

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>Last</i> <b>Walker</b>	<i>First</i> <b>Wendy</b>
Company/Organisation <i>if applicable</i>	<b>Porirua City Council</b>	
Contact Person <i>if different</i>	<b>Stewart McKenzie</b>	
Email Address for Service	<b>dpreview@pcc.govt.nz</b>	
Address	<b>16 Cobham Court</b>	
	<i>City</i> <b>Porirua</b>	<i>Postcode</i> <b>5240</b>
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Phone	<i>Mobile</i>	<i>Home</i>
	<b>04 237 5089</b>	

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):

<b>The specific provision of the proposal that my submission relates to:</b>
Please see attached schedule of submission points.
<b>Do you: Support? Oppose? Amend?</b>
<b>What decision are you seeking from Council?</b> <b>What action would you like: Retain? Amend? Add? Delete?</b>

<b>Reasons:</b>

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](mailto:dpreview@pcc.govt.nz)

Signature of submitter  
*(or person authorised  
to sign  
on behalf of submitter):*

Date: **20 November 2020**

*A signature is not required if you make  
your submission by electronic means*

PART / SUB-PART	SPECIFIC PROVISION	SUPPORT/ OPPOSE/ AMEND	REASON FOR SUBMISSION	RELIEF SOUGHT Text to add shown as <u>underlined</u> Text to delete shown as <del>strikethrough</del>
<b>Part 1 - Introduction and general provisions</b>				
<b>Interpretation</b>				
Definitions	Definition of Hydraulic neutrality	Amend	Reference to specific storm events is needed to enable this definition to be properly applied. The proposed additional wording was omitted by error.	<u>“means managing stormwater runoff from all new lots or development areas through either on-site disposal or storage, so that stormwater is released from the site at a rate that does not exceed the pre-development peak stormwater runoff for the 10% and 1% rainfall Annual Exceedance Probability event.”</u>
	Definition of Minor earthworks	Amend	This term is not used in the PDP and therefore should be deleted.	<del>Minor earthworks means earthworks for the installation and construction of service connections, effluent disposal systems, and interments in cemeteries or urupā.</del>
	Definition of Swale	Amend	This term is not used in the PDP and therefore should be deleted.	<del>Swale means an area of land that has been shaped to allow a watercourse to form during stormwater collection.</del>
<b>Part 2 – District-wide matters</b>				
<b>Energy, Infrastructure and Transport</b>				
Infrastructure	Introduction	Amend	To provide more clarity to plan users, the introduction to this Chapter needs a statement about how roads are zoned in the PDP.	<u>“Meteorological devices are similar to infrastructure and are also managed in this chapter.</u>  <u>This chapter also contains provisions relating to roads. All roads are zoned with the same zoning as the adjacent site generally applying up to the centreline of the road. In some cases, there are contextual reasons for a different approach. Refer to the Plan maps to determine the correct zone applying to a road.</u>  <u>Note: Except...”</u>
Infrastructure	INF-P13-6.a	Amend	The policy does not currently specifically address rubbish collection space within the road reserve. Inadequate space for refuse and recycling collection may have adverse effects on the safety and efficiency of the operation of the road, and impact on the ability of Council to undertake collection services.	<u>Provide for the upgrade and development of the transport network where, as far as is practicable, it:</u> ... <u>6. Provides roads which:</u> <u>a. Allocate adequate space in the road corridor for walking, cycling, infrastructure, refuse and recycling collection, streetlighting and street trees as well as vehicles and on-street parking;</u>
Infrastructure	INF-R23	Amend	Arterial roads are defined in the ONRC as making a significant contribution to social and economic wellbeing and link regionally significant places. They may be the only route available to important places in a region, performing a ‘lifeline’ function. Vehicle Access Level 4 is required for activities generating 201 or more daily traffic movements or serving 11 or more residential sites. There is no upper bound to the activities under the classification criteria. As such, activities gaining access via a Vehicle Access Level 4 may result in adverse effects on the safe and efficient functioning of an Arterial Road, depending on the location and design of these connections. The design standards for Vehicle Access Level 4 are consistent with Access Roads. All roads require resource consent. Connections of Vehicle Access Level 4 to Arterial roads should therefore not be permitted under this rule, but rather be elevated to the restricted discretionary activity status under INF-R23-2.	<u>Connections to roads</u>  <u>1. Activity status: Permitted</u>  <u>Where:</u> <u>a. The road is:</u> <u>1. An Arterial Road, Collector Road or Access Road as identified in SCHED1 - Roads Classified According to One Network Road Classification for connections of Vehicle Access Levels 1, 2 and 3 classified in accordance with TR-S2; or</u> <u>2. A Collector Road or Access Road as identified in SCHED1 - Roads Classified According to One Network Road Classification for connections of a Vehicle Access Level 4 classified in accordance with TR-S2; and</u> <u>b. Compliance is achieved with:</u> <u>1. INF-S25 for a Vehicle Access Level 4 classified in accordance with TR-S2; or</u> <u>2. INF-S26 for Vehicle Access Levels 1, 2 and 3 classified in accordance with TR-S2.</u>  <u>2. Activity status: Restricted discretionary</u>  <u>Where:</u>  <u>a. Compliance is not achieved with INF-R23-1. The connection is to a Regional or National road as identified in SCHED1 – Roads Classified According to One Network Road Classification; or</u>

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			The wording of the restricted discretionary rule now better clarifies what connections will be considered a restricted discretionary activity.	<p><del>b. The connection is to an Arterial road as identified in SCHED1 – Roads Classified According to One Network Road Classification for a Vehicle Access Level 4; or</del></p> <p><del>b. c. Compliance is not achieved with INF-S25 for Vehicle Access Level 4, or INF-S26 for Vehicle Access Levels 1, 2 and 3.</del></p> <p>Matters of discretion are restricted to:</p> <p>1. The matters in INF-P14.</p>
Infrastructure	INF-P25	Amend	As written, the policy only relates to activities within the Corridor. The policy also needs to also relate to habitable buildings near the Corridor to integrate with relevant rules.	Consider the following matters when assessing any buildings, structures and activities proposed within, <u>and habitable buildings near</u> , the Gas Transmission Pipeline Corridor:
Infrastructure	INF-S14	Amend	Standard needs to be amended to include construction, maintenance and upgrading for consistency across the PDP.	<p>2. b. Where the earthworks are associated with switchback sections for the <del>development of new and</del> <u>construction, maintenance, or upgrade of existing</u> walkways, cycleways and shared paths that are located on public land other than a road.</p> <p>5. Earthworks associated with the <del>development of new and</del> <u>construction, maintenance, or upgrade of existing</u> walkways, cycleways and shared paths that are located on public land other than a road must not exceed 1.8m cut height or fill depth on switchback sections of the pathway, measured vertically...</p>
Infrastructure	INF-S15	Amend	Standard needs to be amended to include construction, maintenance and upgrading for consistency across the PDP.	<p>2. No area limits apply to earthworks associated with the <del>development of new and</del> <u>construction, maintenance, and upgrade of existing</u> walkways, cycleways and shared paths that are located on public land other than a road where the activities are undertaken by:</p> <p>a. Porirua City Council;</p> <p>b. Greater Wellington Regional Council;</p> <p>c. Department of Conservation; or</p> <p>d. A nominated contractor or agent of an organisation listed in (a) to (c).</p>
Infrastructure	INF-S17	Amend	Standard needs to be amended to include construction, maintenance and upgrading for consistency across the PDP.	<p>1. b. Where the earthworks are associated with the <del>development of new and</del> <u>construction, maintenance, or upgrade of existing</u> walkways, cycleways and shared paths that are located on public land other than a road and undertaken by Porirua City Council ... or a nominated contractor or agent..</p> <p>....</p> <p>Except that:</p> <p>Where the earthworks are associated with the <del>development</del> <u>construction, maintenance, or upgrade of</u> <del>of new and maintenance of existing</del> walkways, cycleways and shared paths that are located on public land other than a road and undertaken by Porirua City Council, Greater Wellington Regional Council, Department of Conservation or a nominated contractor or agent, no maximum disturbance area applies.</p>
Infrastructure	INF-S18	Amend	<p>To create a 2.5m track there would be some incidental effects on vegetation on either side of the track as part of construction. Rule should be clarified to provide for this to avoid doubt, and to better align with the track standards manual provisions relating to vegetation clearance. The effects of the vegetation clearance either side of the track will largely be temporary, as the vegetation will regenerate following construction activities.</p> <p>Standard needs to be amended to include construction, maintenance and upgrading for consistency across the PDP</p>	<p><b>INF-S18 Trimming, pruning or removal of indigenous vegetation within an area identified in SCHED7 - Significant Natural Areas</b></p> <p><b>All zones</b></p> <p>1. Any trimming, pruning or removal of indigenous vegetation must be limited to:</p> <p>a. Within 2m of the footprint of the existing infrastructure and either side of an associated access track or fence; and</p> <p>b. No more than 20m<sup>2</sup> of indigenous vegetation within any 12 month period; or</p> <p>c. 2.5m in total width with no maximum area except that no tree is removed with a tree trunk greater than 15cm in diameter measured 1.4m above ground, and where the activities are associated with the <del>structures required for development of new</del> <u>or construction, maintenance, or upgrade of existing</u> walkways, cycleways and shared paths that are located on public land other than a road and undertaken by Porirua City Council, Greater Wellington Regional Council, Department of Conservation or a nominated contractor or agent. <u>This includes up to 0.5m of vegetation clearance to either side of the 2.5m track.</u></p> <p>...</p>

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Infrastructure	INF-S20	Amend	Standard needs to be amended to include construction, maintenance and upgrading for consistency across the PDP.	<del>Earthworks associated with the development of new and maintenance of existing construction, maintenance, or upgrade of walkways, cycleways and shared paths that are located on public land other than a road and undertaken by Porirua City Council, Greater Wellington Regional Council, Department of Conservation or a nominated contractor or agent where the earthworks are limited to a total width of 2.5m.</del>																																																																						
Infrastructure	INF-Table 2	Amend	<p>It is not clear how the height at maturity row would be applied. In Council's draft tree development standards guidance, the height is an indication of expected height at maturity. Setting this as a standard limits the number of species that could achieve the expected height, and therefore the diversity of potential street trees.</p> <p>Council has made changes to its Draft Tree Planting Guidelines. These changes better reflect current practice.</p>	<p>Amend table as follows:</p> <table border="1"> <thead> <tr> <th colspan="2">INF-Table 2 Street trees</th> <th>&lt;300mm</th> <th>300-600mm</th> <th>&gt;600mm</th> </tr> </thead> <tbody> <tr> <td colspan="2"><b>Size class at maturity</b> (stem diameter at 1.5m above ground)</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2"><b>Height at maturity</b></td> <td><u>8</u></td> <td><u>10</u></td> <td><u>25</u></td> </tr> <tr> <td colspan="2"><b>Minimum number of trees per 1000m<sup>2</sup> of road reserve</b></td> <td><u>8.0</u></td> <td><u>6.0</u></td> <td><u>4.0</u></td> </tr> <tr> <td rowspan="2"><b>Horizontal setback distances from underground infrastructure (m)</b></td> <td>Manholes, drainage catchments, surface openings for underground infrastructure Trunk water mains Stormwater pipes &gt;300mm diameter Sewer pipes &gt;300mm diameter <del>Distribution gGas distribution pipelines</del> <del>Electricity distribution or customer connection electricity lines</del></td> <td><u>1.0-5.0</u></td> <td>1.5</td> <td>3.0</td> </tr> <tr> <td><del>Transmission gGas transmission pipelines</del> <del>Transmission eElectricity transmission lines</del></td> <td><u>3.0-4.0</u></td> <td><u>4.0-3.0</u></td> <td>4.0</td> </tr> <tr> <td rowspan="4"><b>Horizontal setback distances from structures (m)</b></td> <td>Hard surfaces (footpaths etc) Road curbs <del>Vehicle crossings</del> <del>Masonry walls</del> <u>Block paving, cobbles &amp; paving slabs</u></td> <td><u>0-6.0-7.5</u></td> <td>1.0</td> <td>1.5</td> </tr> <tr> <td><u>Vehicle crossings</u></td> <td><u>1.0</u></td> <td><u>1.0</u></td> <td><u>1.5</u></td> </tr> <tr> <td><u>Masonry walls</u></td> <td><u>1.0</u></td> <td><u>1.0</u></td> <td><u>2.0</u></td> </tr> <tr> <td><u>Pedestrian crossings and ramps</u></td> <td><u>2.5</u></td> <td><u>2.5</u></td> <td><u>2.5</u></td> </tr> <tr> <td rowspan="2"></td> <td><del>Pavers</del> Lightly loaded structures (bus shelters, garages etc) Heavily loaded structures (houses etc)</td> <td><u>0-7-1.0</u></td> <td>1.5</td> <td>3.0</td> </tr> <tr> <td>Street lights</td> <td>5.0</td> <td>5.0</td> <td>8.0</td> </tr> <tr> <td colspan="2"><b>Minimum berm width (m)</b></td> <td>1.5</td> <td>2.0</td> <td>3.0</td> </tr> <tr> <td colspan="2"><b>Minimum topsoil depth (m)</b></td> <td><u>0-5-0.6</u></td> <td>0.6</td> <td>0.6</td> </tr> <tr> <td colspan="2"><b>Minimum soil volume (m<sup>3</sup>)</b></td> <td>10.0</td> <td>12.0</td> <td>20.0</td> </tr> </tbody> </table>	INF-Table 2 Street trees		<300mm	300-600mm	>600mm	<b>Size class at maturity</b> (stem diameter at 1.5m above ground)					<b>Height at maturity</b>		<u>8</u>	<u>10</u>	<u>25</u>	<b>Minimum number of trees per 1000m<sup>2</sup> of road reserve</b>		<u>8.0</u>	<u>6.0</u>	<u>4.0</u>	<b>Horizontal setback distances from underground infrastructure (m)</b>	Manholes, drainage catchments, surface openings for underground infrastructure Trunk water mains Stormwater pipes >300mm diameter Sewer pipes >300mm diameter <del>Distribution gGas distribution pipelines</del> <del>Electricity distribution or customer connection electricity lines</del>	<u>1.0-5.0</u>	1.5	3.0	<del>Transmission gGas transmission pipelines</del> <del>Transmission eElectricity transmission lines</del>	<u>3.0-4.0</u>	<u>4.0-3.0</u>	4.0	<b>Horizontal setback distances from structures (m)</b>	Hard surfaces (footpaths etc) Road curbs <del>Vehicle crossings</del> <del>Masonry walls</del> <u>Block paving, cobbles &amp; paving slabs</u>	<u>0-6.0-7.5</u>	1.0	1.5	<u>Vehicle crossings</u>	<u>1.0</u>	<u>1.0</u>	<u>1.5</u>	<u>Masonry walls</u>	<u>1.0</u>	<u>1.0</u>	<u>2.0</u>	<u>Pedestrian crossings and ramps</u>	<u>2.5</u>	<u>2.5</u>	<u>2.5</u>		<del>Pavers</del> Lightly loaded structures (bus shelters, garages etc) Heavily loaded structures (houses etc)	<u>0-7-1.0</u>	1.5	3.0	Street lights	5.0	5.0	8.0	<b>Minimum berm width (m)</b>		1.5	2.0	3.0	<b>Minimum topsoil depth (m)</b>		<u>0-5-0.6</u>	0.6	0.6	<b>Minimum soil volume (m<sup>3</sup>)</b>		10.0	12.0	20.0
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Infrastructure	INF- Table 5	Amend	INF-Table 5 does not currently clearly specify the sight distance requirements for intersections formed with higher order roads (Arterial, Regional and National Roads). The proposed amendment clarifies that intersections with these roads need to meet the same sightline distances specified for Collector roads.	<p>INF-Table 5 Minimum sight distances at intersections</p> <table border="1"> <thead> <tr> <th rowspan="2">Operating speed (km/h) of major road</th> <th rowspan="2">Distance X (m) (see INF-Figure 4)</th> <th colspan="2">Distance Y (m) (see INF-Figure 4)</th> </tr> <tr> <th>Access road</th> <th>Collector road <u>and higher order roads</u></th> </tr> </thead> <tbody> <tr> <td>&lt;40</td> <td>5</td> <td>35</td> <td>70</td> </tr> <tr> <td>41-50</td> <td>5</td> <td>45</td> <td>90</td> </tr> <tr> <td>51-60</td> <td>6</td> <td>65</td> <td>115</td> </tr> <tr> <td>61-70</td> <td>6</td> <td>85</td> <td>140</td> </tr> <tr> <td>71-80</td> <td>7</td> <td>105</td> <td>175</td> </tr> </tbody> </table>	Operating speed (km/h) of major road	Distance X (m) (see INF-Figure 4)	Distance Y (m) (see INF-Figure 4)		Access road	Collector road <u>and higher order roads</u>	<40	5	35	70	41-50	5	45	90	51-60	6	65	115	61-70	6	85	140	71-80	7	105	175																																												
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Infrastructure	INF-S26	Amend	This standard needs to include reference to compliance with INF-Table 6 for sight distances. The standard also needs a diagram for sight distances from vehicle crossings to add clarity for the plan user.	<p>7. <u>Minimum sight distances at vehicle crossings must be in accordance with INF-Table 6 and measured in accordance with INF-Figure 6.</u></p> <p><u>INF-Figure 6</u></p> <p><b>POINT A</b> Edge line <b>POINT B</b> 3.5metres from white edge line</p> <p><b>NOTES</b></p> <ul style="list-style-type: none"> <li>Sight distances shall be measured from a point 1.15 metres (motorists eye level) above the finished surface of the access crossing place and 1.15m above the highway surface</li> <li>There shall be no obstructions to visibility inside the area bounded by the sight lines</li> </ul>								
Three waters	Introduction	Amend	The reasons for the current flooding issues in Porirua are more complex than just the number of streams.	<del>Parts of Porirua are subject to flooding risks experiences flooding due to the number of streams within the City, which is are exacerbated by the changing climate. Hydraulic neutrality measures assist with managing peak stormwater runoff from development sites so the risk of downstream flooding is not increased. They also assist with prolonging the life of existing stormwater management systems.</del>								
Three waters	THWT-01	Amend	The wording of this objective needs to be amended to better integrate with the natural hazards chapter through reference to flood risk.	<del>There is no increase in the peak demand on stormwater management systems and increase in flooding from flood risk as a result of use and development within Urban Zones, Settlement Zone, and the Māori Purpose Zone (Hongoeka).</del>								
Three waters	THWT-02	Amend	The wording of this objective is not clear and refers to capacity of the network which is not the correct technical terminology. The proposed wording better clarifies the intent of the objective.	<del>Use and development within Urban Zones, and the areas of the Settlement Zone and Māori Purpose Zone (Hongoeka) serviced by all or part of the Three Waters Network, have sufficient Three Waters Network capacity to accommodate the resulting demand.</del> <u>The Three Waters Network can accommodate use and development within Urban Zones, and the areas of the Settlement Zone and Māori Purpose Zone (Hongoeka) serviced by all or part of the Three Waters Network.</u>								
Three waters	THWT-P2	Amend	The requirement to be serviced is a matter for the Building Act under clauses for sanitary buildings. Not all buildings are required to have water and sewer although all are required to assess their effects on stormwater.	<del>Require all new residential and non-residential buildings in Urban Zones and the areas of the Settlement Zone and Māori Purpose Zone (Hongoeka) that are serviced by the Three Waters Network to:</del> <del>1. Be serviced by reticulated water supply, reticulated wastewater and stormwater management networks that:</del> <del>1a. Meet the Council standards for the provision of water supply, wastewater and stormwater management;</del> <del>b. Have the capacity to accommodate the development or anticipated future development of the site in accordance with the anticipated purpose of the zone; and</del> <del>c. Is in place at the time of building construction; and:</del> <del>2. Be connected to a water metering device when connecting to the reticulated water network, unless it can be demonstrated that:</del> <del>a. There are physical constraints that prevent a meter to being provided; or</del> <del>b. The water demand generated is so low that a meter is not warranted.</del>								
Three waters	THWT-P3	Amend	The wording of this policy is confusing. The proposed wording simplifies and clarifies the policy.	<del>Where the level of service of the reticulated water supply, reticulated wastewater and stormwater management networks is insufficient to service the number of residential units proposed use or development, or is insufficient to service the size of the building and associated activity proposed, only allow use and development when it can be demonstrated that:</del> <del>1. It incorporates measures that appropriately mitigate any adverse effects on the Three Waters Network and meets the relevant performance criteria of the Wellington Water Regional Standard for Water Services May 2019; and</del> <del>2. The additional demand generated can be accommodated by the Three Waters Network, without resulting It will not result in increased flood risk, increased wastewater overflows or reduced pressure in the reticulated water network.</del>								
Three waters	THWT-R1	Amend	Currently this rule does not actually require that new residential buildings include a rainwater tank or some other equivalent measure, it simply says that rainwater tanks are permitted for new buildings. The rule should also require rainwater tanks or other means to achieve hydraulic neutrality.	<del>Rainwater tanks for nNew buildings exceeding 40m<sup>2</sup> in gross floor area (excluding residential accessory buildings)</del> 1. Activity status: Permitted Where: a. A <del>rainwater tank</del> <u>hydraulic neutrality device</u> is provided that complies with THWT-S1.; or  b. The development achieves hydraulic neutrality through an alternative means that has been approved and constructed as part of a previous stage of development.								

PART / SUB-PART	SPECIFIC PROVISION	SUPPORT/ OPPOSE/ AMEND	REASON FOR SUBMISSION	RELIEF SOUGHT
				Text to add shown as <u>underlined</u> Text to delete shown as <del>strikethrough</del>
				<del>Note: Where a development achieves hydraulic neutrality through an approved <u>An alternative means to achieve hydraulic neutrality may include (for example an a catchment-sized engineered wetland or on-site detention pond), that has already been approved and constructed (for example as part of a subdivision), then this rule can be considered to be complied with.</u></del>
Three waters	THWT-R2	Amend	The current rule requires a device to be installed and is therefore inflexible. The proposed amendment allows for other means to be employed to achieve hydraulic neutrality if this is certified by an appropriate person.	<b>Increases in the impervious surface area of a site</b> 1. Activity status: Permitted Where: a. Compliance is achieved with THWT-S2-; <u>or</u>  b. <u>The development achieves hydraulic neutrality through an alternative means that has been approved and constructed as part of a previous stage of development.</u>
Three waters	THWT-R3	Amend	The current rule wording is not clear and does not achieve the intention of requiring a water metering device when a building is connected to the reticulated network.	<del><b>Water metering device for nNew buildings connected to the reticulated public water supply systems</b></del> 1. Activity status: Permitted Where: <del>All new buildings that are connected to the reticulated water network must be fitted with a</del> A water metering device <u>is installed</u> that meets the requirements of Sections 6.4.10-2 and Section 6.4.11 of the Wellington Water Regional Standard for Water Services May 2019.
Three waters	THWT-R4	Amend	This rule is not clear in that it should be the building that is the activity being regulated as the land use, rather than the connection to the network. Additionally, there will be buildings that do not need to be connected to reticulated services.  The current 'note' should be included as part of the rule itself.  The new note provides context around how to determine compliance with the specified tables.	<del><b>Connection of nNew buildings connected to the existing Three Waters Network</b></del> 1. Activity status: Permitted Where: <del>a. The building is serviced by reticulated water supply, reticulated wastewater and stormwater management networks; and</del> <del>ba. Compliance is achieved with the following:</del> i. For stormwater — The level of service in Chapter 4 Stormwater Table 4.1, Table 4.2 and 4.3 of the Wellington Water Regional Standard for Water Services May 2019; ii. For wastewater — The level of service in Chapter 5 <u>Wastewater</u> , section 5.2.3 of the Wellington Water Regional Standard for Water Services May 2019; and iii. For water supply — The level of service in Chapter 6 <u>Water Supply</u> Tables 6.1 and 6.2 of the Wellington Water Regional Standard for Water Services May 2019-; <u>or</u> <del>Note: b. Where a tThe development relies provides on site specific measures that to achieve compliance comply with the performance standards set out in (a) above (for example an engineered wetland, on-site detention, booster pumps, or wastewater detention), that have already been approved and constructed. (for example as part of a subdivision) and is considered fit for purpose, then this rule can be considered to be complied with.</del>  Note: Chapter 4 Stormwater, Chapter 5 Wastewater and Chapter 6 Water Supply of the Wellington Water Regional Standard for Water Services May 2019 provide additional context for determining compliance with the tables specified above.
Three waters	THWT-R5	Amend	This rule is not clear in that it should be the building that is the activity being regulated as the land use, rather than the connection to the network. Additionally, there will be buildings that do not need to be connected to reticulated services.  The current 'note' should be included as part of the rule itself.  The new note provides context around how to determine compliance with the specified tables.	<del><b>Connection of nNon-residential buildings, retirement villages, papakāinga, and multi-unit housing connected to the Three Waters Network</b></del> 1. Activity status: Permitted Where: <del>a. The building is serviced by reticulated water supply, reticulated wastewater and stormwater management networks; and</del> <del>ba. Compliance is achieved with the following:</del> i. For stormwater — The level of service in Chapter 4 Stormwater Table 4.1, Table 4.2 and 4.3 of the Wellington Water Regional Standard for Water Services May 2019; ii. For wastewater — The level of service in Chapter 5 <u>Wastewater</u> , section 5.2.3 of the Wellington Water Regional Standard for Water Services May 2019; and iii. For water supply — The level of service in Chapter 6 <u>Water Supply</u> Tables 6.1 and 6.2 of the Wellington Water Regional Standard for Water Services May 2019-; <u>or</u> <del>Note: b. Where a tThe development relies provides on site specific measures that to achieve compliance comply with the performance standards set out in (a) above (for example an engineered wetland, on-site detention, booster pumps, or wastewater detention), that have already been approved and constructed. (for example as part of a subdivision) and is considered fit for purpose, then this rule can be considered to be complied with.</del>  <u>Note:</u> This rule only applies to sites in the Māori Purpose Zone (Hongoeka) that are serviced by the three waters network.

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				Note: Chapter 4 Stormwater, Chapter 5 Wastewater and Chapter 6 Water Supply of the Wellington Water Regional Standard for Water Services May 2019 provide additional context for determining compliance with the tables specified above.
Three waters	THWT-S1	Amend	A change is required to provide greater flexibility for developments through referencing the Wellington Water Standards, rather than requiring a rainwater tank as the only acceptable hydraulic neutrality device.  This includes a consequential incorporation of Wellington Water's document <i>Managing Stormwater Runoff - The use of approved solutions for hydraulic neutrality Version 3</i> document to the ePlan.	1. <del>Any rainwater tank must be sized in accordance with the minimum requirements in THWT Table 1:</del>  <del>a. Where the roof area of the building is between 40m<sup>2</sup> and 99.9m<sup>2</sup> a 2000L capacity rainwater tank.</del> <del>b. Building roof area of ≥ 100m<sup>2</sup> &lt; 200m<sup>2</sup> 3000L capacity rainwater tank.</del> <del>c. Building roof area ≥ 200m<sup>2</sup> 5000L capacity rainwater tank.</del>  2. <del>The tank hydraulic neutrality device must meet the specifications and be installed in accordance with Acceptable Solution #1 or Acceptable Solution #2 from the Wellington Water guide Managing Stormwater Runoff, -The use of rain tanks for hydraulic neutrality, Acceptable solution #1, version 3 dated June-August 2020.</del>
Transport	TR-R1	Amend	As drafted this rule only applies if someone chooses to provide site access but does not require it.	<del>Site access for</del> <u>All activities with no on-site vehicle parking or loading spaces.</u>
Transport	TR-R2	Amend	Similar issue as for TR-R1	<del>Vehicle access for</del> <u>All activities with on-site vehicle parking or loading spaces or where a vehicle access is otherwise provided</u>
Transport	TR-R3	Amend	Similar issue as for TR-R1	<del>Parking space dimensions and manoeuvring for</del> <u>All activities with on-site parking or loading spaces - dimensions and manoeuvring</u>
Transport	TR-R4	Amend	Similar issue as for TR-R1	<del>On-site loading, waste and bicycle facilities for</del> <u>All activities - on-site loading, waste and bicycle facilities</u>
Transport	TR-R5	Amend	Similar issue as for TR-R1	<u>All activities - Trip generation</u>
Transport	TR-S6-2	Amend	Tracking paths show the optimal vehicle manoeuvring of a vehicle. This does not allow for human error. As such, a clearance buffer is added to provide for human actions. Generally, the additional clearance is 300mm, which is consistent with other plans and standards in New Zealand. However, in this standard the clearance on either side is currently just 150mm. A clearance of 150mm may be insufficient, and potentially result in inconvenient additional turning movements to enter or exit a site, and potential damage caused to property due to vehicles scraping against structures or other parked cars. Therefore, the reference to '150mm' in this standard should be '300mm'.	2. <u>On-site vehicle manoeuvring areas must provide for a 4.91m x 1.87m vehicle (85th percentile vehicle) as shown in TR-Figure 4 Manoeuvring, including additional width of <del>±50</del>300mm per affected side to allow for wing mirrors when manoeuvring areas are bordered by walls, fences or obstructions.</u>
Transport	TR-Figure 4 Manoeuvring	Amend	+0.15' should be '+0.3'. This is a consequential change to be consistent with the amendment to TR-S6-2 above.	<del>+0.150.3</del>
<b>Hazards and risks</b>				
Natural Hazards	NH-P2	Amend	There needs to be greater recognition of the existing hazard risk to the built environment in the Commercial and Mixed-Use Zones, the General Industrial Zone and the Hospital Zone that are within high hazard areas. These zones are all scarce physical resources in Porirua, and their locations are fixed.  Policies NH-P2 and CE-P14 as drafted would largely prevent redevelopment within these zones, which would not sit comfortably with the strategic objectives relating to Centres, Employment and Industry. The requirement to have an operational and functional need to locate within a high hazard area is not appropriate for these zones, as	<b>NH-P2 Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the High Hazard Areas</b> <u>Subject to NH-P8, Avoid the establishment of Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the High Hazard Areas of the Natural Hazard Overlay unless it can be demonstrated that:</u>  <del>1. The activity has a critical operational need and functional need to locate within the High Hazard Area and locating outside the High Hazard Area is not a practicable option;</del>  <u>1. There will be a reduction in risk to people's lives and wellbeing;</u> <u>2. The activity incorporates mitigation measures that demonstrate that risk to people's life and wellbeing, and minimise the risk of damage to buildings damage is avoided;</u> <u>3. People can safely evacuate the property during a natural hazard event; and</u> <u>4. The risk to the activity and surrounding properties is either avoided, or is low due to site-specific factors, and/or the scale, location and design of the activity; and</u>

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			<p>there is little ability to either relocate the activities that occur within these zones, or to significantly expand them in areas outside of the zones.</p>	<p><u>5. Other than within Commercial and Mixed Use Zones, the General Industrial Zone and the Hospital Zone, the activity has an operational need and functional need to locate within the High Hazard Area and locating outside the High Hazard Area is not a practicable option.</u></p>
Natural Hazards	NH-P3	Amend	<p>These zones also contain many older buildings that are constructed to lower standards compared to the standards required for new buildings. In terms of risk, there would be a perverse outcome if older buildings were unable to be replaced with new buildings. In terms of risk to people's lives and wellbeing, with the amended policies applied this is considered to be slightly higher in the Central City Zone compared to other commercial zones given the higher concentration of people working in the Central City Zone. However in all zones, the risk to people's lives and wellbeing would be higher if older buildings were unable to be replaced by new, more resilient buildings.</p> <p>Given the economic, social and cultural wellbeing provided by these areas in terms of employment and services, there needs to be the ability for appropriate redevelopment to occur to allow these well-beings to be achieved. This also ensures that the policies will help meet the Strategic Objectives.</p> <p>The amended policies will not result in inappropriate development taking place in the high hazard and medium hazard areas, and will implement RPS Objective 19. That objective requires that hazard risk and consequences to people, communities, their businesses, property and infrastructure are reduced.</p> <p>For these reasons, there is a need for the above provisions to be amended in the natural hazards and coastal hazards chapters to provide a pathway for redevelopment to occur.</p> <p>The policies are proposed to remain "avoid" policies with an associated non-complying activity status, albeit with a potential pathway providing an opportunity for the grant of consent in individual circumstances. This retains a high regulatory bar that recognises there is a high level of risk in these areas that needs to be addressed, and any redevelopment needs to demonstrate that it reduces any potentially significant natural hazard risk that would arise through redevelopment.</p> <p>In all other zones, there is the ability to avoid high risk areas altogether unless there is a critical and functional need to locate in these areas.</p> <p>There is still the ability to undertake some small redevelopment in these zones (see NH-P8, NH-R4, CE-P11, and CE-R6). However, the size thresholds specified were</p>	<p><b>NH-P3 Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the Medium Hazard Areas</b>  <u>Subject to NH-P8, Only allow Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the Medium Hazard Areas of the Natural Hazard Overlay where:</u></p> <ol style="list-style-type: none"> <li>1. The activity incorporates mitigation measures that demonstrate <del>that risk to people's lives and wellbeing, and building damage is avoided</del> <u>that there will be a reduction in risk to people's lives and wellbeing, and any damage to buildings is minimised;</u></li> <li>2. People can safely evacuate the property during a natural hazard event; and</li> <li>3. The risk to adjacent properties, activities and people is not increased as a result of the activity proceeding.</li> </ol>

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			<p>largely designed with small additions to residential units in mind.</p> <p>Consequential changes are proposed to policies NH-P3 and CE-P13. The policies are proposed to remain “only allow” policies with an associated restricted discretionary and discretionary activity status. This would retain a strong regulatory requirement that recognises there is a level of risk in these areas that needs to be addressed, and any redevelopment needs to demonstrate that it reduces any potentially significant natural hazard risk that would arise through redevelopment.</p>	
Natural Hazards	NH-R6	Amend	<p>NH-R6-1.b was intended to apply to the area within fault rupture zones that is outside an area 20m either side of the fault itself. Where Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities are proposed within 20m, rule NH-R8 applies. They also a non-complying activity through NH-R6-3.</p> <p>The proposed wording of NH-R6-1.c was omitted from the rule in error, the policy intent was to manage Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities in this area as a restricted discretionary activity. Currently there is no rule trigger applying to this area defined as low hazard in APP10.</p> <p>The advice note clarifies that there are areas within the Moonshine Fault Rupture Zone which are not subject to NH rules.</p>	<p>a. <u>Any buildings within a Flood Hazard - Ponding Overlay are located above the 1:100 year flood level, where this level is the bottom of the floor joists or the base of the concrete floor slab; or</u></p> <p>b. <u>Any buildings and activities <del>are located</del> within the Pukerua Fault Rupture Zone or the Ohariu Fault Rupture Zone are located no closer than 20m from either <del>fault the Pukerua Fault Rupture Zone or the Ohariu Fault Rupture Zone;</del> or</u></p> <p>c. <u>Any buildings and activities <del>are located</del> within the Moonshine Fault Rupture Zone are located within 20m of either side of the Moonshine Fault.</u></p> <p><u>Note: To avoid doubt, once the Moonshine Fault is located through site-specific investigation, there are areas within the mapped Moonshine Fault Rupture Zone that will be outside of 20m of either side of the Fault Line. These areas are not a Low Hazard Area, and are therefore not subject to the Natural Hazard chapter rules (unless affected by another hazard such as a Flood Hazard).</u></p>
<b>Historical and Cultural Values</b>				
Historic Heritage	HH-R4	Amend	Amendment provides clarity that the rule applies within heritage settings.	<u>Earthworks on heritage items and within heritage settings in SCHED2 - Historic Heritage Items (Group A) and SCHED3 - Historic Heritage Items (Group B), and historic heritage sites in SCHED4 - Historic Heritage Sites ...</u>
Historic Heritage	HH-R7	Amend	Alterations to non-listed buildings and structures within heritage settings unintentionally caught by "catch-all rule" HH-R13. The intention was for extensions only.	<p>Insert new permitted activity rule (as HH-R5) as follows:</p> <p><u>Repair, maintenance, redecoration, heritage restoration, earthquake strengthening, fire protection and accessibility upgrades, alterations, additions, repositioning, relocation, and demolition of any structure or building located within the heritage setting of a heritage item listed in SCHED2 - Historic Heritage Items (Group A) or SCHED3 - Historic Heritage Items (Group B)</u></p> <p><u>1. Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>a. The structure or building is not identified as a heritage item in SCHED2 - Historic Heritage Items (Group A) or SCHED3 - Historic Heritage Items (Group B).</u></p> <p><u>Note:</u></p> <ul style="list-style-type: none"> <li><u>This rule does not apply to extensions to the footprint of buildings and structures located within the heritage setting of a heritage item, which is covered by Rule HH-R7.</u></li> </ul>

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<b>Natural Environment Values</b>				
Ecosystems and Indigenous Biodiversity	Introduction	Amend	Include advisory statement that the management of wetlands is a function of GWRC and directing plan users to the pNRP and NES-FW.	<p><u>The National Policy Statement on Freshwater Management 2020, the National Environmental Standard for Fresh Water 2020 and the Proposed Natural Resources Plan for the Wellington Region contain specific requirements in respect of natural wetlands.</u></p> <p><u>Under the National Policy Statement for Freshwater Management 2020, the Greater Wellington Regional Council must:</u></p> <ol style="list-style-type: none"> <li>1. <u>identify and map natural inland wetlands; and</u></li> <li>2. <u>must include a policy and rule framework to avoid the loss of extent of natural inland wetlands, protect their values and promote their restoration.</u></li> </ol> <p><u>The National Environmental Standard for Freshwater 2020 contains regulations applying to activities within and near natural wetlands. The Proposed Natural Resources Plan for the Wellington Region contains objectives, policies and rules relating to natural wetlands. Resource consent may be required from the Regional Council for activities within and near wetlands.</u></p>
Ecosystems and Indigenous Biodiversity	ECO-R1	Amend	ECO-R1 should include trimming and pruning in the title in addition to removal, as this is what the provision relates to.	ECO-R1 - <u>Trimming, pruning or removal of indigenous vegetation within a Significant Natural Area</u>
Ecosystems and Indigenous Biodiversity	ECO-R1-1a	Amend	Rule should include "pruning" within criterion as per ECO-S1.	Where: a. The trimming, <u>pruning or removal of indigenous vegetation</u> is to:
Ecosystems and Indigenous Biodiversity	ECO-R1-1.a.iv	Amend	This rule needs to be amended as the construction of walking tracks is covered by the Infrastructure Chapter.	<ol style="list-style-type: none"> <li>i. <u>Address an imminent threat to people or property represented by deadwood, diseased or dying vegetation and ECO-S1 is complied with;</u></li> <li>ii. <u>Ensure the safe and efficient operation of any formed public road, rail corridor or access, where removal is limited to within the formed width of the road, rail corridor or access;</u></li> <li>iii. <u>Enable the maintenance of buildings where the removal of indigenous vegetation is limited to within 3m from the external wall or roof of a building;</u></li> <li>iv. <del>Maintain, upgrade or create new public walking or cycling tracks up to 2.5m in width undertaken by Porirua City Council or its approved contractor in accordance with the Porirua City Council Track Standards Manual (Version 1.2, 2014) and where no tree with a trunk greater than 15cm in diameter (measured 1.4m above ground) is removed;</del></li> <li>v. <u>Construct new perimeter fences for stock or pest animal exclusion from areas or maintenance of existing fences provided the area of trimming or removal of any vegetation does not exceed 2m in width;</u></li> <li>vi. <u>Enable necessary flood protection or natural hazard control where undertaken by a Statutory Agency or their nominated contractors or agents on their behalf as part of natural hazard mitigation works;</u></li> <li>vii. <u>Comply with section 43 of the Fire and Emergency Act 2017; or</u></li> <li>viii. <u>Enable tangata whenua to exercise customary harvesting.</u></li> </ol>
Ecosystems and Indigenous Biodiversity	ECO-R4	Amend	This rule needs to be amended as the construction of walking tracks is covered by the Infrastructure Chapter.	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The earthworks: <ol style="list-style-type: none"> <li>i. <u>Do not involve the removal of any indigenous vegetation; or</u></li> <li>ii. <del>Are for the maintenance of existing public walking or cycling access tracks, as carried out by Porirua City Council, Greater Wellington Regional Council or their nominated contractor or agent; and</del></li> </ol> </li> <li>b. The earthworks do not occur within any wetland.</li> </ol> <p><u>Note: the Earthworks Chapter provisions are applicable.</u></p>

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Ecosystems and Indigenous Biodiversity	ECO-R6	Amend	Rule title needs to be amended to provide more clarity for plan user of where it applies.	<u>Removal of indigenous vegetation within a Significant Natural Area within the Māori Purpose Zone (Hongaeka) and the General Residential Zone within the Takapūwāhia precinct</u>
Ecosystems and Indigenous Biodiversity	ECO-R7	Amend	Title needs to be amended to provide more clarity for plan user. ECO-P11 reference in matters of discretion needs to be deleted as relates to earthworks.	Removal of indigenous vegetation within Significant Natural Areas <u>where not otherwise provided for</u>  Matters of discretion are restricted to: 1. The matters in ECO-P2; and 2. The matters in ECO-P4. <del>3. The matters in ECO-P11.</del>
Ecosystems and Indigenous Biodiversity	ECO-R9	Amend	"Catch-all rule" should be discretionary to be consistent with other overlays.	1. Activity status: <del>Non-complying</del> <u>Discretionary</u>
Ecosystems and Indigenous Biodiversity	ECO-S1	Amend	Criteria 2 and 3 need to be amended to clarify they relate to all works (trimming, pruning and removal).  Semi-colons should be replaced with full stops for consistency with drafting of other standards in the PDP.  To enable monitoring, ECO-S1 needs to have a fourth criterion to require follow up written documentation be provided to Council. This would be consistent with TREE-R3 and TREE-R4.	1. <u>The works are essential due to the imminent threat to the safety of people or property and Council is advised of this threat as soon as practicable.;</u> 2. <del>The works must be All trimming and pruning</del> <u>undertaken to a growth point or branch union and in accordance with the New Zealand Arboricultural Association Incorporated Best Practice Guideline 'Amenity Tree Pruning' Version 3 dated April 2011 to avoid irreversible damage to the health of the tree.;</u> 3. <del>The works must be Any removal</del> <u>is undertaken or supervised by a suitably qualified arboricultural expert.</u> 4. <u>Porirua City Council is provided with written documentation by a suitability qualified arboricultural expert confirming that the works were necessary and undertaken in accordance with good arboricultural practice no later than 10 working days after the works have been completed.</u>
Natural character	NATC-R1	Amend	Rules NATC-R1-1.a.i and NATC-R1-1.a.ii should also provide for ongoing maintenance and upgrading.	1. Activity status: <b>Permitted</b>  Where:  a. The earthworks are in the Open Space Zone or Sports and Active Recreation Zone and are for: i. The construction, <u>maintenance and upgrading</u> of parks facilities or parks furniture; or ii. The construction, <u>maintenance and upgrading</u> of boating facilities; or b. The earthworks are for hazard mitigation activities and undertaken by a statutory agency or their nominated contractor or agent; or c. Compliance is achieved with NATC-S1.
Natural Features and Landscapes	NFL-S1 Earthworks	Amend	This wording better aligns with the Infrastructure Chapter. The word "construct" is used elsewhere in the plan rather than "create".	Note: <del>Earthworks associated with the construction, maintenance and upgrading or creation of public cycling or walking tracks undertaken by Porirua City Council or its nominated contractor are managed by the Infrastructure chapter.</del>
Natural Features and Landscapes	NFL-S2 Vegetation Removal	Amend	This wording better aligns with the Infrastructure Chapter. The word "construct" is used elsewhere in the plan rather than "create".	Note: <del>Vegetation removal associated with the construction, the maintenance and upgrading of or creation of public cycling or walking track-public walking and cycling tracks undertaken by Porirua City Council or its nominated contractor are managed by the Infrastructure chapter.</del>
Natural Features and Landscapes	NFL-R12	Amend	"Catch-all rule" should be discretionary to be consistent with other overlays.	1. Activity status: <del>Non-complying</del> <u>Discretionary</u>
<b>General District-wide matters</b>				
Coastal environment	CE-P13	Amend	There needs to be greater recognition of the existing hazard risk to the built environment in the Commercial and Mixed-Use Zones, the General Industrial Zone and the	<b>CE-P13 Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities in the Medium Hazard Areas</b> <del>Subject to NH-P11, Only allow Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the Medium Hazard Areas of the Coastal Hazard Overlays where:</del>

PART / SUB-PART	SPECIFIC PROVISION	SUPPORT/ OPPOSE/ AMEND	REASON FOR SUBMISSION	RELIEF SOUGHT Text to add shown as <u>underlined</u> Text to delete shown as <del>striketrough</del>
			<p>Hospital Zone that are within high hazard areas. These zones are all scarce physical resources in Porirua, and their locations are fixed.</p>	<ol style="list-style-type: none"> <li>1. <del>The activity incorporates mitigation measures that demonstrate that risk to people's lives and wellbeing, and building damage is avoided</del> <u>there will be a reduction in risk to people's lives and wellbeing, and any damage to buildings is minimised;</u></li> <li>2. <u>People can safely evacuate the property during a natural hazard event; and</u></li> <li>3. <u>The risk to adjacent properties, activities and people is not increased as a result of the activity proceeding.</u></li> </ol>
Coastal environment	CE-P14	Amend	<p>Policies NH-P2 and CE-P14 as drafted would largely prevent redevelopment within these zones, which would not sit comfortably with the strategic objectives relating to Centres, Employment and Industry. The requirement to have an operational and functional need to locate within a high hazard area is not appropriate for these zones, as there is little ability to either relocate the activities that occur within these zones, or to significantly expand them in areas outside of the zones.</p> <p>These zones also contain many older buildings that are constructed to lower standards compared to the standards required for new buildings. In terms of risk, there would be a perverse outcome if older buildings were unable to be replaced with new buildings. In terms of risk to people's lives and wellbeing, with the amended policies applied this is considered to be slightly higher in the Central City Zone compared to other commercial zones given the higher concentration of people working in the Central City Zone. However in all zones, the risk to people's lives and wellbeing would be higher if older buildings were unable to be replaced by new, more resilient buildings.</p> <p>Given the economic, social and cultural wellbeing provided by these areas in terms of employment and services, there needs to be the ability for appropriate redevelopment to occur to allow these well-beings to be achieved. This also ensures that the policies will help meet the Strategic Objectives.</p> <p>The amended policies will not result in inappropriate development taking place in the high hazard and medium hazard areas, and will implement RPS Objective 19. That objective requires that hazard risk and consequences to people, communities, their businesses, property and infrastructure are reduced.</p> <p>For these reasons, there is a need for the above provisions to be amended in the natural hazards and coastal hazards chapters to provide a pathway for redevelopment to occur.</p> <p>The policies are proposed to remain "avoid" policies with an associated non-complying activity status, albeit with a potential pathway providing an opportunity for the grant of consent in individual circumstances. This retains a high regulatory bar that recognises there is a high level of risk in these areas that needs to be addressed, and any redevelopment needs to demonstrate that it reduces any</p>	<p><b>CE-P14 Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities in the High Hazard Areas</b> <u>Subject to CE-P11, Avoid the establishment of Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities in the High Hazard Areas of the Coastal Hazard Overlays unless it can be demonstrated that:</u></p> <ol style="list-style-type: none"> <li><del>1. The activity has a critical operational need to locate within the High Hazard Area and locating outside the High Hazard Area is not a practicable option;</del></li> <li><u>1. There will be a reduction in risk to people's lives and wellbeing;</u></li> <li><u>2. The activity incorporates mitigation measures that minimise the risk of damage to buildings; demonstrate that risk to people's life and wellbeing, property damage and the environment is avoided, and people can evacuate safely during a natural hazard event;</u></li> <li><u>3. People can safely evacuate the property during a natural hazard event;</u></li> <li><u>4. The risk to the activity and surrounding properties is either avoided or is low due to site specific factors, and/or the scale, location and design of the activity;-; and</u></li> <li><u>5. Other than within Commercial and Mixed Use Zones, the activity has an operational need and functional need to locate within the High Hazard Area and locating outside the High Hazard Area is not a practicable option.</u></li> </ol>

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			<p>potentially significant natural hazard risk that would arise through redevelopment.</p> <p>In all other zones, there is the ability to avoid high risk areas altogether unless there is a critical and functional need to locate in these areas.</p> <p>There is still the ability to undertake some small redevelopment in these zones (see NH-P8, NH-R4, CE-P11, and CE-R6). However, the size thresholds specified were largely designed with small additions to residential units in mind.</p> <p>Consequential changes are proposed to policies NH-P3 and CE-P13. The policies are proposed to remain “only allow” policies with an associated restricted discretionary and discretionary activity status. This would retain a strong regulatory requirement that recognises there is a level of risk in these areas that needs to be addressed, and any redevelopment needs to demonstrate that it reduces any potentially significant natural hazard risk that would arise through redevelopment.</p>	
Coastal environment	CE-R1		<p>This rule needs to be amended as the construction of public tracks is covered by the Infrastructure Chapter.</p>	<p><b>1. Activity status: <u>Permitted</u></b></p> <p>Where:</p> <p>a. The earthworks are for:</p> <p>i. <u>The maintenance of existing farm tracks, accessways or digging new fence post holes; or</u></p> <p>ii. <del>The construction of new public walking or cycling access tracks; and</del></p> <p>b. Compliance is achieved with CE-S1.</p>
Coastal environment	CE-R2	Amend	<p>Rule CE-R2 needs to be amended to refer to indigenous vegetation removal otherwise the removal will apply to all vegetation and it would not be consistent with the policy direction in CE-P3 and CE-P4.</p> <p>This rule needs to be amended as the construction of public tracks is covered by the Infrastructure Chapter.</p>	<p><del>Indigenous</del> <u>Vegetation removal within a Coastal High Natural Character Area</u></p> <p><b>1. Activity status: <u>Permitted</u></b></p> <p>Where:</p> <p>a. The removal of <u>indigenous</u> vegetation is for the purpose of:</p> <p>i. Addressing an imminent threat to people or property represented by deadwood, diseased or dying vegetation;</p> <p>ii. Ensuring the safe and efficient operation of any formed public road or access;</p> <p>iii. Enabling the maintenance of buildings where the removal of vegetation is limited to within 3m from the external wall or roof of a building;</p> <p>iv. <del>Maintenance or construction of a new public walking or cycling track up to 2.5m in width undertaken by Porirua City Council or its approved contractor in accordance with the Porirua City Council Track Standards Manual (Version 1.2, 2014);</del></p> <p>v. Constructing new perimeter fences for stock or pest animal exclusion from areas or maintenance of existing fences provided the removal does not exceed 2m in width; or</p> <p>vi. Enable tangata whenua to exercise customary harvesting.</p> <p>Note: the ECO provisions apply where removal of indigenous vegetation is proposed and the area is an identified Significant Natural Area.</p>

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Coastal environment	CE-S1	Amend	This rule needs to be amended as the construction of public tracks is covered by the Infrastructure Chapter.	<del>Where associated with the maintenance of, or new, public walking or cycling tracks must be no greater than 2.5m wide and cuts or fill less than 1.5m above ground level or 1.8m on switchbacks and undertaken by Porirua City Council or an approved contractor acting on their behalf and in accordance Porirua City Council Track Standards Manual (Version 1.2, 2014).</del>
<b>Subdivision</b>				
Subdivision	SUB-O2	Amend	The wording of this objective only relates to network capacity. The proposed changes better describe the outcome sought in relation to managing the effects of subdivision on the three waters network.	<del>Subdivisions in Urban Zones are</del> serviced by the Three Waters Network <del>with sufficient capacity to accommodate any proposed or anticipated development where Council standards are met,</del> and subdivisions in non-urban areas are able to be serviced through on-site measures.
Subdivision	SUB-P1	Amend	There is a need to cross reference INF-P5 with the subdivision provisions to ensure these matters are considered during consent processes.	Provide for subdivision where it results in allotments that: ... 4. Ensure the safe operation, maintenance and access to any Regionally Significant Infrastructure on or adjacent to the site, taking into account the outcome of consultation with the Regionally Significant Infrastructure owner <u>and the matters in INF-P5;</u>
Subdivision	SUB-P5	Amend	The wording of this policy relates to network capacity, where it should relate to meeting Council standards for the networks. The amended policy better implements objective SUB-O2.	Require infrastructure to be provided in an integrated and comprehensive manner by: 1. Ensuring infrastructure meets Council standards <u>for the provision of water supply, wastewater and stormwater management</u> <del>and has the capacity to accommodate the development or anticipated future development in accordance with the purpose of the zone,</del> and is in place at the time of allotment creation;

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Subdivision	SUB-R7-3	Amend	<p>Breach of SUB-R7-1.b escalates to discretionary, whereas s32 says intent was to escalate to RDIS (See page 42 of NHL s32). New sub-rule needs to be inserted, and the numbering of the subsequent sub-rules (noting that there are two #3s at the moment - so these will need to go to 4, 5 and 6).</p> <p>These changes more appropriately implement the objectives and policies for subdivision within a Special Amenity Landscape.</p>	<p><b>Rural Lifestyle Zone</b> 2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with SUB-S2, SUB-S3, SUB-S4, SUB-S5, SUB-S6 or SUB-S7.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The matters of discretion of any infringed standard;</li> <li>2. The matters in SUB-P1;</li> <li>3. The matters in SUB-P4;</li> <li>4. The matters in SUB-P5;</li> <li>5. <u>The matters in SUB-P3; and</u></li> <li>6. <u>The matters in NFL-P5.</u></li> </ol> <hr/> <p><b>Rural Lifestyle Zone</b> 3. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. <u>Compliance is not achieved with SUB-R7-1.b.</u></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. <u>The matters in SUB-P1;</u></li> <li>2. <u>The matters in SUB-P3;</u></li> <li>3. <u>The matters in SUB-P4;</u></li> <li>4. <u>The matters in SUB-P5; and</u></li> <li>5. <u>The matters in NFL-P5.</u></li> </ol> <hr/> <p><b>All zones except the Rural Lifestyle Zone</b> <del>34.</del> Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. A proposed building platform is identified for each proposed allotment that is capable of accommodating a building that complies with the permitted activity standards for the underlying zone.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The matters in NFL-P3; and</li> <li>2. The matters in NFL-P8.</li> </ol> <p>Note: This rule applies in addition to SUB-R1 to SUB-R5.</p> <hr/> <p><b>All zones</b> <del>35.</del> Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with <del>SUB-R7-1.b,</del> SUB-R7-1.c or SUB-R7-<del>34.a.</del></p>

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Subdivision	SUB-P11	Amend	The proposed change provides greater clarity on the need for the resulting allotments to be of a sufficient size to accommodate the intended infrastructure.	<i>Control the creation of allotments for the purposes of infrastructure to ensure that:</i> <ol style="list-style-type: none"> <li><i>Any allotments are of a sufficient <u>size</u>, design and layout to accommodate its required use;</i></li> <li><i>There is adequate access to any proposed allotments; and</i></li> <li><i>Infrastructure with sufficient capacity is provided to service any proposed allotment.</i></li> </ol>
Subdivision	SUB-S1	Amend	The proposed change acknowledges the need for new allotments to be able to accommodate dwellings or buildings that will not be built over infrastructure lines, particularly three waters assets. It also takes the shape factor requirements out of SUB-Table 1 and turns them into a new standard SUB-S1 (2) for prominence and clarity.	<p><del>SUB-S1 Minimum allotment size and shape</del></p> <ol style="list-style-type: none"> <li><i>All allotments created must comply with the minimum allotment size and allotment shape set out in SUB-Table 1.</i></li> <li><i>All minimum allotment shape rectangles required under SUB-S1-1 must be clear of any:</i> <ol style="list-style-type: none"> <li><i>Yards;</i></li> <li><i>Access allotments;</i></li> <li><i>Right-of-way easements;</i></li> <li><i>Infrastructure, including public and private infrastructure; and</i></li> <li><i>Other easements, including any new easement to be registered against the new allotment.</i></li> </ol> </li> </ol> <p><i>Note: Easements will be required to be registered against new allotments containing public or shared infrastructure. Compliance with SUB-S1-2.d will be considered to be achieved where the minimum allotment shape rectangle is located outside of the area to be registered with an easement over this infrastructure.</i></p> <p><del>SUB-Table 1 Minimum allotment size and shape</del></p> <p>...</p> <p><del>General Residential Zone and Māori Purpose Zone (Hongoeka)</del>  <i>All vacant allotments must be able to contain a rectangle measuring 10m x 15m <del>clear of any yards, access allotments and right-of-way.</del></i></p> <p><del>Medium Density Residential Zone</del>  <i>All vacant allotments must be able to contain a rectangle measuring 9m x 14m <del>clear of any yards, access allotments and right-of-way.</del></i></p>
<b>Part 3 - Area Specific Matters</b>				
<b>Rural Zones</b>				
General Rural Zone	GRUZ-O2	Amend	The drafting of this objective is inconsistent with the approach taken in other zones and is too prescriptive. The intent of the objective is to maintain a rural environment dominated by rural activity and not residential activity. Hence the change to “residential units ancillary to rural activities”. This way it doesn’t change the outcome sought by the objective, but better articulates that outcome. As such it comes within the intent identified by the s32 and the resource management issue it seeks to address. The rule still specifies one principal and one minor unit is appropriate as a permitted activity.	<i>The predominant character and amenity values of the General Rural Zone are maintained, which include:</i> <ol style="list-style-type: none"> <li><i>A working environment where rural activities generate noise, smells, light overspill and traffic, including heavy vehicles, often on a cyclic and seasonal basis;</i></li> <li><i>Rugged hill country with a predominance of pasture for grazing and vegetation of varying types, including crops, forestry and native bush;</i></li> <li><i>A low-density built form with open space between buildings that are predominantly used for rural activities, buildings include barns and sheds, <u>and residential units ancillary to rural activities; and generally one residential unit per site and one minor residential unit per site; and</u></i></li> <li><i>The presence of rural infrastructure, including rural roads and the on-site disposal of wastewater, and a general lack of urban infrastructure, such as street lighting, solid fences and footpaths.</i></li> </ol>
Rural Lifestyle Zone	RLZ-S5	Amend	The intention of this standard is to address water supply along with wastewater.	<b>On-site services</b> <ol style="list-style-type: none"> <li><i>Where a connection to Council’s reticulated <u>water and/or</u> wastewater systems is not available, all water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves, and be connected to a septic tank or soakage field or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services May 2019.</i></li> </ol>
Settlement Zone	SETZ-S5	Amend	The intention of this standard is to address water supply along with wastewater.	<b>On-site services</b> <ol style="list-style-type: none"> <li><i>Where a connection to Council’s reticulated <u>water and/or</u> wastewater systems is not available, all water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves, and be connected to a septic</i></li> </ol>

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				<i>tank or soakage field or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services May 2019.</i>
Open Space Zone	OSZ-P2	Amend	Grazing currently takes place on Te Rahui o Rangituhi, even though the area is being rezoned from rural to open space. However as outlined in the outcomes for Te Rahui o Rangituhi in Volume 2 of Reserve Management Plan, grazing is recognised as a management tool to control gorse and weeds.	<i>Allow for primary production activities that are complementary to the purpose, character and amenity values of Battle Hill Farm Forest Park, <del>and Belmont Regional Park, or Te Rahui o Rangituhi.</del></i>
Open Space Zone	OSZ-R10	Amend	Grazing currently takes place on Te Rahui o Rangituhi, even though the area is being rezoned from rural to open space. However as outlined in the outcomes for Te Rahui o Rangituhi in Volume 2 of Reserve Management Plan, grazing is recognised as a management tool to control gorse and weeds.	<i>The activity is undertaken within the Battle Hill Farm Forest Park, <del>or the Belmont Regional Park, or Te Rahui o Rangituhi.</del></i>
<b>Special Purpose Zones</b>				
Māori Purpose Zone (Hongoeka)	MPZ-S5	Amend	The intention of this standard is to address water supply along with wastewater.	<b>On-site services</b> <i>1. Where a connection to Council's reticulated <u>water and/or</u> wastewater systems is not available, all water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves, and be connected to a septic tank or soakage field or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services May 2019.</i>
Māori Purpose Zone (Hongoeka)	FUZ-S5	Amend	The intention of this standard is to address water supply along with wastewater.	<b>On-site services</b> <i>1. Where a connection to Council's reticulated <u>water and/or</u> wastewater systems is not available, all water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves, and be connected to a septic tank or soakage field or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services May 2019.</i>
Designations	FGL - First Gas Limited Designation Condition 1 - Maintenance	Amend	This condition should be removed, as the RMA has an Outline Plan waiver process as when works within the Designation are proposed.	<del><b>Condition 1 – Maintenance</b> Firstgas shall be exempt from providing an Outline Plan of Works for ongoing maintenance works (including the repair and replacement of existing assets) enabled by this designation.</del>
<b>Part 4 – Appendices and Schedules</b>				
Appendix 13 - Ngāti Toa Rangatira Coastal Statutory Acknowledgement Areas		Amend	The Tawhitikuri /Goat Point coastal statutory area needs to be included in this schedule, this was accidentally omitted.	Add to table in Appendix 13:  <u>CSTAT005 Tawhitikuri /Goat Point</u>  <u>Location As Shown on Deed Plan OTS-068-44</u>  <u>Statement of Coastal Values</u> <u>Tawhiti Kuri rocks (considered to be tapu rocks) are of cultural and traditional significance to Ngāti Toa Rangatira.</u>  <u>The rocky point north of Taupo pā was originally called Tawhiti Kuri, and is located in a region of intensive coastal occupation which goes back many generations. The area onshore contains many middens and signs of early occupation. The point was the tohu, or boundary mark, of the Taupo land block considered to be Te Rauparaha's Pou. This was a pou herenga kingitanga site, meaning that it served as a physical expression of Ngāti Toa Rangatira's allegiance to the Kingitanga movement.</u>  <u>The point and Taupo Pā was the start of the Ngāti Toa Rangatira Taua Tapu track to Pukerua.</u>  <u>While much of the onshore reef was destroyed when State Highway One and the rail corridor went through Mana, the site remains very important to Ngāti Toa Rangatira. A number of significant heritage and archaeological features remain in the close vicinity, including Taupo Pā, and Ngāti Toa Rangatira Domain at Paremata.</u>

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SCHED 4 - Historic Heritage Sites	Introduction	Amend	Include note in the introduction (as per the introduction to SCHED2 and SCHED4) to make it clear that this detail is included for information purposes.	Insert the following under the schedule title and before the first schedule entry:  <i><u>Detail on HNZPT or NZAA information is provided in SCHED4 for information purposes only. This includes places on the New Zealand Heritage List/Rārangī Kōrero (The List) or in the NZAA site recording scheme.</u></i>						
SCHED 6 - Sites and Areas of Significance to Māori	Introduction	Amend	Include note in the introduction (as per the introduction to SCHED2 and SCHED4) to make it clear that this detail is included for information purposes.	Insert the following under the schedule title and before the first schedule entry:  <i><u>Detail on HNZPT or NZAA information is provided in SCHED6 for information purposes only. This includes places on the New Zealand Heritage List/Rārangī Kōrero (The List) or in the NZAA site recording scheme.</u></i>						
SCHED7 - Significant Natural Areas	Table	Amend	Site summary for SNA223 missing from schedule in error (it is included in maps)	<table border="1"> <tr> <td><b>SNA223</b></td> <td><b>Transmitter Street Wetland</b></td> </tr> <tr> <td><b>Site Summary</b></td> <td><i>This wetland comprises patches of Carex geminata with occasional Cyperus usulatus, Carex virgata, Juncus sarophorus, Lotus pedunculatus, Aciphylla squarrosa, Parablechnum novae-zelandiae and rank grasses, with Coprosma propinqua and tauhinu along the margins.</i></td> </tr> <tr> <td><b>Relevant values under Policy 23 of RPS</b></td> <td><i>Representativeness (RPS23A) Rarity (RPS23B)</i></td> </tr> </table>	<b>SNA223</b>	<b>Transmitter Street Wetland</b>	<b>Site Summary</b>	<i>This wetland comprises patches of Carex geminata with occasional Cyperus usulatus, Carex virgata, Juncus sarophorus, Lotus pedunculatus, Aciphylla squarrosa, Parablechnum novae-zelandiae and rank grasses, with Coprosma propinqua and tauhinu along the margins.</i>	<b>Relevant values under Policy 23 of RPS</b>	<i>Representativeness (RPS23A) Rarity (RPS23B)</i>
<b>SNA223</b>	<b>Transmitter Street Wetland</b>									
<b>Site Summary</b>	<i>This wetland comprises patches of Carex geminata with occasional Cyperus usulatus, Carex virgata, Juncus sarophorus, Lotus pedunculatus, Aciphylla squarrosa, Parablechnum novae-zelandiae and rank grasses, with Coprosma propinqua and tauhinu along the margins.</i>									
<b>Relevant values under Policy 23 of RPS</b>	<i>Representativeness (RPS23A) Rarity (RPS23B)</i>									
Plan-wide	N/A	Amend	Consequential renumbering changes arising from inserted or deleted provisions.	Make consequential renumbering changes for all inserted or deleted provisions.						