

SUBMISSION TO REVIEW PANEL ON PORIRUA LONGTERM PLAN

From; Ian and Noeline Fowler

7 Pendeen Place Camborne

31 October 2021

We own a 0.106Ha residential section, 45% of which is subject to the Significant Natural Area(S N A's) provisions in the plan

We object to our property being in the plan on two grounds.

Policy 23

Our section does not appear to meet any of the five criteria set out in policy 23 of the Greater Wellington long term plan which is the authority for Porirua City Council including S N A's in its plan.

The council has not justified the inclusion of our property other than looking at an aerial plan and seeing the bush on our property next to council reserve and drawing a line over our and our neighbours properties which increases the reserve. The council has not done evaluation of our property and consulted with us as required by policy 23 or explained why it meets Section 23.

None of the native trees are unique or endangered and all are prolific in the 1.8ha adjacent reserve and in other nearby reserves.

.

Cost benefit ratio.

The benefit if any, to the aims of policy 23 is very minor in relation to our property.

However the cost to us as property owners is significant.

We will lose the full benefit of ownership of our land which every other rate payer enjoys.

The financial cost to us is large:

Namely

a) the cost of applying for resource consent each time we wish to do anything to the trees eg trim vegetation, will be about \$1500 each time with no certainty we will be successful.(I would suggest that the council will have no incentive or inclination to grant a consent)

B) Within a very short time we will lose our views over the inlet which will have a profound negative effect on the value of our property. I estimate it would be in excess of \$100,000 though I have heard that some of our Neighbours believe it could be as high as \$200,000.

C) The loss of full enjoyment of our property will have the effect of putting off buyers. This will have an adverse effect on sale price

I don't believe any reasonable person would consider this an equitable situation.(there no suggestion of recompense from the council)

Conclusion

I am sure our situation applies to many owners of small residential properties.

I would request the panel review the application of S N A;s in the plan and consider only applying them to **residential property** where the area affected by a S N A is less than 0.2Ha or takes up less than 10% Of the property.

If this not within the discretion of the Council ,then i sure they have discretion on the matter of requiring resource consent and can exempt properties such as ours.

Thank you for this opportunity to address you.