

PIKARERE FARM LIMITED

SUPPLEMENTAL SUBMISSION TO COMMISSIONERS

PROPOSED PORIRUA DISTRICT PLAN

1 INTRODUCTION

- 1.1 Two items referred to in Pikarere Farm's original submission dated 2 November 2021 (Submission) remain to be heard.
- 1.2 Zoning – General Rural and Rural Lifestyle.
- 1.3 Coastal Environment Inland Extent.

2 ZONING

- 2.1 Pikarere's association with the City is set out in detail in the Submission.
- 2.2 Pikarere sought additional Rural Lifestyle zoning and the Office's Report Part B – Rural Zones (Report) recommends adoption of the zoning proposed by Pikarere, except for the area shown cross-hatched yellow on Appendix E of the Report (Yellow Land).
- 2.3 For convenience attached are copies of:
 - (1) Porirua City Map (22.01.22);
 - (2) Pikarere's plan from Pikarere's Submission;
 - (3) Appendix E plan.
- 2.4 Pikarere agrees the recommendations in the Report except in reference to the Yellow Land which as Pikarere submits should be zoned Rural Lifestyle.
- 2.5 The Report in Appendix B (183.1) and in Appendix C and reference to the Yellow Land:

"Protection of natural/environmental values".

SAL

This is SAL 003 Rukutane/Titahi Bay (Komanga).

This is a separate title and separately zoned General Rural.

It is fully protected.

SNA

"Some across the site"

These are small bush areas and have been protected by Pikarere for over 50 years.

On any development they would, by their very nature and location in gullies, be protected by the planning process.

High Coastal Character Area

This is the Rukutane Escarpment. It by the nature of its cliff contours and location is protected.

Areas and sites of significance to Māori

This is SASM 10 – Komanga Rautawhiri.

A separate title and separately zoned General Rural.

It is not at risk.

2.6 Zoning/Treatment Plant

The Report states in Appendix C:

“The submitter has not provided sufficient reasoning or evidence that would justify an amendment to zoning on the northern portion of the site adjacent to the Waste Water Treatment Plant.”

2.7 Pikarere disputes this statement and in Section 2 of the Submission sets out the history and the establishment of buffer zones adjoining the Treatment Plant.

Refer paragraphs:

2.1 – City Neighbouring Land.

2.12 – Pikarere Land

2.13 – City Neighbouring Land.

2.15 – Pikarere Land.

2.19 – Pikarere Land.

2.8 Pikarere subdivided five lifestyle blocks adjoining the Treatment Plant (refer paragraphs 2.18 and 2.19). of the Submission.

2.9 The Treatment Plant Resource Consent dated 14 July 2000 – number WGN980083(02) contains in conditions 4, 6 and 7:

(4) *“The design and maintenance of any works relating to the exercise of the consent must be to a standard and equipped to meet the conditions of the Consent.”*

(6) *“There shall be no discharges to air that are noxious, dangerous, offensive or objectionable at all beyond the boundary of the property on land whose legal description is Lot 1, DP62407” - the Treatment Plant site.*

(7) *“If Lot 1, DP62407 is subdivided, there shall be no discharges to air that are noxious, dangerous, offensive or objectionable at or beyond the boundary of the*

land owned by the permit holder wherein the Porirua City Wastewater Treatment Plant is located."

- 2.10 Paragraphs 2.6-2.8 of the Submission refer to an email from Porirua City to Pikarere and a Land Matters report (June 2020), which make it clear the reason for not zoning the Yellow Land Rural Lifestyle is to "*protect the Treatment Plant at the expense of Pikarere*".
- 2.11 The current air discharge consent has expired and application has been made for a new discharge consent.
- No doubt it will contain conditions prohibiting odour beyond the Treatment Plant boundary.
- 2.12 The Treatment Plant does not and will not require "*zoning*" protection as it is and will not be authorised to contaminate beyond its boundary.
- 2.13 The Yellow Land is approximately 210 hectares and it is patently unreasonable for any or all that area to be zoned General Rural, particularly as most of the yellow area is distant and remote from the Treatment Plant.
- 2.14 The yellow area by location, contour and nature is similar to the areas recommended to be zoned Rural Lifestyle under Appendix E of the Report and should be zoned Rural Lifestyle.

3 **COASTAL ENVIRONMENT INLAND EXTENT**

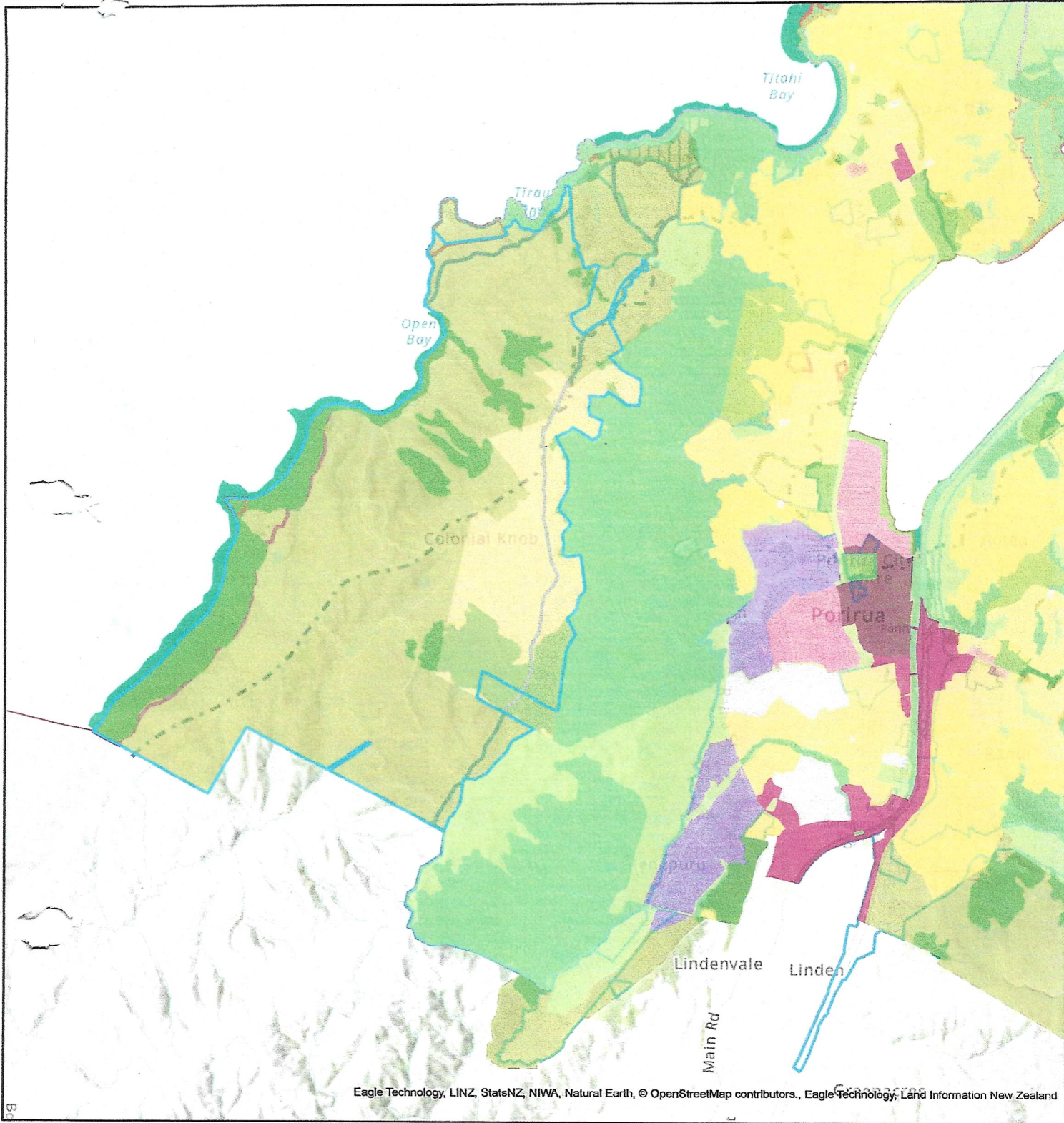
- 3.1 The Coastal Environment Inland Extent is shown on the Porirua City Plan (25.01.22).
- 3.2 It effectively follows the high ridge some 200 to 250 metres above the coastal escarpment.
- 3.3 The NZ Coastal Policy Statement notes that the Coastal Environment varies from place to place and the position from which a place is viewed.
- 3.4 Pikarere's view is that the high ridge is not in this case a dominant or relevant formation as regards the coast.

It is visible only from the few boats well out to sea – Cook Strait/Mana Island.

- 3.5 The Coastal Environmental Inland Extent in Pikarere's case should follow the top of the cliffs along the coastal escarpment.

Dan Stevenson – Pikarere farm.

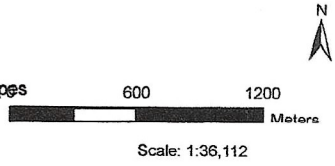
Porirua City Maps



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LEGEND

Zone	City Centre Zone	Sites And Areas Of Significance To Māori
General Residential Zone	General Industrial Zone	Notable Trees
Medium Density Residential Zone	Open Space Zone	Notable Trees Group
Rural Lifestyle Zone	Sport and Active Recreation Zone	Significant Natural Areas
General Rural Zone	Hospital Zone	Outstanding Natural Features and Landscapes
Neighbourhood Centre Zone	Ngāti Toa Rangatira Statutory Areas	Coastal High Natural Character Areas
Local Centre Zone	Designation	Coastal Environment Inland Extent
Large Format Retail Zone	Special Amenity Landscapes	
Mixed Use Zone		



Created on 25 January 2022

DISCLAIMER







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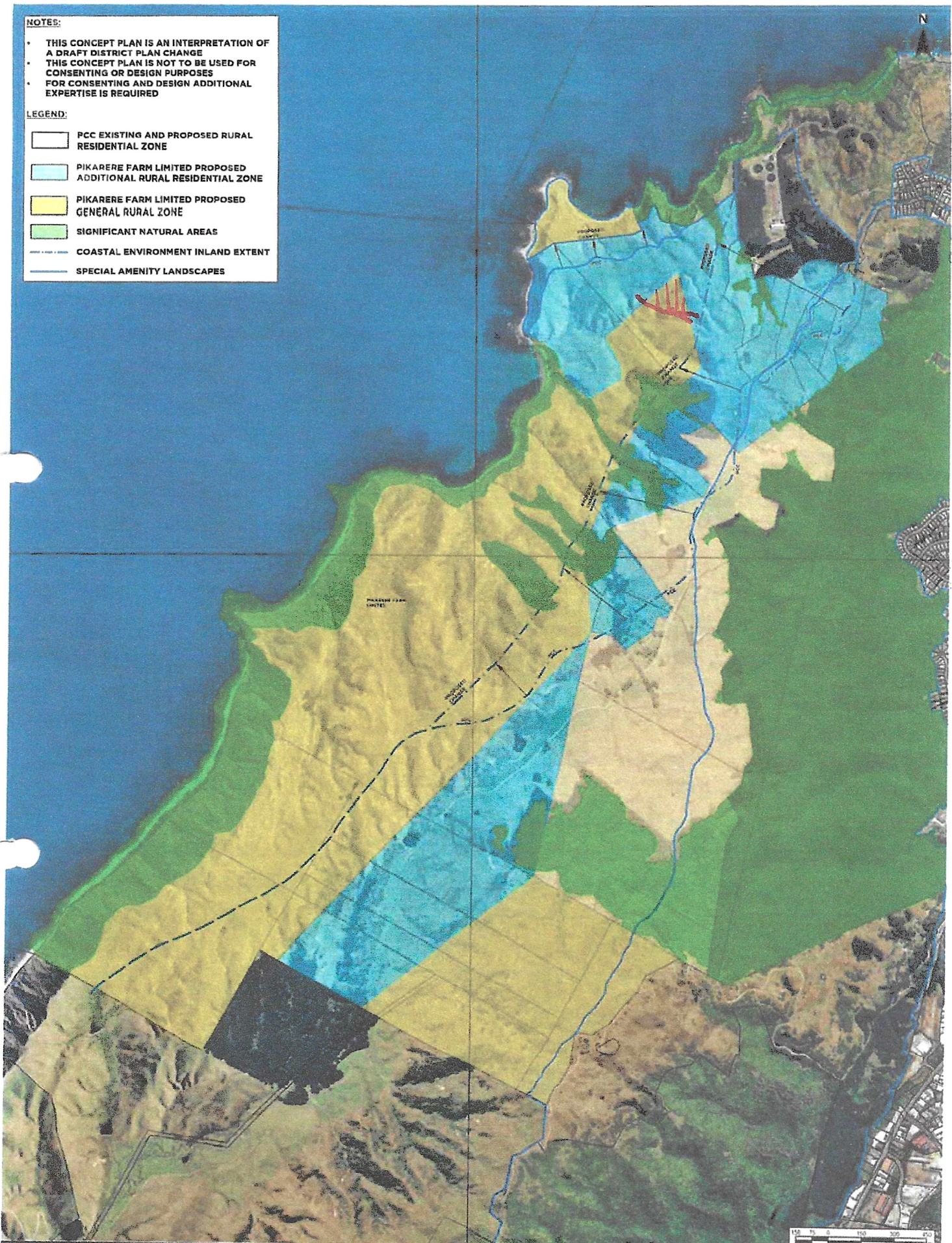


NOTES:

- THIS CONCEPT PLAN IS AN INTERPRETATION OF A DRAFT DISTRICT PLAN CHANGE
- THIS CONCEPT PLAN IS NOT TO BE USED FOR CONSENTING OR DESIGN PURPOSES
- FOR CONSENTING AND DESIGN ADDITIONAL EXPERTISE IS REQUIRED

LEGEND:

-  PCC EXISTING AND PROPOSED RURAL RESIDENTIAL ZONE
-  PIKARERE FARM LIMITED PROPOSED ADDITIONAL RURAL RESIDENTIAL ZONE
-  PIKARERE FARM LIMITED PROPOSED GENERAL RURAL ZONE
-  SIGNIFICANT NATURAL AREAS
-  COASTAL ENVIRONMENT INLAND EXTENT
-  SPECIAL AMENITY LANDSCAPES



 LANDMATTERS	CLIENT	PROJECT	DRAWING TITLE	DATE	PROJECT NO.
	PIKARERE FARM LIMITED	PIKARERE FARM	PLAN OF AMENDED PCC RURAL LIFESTYLE AND RURAL ZONES	18/11/2020	###
				SCALE	1:7500 @ A1
				1:15000 @ A3	
			DRAWING NO.	REV	
			J###-###		

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Appendix E. Recommended amendments to RLZ

Pikarere Farm - Pikarere Farm Limited and Arama Rochel

