



Submission on publicly notified Proposed District Plan

Jennifer Blake

227 Murphys Road, Judgeford

My submission includes

- My responses to Section 42A reports – what is said versus what is the lived experience for residents.
- Commentary re GRUZ-02, GRUZ-P5, GRUZ-P9, GRUZ-P7, Section 3.9.2 Assessment.
- What I seek from the Panel:
 - Ensure that new policies are created which protect residents from the nuisance effects of quarrying and mining activities.
 - Remove Judgeford Flats from the Future Urban Zone.
 - Redesignate Judgeford rural roads to rural lifestyle zone to enable housing intensification and appropriate development activities.



Judgeford – the current Rural Zone



GRUZ-02 Character and amenity values of the General Rural Zone

GRUZ-02

Character and amenity values of the General Rural Zone

keywords –

“amenity values are maintained” and “often on a cyclic and seasonal basis...”

Section 42A Report:

The predominant character and amenity values of the General Rural Zone are maintained, which include:

1. A working environment where rural activities generate noise, smells, light overspill and traffic, including heavy vehicles, often on a cyclic and seasonal basis;

GRUZ-02

Character and amenity values of the General Rural Zone

keywords –
“amenity values are maintained” and “often on a cyclic and seasonal basis...”

The Lived Experience

- Providing for mining and extraction in the Rural Zone provides significant levels of heavy traffic (potentially 80 trucks per hour) moving on the boundary of rural residences. Noise levels are very high to the point of anguish for properties closest to the nuisance.
- There is no seasonal nature to this activity. No respite. Rural activity anticipates temporary and intermittent levels of noise, not consistent levels.
- Amenity values have been lost.



GRUZ-P5 Quarrying Activities and Mining

GRUZ-P5
Quarrying
Activities and
Mining
key words –
“where it can
be
demonstrated”

Provide for new quarrying activities or mining activity in the General Rural Zone **where it can be demonstrated that:**

1. The siting, and scale of buildings and visual screening of these activities 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;

GRUZ-P5
Quarrying
Activities and
Mining
key words –
“where it can
be
demonstrated”

4. Areas of indigenous vegetation are retained where practicable; and
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.

GRUZ-P5
Quarrying
Activities and
Mining
key words –
“where it can
be
demonstrated”

The Lived Experience is...

Repeated demonstration of the adverse effects of a quarrying operation on the amenity and health of residents within the Rural zone to the west ***has met with responses from the operator and the regulator that trivialize the outcomes for residents*** (including suggestions that 5-year Resource Consent requests may end up with limited notification status), upscaling of activities – longer hours, night works and further requests submitted...

GRUZ-P5
Quarrying
Activities and
Mining
key words –
“internalises
adverse
environmental
effects”



GRUZ-P5

Quarrying

Activities and

Mining

key words –

“internalises

adverse

environmental

effects” and

“self-

reporting”

6. ***It internalises adverse environmental effects*** as far as practicable using industry best practice and management plans, including monitoring and ***self-reporting***.

GRUZ-P5 Quarrying
Activities and Mining
key words – “where it
can be demonstrated”

Repeated concerns are demonstrated,
expressed clearly and *ignored*...
residents are treated as malcontent
NIMBYs.

Hi Darren

This is to formally record my concerns about the effect of blast vibration on my property. I have attached one image of most recent effects on the cladding weatherboards. There is more damage than this on the same wall following recent blasts, which I have been in reasonably regular conversation by email with you about.

I am requisitioning a building inspection report from the preferred provider for my insurance company who was at my property in February and will be able to ascertain structural changes given his familiarity with the dwelling. Between this and the evidence I intend to obtain from the double glazing company who have observed in detail the weatherboard condition when installing the new windows earlier this year I expect to provide a baseline for conversations we may need to have about liability for repairs (based on the details of the report).

On a further note can you clarify a comment from Q Ltd that HEBCPB provided the opportunity for potentially affected properties around Whitby to get a bulding inspection report in order to provide a baseline for any potential construction damage? If this is correct can you clarify any reasons why this was not offered to properties suffering impacts from quarry blasting up Murphys Road?

Regards

Jenny and Andy Blake

227 Murphys Road, Judgeford, Porirua 5381, New Zealand.

Phone 027 358 0013

GRUZ-P5
Quarrying
Activities and
Mining
key words –
“self-
reporting”

Self reporting has proven to be non-existent. Reporting is resident-driven. Following on from resident complaint, there ***may*** be referral by the Compliance Team to the operator. General results is no change to nuisance levels or alleviation of concerns.

GRUZ-P5
Quarrying
Activities and
Mining
key words –
“self-
reporting”

Ongoing and documented complaints of vibration damage, noise, light and dust nuisances becomes a frustrating situation where the operator is able to game the system... compliance when monitored by the monitor.

Self-reporting **turns residents into activity police**. This is an unacceptable option.

GRUZ-P5 Quarrying
Activities and Mining
key words – “where it can
be demonstrated”

Repeated emails evidence that self-
monitoring leads to an unacceptable
level of stress for those involved



Jenny Blake <jennyblake15@gmail.com>

to Richard, Darren, Juliet, bcc: Nadine, bcc: Tracey ▾

Fri, Nov 6, 2020, 12:58 PM



Hi **Darren**

My biggest concern is that when monitoring is undertaken it would seem the blasting technique you employ is different, as you decided to do on the day last time.

The blasting I've complained of in general was prior to staggered blasting (though I was not present at the last blast). However multiple blasts have led to these damaging outcomes at my home, not just one.

Had dilapidation reports been developed as a baseline prior to commencing blasting I'm certain our lawyers would be having a very different conversation with you, than the one the insurance company will be having.

To be frank I've always been happy to have you monitoring and give you honest feedback to try to ensure everyone's better outcomes. In theory monitoring at the piles could give some real data but I've now lost faith in the integrity of the process.

Please clarify:

1. What actual blasting technique you intend to employ on the day.
2. What type of monitoring equipment you intend to use?
3. How the raw data will be extracted, independently overseen while extracting, and then compiled.

I look forward to your response.



GRUZ-P9 Effects on adjacent zones

GRUZ-P9
Effects on
adjacent
zones

Section 42A Report

Require an adequate separation distance for non-residential activities located on sites in the General Rural Zone that are adjacent to Residential Zones, where these may result in conflict and/or potential reverse sensitivity effects

GRUZ-P9
Effects on
adjacent
zones

The Lived Experience

This definition needs expanding to include separation of mining and quarry activity from those living beside such activity in the Rural zone! By the planner's own definition "**...*mining and quarrying activities have a range of potential adverse effects that are disproportionately greater than others....***"

What measures are being referred to in the Section 42A report?

“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”

What measures are being referred to in the Section 42A report?

Submission has requested

The policy should contain specifications around the blast values to be expected within 500 metres of a new quarry activity and that a new quarry activity should not be consented where there are consented, occupied dwellings within 500 metres of a new or any quarry activity.

The Lived
Experience
without
effective
measures

The Lived Experience is...

Amenity has been lost. The lived experience is that living beside a working mining/quarrying operation is untenable for those within 500m. Within 500m vibration has caused cosmetic and structural damage.

Do we really want other rural/Judgeford residents to be in this position?



GRUZ-P7 Potentially
inappropriate
activities

Inappropriate activities
What activities and what measures are referred to here?

Section 42A Report

There are measures to internalise effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the Zone, including primary production and residential activity

Inappropriate activities
What activities and what measures are referred to here?

- **Requested**
- Amend current provisions to ensure a strictly adhered to policy regarding, noise and vibration nuisance and distance from properties. Residents consider a quarrying activity 500m from their boundary to be an inappropriate activity.
- Residents believe the intention to retain Rural zoning for Murphys, Belmont roads (etc.) are directly resultant from the intention to continue quarrying on their Eastern border.
- Rural zoning to be discussed further.



Section 3.9.2 Assessment

Separation
of primary
production
and
quarrying

Section 42A Report

“152 ...However, the PDP seeks to separate the activities of quarrying and mining from other primary production activities in terms of policy approach and activity status. ***This is because mining and quarrying activities have a range of potential adverse effects that are disproportionately greater than others*** that fall under the definition such as animal grazing or horticulture....”

Separation
of primary
production
and
quarrying

Requested

There is a need for greater protection from activities that have a “disproportionately greater” effect than others.

No additional provisions have been included to protect the natural and physical environment in order to maintain and enhance the amenity values of the environment.

Separation
of primary
production
and
quarrying

Concerns and more Questions:

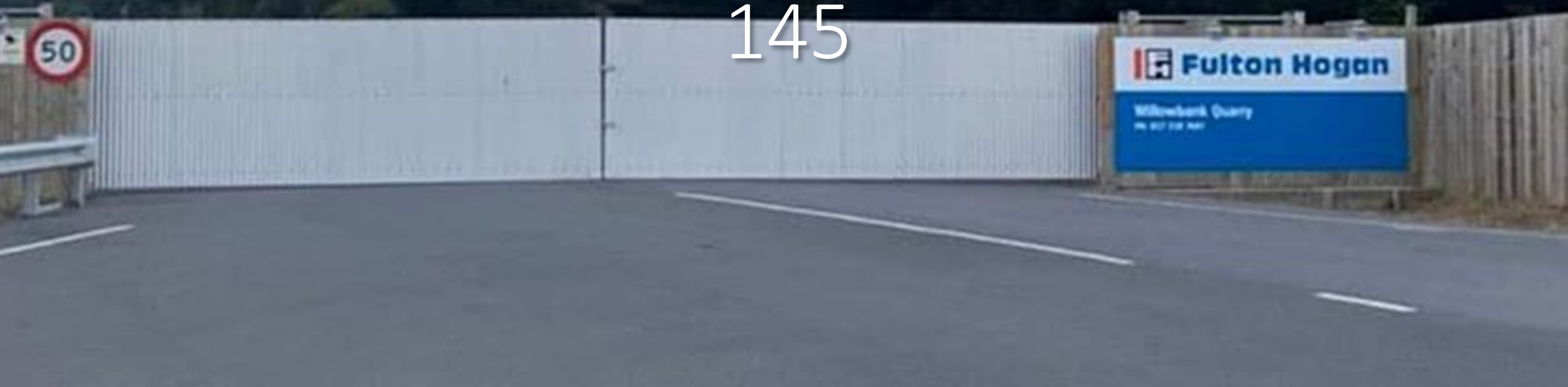
What provisions have been made to ensure the natural environment does not suffer from these disproportionately greater effects:

Flocculants that may leach into the headwaters of the Pauatahanui Inlet.

What biodiversity offset provisions have been proposed for the plan?

In the natural hazard risk column, the planner notes the Moonshine Fault Rupture Zone covers the southern end. If that is a risk for housing, then why isn't it a risk for quarry settlement ponds?

Proposed Porirua District Plan Officer's Report: Part B – Rural Zones 145



Proposed
Porirua
District Plan
Officer's
Report: Part B
– Rural Zones
145

Section 42A Report

Fulton Hogan seeks identification of sites appropriate for the development of aggregate resources. I consider that the relief sought by these submitters sits outside the scope of the PDP but is potentially something that Council could consider at a regional level as part of a spatial strategy.

Proposed
Porirua
District Plan
Officer's
Report: Part B
– Rural Zones
145

The Lived Experience

Concerns that the submitter Fulton Hogan will need certainty and support for the identification of appropriate sites are at odds with:

- The submitter's decision to inform neighbouring residences that a quarry operating for 35 years is "a done deal" and
- Erecting their signage on the front of the temporary quarry entrance.



INF-P1 The Benefits of Regionally Significant Infrastructure

INF-P1 The Benefits of Regionally Significant Infrastructure

INF-P1

Recognise the social, economic, environmental and cultural benefits of Regionally Significant infrastructure including:

“...An integrated, efficient and safe transport network, including the rail network and the state highways, that allows for the movement of people and goods;...”

INF-P1 The Benefits of Regionally Significant Infrastructure

Concerns and Lived Experience

New quarry activities intend to move convoys of trucks (up to 80 movements per hour) between 6am and 10pm, six days per week.

This activity may compromise the safety and efficiency of the SH58 network.

Adding these truck and trailer units to SH58 means that residents turning into “rural roads” are at risk as slow moving truck convoys pass on either side of turning vehicles.

The Lived
Experience –
10 am 6 May
(a very quiet
time of day)





FUZ-01 Purpose of the Future Urban Zone

FUZ-01
Purpose of
the Future
Urban Zone

The Future Urban Zone allows for the continued operation of existing activity and the establishment of new rural use and development that does not compromise the potential of:

The Judgeford Hills and Northern Growth Area to accommodate integrated, serviced and primarily residential urban development.

FUZ-01

Purpose of
the Future
Urban Zone
Keywords

“primarily
industrial ...
development”

The Judgeford Flats are to accommodate integrated, serviced and primarily industrial urban development.

Any other areas that have been subsequently included in the Future Urban Zone and are able to accommodate integrated and serviced urban development.

FUZ-01

Purpose of
the Future
Urban Zone
Keywords

“primarily
industrial ...
development”

Concerns

A focus on industrial activities without scope as to type and potential nuisances (such as impact upon visual amenity and increased pollution or emissions) opens the Judgeford Flats to industrial activity which detracts from the general amenity of this area.

This potentially entrenches currently inappropriate activities – such as by presenting opportunities for aggregate / asphalt processing / heavy vehicle storage opportunities at the foot of the temporary quarry site.

FUZ-01
Purpose of the
Future Urban
Zone
Industrialisa-
tion

Risk
Flood Hazard –
100-year event



Figure 3: Flooding hazard predicted in a 100-year flood event in the Pāuatahanui catchment

FUZ-01
Purpose of
the Future
Urban Zone

Flood Hazard
– Ponding
Costs and
Alternatives

Costs and Alternatives

There is a high cost to drain and prevent flood damage in order to industrialise the Judgeford Flats. This financial burden should not pass to ratepayers.

Murphys Road has limited flood risk. No evidence that this presents a risk for subdivision, particularly if new consents are required to consider and build to avoid flood damage.

FUZ-01 Future Urban Zone

Flood Hazard –
Ponding SH58
November
2019 looking
to the West



Concerns and Questions

Rural
Subdivision
and
Development

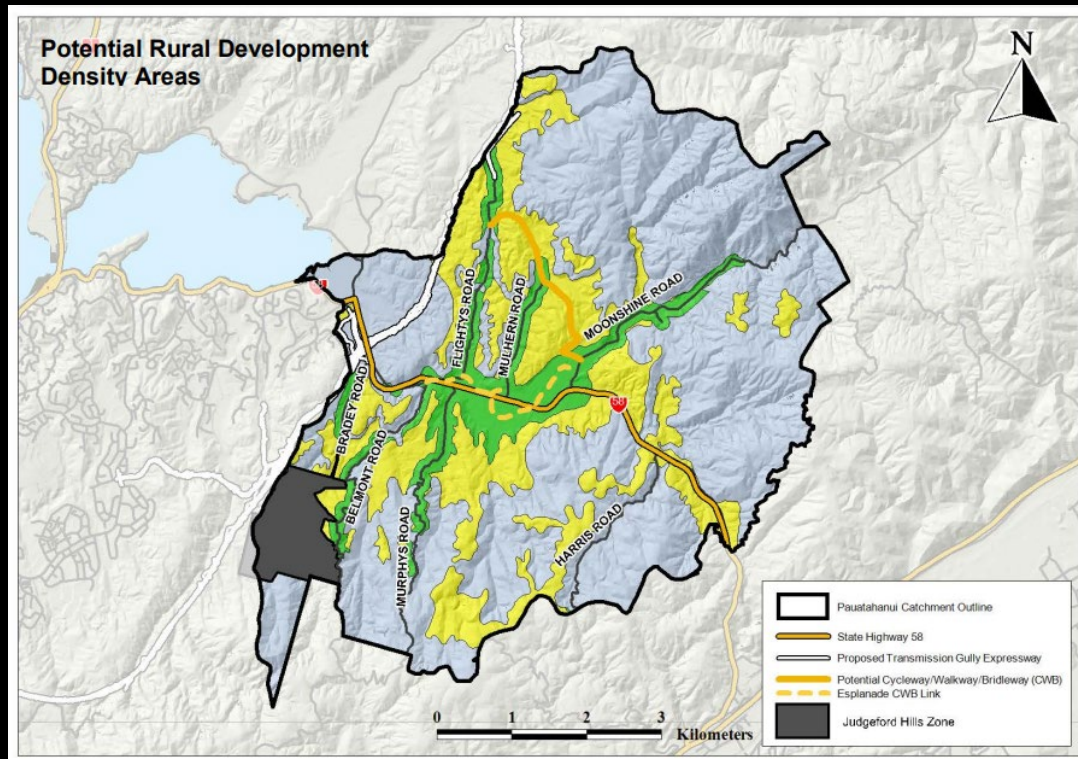
The FUZ information appears to be based on the document “Pauatahanui Judgeford Structure Plan November 2012”.

Why are rural areas identified in the Structure plan no longer suitable for further development?

Loss of amenity for residents in the rural zone shown in green (next slide) mean those residents lose opportunity for appropriate intensification of their land.

Is this an attempt to ensure that reverse sensitivity issues are minimised due to pre-determined consenting of industry and quarry activities?

Rural Subdivision and Development



Pauatahanui Judgeford Structure Plan November 2012

Key features...

Potential Development Density

	Min.	Min. Average
Green	1ha	2ha
Yellow	1ha	2.5ha
Blue	2ha	4ha

Catchment Vegetation

- 1ha erosion prone land planted or 3ha retired or financial contribution of \$25,000 with each new lot created taking into account appropriate existing indigenous vegetation

Development Controls

- Controls over building, accessways location and design
- Further controls on earthworks
- Protection of heritage sites
- No new dwellings on flood prone land or on fault lines



If this proposed plan is accepted the outcomes for residents in Judgeford will mean:

Death by 1000 cuts.

Land with spectacular views will remain unavailable for lifestyle residential options.

Loss of visual amenity from the industrialised Judgeford Flats and from the entrenched quarry activity.

Serious concerns for impacts of heavy industry and quarry flocculants upon the health of Pauatahanui Wildlife Reserve/Inlet.

Serious concerns for safety of travelling public.