

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>Thomson</i>	<i>David</i>
Company/Organisation <i>if applicable</i>		
Contact Person <i>if different</i>		
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	<i>Porirua</i>	5026
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	0272332173	042332173
		<i>Work</i>

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:
Proposed SNA at 3 Pendeen Place Porirua
Do you: Support? Oppose? Amend?
Oppose
What decision are you seeking from Council? What action would you like: Retain? Amend? Add? Delete?
The removal significant natural area provisions and zoning to apply to 3 Pendeen Place, Camborne

Reasons:

In response to the PCC's proposal to designate a sizable proportion of our property as a Significant Natural Area (SNA), and impose upon us (and any future owners) a bureaucratic consent process to prune trees on our land (with no guarantee that consent would be granted), I would like to make the following comments:

1. **If trees are unable to be pruned or removed on our property within the proposed SNA (and at 5 and 7 Pendeen Place), we would lose our entire view from the lower living areas of our home within two years.** This would likely reduce the value of our home by \$100,000 to \$150,000 (based on like houses in the area, with restricted views). Even if we are likely able to obtain consent to maintain the view, the addition of this designation on our title would likely reduce the value of our home due to the uncertainty it creates.
2. **In addition to this, existing dampness issues at the rear of our property from the lack of sunlight and air flow would be exacerbated.** This is likely to lead to a variety of issues with the decking areas and lawn at the rear of the property (e.g. dieback of the lawn; step areas becoming slippery). If the area became saturated it may also lead to erosion and instability of the section.
3. **We had no indication from the LIM report that this was being considered, or we would not have purchased the property.** It concerns me that we were not made aware of the intention of PCC to redesignate this land prior to purchasing the house (through the LIM report). During our due diligence on the property, we had noted that the section boundaries were just adequate to ensure we could maintain a view. Our concerns that neighbouring properties could impact our view corridor, were mitigated by the light issues those properties would face if they did not maintain the trees on their properties.

I understand the council's requirement to produce a district plan and consider the health of the inlet. I am however perplexed by this approach as a professional strategist and change manager.

- **The vast majority of the SNA's identified are on council owned land.** The portion of private land you are attempting to 'protect' is a small portion of the city's total SNAs - of which the vast majority would remain over time if the PCC took no action. PCC's actions to date may actually have been harmful by inadvertently promoting residents to remove trees.
- **An education programme and 'working with residents' would likely be more effective in achieving the council's ultimate goals.** A supportive and co-operative approach over imposing regulation would likely be more effective. Especially if this was extended to all Porirua residents (e.g. by encouraging native planting on private land in all suburbs).
- **PCC's approach implies all owners of land with bush areas, would not appropriately manage the land on their own accord.** There is significant evidence to suggest this would not be the case (e.g. the trees have not been removed to date; community trapping programmes have been operating for years).
- **The council supported development of Whitby and Aotea is the most likely the current major contributor to the issues with both inlets –** It feels unfair that other residents in the city are about to pay a price for the PCC's questionable management of the city's harbours.

- **The timing of this is extremely poor.** I have seen the impact this proposal has had on the health and wellbeing of some of the affected property owners. In what has been an incredibly challenging year, it is disappointing the PCC has made this a priority to focus on within the district planning process.

For the reasons outlined above, I would like to see PCC's proposed SNA around Pendeen Place, Camborne moved off private land and restricted to the large adjacent area owned by PCC. This would ensure residents are not financially disadvantaged, hindered by bureaucracy, or lose the views that attracted them to the area. I would also like to see PCC adapt their approach to one that works with residents to provide education and support to meet the important goals of protecting the environment in our city.

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*