

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	Last Shippam	First Lee and Andrew
Company/Organisation <i>if applicable</i>		
Contact Person <i>if different</i>	Lee Shippam	
Email Address for Service	Ships4@xtra.co.nz or lee@deansassociates.co.nz	
Address	11 Moray Place Papakowhai	
	City Porirua	Postcode 5024
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Mobile 027 2797889	Home N/A
		Work 04 9745924

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:
<p>Our property has been identified as having a Significant Natural Area.</p> <p>The Proposed District Plan for my property means that we can only trim the trees on our property under the following conditions:</p> <ol style="list-style-type: none"> 1. Within 3 metres of an external wall or roof of a building 2. To maintain access to properties and to protect utilities such as powerlines 3. To construct or maintain stock fencing 4. Removal of any non-native or exotic species including pest/weed – eg Pine Trees or Gum Trees 5. Elsewhere on your property removal of trees that are an imminent threat to people and property (note must be carried out by an arborist and council notified) <p>For Vegetation clearing other than mention above, you may need to apply for resource consent to prove the environmental effects can be avoided or managed.</p> <p>The area of our property is shown in the Boundary Outline Attached.</p>
Do you: Support? Oppose? Amend?
Oppose the Proposed Plan and Seek Amendment to this.

We would like to see the Proposed District Plan re worded so that we can continue to trim and remove/replace the natives and other trees on our section without having to apply for Resource Consent or engage an arborist to trim the trees unless we thought it was necessary to use one as we currently do. This regular maintenance that we perform and have done over many years allows us to enjoy a sheltered property with natural light into the house, with a sun filled section and a view out over the trees to the hills across Papakowhai and to the Porirua Harbour.

Also the wording on the Fire Service websites advises that Trees, long grass, shrubs etc within 10 metres of your house should be removed or trimmed back as these are fuel for fires and put your property at risk. As the trees on our section fall into this category then for safety reasons it is important that we retain the ability to be able to do this without having to incur the expense of Resource Consent each time.

Trees should also be thinned within 30 metres from the house so that it reduces the spread of fire.

What decision are you seeking from Council?

What action would you like: Retain? Amend? Add? Delete?

We would like to retain the right to maintain the trees on our section without having to seek Resource Consent from the Council each time we wish to trim the trees or engage the services of an arborist for this work.

We would like to be able to keep the trees at the level they are currently at where they sit just below the window line of the upstairs level of our house. This can be seen clearly in the attachment Trees 2. The first photo on the page shows what the trees were like when they were all pine trees and towered above the house to what they are currently like – where we can have a view out over the surrounding area.

With the current proposed plan we are only allowed to trim trees if they are within a 3 metre distance from the house. As the part of our section which has been identified is a bank which drops away steadily we need to be able to keep these at a manageable height to still allow natural light into the house and to maintain a view. The level they are currently kept at allows this to be done fairly easily, if they were allowed to get any bigger then we would lose the view and natural light.

The attachment Trees 5 show the height of the trees when they were left to grow without any maintenance to what we have now achieved. The height of these is obvious when you look at the level they are above the clothes line that is unchanged.

If the trees are allowed to get too tall they become very spindly at the bottom half and do not serve as a wind break for the rest of the section.

In Trees Attachment 3 you can clearly see the height that the trees can get to in the recent photo where you will notice the Pine Trees that are on Papakowhai School Land which have been left untrimmed and will become a risk in a few more years.

The Trees Attachment 1 also shows the lack of natural light the property had when the trees were let to grow to such a height that they towered over the property.

Reasons:

We wish to retain the view and shelter that we have worked hard to achieve over many years at the property

When we purchased the property over 25 years ago we did so because it bordered a reserve on two sides which provided us with privacy.

The bank was covered in large overgrown Pine Trees as was the bank area surrounding the Moray Place Park. The area was very dark and damp in winter. Over the years the Pine Trees were removed from the park with extensive replanting taking place to provide the bush area that now surrounds the park.

At the same time we started removing the Pine Trees that were on our section to use for firewood and also due to the size of them. We removed these row by row starting at the bottom of the bank and replanting in natives as we went. Once these became established we would remove the next row of Pine Trees. Finally we were left with just the row closest to the house. These have since all been removed now as the natives that have been planted further down the bank have now grown sufficiently to provide a wind protection from the southerly and still enable us to have a view. The height of the Pine Trees when we moved in can clearly been seen in the Trees 3 attachment. The other photos show what we have established by removing and replanting.

We currently keep the trees at a similar level and either trim these ourselves or depending on the height and position of the tree and surrounding area will get someone in to do them for us.

To have to apply for Resource Consent to be able to do this each time we wanted to maintain the trees and have to pay for an arborist would become an extremely expensive exercise each time. These are trees that we have planted and kept maintained for years so do not want to lose the right to be able to carry on doing this. In Tree 4 attachment you can clearly see that when the trees are too tall we could not even grow a lawn or a hedge along the fence line. With having the trees at the height they are currently we have a lovely lawn – not a mud patch and also have hedge along the fence line to the bank.

It was only in 2015 that the then Council was looking to sell off the Moray Place Park as they deemed it an empty section. It was by submitting a proposal to the council then to oppose them selling off and advising that it contained a children play area with equipment that the decision was made to retain this as they were only selling off empty unused sections. Had it been sold I am sure the entire bush area surrounding the park would have been destroyed with any development that took place on the land. Now the playground equipment is currently being upgraded.

It is interesting that the area at the far end of the park which borders out to Eskdale Road is currently on the market. I have attached a copy of this listing from Trade me (Land for Sale). One can only assume that this will be for a development and the bush will be destroyed. This is an extremely large piece of land and will have a significant impact on the bush at that end of the park.

We are also concerned on the impact that having a restriction placed on such a large area of our section will have on the value of our property when/if we decided to sell. We do not intend to subdivide this area due to the access to the property as this is already a shared driveway and any access to the bottom part of the section would remove any parking on the current driveway.

As this part of our section joins directly to the Council Reserve and is not fenced or identified easily as being private property it is often mistaken by Council Contractors and the general Public as being Reserve Land.

If you would like to come and view the property and the situation so that you can see exactly what the area is like and what we wish to continue to maintain then we would be happy to arrange this.

The area to the east of our section which borders the reserve it is worth noting that the trees on the reserve would be close to being within 3 metres of our house and are now starting to block the morning sun from the rooms at that end of the house. Are these in the council plan to have trimmed?

Also what is the council policy on removing broom and other weeds that are growing on the Reserve land?

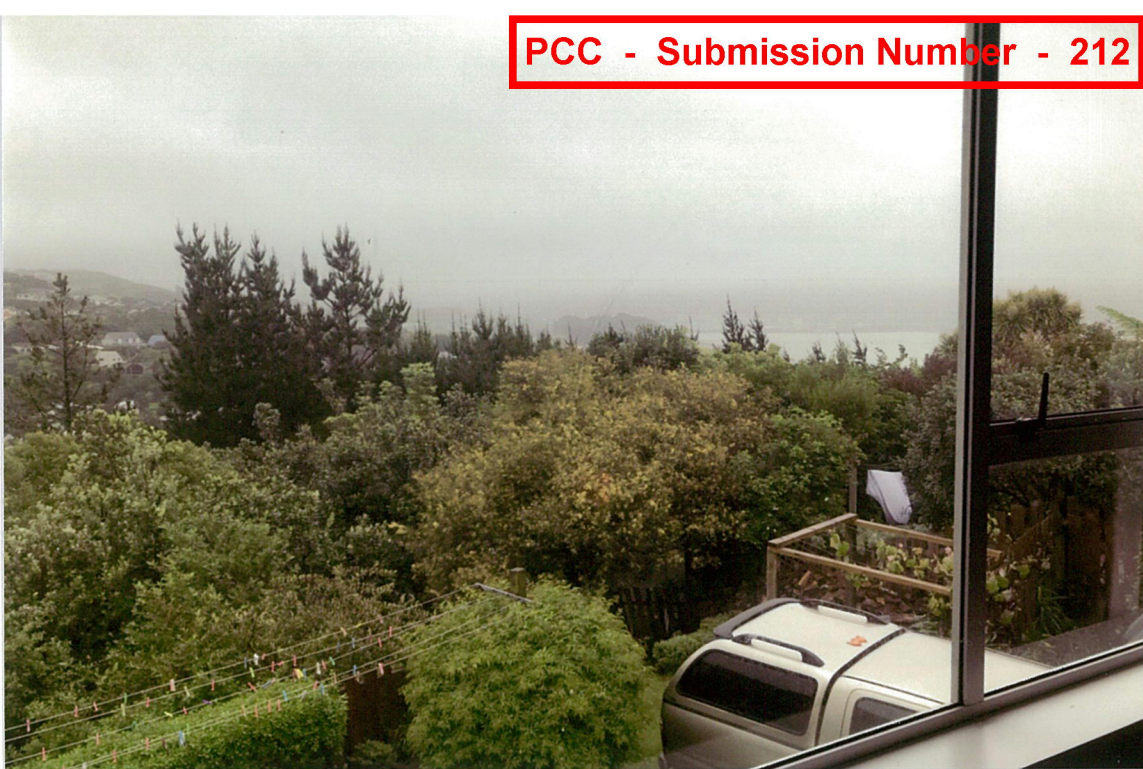
Please return this form no later than **5pm on Friday 20 November 2020** to:

- 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*







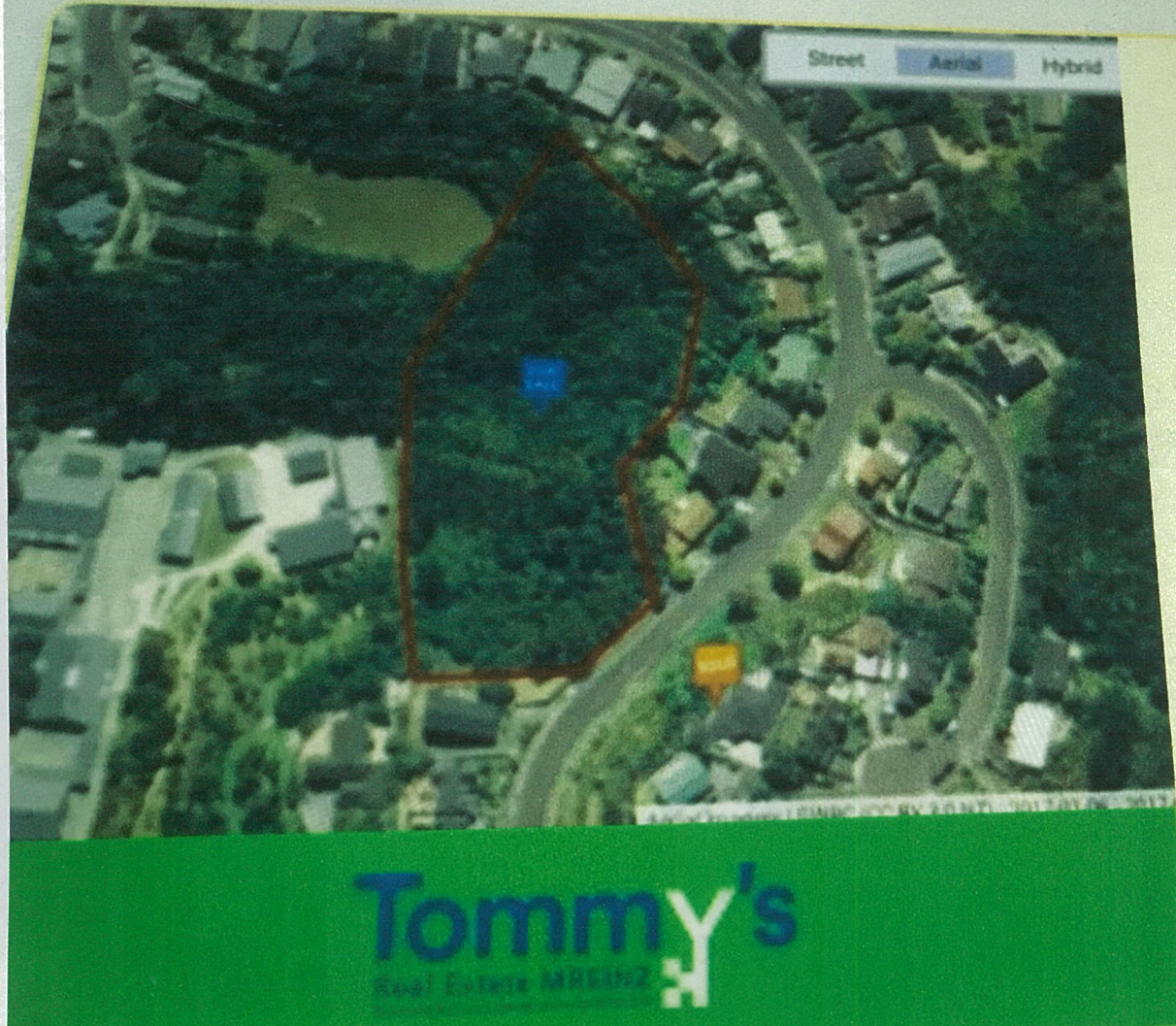




Bathrooms: Any

Showing 1 result

Sort: Featured first



▶ Video

Boosted Listed Wed, 19 Aug

Buy, Build or Land Bank - 90
Papakowhai, Porirua

Mike Carey

9,052 m²

Louise White

From: Lee Shippam <lee@deansassociates.co.nz>
Sent: Wednesday, 9 December 2020 11:53 AM
To: Louise White
Subject: [EXTERNAL] Boundary outline 11 Moray Place



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