

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>Douglas</i>	<i>Adrian and Alyson</i>	
Company/Organisation <i>if applicable</i>	Not Applicable		
Contact Person <i>if different</i>	Not Applicable		
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	<i>Porirua</i>	5026	
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Phone	<i>Mobile</i>	<i>Home</i>	<i>Work</i>
	021 540 865	N/A	N/A

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:
Significant Natural Area Designation Proposal for Private Land
Do you: Support? Oppose? Amend?
Oppose
What decision are you seeking from Council? What action would you like: Retain? Amend? Add? Delete?
Delete The Proposal
Reasons:
An arrangement was arrived with Council in 1992 to release a land-locked reserve within the property, in exchange for development of two sections of land overlooking Plimmerton. Part of that arrangement was that this parcel of land, Lot 6 DP 81612, would be effectively designated a reserve (by means of a building covenant), and it was agreed with Council officers at the time that that this land would be purchased by the Porirua City Council at a later stage. The owner of the land at that time also agreed to easements over his land which allowed the Taua Tapu Track to be established from The Track to Airlie Road. This proves that the landowners historically have been prepared to work with the Porirua City Council for the benefit of

the wider community.

Rates have been paid on the land ever since and the Council has been approached on several occasions, however Council has declined to purchase the land. The 2019 Rating Valuation raised the value of the land from \$155,000 to \$230,000. Apart from the fact that the land is already effectively valueless as it cannot be built on, this resulted in a rates increase of 12.8% for land that we cannot utilise.

To add insult to injury, as the land is effectively a privately owned reserve already. But, given the council has not honoured the agreement to purchase the land, we as landowners still wish to exercise the normal rights of private ownership.

the entire 4.0ha is now to be designated as a Significant Natural Area and we will have no ability to utilise the land in any way whatsoever. It seems to us that the Council want the best of both worlds. To collect rates on land, then dictate what private landowners can and can't do on it. By any reasonable test, this is not an acceptable or tenable situation.

The scenario of having to apply for a consent costing hundreds of dollars to cut down single tree on our land is something we find equally abhorrent.

We totally reject the premise of the 2 September letter from the Porirua City Council attempting to impose any sort of rules on any property we own. We respectfully submit that if the Porirua City Council wish to exercise control over privately owned land the solution is quite simple. They should enter negotiations to purchase the land including compensation for loss of use to the owners and, if negotiations are successful, then they would be able to control what occurs on the land.

Councillors may well say in response that this is something they are "required" to do by some other central authority/agency. We do not accept that either. We are asking council to consider the rights of individual landowners to enjoy use of and control over their land. To us this fundamental right overrides any bureaucratic attempt by anyone to override these rights in any way. This is very likely to be a high-profile topic at the next election and feelings are running high with those affected. We urge councillors to do the right thing and maintain the current rights of private landowners.

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*