

PIKARERE FARM LIMITED

**SUPPLEMENTAL SUBMISSION TO COMMISSIONERS
PROPOSED PORIRUA DISTRICT PLAN**

1 Introduction

1.1 My name is Dan Stevenson. I am a director of Pikarere Farm Limited (Pikarere Farm) our family farming company.

1.2 Thank you for the opportunity to speak to Pikarere Farm's submission of 18 November 2020 (Submission).

1.3 The Submission covers the following points.

2 Background

Regarding Pikarere Farm. No need to repeat the background today.

3 Zoning – General and Rural Lifestyle Zoning

Not on today's agenda.

4 Sites and Areas of Significant to Māori

Not at issue and not on today's agenda.

5 Significant Natural Areas (SNA)

Not at issue and not on today's agenda.

6 Outstanding Natural Features and Landscapes (ONFL)

On today's agenda.

7 Special Amenity Landscapes (SAL)

On today's agenda.

8 Coastal High Natural Character Areas (CHNC)

CHNC014 Rukutane Escarpment

On today's agenda.

9 **Coastal Environment Inland Extent**

Not on today's agenda.

10 **Access to Pikarere Farm**

Not on today's agenda.

11 **Edit Outstanding Natural Features and Landscapes (ONFL)**

11.1 There is one ONFL006 – Pikarere (Southern Escarpment) and details regarding it are set out in Pikarere Farm's Submission.

11.2 The Escarpment is referred to on the farm as the cliffs and over the last 70 years have been used for grazing of sheep.

11.3 We have protected the cliffs and they are in the same condition as 70 plus years ago.

11.4 To place an ONFL classification on the cliffs is too high a designation and not warranted.

11.5 The cliffs fit into the same general category as the Rukutane/Titahi Bay (Komanga) SAL (SAL003) and at most the cliffs should be in that category.

11.6 The SAL designation applied to Rukutane/Titahi Bay (Komanga) is the appropriate designation for the Southern Escarpment.

12 **Special Amenity Landscapes (SAL)**

12.1 SAL003 Rukutane/Titahi Bay (Komanga) as stated in our Submission is a beautiful and historic headland and warrants protection.

12.2 Pikarere Farm has protected Komanga Point for the last 70 plus years.

12.3 The issue is how far onto Pikarere Farm the SAL should go.

12.4 Our submission is that the boundary of the SAL should continue from the Escarpment to the east, along the boundary of the Komanga Point title to the cliff to the west, as shown on the plan attached to our Submission.

12.5 The boundary of the title follows the natural contour and fully protects the coastal land form and Komanga Point.

12.6 It is not necessary or warranted to include further land in the SAL.

12.7 Coastal High Natural Character Area (CHNC015 – Rukutane Escarpment) is to the east of Komanga Point and it not of concern to Pikarere Farm.

13 **Rangituhi/Takapuwahia – SAL002 is referred to in paragraphs 6.7 to 6.12 of Pikarere Farm's Submission**

13.1 We ask that the location of the SAL be amended so that it is closer to the boundary with Porirua City to exclude land not required to protect the backdrop to the City.

13.2 The SAL should end where the blue line meets the Coastal Environment Inland Extend shown on the plan attached to our Submission.

13.3 The land to the east of that point is not visible from central Porirua City.

13.4 An on-site visit would identify the appropriate boundary.

14 **Conclusion**

14.1 Thank you for this opportunity.

14.2 If an on-site visit would be helpful I am available to take you over the farm.



Dan Stevenson