii* subsp. *australiensis*, *Apodasmia similis*, *Plagianthus divaricatus*, *Phormium tenax* and *Carex geminata*. This is an excellent example of the indigenous vegetation surrounding estuaries.

Additional areas for SNAs

SNA in proposed plan in green
Additional areas for SNAs in yellow



In addition I would like to add the following information To be noted:

The Consultation Process

Given that we are in extraordinary times in relation to a global pandemic and the restrictions created as a result, I am surprised that PCC have decided to forge ahead with such an ambitious undertaking in one hit.

These are sizeable chunks of work , some of which have been extended beyond the realms of realistic signposted timeframes.

For the average ratepayer the information presented in many cases raises more questions than answers , and lacks the underpinning evidence required for ratepayers to make informed decisions.

Eg - when looking to increase rates for rural property owners and commercial complexes such As North City Plaza, where is the evidence to show that retailers have returned all staff to full wages to support such a rates hike, considering many businesses are still in financial recovery mode. There also seems to be some very vague wording around the impact on residential properties, implying that some of the true costs will be afforded to home owners in the future around water outside of 'rates' implying that some form of water metering may come into play.

This is further exacerbated by the lack of community hui to access information in a more user friendly format with access to operational staff from Council who are able to explain sometimes complex information in simple terms.

A planned coordinated rollout of information in bitesize chunks would allow for greater participation from a wider scope of people.

Eg - virtual recordings of content covering FAQs could have been broken down into bite size chunks and put on the website for download.

Trying to collate and digest large chunks of information in a mainly digital format is not a conducive way to gather meaningful feedback.

Many people work during the week and/ or long hours and trying to write submissions around hard copies located in Council Offices or at the Library without context provided by operational staff provides limited opportunities to engage.

I believe that there are so many papers to work through, well written submissions demand a lot of valuable time as do the proposed plans and accompanying briefs.

It is clear from the information provided or more accurately lack of it that these too have been rushed and that PCC staff have struggled to pull a quality product together. A good employer would reconsider original timelines and pivot to adopt a more innovative approach.

Like many decisions signed off by the CEO this year, little thought has gone into the long term implications of actions and the far reaching unintended consequences.

When asking ratepayers to consider big picture trajectories, these must be built on strong foundations of accurate current information.

Like many ratepayers I am at a loss to fully comprehend why we continue to pay one of the highest rates in the country, attracting gold star rating rental prices and premium property valuations without the infrastructure to match.

Having lived in Porirua for 25 years, with almost 23 of them in Titahi Bay, I think this Council needs to take a good look at some of the decisions made over many terms, that have led to Titahi Bay and Porirua East on the receiving end of some of the worst outcomes.

There are many long term councillors sitting around the table who have contributed to these outcomes either by not asking the right questions or considering long term consequences.

History and context provides substance and a solid framework on which to build ambitious trajectories.

We cannot ask the people of our City to imagine significant population growth of 20,000 -30,000 people and approve property development sites for the future when we have no clear indication from Council of how they are going to fix the current failing infrastructure issues, with clear timeframes , let alone a clear plan of how they may manage this in the future with such large projected growth.

I do not wish to be heard in support of my submission.However, I am happy to discuss this and other matters further with council staff or elected representatives.

Paula Birnie

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Signature of submitter

(or person authorised to sign

on behalf of submitter)

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Please note the following:

I could not gain advantage in trade competition through this submission.

Date 20/11/20

(A signature is not required if you make your submission by electronic means.)

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