

## **Pauatahanui Residents Association**

Minutes of the Management Committee meeting held at 325 Grays Road on Thursday 19<sup>th</sup> April 2012

- 1. Present:**, Nicky Chapman [ Acting Chair], Alan Gray [Secretary], Diane Strugnell [Treasurer] Bob Stott , Kay Middleton, & Anna Dellow.
- 2. Apologies :** Ken McAdam , Mike Conroy, & John Mazerier.
- 3. Minutes:** The minutes of the previous meeting of 15<sup>th</sup> March 2012 were approved: Moved –Nicky; seconded- Anna.
- 4. Business arising from the minutes.**

### **4.1. Structure Plan for the development of the Pauatahanui/Judgeford area:**

The Draft Structure Plan for this project has not yet been received from PCC & nor has it been put to Council. A meeting of some of the residents was held at Pauatahanui on 10<sup>th</sup> April called at short notice. The following comments are by the Council Officer who attended & fuller minutes are to follow-

1. there was general apprehensiveness toward too much change in village character
2. there was some concern relating to the accuracy of hazard information - particularly with regard to sea-level-rise implications and seismic liquefaction potential.
3. there was a concern that the suggested 'commercial or home occupation overlay' option would be a step too far as a response to potential hazard issues (and in anticipating what change might be appropriate). However it was also acknowledged that there was a need for some kind of management of lower-lying sites, whether it be owner-instigated (remedial earthwork platforms etc) or some kind of 'exit-strategy' that does not encourage/result-in drastic alteration to village character.
4. similarly there was some concern that the suggested 'opportunity for commercial development' option next to the school would result in too much change in village character and amenity values
5. there was a concern about the practicality of operating on-site sewage treatment for the option for 1ha lifestyle lots on the higher ground to the east of Paekakariki Hill Road. Also concerns were expressed by some attendees relating to the Council's ability to ensure that such effluent treatment systems could be appropriately managed, and would compromise the Council's efforts to service the existing village with sewerage services.
6. the option for applying some kind of village business zoning to the existing cinema, garage/general store, and cafe sites in order to reduce red-tape for the operators of those sites, was viewed as practical provided that the range of activity to be provided for in such option was appropriately limited to reflect the character of the village.
7. the group highlighted existing issues within the village relating to carparking and traffic management, and expressed concerns around any activity that could exacerbate this.

.The structure plan options presently under consideration for the village have not yet been adopted by the Council & are presently draft options for discussion only.

Comment: Unfortunately the meeting was not well attended by residents and Council should seek further comment and opinion on their policies by inviting residents to another meeting held at a local venue.

**4.2. Water & sewage reticulation for Pauatahanui Village.** The proposal for sewage & water reticulation to 27 sections in the Village by Council was summarised in the PRA March minutes. It is budgeted for in Councils draft Long Term Plan [LTP]. PRA will include support for the proposal in its submission to the Long Term Plan

**4.3. Pauatahanui History Project:** Sharon Evans for the Pauatahanui History Group has provided the following progress report -

The main events of the last month were:

- Author's contract - John Mazerier, Helen Reilly and Sharon Evans signed off the addendum to Helen's contract, which extends the completion date for the project to 31 May 2012, at no extra cost to the PRA.
- Deadline for new material - at Helen's suggestion, it was agreed that she would accept no new material after 20 April.
- Images and research - in order to meet the 20 April deadline, PHG members have spent more than 50 hours in the last month on research, and completing the collection of over 200 images (photos, maps, etc.). Permission to publish has been sought and received from the owners of all the images.
- Mapping - NorthSouthGIS (formerly Explorer Graphics Ltd.), a prominent Whitby business, kindly agreed to produce all the new maps needed for the book, at no charge, and this work is progressing well..
- Fundraising - An application to the Porirua City Council Community Fund for a grant was filed on time.
- Publicity - thanks to Bob Stott, a timely article about the book appeared in the Whitby News.
- Publication manager - the PHG drew up the Job Description for the person to manage the publication of the book, and sent it out to a number of potential applicants.

**4.4. Environment Court hearing on Plan Change 7 [Windfarms]: The hearing between Porirua City Council [PCC] versus the NZ Wind Energy Association/Mighty River Power will be heard in the Environment Court in the week beginning Monday 2<sup>nd</sup> July. The main issue opposed by the energy companies is PCC's proposal requiring a 700 metre setback from adjacent boundaries for wind turbines. PRA's submission in support of PCC's position has been submitted & was prepared in association with Pauatahanui Futures Society, Preserve Pauatahanui Inc; & the Moonshine Valley Residents Association, all local Incorporated Societies and s274 parties in support of the Council. It was essential to obtain appropriate legal advice in preparing the briefs of evidence submitted on behalf of the Societies. which have been privately funded up to now. The most recent legal bill comes to \$2,300 & it was unanimously agreed- proposed: Nicky, Moved: Kay, Seconded : Bob; that PRA pay 25% of this cost [\$575]. Nicky & Diane abstained from voting as they also belong to one or other of the associated societies.**

**4.5.** Transmission Gully Motorway Hearings: The Board of Inquiry is expected to release their draft decision report on the Notices of Requirement and Resource Consents relating to the Transmission Gully Proposal, lodged by NZTA, Porirua City Council and Transpower NZ Ltd, sometime in the first week of May. There will be a 20 working day comment period.

## **5. General Business**

**5.1. Accounts:** [00] Account = \$1,964-36 & [01] History Account = \$4,429-80 on 19/04/2012. Diane is arranging auditing of the accounts.

**5.2. Porirua Emergency Management Office:** No further information on Civil Defence issues received at present.

**5.3. PCC Review of Network Utilities.** This part of the meeting was joined by members of the Porirua Large Farms Group, a total of 14 people, & was addressed by Matt Trlin & Matt Muspratt from PCC; to discuss the proposal from Transpower which is seeking to have included within the District Plan a defined "corridor" creating a wider "buffer zone" along transmission lines 110 KV & over that would require landowners to require resource consent for certain activities within this corridor. Transpower is requesting Council to create a 64 metre wide buffer zone on private land under their district plan. The following are some of the issues raised-

- Landowners contribute capital to the national grid by providing its pylon platforms & access to these free of charge
- It is accepted that Transpower requires a buffer zone under its lines for safety, security & access. At present there is no provision for any buffer zone in the Council's policies. There are requirements under the Electricity Regulations; & Transpower has typically recommended distances in their guidelines of 12 metres either side of the lines, a 24 metre corridor. The proposal is to extend this to a 64 metre corridor [The width of a football field, a 160% increase]. This is excessive. It is the additional restrictions imposed in moving from a 24 to a 64 metre zone of the corridor that is considered unacceptable. The extra 40 metres of outer zone area represents a total of four hectares of land per lineal kilometre of line.
- Council is obliged to consider the establishment of a Corridor for Transmission lines under the Governments National Policy Statement on Electricity Transmission recognizing the national significance and benefits of transmission, for managing the environmental effects of transmission, & in managing the effects of others activities on the electricity network. It does not however make any specific recommendations on the corridor width involved, merely noting that there must be an "appropriate" buffer zone. .
- The Transpower presentation to PCC in November 2011 was superficial to the point of being furtive. In particular there is no attempt to justify this large extension over land by providing any material evidence of an existing problem. They dealt in vague generalities only. If future upgrades & increased energy transmission require increased safety zones, they should provide evidence of this. They have made no attempt to notify landowners of these proposed changes but have dumped all this responsibility on Council. In short they do not appear to have behaved responsibly.
- Why is Transpower using the District Plan rules for this purpose? Is it trying to exploit a loophole in the Resource Management Act, which says no compensation is payable when landowners are affected by District Plan rules?

- PCC proposes that the district plan should require lot layout and setback distances with respect to the network to be considered as part of subdivision design. Would this not occur anyway? Council has many tools at its disposal to ensure that development & the Transmission network are not incompatible, without this blanket approach affecting a large area of land unnecessarily.
- The proposed outer zone or “Buffer Zone B”, of 40 metres is quite excessive to the purposes of safety and security of electricity in a rural area & represents a considerable area of land. It places limitations on future land use arising from the restrictions within the corridor, and the imposition of cost and obligation associated with obtaining resource consent for what are normally routine activities.
- Transpower’s proposal is very one sided & ignores the negative aspects of the National Grid some of which are perceived to be contradictory to the requirements of the Resource Management Act (RMA). Section 5(2) of the RMA specifically refers to the need for communities, to provide for their social, economic, and cultural well-being. Consequently it is an obligation for decisions makers to declare any drawbacks to providing for this to their Community in their plans and make provision to alleviate the adverse effects.
- Transpower seeks to restrict activities within their proposed area through regulatory processes, that impose costs upon the community, rather than negotiating with the landowner, and agreeing on an easement as is the requirement for new lines and significant upgrade to existing lines under the Electricity Act 1992. The proposed plan change will supplant the rights and obligations the national grid operator would normally secure by way of compensated easement agreements with affected landowners.
- .What lines are affected? Transpowers presentation states lines in the national grid 110KV & over. Their diagram shows only the National grid lines in & out of Hayward's & Pauatahanui Substation. How long before this type of extra control trickles down to feeder lines which cover a large area locally & are up to 33 kKV?
- There is probably a rates issue in here somewhere. We understand Network utilities pay rates to Council for their lines? Does this include Transpower? How does this affect landowners who also pay rates? Is Council double dipping? Are property values going to be affected or ignored by Quotable Value in assessing these changes?

It was agreed-

- That the matter will be again discussed at a forum on Tuesday 24<sup>th</sup> April 7to 9m at Pataka where Transpower representatives will be present .
- That people be encouraged to submit their views on the proposal to PCC by the deadline of 11<sup>th</sup> May.
- Matt Trlin will explore the possibility of setting up a workshop with Transpower in July to explore the matter further
- He will also explore the possibility of extending the decision making process until there has been more consultation with the Community.

**5.4. Pauatahanui Pathway .** Update from PCC regarding the Te Ara Piko pathway development from Motukaraka Point to Pauatahanui-

Tenders were requested earlier this year for the construction of a short section of gravel pathway and the boardwalk section just east of where the current pathway ends at ration Point..

The contractor chosen, is PCL, a local construction firm based at the Old Man Mac sawmill where they will be sourcing their timber supplies. Construction work on the boardwalk is expected to start late April, early May. Preparation work will occur beforehand, as a condition of consent requires any plants located where a pile is to be installed, needs to be replanted in

the near vicinity. The boardwalk will end just before Ration Creek and the bridge over Ration Creek will be built at a later stage. For periods during construction Grays Road will be reduced to one lane with traffic lights set up. Most of the piling work will occur from the road. Any questions, please contact Andrew Gray Landscape Architect; PCC

#### **5.5. Pauatahanui Village Planning Programme:** Update from PCC's Village Planning Newsletter & Jason Harvey -Wills

Work is underway on plans to tidy up the middle section of Pauatahanui village, following completion of work to tidy up the northern and southern ends of the village. The proposed work includes improving and widening the footpath past the cafe and store by pushing the parking areas out. It also allows for two extra carparks. Once the plan is complete, it will be taken back to the community for comment before work begins in the next financial year. The Committee noted that The School has declined the idea of a bus shelter for the pupils in favor of more planting on the front bank and removal of the old path., & Anna will follow up with PCC to ensure that any work on reticulation will tie in with the completion of the pathway and parking areas rather than holding up either project.

#### **5.6. Report on the Pauatahanui Public Burial Ground:** from Sharon Evans

- Grave numbering The renumbering scheme for the rows and graves has been carried out, the PCC cemetery website updated, and a new map produced.
- Headstone and rose photography. Additional photos of some headstones and roses have been taken, and added to the PCC website. This is particularly useful for headstones which have inscriptions on more than one surface.
- Signs. PCC has recently installed a Pauatahanui Burial Ground sign, which is very appropriately designed and positioned, at the road entrance. Work is under way on a replacement sign for the one at the gateway to the Burial Ground. This will include the updated map and list of burials, as well as historical information and reference to the heritage roses.
- Maintenance. The Burial Ground is in a very tidy state, with PCC continuing to carry out weeding and mowing as needed

**5.7. Draft Long Term Plans :** Both Porirua city Council & Greater Wellington Regional Council have released their Draft Long Term Plans for 2012- 2022. These set out priorities the Councils will focus on over the next 10 years and how services will be funded. The plan document is available on Porirua City Councils website & submissions close on 3<sup>rd</sup> May. For the Regional Council the full document is available on [www.gw.govt.nz/have-your-say](http://www.gw.govt.nz/have-your-say) & submissions close on 4<sup>th</sup> May.

## **6. Correspondence:**

### **6.1. Inward**

Various PCC committee & other papers including:

- 6.1.1. Correspondence between PICT., Mayor Nick Leggett, & the Paremata Residents Association about the Report on dredging in Pauatahanui Inlet [16/03/2012].

- 6.1.2. Acknowledgement of application to the Community Development Fund for the History Book [13/04/2012]
- 6.1.3. Notice of two gardening workshops being held in Porirua.
- 6.1.4. Notice of Whitby Walkfest 2012 Sunday March 25th 12 noon to 3.0pm [20/03/2012]
- 6.1.5. Notes from the Welfare Advisory Group Meeting on civil defence preparedness in emergencies held at the at Porirua Emergency Management Office – 14th March 2012
- 6.1.6. E-mail from Tim Sheppard about PCC's network utilities Review. [25/03/2012].
- 6.1.7. E-mail from Andrew Gray about progress on the Pauatahanui Pathway [27/03/2012]
- 6.1.8. Invitation to and details of an event to launch the Porirua Harbour and Catchment Strategy & Action Plan being held 4.30-6.00pm Tuesday 24 April. [13/03/2012]
- 6.1.9. Information about the upcoming community-based events to launch Porirua's Draft Long Term Plan. [29/03/2012]
- 6.1.10. What's new in Plimmerton? April 2012 newsletter. [30/03/2012]
- 6.1.11. E-mail from Allan Bloomfield with- A few thoughts re the proposals for sewerage and water reticulation for the village. [05/04/2012]
- 6.1.12. Report for PRA from Sharon Evans on progress with the history project. [15/04/2012]
- 6.1.13. Report on the meeting of the Pauatahanui Burial Ground Managers of 02/04/2012 from Sharon Evans [16/04/2012]

## **6.2. Outward:**

- 6.2.1. Application to the Porirua Development Fund 2011-2012 for the History Book [29/03/2012]
- 6.2.2. E-mail to Matt Muspratt PCC about the network Utilities Review requesting more information. [ 06/04/2003]

7. Date of next Management Committee meeting-Thursday 17th May at 7.30 pm.

Nicky Chapman [Acting Chair]