

Form 5 – Fulton Hogan submission on the Proposed Porirua District Plan

To: Porirua City Council
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Fulton Hogan could not gain a competitive advantage in trade competition through this submission.

Background

Fulton Hogan is one of New Zealand's largest roading and infrastructure construction companies, and New Zealand's largest quarrying company. Fulton Hogan employs over 400 staff within the Greater Wellington Region, and has operated in the region for over 25 years.

Fulton Hogan undertakes a range of activities including:

- Gravel extraction, both within river beds and within land-based quarries/pits. Fulton Hogan is New Zealand's largest quarrying company, operating 40 quarries in the North and South Islands over many decades. Fulton Hogan's quarries range from very large scale three million tonnes/annum hard rock quarries, large land based alluvial quarries and a number of river gravel extraction sites;
- Aggregate processing and storage;
- Land use and infrastructure development and maintenance activities, either directly or on behalf of third parties (including roading contracts for the State Highway on behalf of the NZ Transport Agency, and local roads on behalf the territorial authority);
- Asphalt and bitumen manufacture and bulk storage;
- Pre-cast concrete manufacture and storage;
- Hazardous substance use, transport and storage; and
- Workshops, transport depots, storage yards, staff offices, and supporting infrastructure (including wastewater, stormwater, and potable water).

Within the Porirua area, Fulton Hogan has a strong local presence. Fulton Hogan currently operate and maintain critical community infrastructure assets for Porirua City Council, including maintaining Council's streetlights, working jointly with Wellington Water to maintain water, wastewater and stormwater network and working in partnership with WSP to operate and maintain the State Highway network through Porirua City, a critical national and local community transport link, which includes SH58.

Fulton Hogan also operate a depot in Porirua jointly with Wellington Water in Kenepuru and employ local Porirua staff.

The activities of Fulton Hogan contribute to the sustainable management of resources for the wider benefit of people and communities. Where aggregates and aggregate-based products are not available (including at a reasonable cost), this has a fundamental effect on the ability of communities to provide for roading, building and other infrastructural requirements vital to their needs.

Accessing, extracting, processing and transporting aggregate (crushed rock, gravel and sand) is needed for the construction of infrastructure in New Zealand. Quarrying is a highly productive use of land and in most cases is a temporary land use, with site restoration a critical element to ensure that land is available for future generations. In many cases, site restoration can result in the delivery of land for future primary production or valuable new habitats.

The following submission is made in relation to the Proposed Porirua District Plan (PPDP), recently notified by Porirua City Council. The PPDP will set the framework for future land-use in the district. It contains provisions and rules which to manage Porirua's resources and environment, and guide future growth development.

In order to enable future growth and development of Porirua, it is critical that planning processes are enabling, quarry resources are protected to supply vital construction materials and quarry land is appropriately rehabilitated on completion of quarrying.

General submission points:

The specific sections of the PPDP to which this submission relates include:

- Definitions – Fulton Hogan is supportive of the use of NPS definitions for key definitions of relevance to Fulton Hogan's operations and activities;
- Provision for Infrastructure - Fulton Hogan is supportive of proposed objectives and policies that seek to enable and provide for regionally significant infrastructure and other infrastructure;
- General Rural Zone – Fulton Hogan is supportive of the proposed policy setting that the General Rural Zone is primarily for primary production, which includes quarrying and mining. In places, Fulton Hogan has proposed the use of the definition 'primary production activities' rather than 'rural activities' for clarity;
- Future Urban Zone – Fulton Hogan is supportive of Judgeford Flats being proposed as a Future Urban Zone; and
- Special Amenity Landscape (SAL) Overlay – Fulton Hogan is supportive of the overall intent of Special Amenity Landscape overlays to identify and manage special amenity landscapes. Specifically, for the Belmont Hills SAL, Fulton Hogan raises some questions in terms of the applicability of the overlay boundary to the Willowbank Farm property.

General relief

In terms of general relief, Fulton Hogan seeks that the PPDP appropriately and better provides for the long term use and development of aggregate resources.

This will require the identification and zoning of sites appropriate for the development of aggregate resources within the region as well as the development of an appropriately objective, policy and rule framework to enable the use and development of those resources. An appropriate assessment

criterion is also required to allow the effects of primary production activities (such as quarrying and mining) to be appropriately managed, recognising that not all effects of quarrying and mining activities can be internalised.

Fulton Hogan considers that the quarry known as Willowbank Quarry is an important asset for the future of Porirua City and the wider Wellington Region. The Wellington Region has significant aggregate resource constraints, both with quantity and quality of rock available for concrete production and civil infrastructure development. The quarry is therefore considered a key local source of aggregate which will support the development of regionally significant infrastructure in the region. The quarry has appropriate aggregate resources to qualify as regionally significant and should be specifically provided for as such.

Any provision for quarrying activities should also make appropriate provision for the transport of aggregate from the quarries to where it is to be used.

Specific relief

Without prejudice to that general relief sought above, **Appendix A** to this submission sets out Fulton Hogan’s submission in detail, including the specific amendments sought by to specific provisions of the PPDP, and the reasons for the amendments.

Fulton Hogan wishes to be heard in support of its submission.

If others make a similar submission Fulton Hogan will consider presenting a joint case with them at a hearing.



.....
(Signature of person authorised to sign on behalf of Fulton Hogan)

20/11/20

.....
Date

Appendix A: Fulton Hogan Submission Points on the Proposed Porirua District Plan

The following table sets out the decisions sought by Fulton Hogan, 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 recycling of	Support	Support the use of NPS definition	Retain as proposed.

Reference	PDP Provision	Support/Oppose	Submission/reason	Decision sought
	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..			
Part 2: District Wide Matters				
Strategic Direction - Rural Environment				
RE-O1 Rural environment	Porirua has a productive rural environment that: <ol 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 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.
Energy, Infrastructure and Transport - Infrastructure				
INF-O1 The benefits of Regionally Significant Infrastructure	The national, regional and local benefits of Regionally Significant Infrastructure are recognised and provided for.	Support	Recognising the benefits of Regionally Significant Infrastructure is important.	Retain as proposed.
INF-O5 Providing for infrastructure	Infrastructure provides benefits to people and communities and is established, operated, maintained and repaired, and upgraded efficiently, securely and sustainably, while the adverse effects of infrastructure are avoided, remedied or mitigated, including effects on: <ol style="list-style-type: none"> 1. The anticipated character and amenity values of the relevant zone; 2. The identified values and qualities of any Overlay; and 3. The change in risk to people's lives and damage to adjacent property and other infrastructure from natural hazards. 	Support	Support the provision for infrastructure.	Retain as proposed.
INF-P1 The benefits of Regionally Significant Infrastructure	Recognise the social, economic, environmental and cultural benefits of Regionally Significant Infrastructure, including: <ol style="list-style-type: none"> 1. The safe, secure and efficient transmission and distribution of gas and electricity that gives people access to energy to meet their needs; 2. An integrated, efficient and safe transport network, including the rail network and the state highways, that allows for the movement of people and goods; 	Support	Support the provision for Regionally Significant Infrastructure.	Retain as proposed.

Reference	PDP Provision	Support/Oppose	Submission/reason	Decision sought
	<p>3. Effective, reliable and future-proofed communications networks and services, that gives people access to telecommunication and radiocommunication services; and</p> <p>4. Safe and efficient water, wastewater and stormwater treatment systems, networks and services, which maintains public health and safety.</p>			
<p>INF-P2</p> <p>The benefits of infrastructure other than Regionally Significant Infrastructure</p>	<p>Recognise the benefits that infrastructure not defined as Regionally Significant Infrastructure provides to the economic, social and cultural functioning of the City and health and wellbeing of people and communities.</p>	Support	Support the recognition of the benefits of infrastructure other than Regionally Significant Infrastructure.	Retain as proposed.
<p>INF-P4</p> <p>Appropriate infrastructure</p>	<p>Enable new infrastructure and the maintenance and repair, upgrading and removal of existing infrastructure, including earthworks, that:</p> <ol style="list-style-type: none"> 1. Is of a form, location and scale that minimises adverse effects on the environment; 2. Is compatible with the anticipated character and amenity values of the zone in which the infrastructure is located; and 3. For any maintenance and repair, or removal of existing infrastructure in any Overlay, it is of a nature and scale that does not adversely impact on the identified values and characteristics of the Overlay that it is located within. 	Support	Support the intention to enable infrastructure maintenance and upgrading.	Retain as proposed.
Natural Environmental Values – NFL Natural Features and Landscapes				
<p>NFL -P2</p> <p>Identification of Special Amenity Landscapes</p>	<p>Identify and list within SCHED10 - Special Amenity Landscapes those landscapes which are distinctive, widely recognised and highly valued by the community for their contribution to Porirua City's amenity and quality of the environment, taking into account the factors in NFL-P1.</p>	Support with amendment	Support the identification of special amenity landscapes, but propose that these should not capture areas dominated by primary production activities.	Identify and list within SCHED10 - Special Amenity Landscapes those landscapes which are distinctive, widely recognised and highly valued by the community for their contribution to Porirua City's amenity and quality of the environment, taking into account the factors in NFL-P1 <u>but excluding those areas which are dominated by primary production activities.</u>
<p>NFL-P3</p> <p>Subdivision, use and development within Outstanding Natural Features and Landscapes and Special Amenity</p>	<p>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:</p> <ol style="list-style-type: none"> 1. Avoids significant adverse effects and avoids, remedies or mitigates any other adverse effects on the identified characteristics and 	Support with amendment	Propose additional provision relating to the appropriateness of the activity in relation to the underlying zone.	<p>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: ...</p> <p><u>3. Can demonstrate it is appropriate for the underlying zone, such as primary production in the Rural Zone.</u></p>

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Landscapes (outside the Coastal Environment)	<p>values in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes; and</p> <p>2. Can demonstrate that it is appropriate by taking into account:</p> <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 Features and Landscapes; or ii. Maintained in the case of Special Amenity Landscapes; 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 			

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	f. The extent to which the proposed activity recognises and provides for tangata whenua cultural and spiritual values and practices.			
NFL-P4 Appropriate use and development in Outstanding Natural Features and Landscapes and Special Amenity Landscapes	Allow use and development where: 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 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.	Support with amendment	'Farming activities' should be replaced with 'primary production activities'.	Allow use and development where: ... 2. It is associated with <u>farming-primary production</u> 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. 3. <u>Can demonstrate it is appropriate for the underlying zone, such as primary production in the Rural Zone.</u>
NFL-P6 Earthworks	Only allow earthworks within an identified Outstanding Natural Features and Landscapes or Special Amenity Landscape where it: 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: 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	Support provision for earthworks in a SAL Overlay area.	Retain as proposed.
NFL-P9 Mining and quarrying activities within Outstanding Natural Features and Landscapes or Special Amenity Landscapes	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	Support provision for quarrying activities in a SAL Overlay area, but propose amendment to current wording.	1. Avoid mining and quarrying activities within Outstanding Natural Features and Landscapes; and 2. <u>Only Allow new</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

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				<p>identified characteristics and values described in SCHED10 - Special Amenity Landscapes; and</p> <p>3. Allow an expansion or development of existing mining and quarrying activities in Special Amenity Landscapes provided that, where practicable, they mitigate significant adverse effects on the identified characteristics and values described in SCHED10 - Special Amenity Landscapes.</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>Change activity status of point three to '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, we propose 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>			
NFL-R9	<p>Quarry or mining activities within a Special Amenity Landscape</p> <p>All zones</p> <p>1. Activity status: Discretionary</p>	Amend provision	Change to Restricted Discretionary	<p>Quarry or mining activities within a Special Amenity Landscape</p> <p>All zones</p> <p>1. Activity status: <u>Restricted</u> 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-O1 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	Primary use of General Rural Zone for primary production, including quarrying and mining.	Retain as proposed.
GRUZ-O4 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	Support the benefits of mineral extraction and processing activities to the city and the region being recognised and provided for in the General Rural Zone.	Retain as proposed.
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-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"> The siting and scale of buildings and visual screening maintains the character and amenity values of the Zone; There are measures to minimise any adverse noise, vibration, access and lighting effects; There are measures to minimise any adverse effects on character and amenity values of the Zone from the movement of vehicles; Areas of indigenous vegetation are retained where practicable; It avoids or mitigates any adverse effects on waterbodies and their margins; and It internalises adverse environmental effects as far as practicable using industry best practice and management plans, including monitoring and self-reporting. 	Support with amendment.	Support provision for quarrying within the General Rural Zone, and seek minor amendments to the provisions, including deleting proposed point 5 relating to waterbodies and their margins which is managed through regional plans.	Provide for new or expanded quarrying activities or mining activity in the General Rural Zone where it can be demonstrated that: <ol style="list-style-type: none"> The siting and scale of buildings and visual screening of buildings maintains the character and amenity values of the Zone; There are measures to minimise any adverse noise, vibration, access and lighting effects, recognising that some offsite effects may occur; There are measures to minimise any adverse effects on character and amenity values of the Zone from the movement of vehicles on the site; Areas of indigenous vegetation are retained where practicable and where doing so will not compromise the effective and efficient extraction of aggregate; It avoids or mitigates any adverse effects on waterbodies and their margins; and It internalises adverse environmental effects as far as practicable using industry best practice and management plans, including monitoring and self-reporting.

Reference	PDP Provision	Support/Oppose	Submission/reason	Decision sought
GRUZ-P6 Site rehabilitation	<p>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:</p> <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 consequent timeframes for rehabilitation; 5. The surrounding landform and drainage pattern; 6. The ability to establish complete vegetation cover; 7. The outcomes of any consultation undertaken with mana whenua; and 8. Any adverse effects associated with rehabilitation. 	Support with amendment.	Support provision for site rehabilitation, however, seek clarity that this does not need to occur/ be agreed at the outset of the project, but should include conditions requiring these matters to be addressed towards the end of the quarrying activity which is standard practice.	Require any new quarrying activities or mining activities and changes of use on existing quarry sites <u>to require the development of a management plan 5 years prior to the completion of quarrying or mining activities</u> , to demonstrate how the site will be rehabilitated, having particular regard to: ...
GRUZ-R19 Quarrying activities	<p>Activity status: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <p>The matters in GRUZ-P5 and GRUZ-P6.</p>	Support	Support the classification of quarrying as a Restricted discretionary activity.	Retain as proposed.
Special Purpose Zones – Future Urban Zone				
FUZ-O1 Purpose of the Future Urban Zone	<p>The Future Urban Zone allows for the continued operation of existing activities and the establishment of new rural use and development that does not compromise the potential of:</p> <ol style="list-style-type: none"> 1. The Judgeford Hills and Northern Growth Area to accommodate integrated, serviced and primarily residential urban development; 2. The Judgeford Flats area to accommodate integrated, serviced and primarily industrial urban development; and 3. Any other areas that have been subsequently included in the Future Urban Zone, and are able to accommodate integrated and serviced urban development. 	Support with amendment	Support the proposed use of Judgeford Flats area to accommodate integrated, serviced and primarily industrial urban development.	The Future Urban Zone allows for the continued operation of existing activities and the establishment of new rural use <u>primary production</u> and development that does not compromise the potential of: ...
FUZ-P3 Intended use of future urban areas	Recognise that the intended use of the Northern Growth Area and Judgeford Hills is primarily for residential purposes, while Judgeford Flats is primarily for industrial purposes.	Support	Fulton Hogan supports the zoning of Judgeford Flats as a Future Urban Zone, primarily for industrial purposes.	Retain as proposed
Part 4 – Appendices and Schedules				

Reference	PDP Provision	Support/Oppose	Submission/reason	Decision sought
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; 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; 4. Contained inland forested areas with important resources and links to other areas for Māori. 	Support with amendment	<p>Overall, Fulton Hogan supports identification of values for important landscape areas, however, has the following concerns relating to the characteristics and values identified for the ‘Belmont Hills’ SAL overlay:</p> <ol style="list-style-type: none"> 1. In relation to Willowbank Farm, there is a question around whether the characteristics and values identified apply to this area. 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. The characteristics and values identified appear to refer more to Belmont Regional Park and Maara Roa Reserve than Willowbank Farm. 2. There is a question of whether the SAL boundary for Belmont Hills should be amended to reflect Belmont Regional Park, rather than the Willowbank Farm area. 	Fulton Hogan requests that the Willowbank Farm property be excluded from the SAL Overlay. Willowbank Farm comprises the land parcels shown in Attachment A.

Attachment A – Willowbank Farm Property



Eagle Technology, Land Information New Zealand

Legend

— Willowbank Farm Land Parcels

