

Grant and Jane Abdee

Private property:

153B Rawhiti Road
Pukerua Bay 5026

Leased land:

Licence to Occupy KiwiRail Land adjacent to 153B Rawhiti Road, Pukerua Bay Main Trunk Line

8 December 2021 1445 hrs

Porirua City Council Proposed District Plan

Hearing Stream 3

Further to our submission of 28 October 2021

Recapping:

153B Rawhiti Road is a back section shaped like a dog's hind leg. It is less than 6 metres wide at its narrowest.

Much of the property is covered in vegetation, and parts are difficult to see clearly from an aerial photo.

On our mostly straight-sided western boundary we have 7 neighbours.

6 of these neighbouring properties, plus 2 in front of these properties, are below road level and slope towards our property. Consequently, we get their water run off. Some of these properties were built in the 1960s and 70s and have soak pits.

Our eastern boundary is KiwiRail land and rail corridor.

For safety reasons, the rail corridor and our KiwiRail leased land is out of bounds to the public. In places it is steep and rugged and/or sandy and prone to erosion.

Our leased land is from our boundary to the 'no go' safety zone adjacent to the rail corridor.

Returning to the subject of our private property, it has a sewage main running through it.

Underground storm water pipes from Rawhiti Road feed into a half-round metal chute/race through bush and gully to beside the north-bound train track.

Regarding the southern boundary of our private property, it is fenced and gated from NZTA/Transit land and the Ara Harakeke Pathway. Gates provide access for (light) authorized vehicles for maintenance and repairs.

As I mentioned in my submission of 28 October 2021, when the Pathway was being planned and constructed, Jane and I surrendered a piece of our KiwiRail leased land for the project, for the benefit of the community – and for the benefit of Council. Later I regretted this. Some of our private land and vegetation was damaged during construction.

Regarding our Hearing Stream 2 zoom meeting, I would like to apologise to the Hearings panel. I had been doing shift work away from home and was over tired and unprepared. Also, presenting to the panel reminded me of presenting evidence in court.

Natural hazards, impacts of flooding/overland flows/damage to vegetation due to mismanaged water run off

During heavy and/or prolonged rain, the metal chute only just copes and some water escapes, further undermining the gully.

We have invested a lot of money in private drainage, trying to collect run off water from neighbouring properties and trying to reduce land/soil damage. Their water issues have become my problem.

Some of the land Council has identified as SNA027 is fragile, impacted by storm water from soak pits and land drainage. Some soil is being washed away and a new gully is forming.

Trees are dying with what appears to be root rot and gaps are appearing in the bush.

Rawhiti Road's storm water system appears to be running at maximum capacity and, over years, soak pits block up and overflow.

Ideally, additional drainage is needed, preferably at source.

With improvements in drainage, tree/vegetation survival rates may increase.

Perhaps there should be limits or caveats on building development on land to the west of this property, particularly in areas already identified as flood plains.

In the summer some trees/vegetation need watering by hand.

Our thoughts and feelings regarding SNA027 are unchanged. We wish to be removed from the SNA for reasons we have already stated.

The SNA is mainly on NZTA/Transit land and KiwiRail corridor. Our piece of property, currently identified by Council as SNA, is relatively insignificant and water damaged terrain. We should not be part of any joint SNA with business and government departments.

We bought this property to enjoy the trees and vegetation, and we have no intention to build on the land.

We need to maintain access for authorized maintenance related vehicles and heavy machinery. Provision for this is important, particularly as our property is narrow. Access is via the SNA or near the SNA. In view of the fact that most of the property is covered in bush, we require some freedom.

A question for the panel please:

In my submission of 28 October 2021, I shared some concerns about 3.15 Fire Risk and management. I asked if Council would consider installing a fire hydrant or hydrants on, or near, the SNA, as there is no access for Fire and Emergency trucks. The dry vegetation is a potential fire risk as it is next to the rail corridor and Pathway.

Are you able to give me some feedback please?

Attached: Photos showing water draining from neighbouring properties and a location map.

There is a private storm water drain at 6 & 7/143 Rawhiti Road. It is large diameter plastic pipe with a mesh or grill cover.

Yours sincerely

Grant Lindsey Abdee

Proposed District Plan

PHOTO NUMBERS SHOWING WATER ISSUES.

- Search for an address
- Legal Desc: Lot 2 DP 11468
- Property Specific Proposed District Plan Chapters
- Read the full Proposed District Plan
- Zoom to selected property
- More Submission

The following information applies to the property

District Plan Zone

Zone
General Residential Zone

General District-Wide Matters Overlays

- Noise Consider
- Type: Railway Corridor 100m
Note: Check the Noise chapter for potential additional land use requirements

Natural Environment Values Overlays

- Significant Natural Areas
ID: 9NA527
Name: Whenua Tapu Highway Forest

Hazards and Risks Overlays

- Flood Hazard - Ponding



153R Rounhiti Road



Photo 1 Driveway



Photo 2 Side of house



Photo 3 North end of house



Photo 4 Looking back to 3



Photo 5 Garden looking towards SNA



Photo 6 Looking at our collecting drain. Neighbours water



Photo 7 Water from neighbours to our private drain



Photo 8 Near race. Water from 7



Photo 9 Water race from street and our private drain