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Name of Submitter: Willowbank Trustee Limited

SUBMISSION ON PROPOSED PORIRUA DISTRICT PLAN

- 1 This is a submission on the Proposed Porirua District Plan (*PPDP*).
- 2 Willowbank Trustee Limited (*Willowbank*) could not gain an advantage in trade competition through this submission.
- 3 Willowbank wishes to be heard in support of its submission.
- 4 If others make a similar submission Willowbank will consider presenting a joint case with them at a hearing.

Background

- 5 Willowbank owns land in Porirua at 246B Paremata-Haywards Road, Judgeford, 115 Murphys Road, Judgeford and 85 Murphys Road, Judgeford (*the Properties*). The extent of Willowbank's landholdings in the area is shown on Figure 1 below.

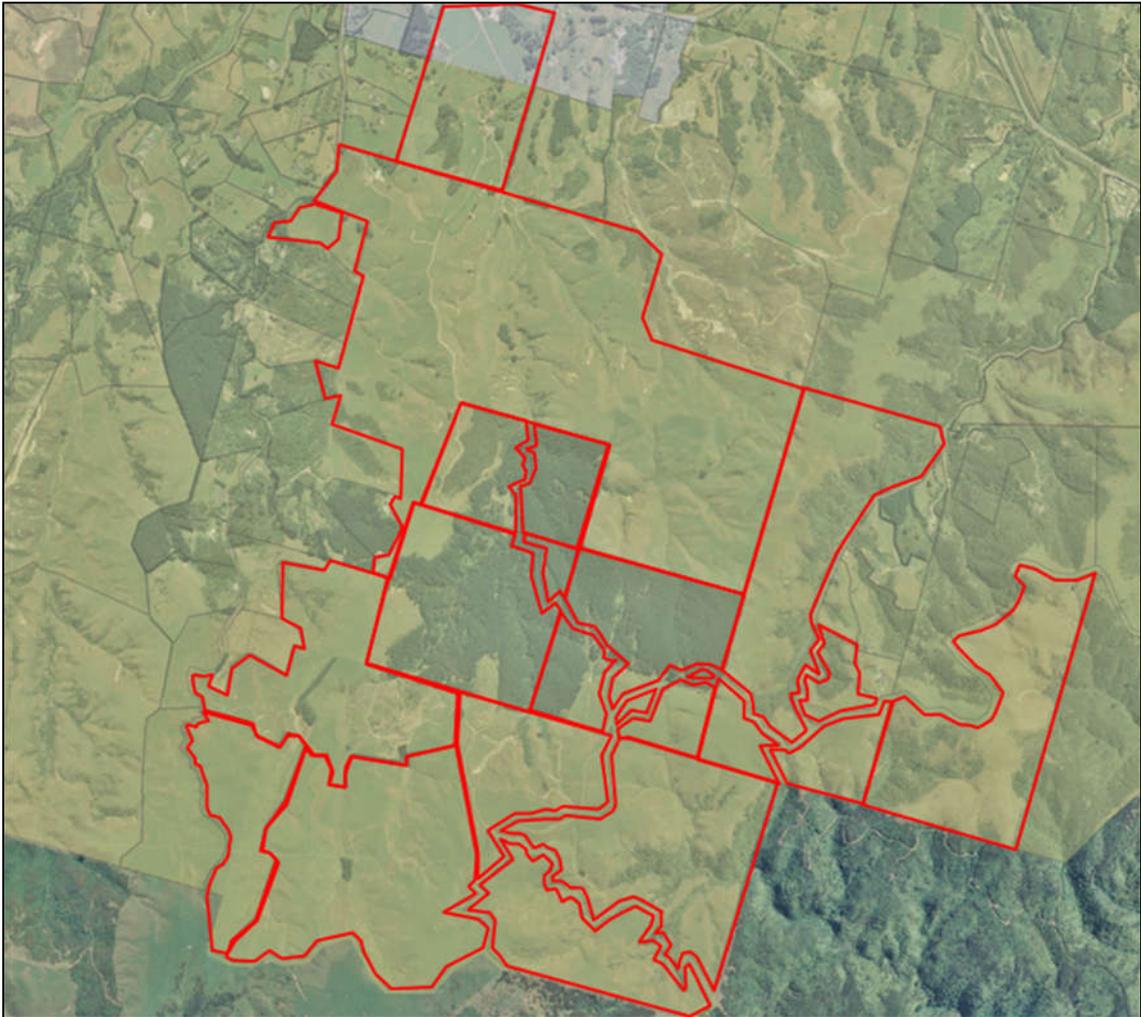


Figure 1: Extract from PDP maps showing properties owned by Willowbank

- 6 The Properties are known as the 'Willowbank Farm'. The land is used predominantly for farming.
- 7 Part of the Properties are currently leased to the CPB HEB Joint Venture for the establishment and operation of a quarry site (*the Willowbank Quarry*); providing a local, convenient source of aggregate for the construction of Transmission Gully. The quarry has been authorised through resource consents issued by the Porirua City Council (*Council*) and the Greater Wellington Regional Council (*GWRC*). The quarry is accessed via 264B Paremata-Haywards Road and is located at 355 Murphys Road. The Willowbank Quarry is an important asset to Porirua and the wider Wellington Region; providing a local source of aggregate which will support development within the region.
- 8 The Properties are predominantly proposed to be zoned General Rural Zone under the PPDP, with the exception of the northern section of the Properties along

Paremata-Haywards Road which is proposed to be zoned Future Urban Zone (refer Figure 1).

- 9 A portion the Willowbank Quarry located at 355 Murphys Road is proposed to be included within the Special Amenity Landscape – Belmont Hills, as shown on Figure 2 below.

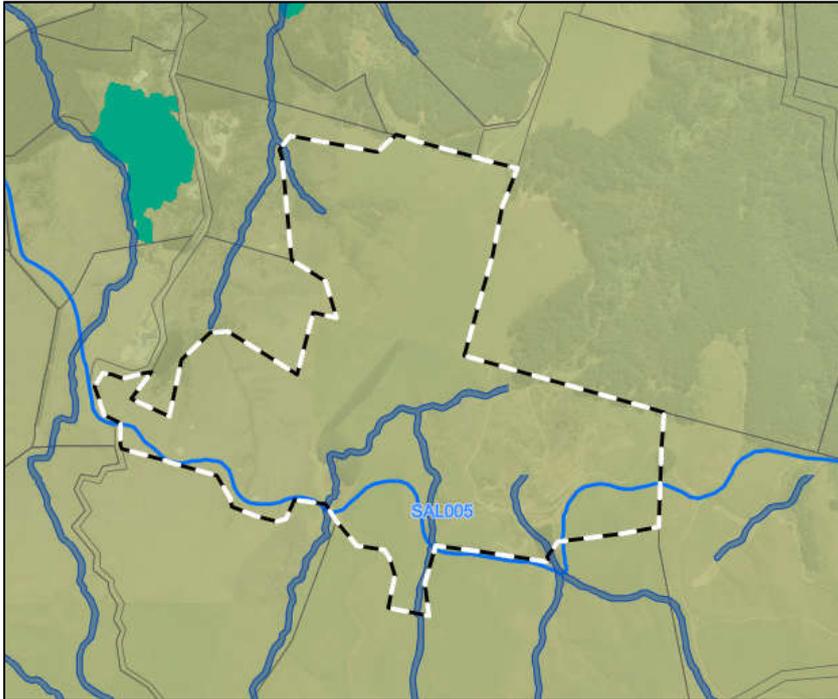


Figure 2: 355 Murphys Road, PDP maps

Submission

- 10 This submission supports the application of the General Rural Zone and Future Urban Zone to the Properties; however, it seeks that a number of amendments are made to the rules within these zones to ensure that the Willowbank Farm and Willowbank Quarry can operate effectively. This submission also seeks the removal of the Special Amenity Landscape – Belmont Hills Willowbank Farm.
- 11 The specific sections of the PDP that this submission relates to are:
- (a) *Definitions* – Willowbank is supportive of the use of NPS definitions for key definitions of relevance to the Willowbank Farm and Willowbank Quarry.
 - (b) *General Rural Zone* – Willowbank is supportive of the proposed policy framework confirming that the General Rural Zone is primarily for primary production, which includes farming and quarrying. In places, Willowbank has

proposed the use of the definition 'primary production activities' rather than 'rural activities' for clarity.

- (c) *Future Urban Zone* – Willowbank is supportive of the northern section of the Properties along Paremata-Haywards Road being included in the Future Urban Zone.
- (d) *Special Amenity Landscape – Belmont Hills Overlay* – Willowbank is supportive of the overall intent of Special Amenity Landscape overlays to identify and manage special amenity landscapes. However, Willowbank considers that the Willowbank Farm does not meet the relevant criteria and therefore does not warrant inclusion within the Special Amenity Landscape – Belmont Hills.

12 **Appendix A** to this submission sets out Willowbank's submission in detail.

Relief sought

- 13 Willowbank seeks that the PPDP appropriately provides for farming and quarrying activities.
- 14 The specific relief sought by Willowbank is set out in Appendix A to this submission.

Willowbank Trustee Limited

DATED this 20th day of November 2020



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Appendix A: Willowbank Submission Points on the Proposed Porirua District Plan

The following table sets out the decisions sought by Willowbank, including specific amendments to provisions of the PPDP. Proposed amendments are highlighted in **red** (additions underlined; deletions struck out).

Reference	PDP Provision	Support/Oppose	Submission/reason	Decision sought
Part 1: Introduction and General Provisions				
Interpretation – definitions				
	Cleanfill area - means an area used exclusively for the disposal of cleanfill material.	Support	Support the use of NPS definition.	Retain as proposed.
	Cleanfill material - means virgin excavated natural materials including clay, gravel, sand, soil and rock that are free of: <ul style="list-style-type: none"> a. combustible, putrescible, degradable or leachable components; b. hazardous substances and materials; c. products and materials derived from hazardous waste treatment, stabilisation or disposal practices; d. medical and veterinary wastes, asbestos, and radioactive substances; e. contaminated soil and other contaminated materials; and f. liquid wastes. 	Support	Support the use of NPS definition.	Retain as proposed.
	Primary production – means: <ul style="list-style-type: none"> a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); c. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but d. excludes further processing of those commodities into a different product. 	Support	Support the use of NPS definition.	Retain as proposed.
	Quarry - means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding land associated with the operation of a quarry and which is used for quarrying activities.	Support	Support the use of NPS definition.	Retain as proposed.
	Quarrying activities - means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and	Support	Support the use of NPS definition.	Retain as proposed.

Reference	PDP Provision	Support/Oppose	Submission/reason	Decision sought
	recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry.			
	Rural activities other than primary production – means the use of land and/or buildings for rural activities other than primary production, including: <ul style="list-style-type: none"> a. equestrian activities; b. stock sale yards. 	Support	Support the non prescriptive nature of this provision for rural activities other than primary production that occur in the rural setting to enable the efficient and sustainable use of rural land for appropriate purposes.	Retain as proposed.
	Rural industry – means an industry or business undertaken in a rural environment that directly supports, services or is dependent on primary production.	Support	Support the use of the NPS definition.	Retain as proposed.
Part 2: District Wide Matters				
Strategic Direction - Rural Environment				
RE-O1 Rural environment	Porirua has a productive rural environment that: <ul style="list-style-type: none"> 1. Contributes to the City’s social and economic wellbeing; 2. Retains its rural character; and 3. Provides an open rural backdrop to the City. 	Support	Inclusion of the City’s social and economic wellbeing is an important feature of the rural zone. A productive rural environment is provided for by enabling primary production activities, including quarrying and mining.	Retain as proposed.
Natural Environmental Values – NFL Natural Features and Landscapes				
NFL-P3 Subdivision, use and development within Outstanding Natural Features and Landscapes and Special Amenity Landscapes (outside the Coastal Environment)	Except as provided for in NFL-P5, only allow subdivision, use and development within identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes where it: <ul style="list-style-type: none"> 1. Avoids significant adverse effects and avoids, remedies or mitigates any other adverse effects on the identified characteristics and values in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes; and 2. Can demonstrate that it is appropriate by taking into account: <ul style="list-style-type: none"> a. How the identified values and characteristics described in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes will be; <ul style="list-style-type: none"> i. Protected in the case of Outstanding Natural 	Support with amendment	Willowbank Farm’s primary submission is that its land is not appropriate to be included in the SAL - Belmont Hills (refer submission in relation to provision SAL005 below). Without prejudice to its primary submission, Willowbank considers that, in determining whether subdivision, use or development is appropriate within an ONF or SAL, regard should be had to the activities permitted in the underlying zone. Therefore Willowbank proposes an additional provision relating to the appropriateness of the activity in relation to the underlying zone.	Except as provided for in NFL-P5, only allow subdivision, use and development within identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes where it: ... <u>3. It is otherwise appropriate in the underlying zone, (for example primary production in the Rural Zone).</u>

Reference	PDP Provision	Support/Oppose	Submission/reason	Decision sought
	<p>Features and Landscapes; or</p> <ul style="list-style-type: none"> ii. Maintained in the case of Special Amenity Landscapes; <ul style="list-style-type: none"> b. The capacity of the landscape to absorb change; c. The scale of modification and its effect on the identified characteristics and values described in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes; d. The measures to mitigate adverse effects, including any proposed building platforms, on the characteristics and values in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes, through: <ul style="list-style-type: none"> i. Minimising the scale and prominence of the location of any buildings or structures; ii. Reducing visibility, reflectivity and colour of any buildings or structures; iii. Minimising any access or driveway construction; iv. Avoiding or minimising removal of indigenous vegetation and the necessity for future earthworks and changes to the landform; and v. Landscaping and fencing; e. How buildings and structures, including any proposed building platforms, are integrated into the landscape to: <ul style="list-style-type: none"> i. Protect the dominant natural components over the influence of human activity and the identified characteristics and values in SCHED9 - Outstanding Natural Features and Landscapes; or ii. Maintain the identified characteristics and values in SCHED10 - Special Amenity Landscapes; and f. The extent to which the proposed activity recognises and provides for tangata whenua cultural and spiritual values and practices. 			
<p>NFL-P4</p> <p>Appropriate use and development in Outstanding Natural Features and Landscapes and Special Amenity</p>	<p>Allow use and development where:</p> <ul style="list-style-type: none"> 1. It is of a scale and nature that maintains or restores the identified characteristics and values described in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes, including landscape restoration and conservation activities; or 	<p>Support with amendment</p>	<p>Willowbank 's primary submission is that its land is not appropriate to be included in the SAL - Belmont Hills (refer submission in relation to provision SAL005 below).</p> <p>Without prejudice to its primary submission, Willowbank considers that, in determining what is appropriate use and development</p>	<p>Allow use and development where: ...</p> <ul style="list-style-type: none"> 2. It is associated with farming primary production activities for an established working farm and maintains the identified characteristics and values in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special

Reference	PDP Provision	Support/Oppose	Submission/reason	Decision sought
Landscapes	<p>2. It is associated with farming activities for an established working farm and maintains the identified characteristics and values in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes.</p>		<p>within an ONF or SAL:</p> <ul style="list-style-type: none"> a. 'Farming activities' should be replaced with 'primary production activities' as 'Farming activities' is not defined in the PPDP; and b. The activities envisaged within the underlying zoning should be part of the policy assessment of any proposed use or development. 	<p>Amenity Landscapes.</p> <p>3. <u>It is otherwise appropriate in the underlying zone.</u></p>
NFL-P6 Earthworks	<p>Only allow earthworks within an identified Outstanding Natural Features and Landscapes or Special Amenity Landscape where it:</p> <ul style="list-style-type: none"> 1. Avoids significant adverse effects on the identified characteristics and values described in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes; and, 2. Avoids, remedies or mitigates any other adverse effects on the identified characteristics and values described in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes; and 3. Can demonstrate that it is appropriate, by taking into account: <ul style="list-style-type: none"> a. The degree to which the earthwork areas can be restored or rehabilitated; b. Measures to minimise changes to the landform; c. Visual amenity impact on the surrounding landscape; and d. The extent to which the proposed earthworks recognise and provide for Tangata Whenua cultural and spiritual values and practices. 	Support	<p>Willowbank 's primary submission is that its land is not appropriate to be included in the SAL - Belmont Hills (refer submission in relation to provision SAL005 below).</p> <p>Without prejudice to its primary submission, Willowbank supports provision for earthworks in a SAL Overlay area.</p>	Retain as proposed.
NFL-P9 Mining and quarrying activities within Outstanding Natural Features and Landscapes or Special Amenity Landscapes	<ul style="list-style-type: none"> 1. Avoid mining and quarrying activities within Outstanding Natural Features and Landscapes; and 2. Only allow mining and quarrying activities in Special Amenity Landscapes where they avoid significant adverse effects and avoid, remedy or mitigate all other adverse effects on the identified characteristics and values described in SCHED10 - Special Amenity Landscapes. 	Support with amendment	<p>Willowbank 's primary submission is that its land is not appropriate to be included in the SAL - Belmont Hills (refer submission in relation to provision SAL005 below).</p> <p>Without prejudice to its primary submission, Willowbank supports provision for quarrying activities in a SAL Overlay area, but proposes amendments to the current wording. These amendments will more appropriately allow quarrying activities in the Special Amenity Landscape while still avoiding, remedying and mitigating effects.</p>	<p><u>-Only Allow</u> mining and quarrying activities in Special Amenity Landscapes <u>where provided that</u> they avoid significant adverse effects and avoid, remedy or mitigate all other adverse effects on the identified characteristics and values described in SCHED10 - Special Amenity Landscapes.</p>

Reference	PDP Provision	Support/Oppose	Submission/reason	Decision sought
<p>NFL-P10</p> <p>Plantation forestry within Special Amenity Landscapes</p>	<p>Allow for plantation forestry within identified Special Amenity Landscapes where it maintains the identified characteristics and values described in SCHED10 - Special Amenity Landscapes, while also taking into account any future effects associated with plantation forestry activities.</p>	<p>Support</p>	<p>Willowbank's primary submission is that its land is not appropriate to be included in the SAL - Belmont Hills (refer submission in relation to provision SAL005 below).</p> <p>Without prejudice to its primary submission, Willowbank supports the provision for plantation forestry within Special Amenity Landscapes.</p>	<p>Retain as proposed.</p>
<p>NFL-R1</p> <p>Earthworks or land disturbance within an Outstanding Natural Feature and Landscape or Special Amenity Landscape</p>	<p>All zones</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with NFL-S1.</p> <p>Note: The ECO provisions are also applicable.</p> <p>All zones</p> <p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NFL-S1; and</p> <p>b. The maximum area of earthworks does not exceed:</p> <p>i. 500m² within an Outstanding Natural Feature and Landscape; or,</p> <p>ii. 1000m² within a Special Amenity Landscape; and</p> <p>c. The maximum height of any cut or fill above ground level does not exceed 3.0m.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion of any infringed standard;</p> <p>2. The matters in NFL-P6.</p> <p>Note: Applications under this rule must provide the following in addition to the standard information requirements pursuant to s88(3) of the RMA:</p> <ul style="list-style-type: none"> An assessment by a suitably qualified landscape architect to assess the proposal against the identified characteristics and values of the Outstanding Natural Feature and Landscape or Special Amenity Landscape. <p>All zones</p> <p>3. Activity status: Non-complying</p>	<p>Support with amendment</p>	<p>Willowbank's primary submission is that its land is not appropriate to be included in the SAL - Belmont Hills (refer submission in relation to provision SAL005 below).</p> <p>Without prejudice to its primary submission, Willowbank seeks that the activity status of point three is 'Discretionary' for earthworks in a Special Amenity Overlay. If earthworks cannot meet the area and/or height restrictions set out in NFL-S1 or NFL-R1(2), the activity status defaults to non-complying. However, Willowbank proposes that earthworks in a Special Amenity Landscape Overlay which cannot comply with NFL-R1-2.b, or NFL-R1-2.c should be discretionary rather than non-complying.</p>	<p>Change activity status of point three to 'Discretionary Activity' where compliance is not achieved with NFL-R1-2.b, or NFL-R1-2.c, for activities in a SAL overlay.</p>

Reference	PDP Provision	Support/Oppose	Submission/reason	Decision sought
	<p>Where:</p> <p>a. Compliance is not achieved with NFL-R1-2.b, or NFL-R1-2.c.</p> <p>Note: Applications under this rule must provide the following in addition to the standard information requirements pursuant to s88(3) of the RMA:</p> <ul style="list-style-type: none"> An assessment by a suitably qualified landscape architect to assess the proposal against the identified characteristics and values of the Special Amenity Landscape. <p>NFL-S1 – permitted activity standards</p> <p>Earthworks</p> <p>All zones</p> <p>1. Earthworks must :</p> <p>a. Not exceed maximum cut or fill height greater than 1.0m above ground level; and</p> <p>b. Not exceed a maximum area within any five year continuous period per site of:</p> <p>i. 50m² within an Outstanding Natural Features and Landscape;</p> <p>ii. 350m² within a Special Amenity Landscape; and</p> <p>c. Have all exposed faces are treated or screened.</p> <p>Except that:</p> <ul style="list-style-type: none"> Earthworks associated with maintaining existing farm tracks, access ways or digging fence post holes are exempt from the above area standards but must comply with NFL-S1-1.a and NFL-S1-1.c; <p>Disturbance associated with primary production activities is exempt (except for quarry and mining activities which are not exempt).</p>			
<p>NFL-R3</p> <p>Buildings and structures in an Outstanding Natural Feature or Landscape or Special Amenity Landscape.</p>	<p>All Zones</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with NFL-S3.</p> <p>All Zones</p> <p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p>	<p>Support</p>	<p>Willowbank’s primary submission is that its land is not appropriate to be included in the SAL - Belmont Hills (refer submission in relation to provision SAL005 below).</p> <p>Without prejudice to its primary submission, Willowbank supports the provision for buildings and structures in a Special Amenity Landscape and the application of the permitted activity standards of the underlying zone.</p>	<p>Retain as proposed.</p>

Reference	PDP Provision	Support/Oppose	Submission/reason	Decision sought
	<p>a. The buildings and structures do not comply with NFL-S3.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion of any infringed standard.</p> <p>Note: Applications under this rule must provide the following in addition to the standard information requirements pursuant to s88(3) of the RMA:</p> <p>An assessment by a suitably qualified landscape architect to assess the proposal against the characteristics and values of the Outstanding Natural Feature and Landscape or Special Amenity Landscape.</p> <p>NFL-S3 – Buildings and structures</p> <p>1. Buildings and structures within a Special Amenity Landscape must:</p> <p>a. Comply with the permitted activity standards for the underlying zone, except for the following which supersede the relevant permitted standards:</p> <p>i. There must be no more than one residential unit per site; and</p> <p>ii. Any building or structure must not exceed one storey and must not exceed a maximum height of 5m;</p> <p>b. Not exceed a reflectance value of 30% within Groups A, B or C within BS5252 standard colour palette for the exterior finish of the building or structure.</p>			
<p>NFL-R9</p> <p>Quarry or mining activities within a Special Amenity Landscape</p>	<p>All zones</p> <p>1. Activity status: Discretionary</p>	<p>Amend provision</p>	<p>Willowbank’s primary submission is that its land is not appropriate to be included in the SAL- Belmont Hills (refer submission in relation to provision SAL005 below).</p> <p>Without prejudice to its primary submission, Willowbank seeks that the status of this activity is ‘Restricted Discretionary’. Amending the activity status for quarry or mining activities within the Special Amenity Landscape recognises that the provisions that apply to Outstanding Natural Features are more restrictive than those applying to the Special Amenity Landscapes within the PPDP.</p>	<p>Quarry or mining activities within a Special Amenity Landscape</p> <p>All zones</p> <p>1. Activity status: Restricted Discretionary</p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>The scale of modification and its effect on the identified characteristics and values described in SCHED10 - Special Amenity Landscapes.</u></p>

Reference	PDP Provision	Support/Oppose	Submission/reason	Decision sought
Part 3 – Area Specific Matters				
Rural Zones – General Rural Zone				
GRUZ-01 Purpose of the General Rural Zone	The General Rural Zone is used primarily for primary production, activities that support primary production, and other activities that require a rural location.	Support	Support the characterisation of the General Rural Zone as being primarily for primary production, including quarrying and mining.	Retain as proposed.
GRUZ-02 Character and amenity values of the General Rural Zone	The predominant character and amenity values of the General Rural Zone are maintained, which include: <ol style="list-style-type: none"> 1. A working environment where rural activities generate noise, smells, light overspill and traffic, including heavy vehicles, often on a cyclic and seasonal basis; 2. Rugged hill country with a predominance of pasture for grazing and vegetation of varying types, including crops, forestry and native bush; 3. A low-density built form with open space between buildings that are predominantly used for rural activities, buildings include barns and sheds, and generally one residential unit per site and one minor residential unit per site; and 4. 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. 	Support	Support the recognition and maintenance of the character and amenity values of the General Rural Zone.	Retain as proposed.
GRUZ-04 Recognising benefits of mineral extraction and processing	The benefits of mineral extraction and processing activities to the city and the region are recognised and provided for in the General Rural Zone.	Support with amendment	Support the benefits of mineral extraction and processing activities to the city and the region being recognised but amend to include specific recognition of the benefits of quarrying activities.	GRUZ-04 Recognising the benefits of mineral extraction and processing and quarrying activities The benefits of mineral extraction and processing activities and quarrying activities to the city and region are recognised and provided for in the General Rural Zone.
GRUZ-P1 Appropriate activities	Enable primary production activities and ancillary activities that are compatible with the purpose, character and amenity values of the General Rural Zone.	Support	Support inclusion of primary production.	Retain as proposed.
GRUZ-P2 Appropriate buildings	Enable buildings that are compatible with the purpose, character and amenity values of the General Rural Zone.	Support	Support the enabling of appropriate buildings.	Retain as proposed.

Reference	PDP Provision	Support/Oppose	Submission/reason	Decision sought
GRUZ-P4 Intensive indoor primary production and rural industry	Provide for intensive indoor primary production and rural industry where it can be demonstrated that: <ol style="list-style-type: none"> 1. The site design, layout and scale of the activity is compatible with the character and amenity values of the Zone; 2. There is adequate infrastructure available to service the activity, including on-site servicing where reticulated services are not available; 3. Areas of indigenous vegetation are retained where practicable; 4. It avoids constraining the establishment of activities otherwise anticipated within the General Rural Zone; and 5. There are measures to internalise effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the Zone, including primary production and residential activity. 	Support	Support the provision of intensive indoor primary production and rural industry within the General Rural Zone.	Retain as proposed.
GRUZ-P5 Quarrying activities and mining	Provide for new quarrying activities or mining activity in the General Rural Zone where it can be demonstrated that: <ol style="list-style-type: none"> 1. The siting and scale of buildings and visual screening maintains the character and amenity values of the Zone; 2. There are measures to minimise any adverse noise, vibration, access and lighting effects; 3. There are measures to minimise any adverse effects on character and amenity values of the Zone from the movement of vehicles; 4. Areas of indigenous vegetation are retained where practicable; 5. It avoids or mitigates any adverse effects on waterbodies and their margins; and 6. It internalises adverse environmental effects as far as practicable using industry best practice and management plans, including monitoring and self-reporting. 	Support	Support provision for quarrying within the General Rural Zone.	Retain as proposed.
GRUZ-P6 Site rehabilitation	Require any new quarrying activities or mining activities and changes of use on existing quarry sites to demonstrate how the site will be rehabilitated, having particular regard to: <ol style="list-style-type: none"> 1. Objectives, methodology and timescales for rehabilitation; 2. The intended end use; 3. The location, gradient and depth of excavation; 4. The availability of clean fill material, including top soil, and 	Support	Support provision for site rehabilitation; however, seek clarity that this does not need to occur / be agreed at the outset of the project, but rather that conditions can be imposed requiring these matters to be addressed towards the end of the quarrying activity as is standard practice.	Retain as proposed.

Reference	PDP Provision	Support/Oppose	Submission/reason	Decision sought
	<p>consequent timeframes for rehabilitation;</p> <p>5. The surrounding landform and drainage pattern;</p> <p>6. The ability to establish complete vegetation cover;</p> <p>7. The outcomes of any consultation undertaken with mana whenua; and</p> <p>8. Any adverse effects associated with rehabilitation.</p>			
GRUZ-P8 Inappropriate activities	<p>Avoid activities which:</p> <p>1. Are incompatible with the purpose, character and amenity values of the General Rural Zone; or</p> <p>2. May limit or constrain the use of land for primary production.</p>	Support	Support the protection of the General Rural Zone from inappropriate activities.	Retain as proposed.
GRUZ-P9 Effects on adjacent zones	Require an adequate separation distance for non-residential activities located on sites in the General Rural Zone that are adjacent to Residential Zones, where these may result in conflict and/or potential reverse sensitivity effects.	Support	Acknowledge that there is often a conflict of activities on zone boundaries, particularly between the rural / urban boundary. Support the requirement for a separation distance to avoid reverse sensitivity effects.	Retain as proposed.
GRUZ-R1 Buildings and structures, including additions and alternations, excluding fences and standalone walls.	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. GRUZ-S1;</p> <p>ii. GRUZ-S2;</p> <p>iii. GRUZ-S3;</p> <p>iv. GRUZ-S4;</p> <p>v. GRUZ-S5; and</p> <p>vi. GRUZ-S6.</p> <p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with: GRUZ-S1, GRUZ-S2, GRUZ-S3, or GRUZ-S4.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion of any infringed standard.</p>	Support	Support the relevant standards for buildings and structures in the General Rural Zone.	Retain as proposed.

Reference	PDP Provision	Support/Oppose	Submission/reason	Decision sought
	<p>Notification:</p> <p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p> <p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with GRUZ-S5 or GRUZ-S6.</p> <p>Notification:</p> <p>An application under this rule where compliance is not achieved with GRUZ-S5 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</p> <p>An application under this rule where compliance is not achieved with GRUZ-S6 is precluded from being publicly notified in accordance with section 95A of the RMA.</p> <p>When deciding whether any person is affected in relation to non-compliance with GRUZ-S6 for the purposes of section 95E of the RMA, the Council will give specific consideration to any adverse effects on Fire and Emergency New Zealand.</p>			
<p>GRUZ-R4</p> <p>Fences and standalone walls</p>	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with GRUZ-S7.</p> <p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with GRUZ-S7.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion of the infringed standard.</p> <p>Notification:</p> <p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p> <p>GRUZ-S7 Fences and standalone walls</p> <p>1. all fences and standalone walls must not exceed a maximum height above ground of 2m.</p> <p>Matters of discretion are restricted to:</p> <p>1. Design and siting of the fence or standalone wall;</p> <p>2. Any shading of, or loss of privacy for, residential units on</p>	<p>Support</p>	<p>Support the provision of fences and standalone walls.</p>	<p>Retain as proposed.</p>

Reference	PDP Provision	Support/Oppose	Submission/reason	Decision sought
	<p>adjacent sites where the fence or stand-alone wall is located on their boundary; and</p> <p>3. Whether topographical or other site constraints make compliance with the standard impractical</p>			
GRUZ-R6 Primary production, excluding quarrying activities, mining, intensive indoor primary production and rural industry	Activity status: Permitted	Support	Support the permitted activity status of primary production.	Retain as proposed.
GRUZ-R7 Rural activity other than primary production	Activity status: Permitted.	Support	Support the permitted activity status of rural activities.	Retain as proposed.
GRUZ-R9 Residential activity and residential unit	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. There is no more than one principal residential unit per site; b. There is no more than one minor residential unit per site; and c. Any minor residential unit shares a driveway with the site's principal residential unit. <p>2. Activity status: Discretionary</p> <p>Where compliance is not achieved with:</p> <ul style="list-style-type: none"> a. GRUZ-R9-1.a, GRUZ-R9-1.b, or GRUZ-R9-1.c. <p>Notification:</p> <p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA</p>	Support	Support the provision for a minor residential unit per site while maintain the rural character and amenity of the General Rural Zone by allowing only one residential unit per site.	Retain as proposed.
GRUZ-R17 Intensive indoor primary production	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters in GRUZ-P4. 	Support	Support the classification of intensive indoor primary production as a restricted discretionary activity to appropriately manage effects.	Retain as proposed.
GRUZ-R18 Rural industry	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p>	Support	Support the classification of rural industry as a restricted discretionary activity to appropriately manage effects.	Retain as proposed.

Reference	PDP Provision	Support/Oppose	Submission/reason	Decision sought
	1. The matters in GRUZ-P4.			
GRUZ-R19 Quarrying activities	Activity status: Restricted discretionary Matters of discretion are restricted to: The matters in GRUZ-P5 and GRUZ-P6.	Support	Support the classification of quarrying as a restricted discretionary activity.	Retain as proposed.
Part 4 – Appendices and Schedules				
Schedule 10 – Special Amenity Landscapes – Belmont Hills				
SAL005	<p>Characteristics and values:</p> <p>Natural Sciences</p> <ol style="list-style-type: none"> 1. Large areas of modified landcover (pasture, exotic shelterbelts and exotic forestry) with indigenous vegetation/regeneration at Maaroa Reserve; 2. Predominantly unmodified landform; 3. Maara Roa Reserve promotes natural classroom values; 4. Pasture with some deep gullies supporting vegetated waterways is relatively typical of this area of Porirua’s rural environment. <p>Sensory</p> <ol style="list-style-type: none"> 1. Striking open rural backdrop with rolling landform, provides strong sense of enclosure to Eastern Porirua, visible from residential areas of Waitangirua, Cannons Creek and Aotea; 2. Predominantly natural backdrop to the city to the east; 3. The mix of grazed pasture on the hills, shelterbelts and exotic forest plantations, with bush-filled gullies, has created distinctive patterns of open spaces with few prominent or incongruous structures; 4. Changes in light and shadow add a dramatic context to this open pastoral backdrop; 5. Highly visible from Transmission Gully route. <p>Shared and recognised</p> <ol style="list-style-type: none"> 1. Belmont Regional Park is highly valued for a diverse range of active recreational opportunities which include walking, cycling, running and horse-riding; 2. Views from these hills provide open vistas onto the wider Porirua area and harbour to Mana Island; 	Oppose	<p>Overall, Willowbank supports the identification of values for important landscape areas.</p> <p>However, the areas of Willowbank Farm currently included within the SAL - Belmont Hills overlay do not exhibit the identified characteristics and values associated with that overlay area in the PPDP.</p> <p>The area of Willowbank Farm located within the SAL overlay is not highly visible from Transmission Gully, or from the residential areas of Waitangirua, Cannons Creek and Aotea.</p> <p>The specifically identified characteristics and values for this overlay are more appropriately reflected in the Belmont Regional Park and Maara Roa Reserve area than Willowbank Farm.</p> <p>The SAL boundary for Belmont Hills should therefore be amended to remove the Willowbank Farm area.</p>	Amend the planning maps to remove Willowbank Farm from the Belmont Hills SAL overlay and amend Schedule 10 – Special Amenity Landscapes – Belmont Hills to reflect this change.

Reference	PDP Provision	Support/Oppose	Submission/reason	Decision sought
	<p>3. Historic associations include the original Belmont Coach Road from Wellington, built as the area came under increasing pressure from settlement in the 1860s - the original route between Normandale and Pāuatahanui, now a recreational track through Belmont Regional Park;</p> <p>4. Contained inland forested areas with important resources and links to other areas for Māori.</p>			