

RMA FORM 5



Submission on publicly notified Proposed Porirua District Plan

Clause 6 of the First Schedule, Resource Management Act 1991

To: Porirua City Council

1. Submitter details:

Full Name	<i>Last</i> Meekings-Stewart	<i>First</i> Pamela	
Company/Organisation <i>if applicable</i>			
Contact Person <i>if different</i>			
Email Address for Service	pamela@thewoolshed.com		
Address	144 Muri Road, Pukerua Bay Pt Pukerua 3C1A (48.2531ha) and 3C1B1 (4.263ha)		
	<i>City</i> Porirua	<i>Postcode</i> 5026	
Address for Service <i>if different</i>	<i>Postal Address</i>	<i>Courier Address</i>	
Phone	<i>Mobile</i>	<i>Home</i>	<i>Work</i>
	0272068876	0272068876	0272068876

2. This is a **submission** on the **Proposed District Plan** for Porirua.

3. I could I could not
gain an advantage in trade competition through this submission.
(Please tick relevant box)

If **you could** gain an advantage in trade competition through this submission please complete point four below:

4. I am I am not
directly affected by an effect of the subject matter of the submission that:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.
(Please tick relevant box if applicable)

Note:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. I wish I do not wish
 To be heard in support of my submission
(Please tick relevant box)

6. I will I will not
 Consider presenting a joint case with other submitters, who make a similar submission, at a hearing.
(Please tick relevant box)

Please complete section below (insert additional boxes per provision you are submitting on):

The specific provision of the proposal that my submission relates to:
Designated Significant Natural Area SNA004 and Designation of General Rural Zone
Do you: Support? Oppose? Amend?
Amend
What decision are you seeking from Council? What action would you like: Retain? Amend? Add? Delete?
Amend to reduce the size of SNA004 to original Kohekohe Covenant Bush C (Appendix - Map B) and create SNA004 as two blocks to allow for passage through to the higher parts of the property on the farm road that already exists. Amend zoning from General Rural Zone to Rural Lifestyle Zone for part of the property not covered by the requested redraw of SNA004 as shown on the attached map (Appendix - Map A).

Reasons:

30 years ago I purchased my property, on offer as 'grazing land', with no intention of farming it but to protect and rejuvenate some of the last remaining stands of native bush, including kohekohe, in the Pukerua Bay area. I had answered a strong call to purchase this piece of land and even though it was considerably more than the 20 acres I wanted, I had a powerful spiritual connection to it and its trees. At the time of purchase the bush had been heavily grazed and no understorey existed, the land under the trees was bare. I needed to find a way to pay for fencing so that the bush could regenerate safe from stock. Porirua City Council sent out an employee to look over the bush and declared that they had no interest in it and as far as they were concerned it was rubbishy scrub! The Department of Conservation came to the party under their Forest Heritage scheme with a 30-year Covenant in return for which they fenced the three most important bush areas comprising approximately 14ha. (Appendix - Map B) Now, after all my effort and no help from them, Porirua City Council has declared approximately 50% of my land 'Significant Natural Areas' (Appendix – 'Pamela's properties – Significant Natural Areas) and also much of it as 'Outstanding Natural Features and Landscapes' but still insists it is a farm designated 'General Rural'.

While I have no objection to the important forest areas being protected, far from it, It is clear that my property is certainly not a farm and I ask that the designation be reconsidered as I am keen to have assurance that if I needed to I could sell small (2ha) sections of the non-forested land at the base of the hills for the building of two or three small eco-houses, off grid, built from ecologically friendly materials, possibly acting as examples of climate change initiatives. My long-term plan would be to use the income from these sales to remove all grazing on the property.

The increased area indicated on SNA004 does not include any kohekohe or significant trees of any kind. It is largely pines, grass and scrub and some of it even extends over my gardens, orchard, working buildings, hen house, etc. (gridded area above and below the road (silver) on Appendix - Map A). It would also be helpful if SNA004 were to be divided into two blocks (as indicated under the original Covenant) to allow the passage through to the higher parts of the property on the farm road that already exists and to allow for a fire break. The original Covenant covers 14ha (approx. 35%) of my whole property while the current SNA003 and SNA004 would appear to cover approx. 50% of my whole property resulting in loss of income from grazing.

A rezoning of part of the property from General Rural to Rural Lifestyle would allow for two or three small lots to be sold off to compensate for this loss of income.

The property of much the same size as mine that abuts my property (130 Muri Road) is designated almost in its entirety as Rural Lifestyle Zone (Appendix – Map C) so I find it unjust that even a small part of my property has not been granted the same status. I have been advised by PCC that it cannot support intensified rural residential growth along Muri Road due to capacity issues. 130 Muri Road and other addresses on Muri Road are designated Rural Lifestyle Zone and four new dwellings are being erected at this time which strongly contradicts the PCC advisory !

Please see submission attached which puts this request into the context of the whole property.

Appendices:

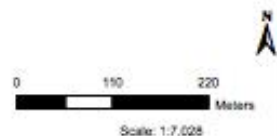
- Pamela's properties – Significant Natural Areas
- Map A – Suggested rezone to Rural Lifestyle and Suggested redraw of SNA004
- Map B – Existing 3 Kohekohe Covenants
- Map C – Rural Lifestyle zoning for 130 Muri Road
- Pamela's full submission, November 2020

Proposed District Plan



LEGEND

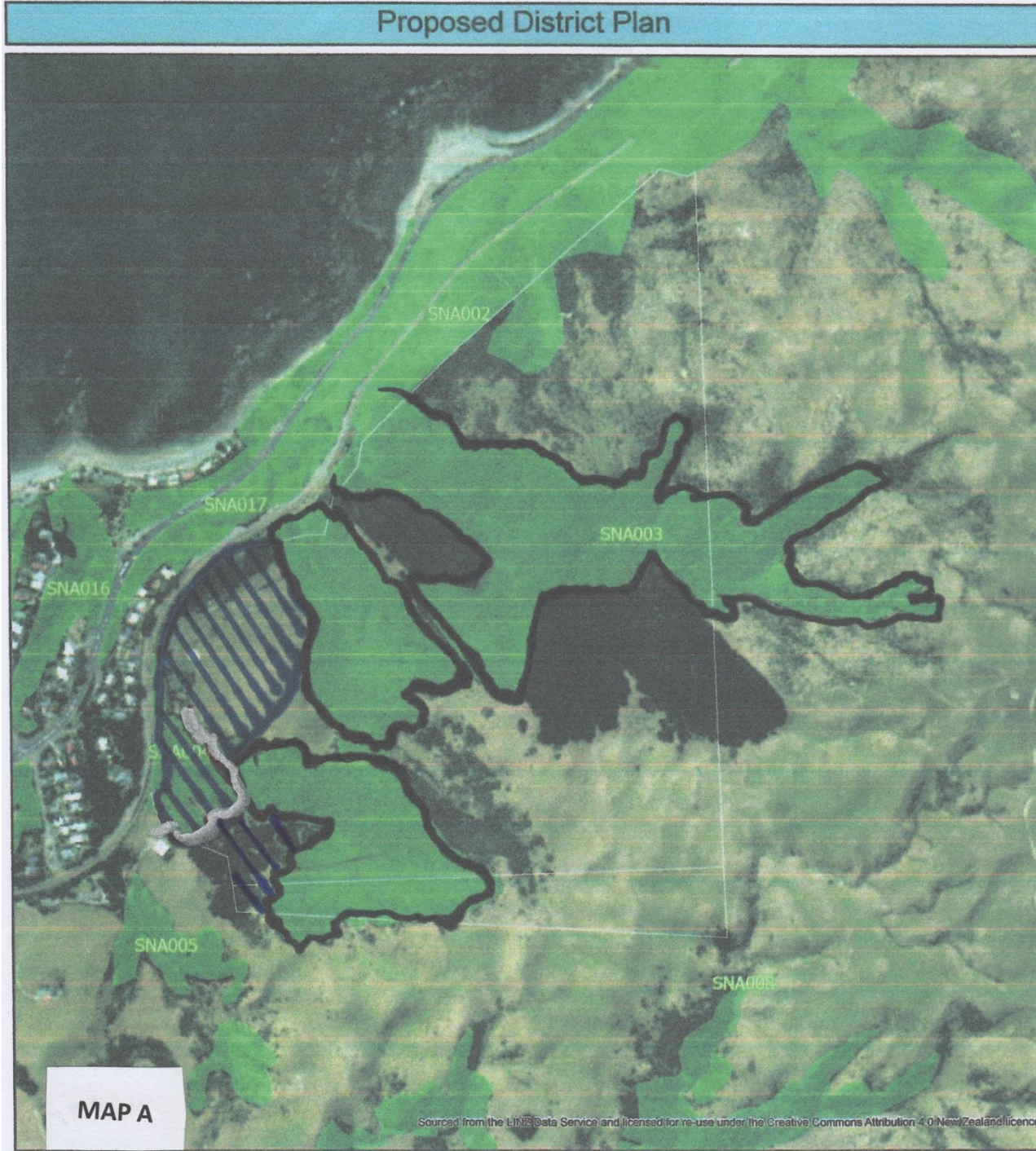
- Pamela's properties
- Significant Natural Areas



Created on 30 October 2020

DISCLAIMER

Sourced from Land Information New Zealand. CROWN COPYRIGHT RESERVED. The information displayed in the map has been taken from Porirua City Council's databases and GIS. It is made available in good faith but its accuracy or completeness is not guaranteed. If the information is relied on in support of any resource consent application process it should be verified independently.



LEGEND

Pamela's properties

Significant Natural Areas

(silver-grey) Existing road and access to property

(blue grid) Suggested rezone to Rural Lifestyle

(black outline) Suggested redraw of SNA004 into two blocks.

110 220 Meters

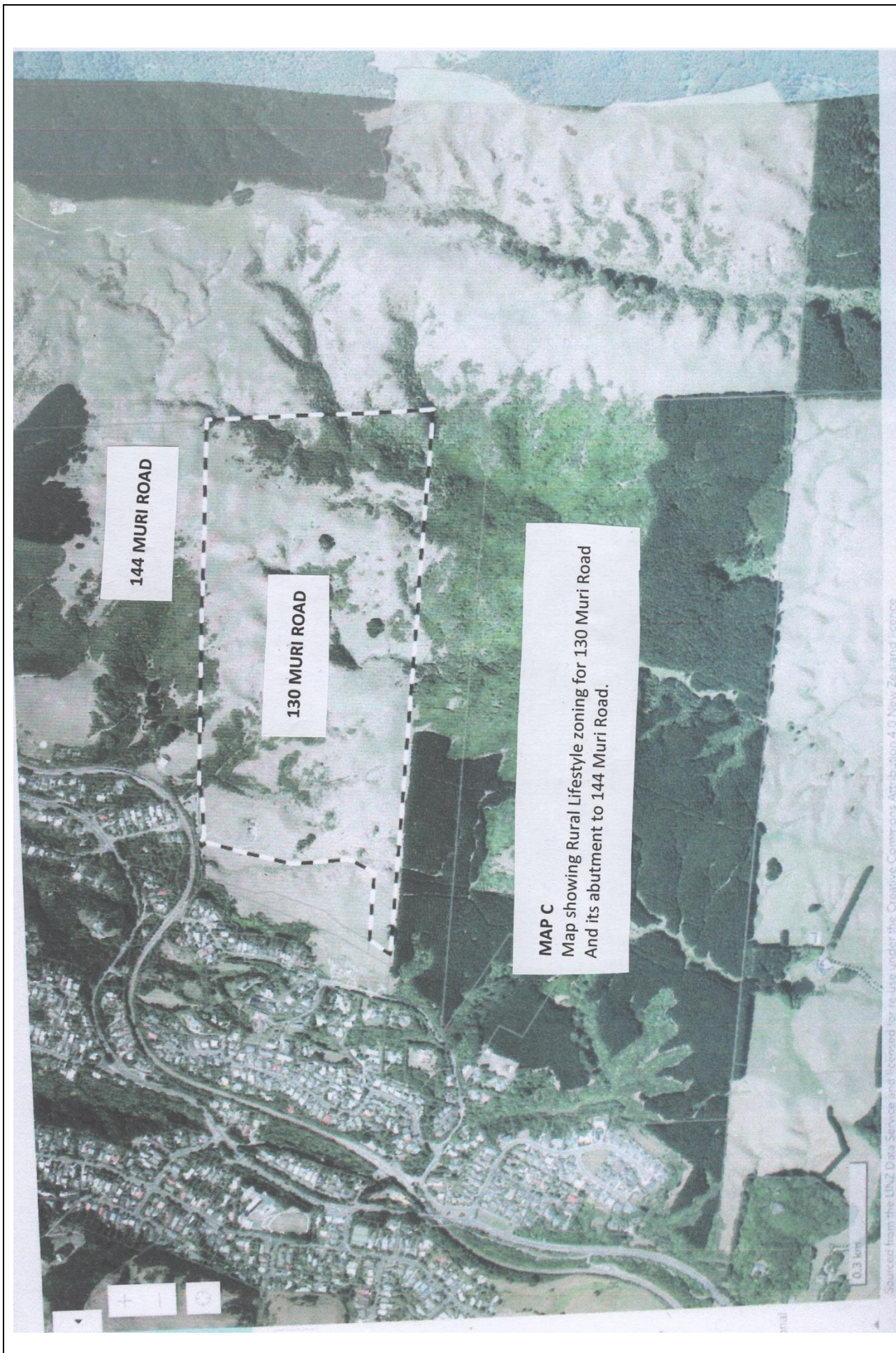
Scale: 1:7,028

Created on 30 October 2022

poriruacity

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November 2020

Submission to ask that the size of SNA004 be reduced and created as two blocks and for the rezoning of a portion of the property of 52ha at 144 Muri Road from 'General Rural' to 'Rural Lifestyle'.

With the requirement under the Proposed District Plan for approximately 50% of my property to be protected as 'Significant Natural Landscape' and the very poor quality of the little available grazing land for farming, I suggest that the zoning of all of my property as 'General Rural' (*'used predominantly for primary production'*) is inappropriate and incorrect and request a rezoning of part of my property as indicated on Map A as 'Rural Lifestyle' (*'where there is a higher concentration of rural living facilitated through smaller allotment sizes or where there is capacity to accommodate new rural living opportunities. This zone is generally located on the periphery of urban areas, and is characterised by open space, rolling/rugged terrain, and vegetated landscapes interspersed by farm buildings, structures and houses'*). I am asking too for the area to the west of SNA004 in Map A over which I have drawn a grid to be removed from the SNA as this area contains our orchard, our food forest and our firewood forest for our own personal use. It contains no kohekohe or important trees and needs to be removed from SNA004. The section indicated also needs to be kept clear for fencing repair, road maintenance and clearance for power lines. Creation of the reduced SNA004 into two blocks (as indicated on Map A) would allow movement to higher ground on the existing farm road and allow for a fire break.

30 years ago I purchased my property, on offer as 'grazing land', with no intention of farming it but to protect and rejuvenate some of the last remaining stands of native bush, including kohekohe, in the Pukerua Bay area. I had five criteria for purchasing approximately 20 acres of land:

Significant native bush

Pure spring water

Within commuting distance of Wellington

A view of the sea

No power pylons

I had answered a strong call to purchase this piece of land and even though it was considerably more than 20 acres – 136 acres in fact - I had a powerful spiritual connection to it and its trees. At the time of purchase the bush had been heavily grazed and no understorey existed, the land under the trees was bare. With this much land I could not afford to build a house so converted the existing shearing shed into a dwelling for myself and young daughter. With very little money to spare, I needed to find a way to pay for fencing so that the bush could regenerate safe from stock. Porirua City Council sent out an employee to look over the bush and declared that they had no interest in it and as far as they were concerned it was rubbishy scrub! With the help of the late Noel Hellyer, a resident of Muri Road who was keen to graze a few sheep and five of his beautiful white Arabian horses on the open areas of my land, the Department of Conservation came to the party under their Forest Heritage scheme with a 30-year Covenant in return for which they fenced the three most important bush areas comprising approximately 14ha. (Map B) Now, after all my effort and no help from them, Porirua City Council has declared a keen interest in the native bush on my land and has declared approximately 50% of it 'A Significant Natural Area' and also much of it as 'Outstanding Natural Features and Landscapes' but still insists it is a farm designated 'General Rural'. The Covenant with DOC will expire in 2021 and while I can assure you that this does not put any of the important native bush in jeopardy, the area will need to be fenced and managed. I understand PCC has no intention of carrying out any work to protect 'Significant Natural Areas'

We seem to be at odds all round here as in 2007 Quotable Value NZ declared my property 'Pastoral-Grazing-uneconomic-separate. Lifestyle, Rural' with a corresponding adjustment to rates. It is important to note that I receive no services from PCC (no sewerage, no storm water, no drinking water) and when the new waste recycling scheme was introduced last year I was told I no longer qualified for recycling bins even though I had been a most enthusiastic recycler up until then, taking my recycling bin along my long driveway to the road for collection. PCC offered to "have someone call me" about this matter but as no call has been received after two years, I guess no-one will! Every 3 years I must pay for septic tank inspection by a registered drainlayer (approx. \$400) and then pay PCC for a licence (another \$175) and every two years I must pay \$2000-\$3000 for road maintenance and track maintenance. A request from DOC and QV to PCC for a reduction in rates (currently over \$4000pa) as acknowledgement of the Covenant was not allowed by PCC. At this time, I believe a substantial reduction in rates is indicated.

As a property owner, ratepayer and responsible resident I feel I have 'done my bit' for Porirua with very little acknowledgement or help in return.

- I arrange for regular pest control in the covenanted bush areas using local volunteers although volunteers are becoming harder and harder to find.
- Friends do some planting of native trees every year, remove wilding pines where possible and remove honeysuckle and cape ivy, although encroachment of these plants from the Te Araroa track is making this more difficult.
- I agreed to an easement of over 1 metre wide on my boundary in order that the Te Araroa Track could progress with enough legal width between the track and the railway line
- For 7 years I gave paddock room to the northbound Muri Road station hut at the request of the local Residents' Association as they desired it for their Muri Road Forest Garden.

At my invitation, in March Mr Torrey McDonnell came to talk to me about the Draft District Plan, bringing with him a Town Planner, Mr Tom Bland. I told them that, while I have no objection to the important forest areas being protected, far from it, it was clear that my property was certainly not a farm and I asked that the designation be reconsidered as I was keen to have assurance that if I needed to I could sell small (2ha) sections of the non-forested land at the base of the hills for the building of two or three small eco-houses, off grid, built from ecologically friendly materials, possibly acting as examples of climate change initiatives. While I have no plans to do so at the moment, it is important that part of my property be rezoned to 'Rural Lifestyle' so that I could if necessary do so in the future. The protected areas indicated in the Draft District Plan would seem to reduce the availability of grazing land on my property even more and if necessary my long-term plan would be to use the income from these sales to remove all grazing on the property. At the moment Hamish Smith grazes sheep and cattle on my eastern and northern paddocks and Matt and Chris Wilson graze their three horses on the lower slopes of the hill paddock to the east of the house. This does not make me a farm!

Meeting up again with Mr Torrey McDonnell for an update of the situation in October 2019, it was to my horror therefore to find that the Town Planner, Mr Tom Bland had made absolutely no concessions to my requests, had declared a large part of my land a 'Significant Natural Area' and declared that the designation remain 'General Rural'. Further, the property of much the same size as mine that abuts my property (130 Muri Road) is designated almost in its entirety as Rural Lifestyle Zone (Map C) so I find it unjust that even a small part of my property has not been granted the same status. I have been advised by PCC that it cannot support intensified rural residential growth along Muri Road due to capacity issues. 130 Muri Road and other addresses on Muri Road are designated Rural Lifestyle Zone and four new dwellings are being erected on Muri Road at this time which strongly contradicts the PCC advisory! There would appear to be some major inconsistency here.

This makes absolutely no sense and I ask that after reviewing the evidence above, part of my 52ha property at 144 Muri Road be rezoned 'Rural Lifestyle' and that SNA004 be reduced in size as indicated on Map A.

This is not about rules, District Plans or bureaucracy, but about fairness and treating ratepayers and responsible landowners as people and not numbers.

Pamela Meekings-Stewart, 144 Muri Road, Pukerua Bay (027 206 8876)

Please return this form no later than **5pm on Friday 20 November 2020** to:

- Proposed District Plan, Environment and City Planning, Porirua City Council, PO Box 50-218, PORIRUA CITY or
- email dpreview@pcc.govt.nz

Signature of submitter
(or person authorised
to sign
on behalf of submitter):

_____ Date: _____

*A signature is not required if you make
your submission by electronic means*