



Friends of Taupō Swamp & Catchment

12 September, 2022

Friends of Taupō Swamp & Catchment Inc

Submission on Variation 1, Porirua City Council

1 General

The main interests of Friends of Taupō Swamp & Catchment (FOTSC) are to insure that Variation 1 adopts controls and limits to development in such a way that any resulting development:

- ***Avoids the incursion of sediment, contaminants and nutrients into the catchments, water bodies and sensitive wetlands flowing into Te Awarua-o-Porirua; and that***
- ***The ecological integrity and functioning of these contributing water bodies and that of Te Awarua-o-Porirua are at least preserved and preferably enhanced by these measures***

Our submission covers matters we support for the above reasons and also proposes to support amendments to better protect the harbour and catchment integrity and ecology. These proposals are designed to control and limit run off and its adverse effects, specifically including:

- *The effects of sediment, contaminants and nutrients entering water bodies;*
- *The risks of excess and contaminated run off from stormwater and sewerage systems, and*
- *The adverse and potentially irreversible effects on the harbour and coastal environment from sediment, contaminants and nutrients.*

In making this submission we share the views of PHACCT and of GOPI in their assertion that the Government's requirements for Porirua City to apply the provisions in this amendment will inevitably risk 'undesirable patchwork development', that will:

- Lead to an increase in sediment, contaminants and nutrients entering water bodies and then Te Awarua-o-Porirua;
- Have adverse consequences on the city's infrastructure and especially stormwater & sewerage; and
- Lead to progressive deterioration in the level and quality of the built environment and the level and quality of amenity that it supports.

Whilst FOTSC's principal interest lies with the Northern Growth Development Area, our members share the concerns submitted by PHAACT and by GOPI as follows in these three main points:

1. Residential Zones:

We urge that the following general objectives and policies for all residential development should be aligned with the proposals for the Northern Growth Area *

Refer to GOPI/ PHAACT Point 2: Residential Zones. RESZ.

The lack of any reference to objectives or policies for the protection or enhancement of natural resources concerns us.

We concur with PHAACT/ GOPI in the proposal that another objective be added as RES 04: **A Sustainable and Healthy Environment**

**The intensity, form and design of use and development in Residential Zones sustains a healthy and safe natural environment that maintains and protects and, where possible, enhances ecological values and the health and wellbeing of receiving waterbodies including Te Awarua-o-Porirua Harbour and other downstream catchments.*

These words are copied from DEV NG O2 - proposals for the Northern Growth Area.

2. Hydraulic neutrality:

We note and strongly support the requirement that any subdivision (the definition of which includes unit titles) in any of the zones must achieve hydraulic neutrality. This is a critically important provision.

Therefore, we strongly support GOPI/ PHAACT points made for each residential zone re site coverage and hydraulic neutrality. We also note the lack of site coverage

statement for the High Density Zone and support the notion that a requirement of no more than 80% should be imposed, with the stated implications for precinct design.

3. *Northern Growth Development Area*

The Taupō Swamp and its contributing catchments lie at the heart of this area of proposed development. FOTSC membership continues to hold concerns as to how such a sensitive environment might be at risk of any development causing adverse effects on its ecosystems and water quality.

Careful management of any development must take account of the risk from sediment, contaminants and nutrients entering the catchment, the Taupō Stream and its wetlands, and eventually out to Porirua Harbour. FOTSC maintains its deep concern over the management and monitoring of earthworks at every stage of any development in the catchment. Recent high rainfall events for instance, have left very visible scars on the hills east of Highway 59 – site of the Proposed Plimmerton Farm development.

Therefore, FOTSC notes and strongly supports the statement in point 6, PHAACT/ GOPI submission:

The provision in DEV NG O2, 8, that says:

“Development that maintains and protects and, where possible, enhances ecological values and the health and wellbeing of receiving waterbodies including Te Awarua-O-Porirua Harbour and other downstream catchments.”

Furthermore, FOTSC supports & reiterates the provisions in DEV NG P2 that state:

- “6 Minimises adverse effects on waterbodies;
- 7 Minimises natural hazard risk to people's lives and properties;
- 8 Demonstrates that use and development within the Freshwater Management Areas identified on the Structure Plan:
 - a. Considers regional plan provisions and the regulations in the NES-F;
 - b. Is consistent with Water Sensitive Urban Design principles and Wellington Water’s ‘Water Sensitive Design for Stormwater: Treatment Device Design Guideline’ (Version 1.1, 2019) for the design of any relevant stormwater treatment devices;
 - c. Recognises and provides opportunities to enhance freshwater ecology, public access to and along freshwater bodies, and resilience to flood risk;

9 Incorporates **stormwater** management measures for the treatment and disposal of **stormwater** at catchment and **allotment** scales, and achieve **hydraulic neutrality**”

And furthermore, FOTSC members strongly urge that:

*If and when any development proceeds in the Northern Growth Area, we consider that both the intent and detail of these provisions must be **closely adhered to, monitored and enforced.***

We advocated for this in the Plimmerton Farm Hearings and our concerns in this respect are ongoing and have not changed.