

OFFICERS' REPORT FOR:

Independent Hearing Commissioners:

Trevor Robinson (Chair)

Miria Pomare

David McMahon

Mark St Clair

Julia Williams

SUBJECT:

**Proposed Porirua District Plan: Part A –
Overarching Report**

PREPARED BY:

Torrey McDonnell

REPORT DATED:

27 August 2021

DATE OF HEARING:

27 September to 1 October 2021

Executive Summary

1. This report has been prepared under s42A of the Resource Management Act 1991 (RMA) and is referred to throughout this document as the “Officers’ Report”.
2. The purpose of this report is to provide the Hearing Panel with a summary and analysis of the submissions received on the PDP and to make recommendations on possible amendments to the PDP in response to those submissions.
3. The report is divided into Part A and Part B. Part A of the report considers submissions received by Porirua City Council (the Council) in relation to overarching or plan-wide matters, whereas Part B considers submissions relating to particular topics/chapters.
4. There were a number of submissions and further submissions received on plan-wide matters. The following are considered to be the key issues in contention in the chapter:
 - a. Part 1: Introduction and How the Plan Works
 - b. Part 1: National direction instruments
 - c. Part 1: Tangata Whenua
 - d. Giving effect to national direction
 - e. PDP structure
 - f. GIS mapping
 - g. Growth planning
 - h. Incorporating documents by reference
 - i. Consultation
 - j. Compliance and monitoring
 - k. Use of certain terms
 - l. Notification preclusion
 - m. Non-regulatory methods
 - n. Introduction to strategic objectives
5. This report addresses each of these key issues, as well as any other issues raised by submissions.
6. I have recommended some changes to the PDP provisions to address matters raised in submissions and are summarised below:
 - a. Addition of a foreword from Ngāti Toa Rangatira;
 - b. Amendments to Part 1 including:
 - the Description of the District;
 - Statutory Context;
 - Cross Boundary Matters;

- Abbreviations;
 - National Policy Statements and New Zealand Coastal Policy Statement; and
 - Tangata Whenua;
- c. Adding four new definitions: 'Hauhake', 'Mana Whenua', 'Wāhi Tapu', 'Wāhi Tupuna';
 - d. Deletion of a definition: 'Customary Harvesting';
 - e. An amendment to the definition: 'Customary activity'; and
 - f. Amendments to the Te Reo Glossary.
7. Having considered all the submissions and reviewed all relevant statutory and non-statutory documents, I recommend that PDP should be amended as set out in Appendix A of this report.
 8. For the reasons set out in the Section 32AA evaluation included in this report, I consider that the proposed objectives and provisions, with the recommended amendments, will be the most appropriate means to:
 - a. achieve the purpose of the Resource Management Act 1991 (RMA) where it is necessary to revert to Part 2 and otherwise give effect to higher order planning documents, in respect to the proposed objectives, and
 - b. achieve the relevant objectives of the PDP, in respect to the proposed provisions.

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Interpretation

Parts A and B of the Officers' reports utilise a number of abbreviations for brevity as set out in Table 1 below:

Table 1: Abbreviations

Abbreviation	Means
the Act	Resource Management Act 1991
the Council	Porirua City Council
the Operative Plan	Operative Porirua District Plan 1999
the Proposed Plan	Proposed Porirua District Plan 2020
NES	National Environmental Standard
NESAQ	National Environmental Standards for Air Quality
NESCS	National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health
NESETA	National Environmental Standards for Electricity Transmission Activities
NESFW	National Environmental Standards for Freshwater
NESMA	National Environmental Standards for Marine Aquaculture
NESPF	National Environmental Standards for Plantation Forestry
NESDWW	National Environmental Standards for Sources of Drinking Water
NESTF	National Environmental Standards for Telecommunication Facilities
NPS	National Policy Statement
NPSET	National Policy Statement on Electricity Transmission
NPSFM	National Policy Statement for Freshwater Management
NPSUD	National Policy Statement on Urban Development
NPSREG	National Policy Statement for Renewable Electricity Generation
NZCPS	New Zealand Coastal Policy Statement
ODP	Operative Porirua District Plan 1999
PDP	Proposed Porirua District Plan 2020
RMA	Resource Management Act 1991
RPS	Wellington Regional Policy Statement

Table 2: Abbreviations of Submitters' Names

Abbreviation	Means
Dept of Corrections	Ara Poutama Aotearoa the Department of Corrections
DOC	Department of Conservation Te Papa Atawhai
FENZ	Fire and Emergency New Zealand
Foodstuffs	Foodstuffs North Island Limited
Forest and Bird	Royal Forest and Bird Protection Society
GWRC	Greater Wellington Regional Council
Harvey Norman	Harvey Norman Properties (N.Z.) Limited
Heritage NZ	Heritage New Zealand Pouhere Taonga
House Movers Association	House Movers section of the New Zealand Heavy Haulage Association Inc
KiwiRail	KiwiRail Holdings Limited
NZDF	New Zealand Defence Force
Oranga Tamariki	Oranga Tamariki – Ministry of Children
QEII	Queen Elizabeth the Second National Trust

RNZ	Radio New Zealand
Survey+Spatial	Survey+Spatial New Zealand (Wellington Branch)
Telco	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited
Transpower	Transpower New Zealand Ltd
TROTR	Te Rūnanga o Toa Rangatira
Waka Kotahi	Waka Kotahi NZ Transport Agency
WE	Wellington Electricity Lines Limited
Woolworths	Woolworths New Zealand Limited

1 Introduction

1.1 Report Structure and Purpose

9. This Part A of the Officers' Report provides an overarching introduction to the purpose of a s42A evaluation, legislative requirements, and an overview of the process that the Council has undertaken to date through its District Plan Review, including consultation and engagement. It also considers submissions received by Council in relation to overarching or plan-wide matters.
10. The report also provides the Hearing Panel with a summary and analysis of the submissions received on overarching matters and to recommend possible amendments to the PDP in response to those submissions.
11. This report is prepared under section 42A of the RMA. It considers submissions received by the Council in relation to the relevant objectives, policies, rules, definitions, appendices and maps as they apply to the PDP. The report outlines recommendations in response to the key issues that have emerged from these submissions.
12. This report discusses general issues, the original and further submissions received following notification of the PDP, makes recommendations as to whether or not those submissions should be accepted or rejected, and concludes with a recommendation for changes to the PDP provisions or maps based on the preceding discussion in the report.
13. This report is provided to assist the Hearings Panel in their role as Independent Commissioners. The Hearings Panel may choose to accept or reject the conclusions and recommendations of this report and may come to different conclusions and make different recommendations, based on the information and evidence provided to them by submitters.
14. The recommendations are informed by the evaluation undertaken by the author, including cultural advice from Te Rūnanga o Toa Rangatira.
15. Part B of the evaluation report contains separate evaluations for each topic / chapter, which form part of this District Plan Review. In preparing this report the author has had regard to recommendations made in Part B s42A reports.
16. Each of these evaluations has been undertaken using a standard methodology, the purpose of which is to ensure that a consistent approach and level of rigour has been applied to each of the topic areas.
17. The evaluation reports reflect the topic areas contained in the PDP which are as follows:

Part B - Topic based s42A reports

Amateur Radio
Coastal Environment
Commercial and Mixed Use Zones
Contaminated Land
Earthworks
Ecosystems and Indigenous Biodiversity
Future Urban Zone
General Industrial Zone
Hazardous Substances
Historic Heritage and Sites and Areas of Significance to Māori
Papakāinga
Hospital Zone
Infrastructure
Light and Noise
Māori Purpose Zone (Hongoeka)
Natural Features and Landscapes
Natural Hazards
Notable Trees
Open Space and Recreation Zones
Public Access and Natural Character
Renewable Electricity Generation
Residential Zones
Rural Zones
Signs
Special Purpose Zone (BRANZ)
Subdivision
Temporary Activities
Three Waters
Transport

Figure 1: Reporting Structure

1.2 Author

18. My name is Torrey McDonnell. My qualifications and experience are set out in Appendix E of this report.
19. My role in preparing this report is that of an expert planner.
20. I was involved in the preparation of the PDP and authored the Section 32 Evaluation Reports for: Hongoeka and Papakāinga; Open Space and Recreation Zones; Rural Zones; Special Purpose Zone (BRANZ) and Hospital Zone; and the Overview to s32 Evaluation. I have read the Code of Conduct

for Expert Witnesses contained in the Practice Note issued by the Environment Court December 2014. I have complied with that Code when preparing my written statement of evidence and I agree to comply with it when I give any oral evidence.

21. The scope of my evidence relates to overarching or plan-wide matters. I confirm that the issues addressed in this statement of evidence are within my area of expertise as an expert policy planner.
22. Any data, information, facts, and assumptions I have considered in forming my opinions are set out in the part of the evidence in which I express my opinions. Where I have set out opinions in my evidence, I have given reasons for those opinions.
23. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

1.3 Supporting Evidence

24. The expert evidence, literature, legal cases or other material which I have used or relied upon in support of the opinions expressed in this report includes the following:
 - *Environmental Defence Society Inc v The New Zealand King Salmon Co Ltd* [2014].

1.4 Key Issues in Contention

25. A number of submissions and further submissions were received on the provisions relating to overarching or plan-wide matters.
26. I consider the following to be the key issues in contention in the chapter:
 - a. Part 1: Introduction and How the Plan Works
 - b. Part 1: National direction instruments
 - c. Part 1: Tangata Whenua
 - d. Giving effect to national direction
 - e. PDP structure
 - f. GIS mapping
 - g. Growth planning
 - h. Incorporating documents by reference
 - i. Consultation
 - j. Compliance and monitoring
 - k. Use of certain terms
 - l. Notification preclusion
 - m. Non-regulatory methods

n. Introductions to strategic objectives

27. I address each of these key issues in this report, as well as any other issues raised by submissions.

1.5 Procedural Matters

28. At the time of writing this report there have not been any pre-hearing conferences, clause 8AA meetings or expert witness conferencing in relation to submissions on this topic.

2 Statutory Considerations

2.1 Resource Management Act 1991

29. The PDP has been prepared in accordance with the RMA and in particular, the requirements of:

- section 74 Matters to be considered by territorial authority, and
- section 75 Contents of district plans

30. As set out in Section 32 Evaluation Report Part 1 - Overview to s32 Evaluation, there are a number of higher order planning documents and strategic plans that provide direction and guidance for the preparation and content of the PDP.

2.2 Section 32AA

31. I have undertaken an evaluation of the recommended amendments to provisions since the initial section 32 evaluation was undertaken in accordance with s32AA. Section 32AA states:

32AA Requirements for undertaking and publishing further evaluations

(1) A further evaluation required under this Act—

(a) is required only for any changes that have been made to, or are proposed for, the proposal since the evaluation report for the proposal was completed (the changes); and

(b) must be undertaken in accordance with section 32(1) to (4); and

(c) must, despite paragraph (b) and section 32(1)(c), be undertaken at a level of detail that corresponds to the scale and significance of the changes; and

(d) must—

(i) be published in an evaluation report that is made available for public inspection at the same time as the approved proposal (in the case of a national policy statement or a New Zealand coastal policy statement or a national planning standard), or the decision on the proposal, is notified; or

(ii) be referred to in the decision-making record in sufficient detail to demonstrate that the further evaluation was undertaken in accordance with this section.

(2) To avoid doubt, an evaluation report does not have to be prepared if a further evaluation is undertaken in accordance with subsection (1)(d)(ii).

32. The required section 32AA evaluation for changes proposed as a result of consideration of submissions with respect to overarching provisions is contained within the assessment of the relief sought in submissions in section 3 of this report as required by s32AA(1)(d)(ii).

2.3 Trade Competition

33. Trade competition is not considered relevant to the overarching provisions of the PDP.

34. There are no known trade competition issues raised within the submissions.

3 Background to the Proposed District Plan

3.1 The Proposed District Plan

35. Porirua's ODP became operative in 1999. As outlined in the overview to s32 evaluation, there were four main stages in the second-generation District Plan Review including seeking feedback from the general public on:

- Topic-based discussion documents (November 2015)¹
- Issues and options consultation branded as 'make your mark on the City' (October – November 2017)
- Draft District Plan – objectives and policies (October – December 2018)
- Draft District Plan – full draft including rules and maps (September – October 2019)

36. The PDP was then publicly notified on 28 August 2020.

37. The only area of Porirua that the PDP does not apply to is the property known as Plimmerton Farm (Lot 2 DP 489799). Plan Change 18 to the ODP for Plimmerton Farm was progressed through a streamlined planning process. Plan Change 18 became operative on 19 May 2021.

3.2 Early Consultation and Development of the Proposed District Plan

38. The pre-notification consultation programme to develop the PDP was extensive and is outlined in detail in the Section 32 Evaluation Report Part 1 - Overview to s32 Evaluation (Overview to s32 Evaluation).

39. This programme included four general rounds of public consultation prior to notification as outlined above. Council also consulted on specific aspects of the PDP including ecology and landscapes, coastal hazards and flood modelling.

3.3 Statutory Considerations in Preparation of the Proposed District Plan

40. The PDP has been prepared in accordance with the RMA and in particular, the requirements of:

- section 74 Matters to be considered by territorial authority, and
- section 75 Contents of district plans

41. As set out in the Overview to s32 Evaluation, there are a number of higher order planning documents and strategic plans that provide direction and guidance for the preparation and content of the PDP. The below sections give some additional context, particularly for NPSs and NESs that were recently gazetted.

¹ In 2015, consultation was carried out on a number of topics as the first stage of the review of the ODP. These topics included: City Centre, Earthworks, Esplanade Areas, Industrial Zone, Local Business Zone, Major Facilities, Pāuatahanui Village, Renewable Energy, Residential Zone, Rural Ecological Sites, Rural Zone, and Signage.

3.3.1 National Policy Statements & New Zealand Coastal Policy Statement

42. The NPS-FM 2020 came into force after notification of the PDP on 3 September 2020. The PDP was largely developed under the NPS-FM 2014; however, the key aspects of the direction remain the same. Under both versions, regional councils are largely responsible for its implementation. GWRC will need to undertake work to give effect to the NPS-FM 2020 through the RPS and the PNRP.
43. The Overview to the s32 Evaluation gives a detailed breakdown of where the PDP gives effect to the NPS-FM and where further work will be required. It is likely that a further plan change to the PDP will be required to respond to changes to the RPS and PNRP.
44. The NPS-UD 2020 was gazetted on 23 July 2020 and came into effect on 20 August 2020. The following are recent actions that have been progressed to give effect to the NPS-UD:
- Plan Change 18 for Plimmerton Farm, including use of the streamlined planning process to ensure land supply was available to address a short, medium and long term housing shortfall;
 - Minimum parking requirements were removed from the ODP in July 2022;
 - A review of Council's LTP, Infrastructure Strategy and Development Contributions Policy in July 2021;
 - The Housing and Business Assessment report (HBA) for the Wellington Region 2021 will be published imminently (the Wellington Region has committed to publishing this by October 2021);
 - Housing bottom lines will subsequently be inserted into the ODP; and
 - A variation to give effect to the intensification requirements of the NPS-UD is proposed to be notified in October 2021. Submissions on this variation will be heard alongside submissions on the residential and commercial zones in mid-2022.

3.3.2 National Environmental Standards

45. The NES-FW was gazetted in August 2020 and came into force on 3 September 2020. The NES-FW sets out requirements for carrying out certain activities that pose risks to fresh water and freshwater ecosystems.
46. Regulation 5 of the NES-FW makes it clear that it only deals with the functions of regional councils under s30 of the RMA. However, it will have flow on effects to land use and development, including future urban development. For instance, regulations for earthworks and vegetation clearance in or near waterways and wetlands will likely have some impact on how land is developed, and is likely to affect land use patterns and the viability/feasibility of greenfield development.
47. Some additional changes are recommended in Part B of this report in order to better align with the NES-FW; this includes removal of rules relating to wetlands as outlined in the Ecosystems and Indigenous Biodiversity s42A report.

3.3.3 Other statutory documents

48. The Overview to s32 Evaluation gives a detailed outline of requirements other statutory documents, none of which have been amended since notification. These include:

- Wellington Regional Policy Statement 2013
- Other regional plans
- Relevant national strategies and guidance
- Relevant regional strategies and guidance
- Iwi management plans².

² Ngāti Toa do not currently have an Iwi Management Plan. However, they have produced a relevant document titled Ngāti Toa Rangatira Statement on the Te Awarua-o-Porirua Whaitua Implementation Programme (2019)

4 Public Notification

49. The PDP was publicly notified on 28 August 2020. In addition to the formal public notice, the notification communications strategy included:

- Writing to all ratepayers in the City, and other parties as required by Schedule 1. The letter provided instructions on how to access the ePlan and make a submission.
- Writing to all individuals, groups and stakeholders who have previously provided feedback on the PDP.
- Media releases through established Council social media channels advising that the PDP has been notified and how to make a submission.
- Sending a media release to all mainstream news outlets, and newspaper adverts placed in all major daily newspapers in accordance with statutory requirements.
- Council planning team officers were available via phone or email during business hours to respond to PDP queries.
- A friend of the submitter service was provided through submissions, and will continue throughout the hearings process. This is an independent planning advisor who can assist members of the public and groups make submissions.
- A hard copy of the PDP is available at all Public Libraries in the City, and at Council reception along with instructions on how to make a submission.
- Meeting with all partner organisations and statutory stakeholders including TROTR, Kāinga Ora, GWRC, Wellington Water and Waka Kotahi.

50. The PDP is displayed in ePlan format on the Isovist platform, which is accessible from the Council website. It complies with the National Planning Standards in terms of content and structure and being no more than 'three clicks' from the home page. The ePlan has GIS functionality that complies with planning standard requirements.

51. The PDP included 11 new notices of requirement for designations. These relate to education facilities, telecommunication and radiocommunication facilities, and a gas transmission pipeline. In addition to the new notices of requirement, modifications were also sought for a number of existing designations. These will be considered in Hearing Stream 6.

5 Submissions

5.1 Submissions Received

52. The submissions period ran from 28 August to 20 November 2020. Council received 274 submissions, containing just over 4,000 submission points.
53. Summary of Decisions Requested reports were publicly notified on 13 April 2021. The summary report is in two parts: firstly by submitter (Report 1) and secondly by topic (Report 2). Each submission was numbered, and every decision requested has been assigned a unique submission point reference number.
54. The further submissions period ran from 13 April 2021 to 11 May 2021. A further submission period of 10 working days was held on a small number of submission points identified in an errata.
55. Council received a total of 70 further submissions.

5.2 Late Submissions

56. There were 11 late submissions in total as tabled below:

Submission number	Submitter name	Date submission received
244	Titahi Bay Surfriders	21/11/2020
266	Edwards, Annalita	21/11/2020
270	Saad, Adibah	21/11/2020
245	Stephen-Smith, Edmund	22/11/2020
79	Heather Phillips and Donald Love	23/11/2020
267	Taylor, Aaron and Lorraine	23/11/2020
247	Dale, Linda	25/11/2020
249	Te Whānau Horomona	26/11/2020
263	Regional Public Health	27/11/2020
264	Te Rūnanga o Toa Rangatira	27/11/2020
265	Te Āhuru Mōwai	27/11/2020

57. All timeframe extensions requested by submitters were approved under delegated authority by the General Manager of Policy, Planning and Regulatory Services, Ms Nic Etheridge, under Section 37 of the RMA.

5.3 Incomplete Submissions

58. There were 19 submissions received that were considered incomplete or partly incomplete as there was information missing that was required by the RMA form 5, including:

- Selecting whether they could/could not gain trade competition through their submission;
- Whether they wish to be heard in support of their submission;
- Whether they would consider presenting a joint case; and
- Making submissions on matters not relating to the Proposed District Plan (i.e. other Council functions).

Table 3: Missing information specified in RMA Form 5 Submission form

Incomplete submissions	Could/could not gain trade competition through their submission	Whether they wish to be heard in support of their submission	Whether they would consider presenting a joint case	Submission not directly on PDP
273	Rowland, Rich			
272	Wells, Ian			
275	Alderdice, Joanna			
268	Kavas, Yasemin leana			
127	Radford, Melissa			
129	Hilling, Sharon			
131	Wi-Neera, Zachariah Paraone			
132	Watson, Tina			
98	Duggan, Michael			
197	Ford-Tuveve, Donna Lee			
248	Lewis, Gary			
254	Weeks, Andrew and Jill			
255	Weeks, Jill			
133	Howe, Nikita			
221	Brunton, Andrew			
237	Mclaughlan, James (Bubbles Family Trust)			
256	Hartley, Nick			
266	Edwards, Annalita			
267	Taylor, Aaron and Lorraine			

59. One further submission from Pauline and Jack Morum (FS15) was incomplete as it was missing the RMA form 6 details such as: stating what submission they were making a further submission on, clearly identifying what part of the submission they were opposing, and not providing details such as whether they wish to be heard or whether they would consider presenting a joint case.

5.4 Late Further Submissions

60. There was one late further submission from TROTR who requested an extension until 5pm on Wednesday 19 May (an additional 6 working days). This was approved on Monday 10 May 2021 by Ms Etheridge under Section 37 of the RMA.

5.5 Withdrawn Submissions

61. There have been no original submissions withdrawn.

62. TROTR made further submission points on Kainga Ora 81.547 and 81.614. TROTR withdrew both of these further submission points by email on 6 August 2021. The topic is addressed in the S42A report for Tangata Whenua Strategic objectives and Papakāinga.

6 Proposed District Plan Provisions

6.1 Legal Effect of Rules

63. The rules in the PDP do not have immediate legal effect except for rules that relate to:

- Historic Heritage;
- Sites and Areas of Significance to Māori; and
- Significant Natural Areas.

64. The rules that have immediate legal effect are clearly identified in the PDP.

7 Decision Making Process

7.1 Procedures and Timeframes for Decision Making

65. Under Clause 10 of Schedule 1 of the RMA, Council has a period of two years in which to make decisions on submissions after it is publicly notified.
66. The ability to make these decisions was delegated to the Hearings Panel through a resolution by Te Puna Kōrero on 15 July 2021.

7.2 Consultation Processes Post-Notification

67. Council officers have undertaken further analysis in response to submissions made in order to inform both Part A and Part B s42A evaluation reports. This has included, where necessary, seeking expert evidence and direct consultation with submitters and their experts.
68. A number of hui were held with TROTR for cultural advice as mana whenua of Porirua, and to better understand their submission and further submission.
69. This consultation ranges from meetings to better understand points made in hearings, through to site visits to understand submission points made with respect to individual sites. For example, around 30 site visits were made by ecologists to inform preparation of their expert evidence on SNAs.

7.3 Appointment of a Hearings Panel

70. Council has appointed a Hearings Panel comprising a Chair and four commissioners to hear, consider and make decisions on submissions on the PDP.
71. The Panel was selected via an Expression of Interest (EOI) approach on the Government's Electronic Tender Service (GETS). The Panel was selected based on attributes and the relevance of their specific skills, knowledge and other attributes relevant for the PDP hearings process. One back up commissioner was also identified. The reason for the EOI approach was to give equal opportunity to the market and to encourage participation.
72. The Panel is comprised of independent RMA commissioners with both general and specific skills and knowledge relevant to the PDP and the submission points raised.
73. Council is required under s34A(1A) to consult iwi authorities about whether it is appropriate to appoint a commissioner who understands tikanga Māori and the perspectives of local iwi or hapū. Council consulted with TROTR in the process of appointing the Panel.
74. The Panel has been tasked with considering the submissions received, hear those submitters who wish to be heard, and make decisions on the matters raised in the submissions.

8 Hearings and Decision Process

75. There are eight hearing streams in total. At this stage, only the dates for the first three hearing streams have been confirmed.
76. The Hearings Panel released Minute 1 which sets out the draft hearings procedures. A hearings procedures conference was held to discuss the procedures at Te Rauparaha Arena on Monday 2 August 2021. Approximately 60 submitters attended the hearings procedures conference.
77. Based on feedback from submitters, Minute 2 was released on 17 August 2021 which set out the finalized hearings procedures.
78. A Hearings Administrator will be the key point of contact with submitters for all hearings related matters.
79. An independent 'Friend of the Submitter' service will be available for the duration of the hearings if any submitters need assistance preparing for a hearing or speaking to their submissions.

9 Submissions on Part 1 and overarching matters

9.1 Overview

80. This Part A s42A evaluation report considers submissions received by Council in relation to Part 1 of the PDP, as well as any overarching or plan-wide matters that do not “fit” as part of a topic or chapter. Part B considers submissions relating to particular topics/chapters.
81. There were 48 original submissions on Part 1, as well as two further submissions.
82. There are 115 original submissions on overarching or plan-wide matters, as well as 60 further submissions.

9.1.1 Report Structure

83. Submissions on Part 1 and overarching matters raised a number of issues which have been grouped into sub-topics within this report. Some of the submissions are addressed under a number of topic headings based on the topics contained in the submission. I have considered substantive commentary on primary submissions contained in further submissions as part of my consideration of the primary submission(s) to which they relate.
84. In accordance with Clause 10(3) of the First Schedule of the RMA, I have undertaken the following evaluation on both an issues and provisions-based approach, as opposed to a submission by submission approach. I have organised the evaluation in accordance with the layout of chapters of the PDP as notified.
85. Due to the number of submission points, this evaluation is generic only and may not contain specific recommendations on each submission point, but instead discusses the issues generally. This approach is consistent with Clause 10(2)(a) of Schedule 1 to the RMA. Specific recommendations on each submission / further submission point are contained in Appendix B.
86. The following evaluation should be read in conjunction with the summaries of submissions and the submissions themselves. Where I agree with the relief sought and the rationale for that relief, I have noted my agreement, and my recommendation is provided in the summary of submission table in Appendix B. Where I have undertaken further evaluation of the relief sought in a submission(s), the evaluation and recommendations are set out in the body of this report. I have provided a marked-up version of the Chapter with recommended amendments in response to submissions as Appendix A.
87. This report only addresses definitions that are specific to this topic. Definitions that relate to more than one topic have been addressed in Hearing Stream 1.

9.1.2 Format for Consideration of Submissions

88. For each identified topic, I have considered the submissions that are seeking changes to the PDP in the following format:
 - Matters raised by submitters;
 - Assessment; and

- Summary of recommendations.
89. The recommended amendments to the relevant chapters are set out in Appendix A of this report where all text changes are shown in a consolidated manner.
90. I have undertaken a s32AA evaluation where there are recommended amendments to provisions in my assessment.

9.2 Part 1: National Direction Instruments

9.2.1 *Matters raised by submitters*

91. Transpower [60.22, 60.123] seeks amendments to add reference to the NPS-ET, as well as other amendments to clarify that the NZCPS is a national policy statement like any other, and that s55 of the RMA requires a local authority document to give effect to the national policy statement with no distinction between the NZCPS and any other national policy statement.
92. Forest and Bird [225.80] seeks that the PDP be amended to give effect the NPS-FM 2020 and that this is explained in this section.

9.2.2 *Assessment*

93. I agree with the addition of the NPS-ET which was an oversight, however I do not agree with the removal of references to the NZCPS. The NZCPS is different from other national policy statements, as it is the only mandatory national policy statement (s57 of the RMA), and therefore should have high visibility in this section.
94. I consider that some minor changes are required to be made to the PDP to align with the NPS-FM as outlined in Part B of this report. However, I consider that this section does not need to be amended, as there is still further work required to give effect to the NPS-FM following review of the RPS and PNRP by GWRC.

9.2.3 *Summary of recommendations*

95. I recommend for the reasons given in the assessment, that the Hearings Panel:
- a. **Amend** the National Directions Instruments section as set out in Appendix A.
96. I recommend that the submission from Transpower [60.22, 60.123] and Forest and Bird [225.80], be **accepted in part**.

9.3 Part 1: Tangata Whenua

9.3.1 *Matters raised by submitters*

97. TROTR [264.1] seeks to have a foreword from Ngāti Toa added to sit alongside the mayor's foreword.

98. TROTR [264.89, 264.90, 264.91, 264.92, 264.8, 264.87] seeks a number of amendments to the Definitions and Glossary to better reflect what the terms mean to them, and in some cases, how they are defined in other legislation. The terms that they are seeking amendments to are:
- a. Customary harvesting, by replacing it with Hauhake
 - b. Mana whenua
 - c. Wahi tapu
 - d. Wahi tupuna
 - e. Community corrections activity
 - f. Coastal water
99. TROTR [264.20] and Te Whānau Horomona [249.3] seek relatively minor changes to the Tangata Whenua section. The former wants “represents” replaced with “acknowledges” in the ‘Ki uta ki tai’ section, and the latter seeks reference to community planning documents in the ‘Hapū and iwi planning documents’ section.
100. GWRC [137.6] seeks that use of terminology is reviewed with Ngāti Toa Rangatira.

9.3.2 Assessment

101. I agree that a foreword from Ngāti Toa would be appropriate reflecting both their status as mana whenua, and our partnership in developing the PDP. No text has been provided as yet, but the submitter will provide this prior to the hearing.
102. TROTR [264.89] seeks that the term customary harvesting in the Definitions is replaced with the term hauhake (of which they provide a definition for). The term customary harvesting is used in both the ECO and CE chapters, including as a permitted activity standard³. I therefore consider that if the term ‘hauhake’ is used it should be elevated from the Glossary to the Definitions section to replace ‘customary harvesting’.
103. TROTR [264.90, 264.91, 264.92] seek that the terms ‘mana whenua’, ‘wāhi tapu’ and ‘wāhi tupuna’ are all replaced with definitions in other legislation. I agree as this provides better consistency with these higher order documents, particularly mana whenua which is defined in the RMA itself.
104. TROTR [264.85] seeks amendments to the terms ‘coastal water’, however this term is defined in the National Planning Standards and cannot be amended.
105. I agree with the changes to customary activity as sought by TROTR [264.8, 264.87] and Te Whānau Horomona [249.1]. The amendments better reflect the meaning of the term in a Ngāti Toa context.
106. I consider that the amendments sought by TROTR and Te Whānau Horomona to the Tangata Whenua section better reflect Ngāti Toa’s status as mana whenua and should be accepted.

³ The consequential changes to these chapters are addressed in the relevant Part B s42A reports

107. I agree with GWRC. Council has engaged with Ngāti Toa on terminology through our partnership approach in developing the PDP, and through the Schedule 1 process

9.3.3 Summary of recommendations

108. I recommend for the reasons given in the assessment, that the Hearings Panel:

- a. **Amend** the Definitions, Glossary and Tangata Whenua sections as set out in Appendix A.

109. I recommend that the submissions from GWRC [137.6]. TROTR [264.89, 264.90, 264.91, 264.92, 264.8, 264.87] and Te Whānau Horomona [249.3], be **accepted**.

110. I recommend that the submissions from TROTR [264.85], be **rejected**.

9.3.4 Section 32AA evaluation

111. In my opinion, the amendments to these definitions are more appropriate in achieving the objectives of the PDP than the notified provisions. In particular, I consider that they will improve consistency with other legislation and better reflect the meaning of the terms to mana whenua. Consequently, they more appropriately achieve the purpose of the Act.

9.4 General submissions – Giving effect to national direction

9.4.1 Matters raised by submitters

112. Submissions from DOC [126.67, 126.68, 126.70], GWRC [137.1, 137.2, 137.3, 137.76], and Forest and Bird [225.20] all consider that the PDP should give effect to the NPS-FM 2020 through this review. The latter considers the PDP requires:

Further amendments to methods or rules, or the creation of new methods or rules where necessary to implement the NPS and these policies in full.

113. GWRC [137.2] specifically considers that the PDP does not give effect to clause 3.5 of the NPS-FM 2020 and requests changes to THWT-O2, THWT-P2, THWT-P3, SUB-O1, SUB-P1, SUB-P5, FUZ-P2 and APP-11.

114. TROTR [FS70.41] supports the following submission from GWRC [137.3]:

Incorporate relevant recommendations from Te Awarua-o-Porirua whaitua implementation programme and the Ngāti Toa Rangatira Statement into the district planning provisions.

115. DOC [126.70] submits that amendments need to be made to the PDP to comply with all environmentally-focused higher order RMA documents.

116. GWRC [137.69] and Forest and Bird [225.21] submits that the PDP needs to align with the NES-FW 2020.

117. David William Ltd [181.2] considers that the NPS-FM would “negate any future development for Porirua City or any other land development in New Zealand”, and therefore opposes the NPS-FM 2020.

9.4.2 Assessment

118. The Overview to the s32 Evaluation outlines what is still required to give effect to the NPS-FM 2020 under the heading “Further work required in the future”. This section outlines that the NPS-FM is primarily aimed at regional councils, including the need to review regional plans. The PNRP has not been updated with the substantial requirements of the NPS-FM that relate to catchment objectives and limit setting. Therefore a future review of the PDP will need to take place once changes to the RPS and PNRP are progressed.
119. The above submitters assert that the PDP is inconsistent with the NPS-FM 2020 without giving any examples. Most state that the PDP is somehow inconsistent with clause 3.5. GWRC lists a number of provisions that need to be updated, without any explanation as to how they are inconsistent. I disagree with GWRC [137.2] that the provisions they list need to be amended to give effect to the NPS-FM.
120. I consider that the PDP aligns with the NPS-FM 2020 as far as practicable, including clause 3.5 as outlined in section 4.3.1 of the overview to s32 evaluation.
121. As outlined in the Overview to the s32 Evaluation, in drafting the PDP Council considered both the Whaitua Implementation Plan (WIP) report and the Ngāti Toa Rangatira Statement on the Te Awarua-o-Porirua Whaitua Implementation Programme.
122. While they carry no statutory weight until they are incorporated into the RPS and PNRP, I consider that the PDP broadly aligns with both of these documents as outlined in the Overview to the s32 Evaluation.
123. I agree with the submitters that the PDP is required to give effect to all higher order documents, including the NPS-FM and NES-FW 2020, and I consider that the PDP achieves this.
124. I agree with Forest and Bird [225.20, 225.21] that some amendments are required to the PDP to give effect to the NPS-FM and NES-FW. These are recommended in the s42A evaluation reports for EW and ECO chapters for provisions that duplicate or are less stringent than the provisions of the NES-FW as they relate to wetlands.
125. I am unclear what decision is being sought by David William Ltd, as the NPS-FM is predominantly implemented by regional councils as outlined above.

9.4.3 Recommendations

126. I recommend that the submissions from DOC [126.67, 126.68, 126.70], GWRC [137.1, 137.3, 137.69, 137.76], and Forest and Bird [225.20,225.21], be **accepted**.
127. I recommend that the submission from GWRC [137.2] and David William Ltd [181.2], be **rejected**.

9.5 General submissions – PDP structure

9.5.1 Matters raised by submitters

128. Several submitters raised issues about where certain provisions sit within or across chapters.
129. Kāinga Ora [81.931] seek that all transport related provisions be located in the Transport Chapter rather than split across Infrastructure and Transport. They also seek all earthworks provisions be in the Earthworks chapter [81.934]. They consider that:

The current division of provisions and standards is inconsistent with best practice and makes navigation of the Plan and determining compliance cumbersome and prone to error.

130. Forest and Bird [225.250] seek that coastal margin provisions be merged into the CE Chapter, and that the Introduction to the CE chapter is amended as “it is uncertain and confusing” [225.183]. Forest and Bird [225.185] seeks CE-O2 is moved to the NH chapter.

131. Forest and Bird [225.165] also seek that “Activities that may have adverse effects on indigenous biodiversity but do not necessarily include vegetation removal should be considered in the relevant chapters of the plan”, and that:

Earthworks effects in indigenous vegetation should be controlled through rules in the EW chapter that are integrated across the plan to achieve the ECO objectives and policies.

132. Along these lines, Forest and Bird [225.170] seek that ECO-R4 - Earthworks within a Significant Natural Area, be moved to the Earthworks Chapter as “Including earthworks in a chapter focusing on vegetation removal is potentially confusing”. They also seek:

Include a note in this chapter that EW rules in SNAs are dealt with in the EW chapter (or vice versa).

Add a non-complying rule to EW rules for earthworks within SNA Overlays where the activity is not specifically provided for.

Include a 20m setback from Wetlands within the EW Chapter rules generally, and within this specific rule.

133. Forest and Bird make submissions seeking matters of discretion are restricted to the rule to which they apply and not standards [225.54, 225.227], and that policies are removed as matters of discretion [225.24].

9.5.2 Assessment

134. In drafting the PDP, some plan-wide decisions had to be made where the National Planning Standards were not explicit about where certain topics should be located. These decisions were made with the advice and input from staff at the Ministry for the Environment. The rationale relating to the allocation of provisions for each chapter is listed in the relevant s32 evaluation report. For example, the rationale for locating infrastructure provisions is outlined in section 4.6 of the s32 evaluation report for the Infrastructure Chapter. This section explains that the

transport network is defined as being publicly-owned transport infrastructure, and provisions for managing the transport network are located in the Infrastructure Chapter. The Transport chapter addresses transport facilities on private land, and the transport effects of land use activities.

135. Kāinga Ora seeks that all earthworks provisions in the PDP be moved into the Earthworks chapter but does not give a specific reason why they are seeking this amendment. Part 7 of the National Planning Standards suggests that earthworks provisions relating to infrastructure should be located in an Infrastructure Chapter as:

The Earthworks chapter must include cross-references to any relevant earthworks provisions under the Energy, infrastructure, and transport heading.

136. I disagree with Kāinga Ora that this division of provisions makes navigation of the PDP cumbersome and prone to error. The division of provisions between the chapters is clearly outlined in the introduction for each chapter. Furthermore, the users of the Infrastructure and Transport Chapters are network utility operators and developers respectively, both of which are frequent plan users and/or employ professional planners and they would be unlikely to be confused about the scope of the chapters.

137. Keeping all provisions relating to publicly-owned infrastructure in one chapter provides a one-stop-shop for network utility operators. Likewise, grouping transport provisions provides a one-stop-shop for private developers.

138. In regard to the division of provisions between the CE and NATC chapters, the rationale is recorded in the s32 reports for Public Access and Natural Character, as well as the s32 report for the Coastal Environment. The drafting of the PDP complies with the directions in the National Planning Standards which are clear on the matter:

20. If provisions to protect the natural character of wetlands, lakes and rivers and their margins are addressed, they must be located in the Natural character chapter.

...

22. If provisions to maintain and enhance public access to and along the coastal marine area, lakes, and rivers are addressed they must be located in the Public access chapter.

...

28. If the district has a coastline, a Coastal environment chapter must be provided that:

a. sets out the approach to managing the coastal environment and giving effect to the NZCPS

b. sets out provisions for implementing the local authorities functions and duties in relation to the coastal environment, including coastal hazards

c. provides cross-references to any other specific coastal provisions that may be located within other chapters.

139. I consider that the introduction to both of these chapters provides the cross referencing referred to in (c) above and does not need to be amended as suggested by the submitter.

140. The rules relating to earthworks in SNA are located in the ECO Chapter, this is outlined in the Overview to the s32 Evaluation under section 4.2:

....all rules and standards relating to an activity within an overlay area (e.g. landscapes or natural hazards) should be sitting within that overlay chapter - unless the planning standards direct otherwise, in which case cross-references are provided

141. The Ministry for the Environment was consulted in respect to interpretation of the National Planning Standards, and they advised that where controls on earthworks are to manage effects on an overlay matter, they are best placed in that chapter.
142. I consider that this approach is not as “potentially confusing” as the submitter describes it. SNAs cover a number of private properties in Porirua and keeping the earthworks and vegetation rules relating to SNAs in the ECO chapter reduce the amount of places that the predominantly lay plan users will have to look. The only other chapter in the PDP with rules relating to clearance of vegetation within SNAs is the Infrastructure Chapter. As set out above, network utility operators are frequent plan users and/or employ professional planners who are less likely to misinterpret the PDP.
143. I do not agree with the other amendments sought by Forest and Bird [225.170] to ECO-R4. The NES-FW requires regional councils to regulate activities in or near wetlands under Clause 5. Any earthworks within 10m of a wetland is non-complying under Clause 54. No reasoning is provided by the submitter why this should be regulated by a territorial authority, or why the PDP should have more stringent rules for earthworks near a wetland than the NES-FW.
144. In regard to the use of policies as matters of discretion, I consider that if an activity is a listed controlled or restricted discretionary activity, and there is a clear policy direction which sets out where these activities may be appropriate, then it is appropriate that the matters of discretion refer back to the policy. This has four obvious benefits; firstly, it directly implements the policies; secondly, it ensures a clear line-of-sight to the policies to assist plan users; thirdly, it is a more economical use of words and reduces the length of the chapters and the plan as a whole, and; fourthly, it avoids the risk of policies being paraphrased and mis-interpreted as separate matters of discretion. These benefits are in line with best practice plan drafting. The eplan format makes it easy for a plan user to click a hyperlink and toggle between the rule and policy.
145. Throughout the PDP, specific matters of discretion relate to particular standards, therefore it is not appropriate to list these matters under a rule which may trigger multiple standards.

9.5.3 Recommendations

146. I recommend that the submissions from Kāinga Ora [81.931, 81.934] and Forest and Bird [225.24, 225.54, 225.165, 225.183, 225.250, 225.170, 225.185, 225.227], be **rejected**.

9.6 General submissions – GIS mapping

9.6.1 Matters raised by submitters

147. Paul and Julia Botha [118.13] seek the inclusion of disclaimers about the accuracy of mapping.

148. GWRC [137.59] seeks amendment to the coastal environment map so it is clear which sites are outside of Porirua City Council's jurisdiction.
149. Robyn Smith [168.48, 168.47, 168.46, 168.44, 168.45, 168.43] seeks that MHWS is mapped in the planning maps, as it forms the boundary of various mapped features. The submitter suggests the incorporation of a map from Land Information New Zealand titled 'New Zealand Coastlines', as "this GIS layer provides a better and more realistic definition of the MHWS than adoption of cadastral boundaries". Further the submitter considers:

The PDP does not include a definition for 'the line of mean high-water springs' (MHWS) other than a statement confirming that is what MWHS is an abbreviation for. The location of the line defining the MHWS is an important RMA method to achieve the purpose of the Act (examples provided include that it defines the extent of the CMA and demarcates jurisdictional matters).

9.6.2 Assessment

150. In regard to the submission from Paul and Julia Botha, I consider that the planning maps are not the appropriate place to outline how any given feature was mapped, and the degree of accuracy. The background technical reports outline these issues where appropriate. I consider that overlays such as SNAs, were mapped as accurately as practicable, using the best technology and resources that were available. I am confident that all mapped features can be applied at a property scale for the purposes of determining what provisions of the PDP apply to any given site. If there is anything that has been challenged as being inaccurate by a submitter, the Schedule 1 process provides a mechanism to review these maps.
151. In regard to the submissions from Robyn Smith and GWRC, there is no existing accurate map of MHWS and therefore Council's jurisdictional boundary. Any time MHWS is mapped it quickly becomes out of date as it is a dynamic line that moves as shorelines erode and accrete and sea levels change. Along sandy coasts, MHWS can move seasonally and sometimes dramatically. For MHWS to be accurately mapped, it needs to be surveyed on a site by site basis.
152. All zones and most overlays and features in the planning maps are mapped to LINZ hydro parcel as it is a fixed known point. Some overlays including SNAs, SALs, ONFLs and areas with CHNC areas straddle the coastal marine area.
153. I consider that the LINZ hydro parcel is more appropriate as an outer limit for overlays (and zones for that matter), as it aligns with land ownership and site boundaries.
154. The ODP currently uses the hydro parcel as an outer boundary for zone boundaries and most mapped features. If there is any uncertainty on where MHWS lies in relation to their site, resource consent applicants are required to provide a survey plan indicating where it lies.
155. However, the submitter is correct that there are some areas inside and outside these areas that are within the CMA and therefore not in Council's jurisdiction.
156. To address any uncertainty, I consider that a note is needed in the Statutory Context section clearly setting out Council's jurisdiction, and how to apply the planning maps. The addition to this section recommended in Appendix A is based on similar notes in the Auckland Unitary Plan and the Christchurch District Plan.

9.6.3 Recommendations

157. I recommend for the reasons given in the assessment, that the Hearings Panel:
- a. **Amend** the Statutory Context section as set out in Appendix A.
158. I recommend that the submissions from GWRC [137.59] and Robyn Smith [168.48, 168.47, 168.46, 168.44, 168.45, 168.43], be **accepted in part**.
159. I recommend that the submission from Paul and Julia Botha [118.13] be **rejected**.

9.7 General submissions – Growth planning

9.7.1 Matters raised by submitters

160. John Cody raises various issues in regard to growth planning including:
- In respect of intensification and energy and water efficiency seeks off-set provisions based on aggregated measures of impact to support a continuous trend toward net-zero carbon in the District and interaction within the Region [184.3];
 - In respect of intensification and locality design and redesign: Seeks a clear intelligible set of rules and procedures that enable decision making that includes committed residents and potential residents, and entrepreneurial builders and developers [184.4];
 - In respect of intensification and energy and water efficiency: Seeks transitional rules and provision to facilitate the exit of industry from active travel zones [184.9];
 - In respect of intensification and locality design and redesign: Seeks rules relating to the creation and governance of reserves and common land [184.10].
161. Titahi Bay Community Group and Pestfree Titahi Bay [94.2] seek the resolution of the issue of wastewater and pollution entering waterways before any new development under the PDP is allowed.
162. Paremata Residents Association [190.6] seek that any new multi-unit building applications in the Mana area are declined until the sewer main is replaced and upgraded.
163. Paula Birnie [236.9] raises a number of issues including a lack of evidence base to inform PDP, lack of community hui, and a lack of thought for long-term implications including infrastructure.

9.7.2 Assessment

164. I am unsure if the submission from John Cody [184.3] refers to carbon emission offsetting or reducing emissions through urban design. If it is the former, the legal mechanism for this is the Emissions Trading Scheme rather than the RMA. Otherwise, the PDP seeks to achieve efficiency in various ways including housing design (urban design guides), intensification around rapid transit, provision for local commercial centres (homes can source convenience goods without travelling to a bigger centre) and enabling home business. I do not consider any changes are required in response to this submission.

165. I consider that the development of the PDP has provided plenty of opportunity for residents, builders and developers to be involved in development of provisions, including where and how intensification occurs. The engagement programme is outlined in the Overview to s32 Evaluation. There will be further opportunity with notification of a variation for intensification under the NPS-UD. As a result, I consider that the PDP constitutes a clear intelligible set of rules and procedures that enable inclusive decision making.
166. I consider that the PDP enables energy efficiency as outlined above, and to help achieve water use efficiency requires water meters and water tanks on new builds to reduce demand on bulk water supply. I am unsure what “exit of industry from active travel zones means”, the submitter may wish to clarify this with the Panel at the hearing. I do not consider any “transitional rules and provisions” are required.
167. The mechanism for provision of reserves is the Council’s Long Term Plan and Development Contribution Policy. Development contributions are leveraged for contributions to neighborhood reserves, or otherwise through a contribution of land in lieu of a contribution. As such it is inappropriate to require contributions of land through rules in the PDP.
168. In regard to the two submissions about wastewater infrastructure, this is addressed in Appendix 7 of the overview to s32 evaluation. Through a combination of LTP investment⁴ and development contributions, Porirua has adequate development capacity in the short and medium term.
169. I do not agree that consent applications for multi-unit housing in Mana should be declined until the sewer main is replaced and/or upgraded. The Three Waters Chapter requires new multi-unit development to comply with performance standards under THWT-R5. If these performance standards cannot be met, there may need to be on site specific measures to ensure compliance, such as wastewater detention for example.
170. I do not agree with the issues raised by Paula Birnie. As outlined in Overview to s32 Evaluation, the PDP has had an extraordinary amount of consultation stretching back to discussion documents released in 2015. The Growth Strategy, and recent updates in LTP spending for three waters infrastructure, have positioned Porirua for growth out to a 30-year horizon as required by the RMA and the NPS-UD.

9.7.3 Recommendations

171. I recommend that the submission from John Cody [184.4] be **accepted in part**.
172. I recommend that the submissions from John Cody [184.3, 184.9, 114.10], Titahi Bay Community Group and Pestfree Titahi Bay [94.2], Paremata Residents Association [190.6], Paula Birnie [236.9] be **rejected**.

⁴ Noting that since this s32 report was notified in August 2020, the LTP 2021-2051 was published in July 2021, this includes a significant increase in 3 waters investment - \$1.063 billion over the next 30 years.

9.8 General submissions – Incorporating documents by reference

9.8.1 Matters raised by submitters

173. Kāinga Ora [81.932, 81.357, 81.367, 81.368, 81.369, 81.370, 81.355, 81.927]⁵ opposes the inclusion of and reference to non-statutory documents in the PDP. The submitter considers that “all rules and effects standards that require assessment to determine compliance must be set out in the Plan.”

9.8.2 Assessment

174. The submitter does not give a reason for the relief sought.
175. Most district plans, regional plans, NPS, and NES incorporate technical documents by reference. Part 3 of Schedule 1 provides for including these documents by reference where they are “too large or impractical to include in, or print as part of, the plan or proposed plan”. Part 3 sets parameters around including this material in plans including how it must be consulted on, dated, readily accessible, and that new versions can only be referred to through a plan change or variation.
176. I consider that incorporating documents by reference is in line with best practice. The PDP incorporates 23 documents by reference, some in the hundreds of pages. This has substantially shortened the length of the PDP. The question of whether any of these documents is the most efficient and effective way of achieving the objectives is addressed in Part B of this report on a topic-by-topic basis.

9.8.3 Recommendations

177. I recommend that the submissions from Kāinga Ora [81.932, 81.357, 81.367, 81.368, 81.369, 81.370, 81.355, 81.927], be **rejected**.

9.9 General submissions – Consultation

9.9.1 Matters raised by submitters

178. Plimmerton Residents' Association Inc [218.2] seeks that immediate neighbours are directly contacted with the opportunity to submit on a rezoning proposal, and that the PDP should include the process for rezoning properties and the notification and consultation required. They give the rezoning of 10A the Track in Plimmerton as an example of where neighbours should be notified.
179. Ema Pomare [219.1] submits that notification using the Māori Land Online database is a more thorough means of outreach.
180. Gary Lewis [248.3] submits that: “Voices [of families displaced by rezoning Porirua east] need to be heard in planning their neighbourhood”.

⁵ Note that some of these submission points also raise Three Waters topic-specific points – these matters are dealt with under the s42A report for Three Waters.

9.9.2 Assessment

181. I agree with submissions from Plimmerton Residents' Association Inc and Gary Lewis that residents in areas affected by rezoning proposals should be consulted with and have the opportunity to provide input. I consider that this has occurred for all rezoning proposals in the PDP in accordance with the requirements of Schedule 1, and best practice pre-notification engagement.
182. Schedule 1 of the RMA provides the ultimate requirements for consultation on a plan change to rezone property. This includes sending a public notice to "every ratepayer for the area of the territorial authority where that person, in the territorial authority's opinion, is likely to be directly affected by the proposed plan". As part of the notification of the PDP, every ratepayer in Porirua was written to, as well as occupiers of homes. Therefore, the immediate neighbours of 10A the Track and Eastern Porirua would have received direct notification unless there was an issue with the postal process, including if there is an error in the postal address in the Council rating database.
183. The rezoning of 10A the Track and Eastern Porirua was considered as part of the Growth Strategy 2048. Consultation on the Growth Strategy was undertaken in accordance with the Local Government Act 2002, including an extensive public engagement campaign, and a submissions process.
184. Furthermore, as outlined in the Overview to s32 evaluation, there was a significant pre-notification engagement programme. This included engagement on a full draft of the District Plan in 2019, with associated media campaign, and public meetings with residents and special interest groups.
185. In response to the submission from Ema Pomare, the PDP was developed in partnership with Ngāti Toa, and the Council was guided by their advice on the best means of engaging with Māori. For future plan changes this database will be considered as a means of communication in consultation with TROTR.
186. I do not consider that any amendments to the PDP are required.

9.9.3 Recommendations

187. I recommend that the submissions from Plimmerton Residents' Association Inc [218.2], Ema Pomare [219.1], Gary Lewis [248.3], be **accepted in part**.

9.10 General submissions – Compliance and monitoring

9.10.1 Matters raised by submitters

188. Titahi Bay Community Group and Pestfree Titahi Bay [94.3] submit that

Council must employ more compliance officers to ensure the current and further District Plan rules and consents issued are being adhered to. Where significant matters are breached enforcement action needs to be taken.

9.10.2 Assessment

189. I agree with the submitter that monitoring and compliance is a critical component of resource management. The recently published LTP 2021-2051 provides for an increased monitoring and compliance resource of 2.5 Full Time Equivalent staff members. This does not require any amendments to the PDP and is rather a Council resourcing matter.

9.10.3 Recommendations

190. I recommend that the submissions from Titahi Bay Community Group and Pestfree Titahi Bay [94.3], be **accepted in part**.

9.11 General submissions – Use of certain terms

9.11.1 Matters raised by submitters

191. Kainga Ora [81.940, 81.644, 81.645, 81.251⁶] seeks removal of reference to the term 'avoid' throughout the PDP, in favour of the term 'discourage', or inclusion of qualifying statements.

192. Waka Kotahi [82.296, 82.164⁷, 82.165, 82.95, 82.44, 82.46, 82.47] seeks removal of the term 'minimise' throughout the PDP, in favour of the term 'mitigate', which aligns with the effects hierarchy under the RMA.

193. House Movers Association [167.2, 167.7] seeks addition of new provisions to provide for relocation, removal, and re-siting of dwellings as a permitted activity.

9.11.2 Assessment

194. I consider that removal of the term 'avoid' from the PDP is inappropriate, and inconsistent with higher order direction. All Council planners involved in drafting the PDP were fully aware of the King Salmon decision⁸ as it relates to the term 'avoid' and have applied this term to the drafting of provisions in the PDP with the Court's interpretation in mind. The term is used under various higher-level planning instruments that must be given effect to in the PDP. Whether the use of the term is appropriate in relation to any particular provision is addressed under Part B of this report for any given topic.

195. I consider that the removal of the term 'minimise' is inappropriate. Like the term 'avoid', this term was used deliberately, and in the context of the overall broad judgement approach which includes consideration of both adverse and positive effects. 'Minimise' is used where there is likely to be a significant adverse effect, and the provision seeks to reduce this to the most extent possible. I consider that this provides sufficient guidance to a decision maker who is looking at

⁶ 81.644, 81.645, 81.251 are also dealt with under the s42A report for Infrastructure.

⁷ Note that the part of this submission relating to the National Grid is dealt with in the S42A report for Infrastructure.

⁸ *Environmental Defence Society Inc v The New Zealand King Salmon Co Ltd* [2014].

the adverse effects of one part of an activity, in the context of the balancing of overall effects of an activity.

196. Both terms are used extensively throughout the PDP. Neither submitter has provided sufficient s32AA evaluation of the impact of the decision they request.
197. In regard to relocating houses, this activity is covered by the definition of the term 'Construction activity'. Construction activity is a permitted activity in all zones, and as such new provisions are not needed. This issue is addressed more substantially in the Definitions s42A.

9.11.3 Recommendations

198. I recommend that the submissions from Kainga Ora [81.940, 81.644, 81.645, 81.251], Waka Kotahi [82.296, 82.164, 82.165, 82.95, 82.44, 82.46, 82.47], and House Movers Association [167.2, 167.7], be **rejected**.

9.12 General submissions – Notification preclusion

9.12.1 Matters raised by submitters

199. Kainga Ora [81.915, 81.916, 81.917] seek greater use of non-notification clauses throughout the PDP, including revised wording of standard notification exclusion clauses so that they clearly deliver the intended benefit of the tool. They consider:

greater certainty is given to the development as a whole without risk of the notification exclusion being lost due to a technical breach that would not otherwise benefit from affected party input.

9.12.2 Assessment

200. I consider that non-notification clauses are used appropriately and judiciously throughout the PDP. Whether the use of the clause is appropriate in relation to any particular provision is addressed under the s32 evaluation or that topic.
201. The submitter does not provide much detail on what they are seeking, including examples of how they should be reworded. The Panel may wish to ask them to address this further at the hearing.

9.12.3 Recommendations

202. I recommend that the submissions from Kainga Ora [81.915, 81.916, 81.917], be **rejected**.

9.13 General submissions – Overarching opposition to the PDP and alternative or consequential relief

9.13.1 Matters raised by submitters

203. Kainga Ora [81.909, 81.950] opposes the entire PDP, and seeks that the PDP be deleted or amended to address the matters raised in its submission to achieve the purpose of the RMA.
204. Wellington City Council [8.1] seeks that the provisions proposed in the PDP but are “supportive of further additions to the Plan, as appropriate through the submissions process, to support a well-functioning and vibrant Porirua City”.
205. Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited [123.1] seeks a range of general relief to align with statutory requirements.
206. Forest and Bird [225.227] considers the PDP is not in line with RMA requirements, including s31.
207. Regional Public Health [263.5, 263.7, 263.1] seeks that health and wellbeing is prioritised in the PDP as a land use consideration, and that the integrated planning approach is retained.
208. Multiple submitters seek consequential changes to provisions following consideration of their submissions including: Kainga Ora [81.522, 81.580, 81.686, 81.727, 81.768, 81.815, 81.903], Harvey Norman Properties (N.Z.) Limited [144.79], Wellington Electricity [85.38], Kiwirail [86.73], Z Energy Ltd [92.1], Porirua City Council [11.75], FENZ [119.4], GWRC [137.68], Oranga Tamariki [143.9], Rural Contractors NZ Inc [179.6] and Forest and Bird [225.51].

9.13.2 Assessment

209. In response to all of the above submissions, I consider the PDP achieves the purpose of the RMA, subject to amendments made in response to specific submissions as outlined in Appendix A of both Part A and B of this report.
210. I agree with Regional Public Health that health and wellbeing should be a priority in the PDP. This aligns with s5(2) of the RMA. I also agree that the integrated planning approach should be retained.

9.13.3 Recommendations

211. I recommend that the submissions from Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited [123.1] and Regional Public Health [263.5, 263.7, 263.1] be **accepted**
212. I recommend that the submissions from Wellington City Council [8.1], Kainga Ora [81.522, 81.580, 81.686, 81.727, 81.768, 81.815, 81.903], Harvey Norman Properties (N.Z.) Limited [144.79], Wellington Electricity [85.38], Kiwirail [86.73], Z Energy Ltd [92.1], Porirua City Council [11.75], FENZ [119.4], GWRC [137.68], Oranga Tamariki [143.9], Rural Contractors NZ Inc [179.6] and Forest and Bird [225.51] be **accepted in part**.
213. I recommend that the submissions from Kainga Ora [81.909] and Forest and Bird [225.227] be **rejected**.

9.14 General submissions – Non-regulatory methods

9.14.1 Matters raised by submitters

214. The Porirua Pacific Services Network [214.2, 214.3, 214.4, 214.5, 214.6, 214.7, 214.8, 214.9, 214.14, 214.15, 214.13] seek a range of decisions relating to matters that sit outside the scope of the PDP including:

- Denial of liquor licenses
- Creation for socialisation spaces and funding for seating and shade in particular locations
- Investment in a new community hub
- Investment in recreational spaces
- Waste management
- Education campaigns

215. Porirua Pacific Services Network [214.13] also seek production of a brochure with statistics and the needs of the region as:

Having read the Plan and the Guides, cannot help but suspect that they were written by someone who does not have a good understanding of the social and socio-economic status of Porirua. There are no statistics about the social and economic landscape of Porirua. There are no figures on the ethnic makeup of Porirua. There is no survey done inquiring into what the local residents need and want. It is rather the designer imposing what she wants and what she thinks is the best upon the local residents

216. Regional Public Health [263.4, 263.2] seeks that Council invest in housing, and support to community organisations who work alongside homeless communities.

217. Annalita Edwards [266.1] seeks:

Save the current residents and the housing and infrastructure systems and schooling the churches and Matauala hall and the new one plus the communities in general that make Porirua East Porirua East.

9.14.2 Assessment

218. While I appreciate the matters raised in these submissions are of importance to the submitters and the communities of interest they represent, none of the above matters can be addressed in the PDP under the RMA.

219. Council has a broader role under other the LGA to address some of these matters to provide for a growing and well-functioning City. The relevant legal mechanisms include the Long Term Plan (investment), bylaws (liquor licensing and waste management), and LGA (education campaigns).

220. In regard to the latter point raised by Porirua Pacific Services Network [214.13], I consider that statistical information and the approach to community engagement in developing the PDP is sufficiently covered in the Overview to s32 Evaluation report.

9.14.3 Recommendations

221. I recommend that the submissions from Porirua Pacific Services Network [214.2, 214.3, 214.4, 214.5, 214.6, 214.7, 214.8, 214.9, 214.14, 214.15, 214.13], Regional Public Health [263.4, 263.2], and Annalita Edwards [266.1], be **rejected**.

9.15 Introductions to strategic objectives

9.15.1 Matters raised by submitters

222. Kainga Ora [81.199, 81.201, 81.206, 81.209, 81.213, 81.219, 81.225, 81.228, 81.233] submitted on the introduction to all but the Centres, Employment and Industry Strategic Directions, seeking that the reference to the steps plan users need to take when using the District Plan is removed as they considered it irrelevant.

9.15.2 Assessment

223. I disagree with the submitter that this text is irrelevant. The text in the General Approach chapter provides useful context for those using the Plan to understand how the Plan works. I appreciate that there is no such statement in the district-wide and area-based chapter introductions and this could be seen as internally inconsistent. However, in my opinion, the nature of the Strategic Objectives and how they relate to and are applied to the PDP as a whole and are implemented should be highlighted.

9.15.3 Summary of recommendations

224. I recommend that the submission from Kainga Ora [81.199, 81.201, 81.206, 81.209, 81.213, 81.219, 81.225, 81.228, 81.233] be **rejected**

9.16 Minor Errors

225. There are no minor errors to address in relation to the topic.

10 Conclusions

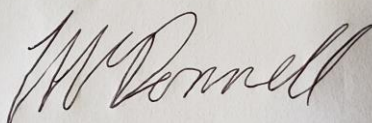
226. Submissions have been received in support of, and in opposition to the PDP.
227. Having considered all the submissions and reviewed all relevant statutory and non-statutory documents, I recommend that PDP should be amended as set out in Appendix A of this report.
228. I consider that the proposed objectives and provisions will be the most appropriate means to:
- a. achieve the purpose of the Resource Management Act 1991 (RMA) where it is necessary to revert to Part 2 and otherwise give effect to higher order planning documents, in respect to the proposed objectives, and
 - b. achieve the relevant objectives of the PDP, in respect to the proposed provisions.

Recommendations:

I recommend that:

1. The Hearing Commissioners accept, accept in part, or reject submissions (and associated further submissions) as outlined in Appendix B of this report; and
2. The PDP is amended in accordance with the changes recommended in Appendix A of this report.

Signed:

Name and Title		Signature
Report Author	Torrey McDonnell	

Appendix A. Recommended Amendments to Chapters

Where I recommend changes in response to submissions, these are shown as follows:

- Text recommended to be added to the PDP is underlined.
- Text recommended to be deleted from the PDP is ~~struckthrough~~.

Foreword from Ngāti Toa

[To be provided by Ngāti Toa]⁹

Description of the District

The Porirua District covers 183km² (18,251ha) with a population of approximately 59,327 (Forecast ID 2020). Porirua has a diverse and youthful population with a quarter of the population under the age of 15.

Early history of Porirua dates back to the 15th century with ~~Ngai Tara and Ngāti Ira, and later Ngāti Toa Rangatira recognising Porirua's early Māori occupation, and in the early 1820's the occupation and settlement of Ngāti Toa Rangatira recognising Porirua's (and other areas within the Ngāti Toa area of interest)~~¹⁰ strategic geographic importance and plentiful food supplies. Porirua City Council acknowledges Ngāti Toa Rangatira as mana whenua in the Porirua District and their history and values are outlined in the Tangata Whenua chapter.

The urban Porirua...

Statutory Context

Porirua City Council must have a District Plan at all times (section 73 of the RMA).

As set out in the Purpose chapter, the purpose, function and contents of the District Plan are directed towards achieving the purpose of the RMA, which is 'to promote the sustainable management of natural and physical resources'.

Sections 6, 7 and 8 of the RMA also place additional duties on Porirua City Council when exercising its functions and powers under the RMA. Under section 6, the Council must recognise and provide for a range of matters of national importance. Section 7 of the RMA identifies other matters which

⁹ TROTR [264.1]

¹⁰ TROTR [264.4]

the Council must have particular regard to, and section 8 requires the Council to take the principles of the Treaty of Waitangi/[Te Tiriti o Waitangi](#)¹¹ into account.

[Figure 1]

Central government may provide policy direction on resource management issues that are of national importance through national policy statements. The District Plan must give effect to national policy statements as outlined in section 75 of the RMA. Central government can also produce national environmental standards. Section 43B of the RMA sets out the relationship between national environmental standards and District Plan rules; this relationship is further outlined in the General Approach chapter. The District Plan must also implement the mandatory content of any National Planning Standards.

The RMA requires regional councils to have a regional policy statement and a regional coastal plan at all times, and they may also prepare regional plans. The District Plan must give effect to the Regional Policy Statement for the Wellington Region and must not be inconsistent with Regional Plans produced by the GWRC. The District Plan must also have regard to any proposed regional policy statement or regional plan.

This District Plan applies to land [that is landward of above](#)¹² the line of Mean High Water Springs (MHWS) [and as well as](#)¹³ the surface of water bodies within the City's territorial boundaries as shown in Figure 2. [The coastal marine area below MHWS is the jurisdiction of regional councils, as defined in the Resource Management Act.](#)

[The MHWS boundary has not been surveyed for inclusion in the planning maps as it is dynamic and its location can change. Zone boundaries in the planning maps and most other mapped features are defined by Land Information New Zealand's cadastral boundaries which is a fixed feature.](#)

[As a jurisdictional boundary, the exact location of the line of MHWS needs to be defined on a case-by-case basis. Where activities are close to the indicative coastline, a site-specific survey will be required to determine the location of the line of MHWS which defines the landward boundary of the coastal marine area. If a site-specific survey determines that MHWS is not located in the position shown on the maps, the boundary at the interface between the coastal marine area and the adjacent land zone and overlays will shift to the new line of mean high water springs.](#)

[Where there is land identified landward of MHWS that does not have a zone, the adjacent zoning shall apply.](#)

[District Plan provisions do not apply to any part of an overlay or other mapped feature in the planning maps that extends into the Coastal Marine Area](#)¹⁴.

The District Plan sits within a hierarchy under the RMA, which gives national, regional and district level direction through policy and planning documents. The relationship between the District Plan and these documents is shown in Figure 1 below.

Cross Boundary Matters

¹¹ TROTR [264.5]

¹² Robyn Smith [168.31]

¹³ Ibid

¹⁴ GWRC [137.59] and Robyn Smith [168.48, 168.47, 168.46, 168.44, 168.45, 168.43]

Porirua shares its boundaries with Kāpiti Coast District Council to the north, Upper Hutt City Council to the east, Wellington City Council to the south and Hutt City Council to the southeast. Porirua is within the Wellington Region, which is administered by the GWRC.

Cross boundary issues refer to situations where an activity takes place on or near a territorial boundary and where the effects of a particular activity impacts on the territory of an adjacent authority.

While the Porirua City Council has jurisdiction only within its territorial boundaries, integrated resource management requires coordination and cooperation between authorities for management issues that extend across boundaries and across jurisdictions. The Council will also consult with TROTR concerning cross-boundary issues, noting that the above-mentioned councils fall within the tribal boundaries of Ngāti Toa¹⁵.

Cross-boundary issues are addressed by:

1. Ensuring consistency and a degree of integration between the District Plan and the plans and policy statements of adjoining territorial authorities, as well as the GWRC. This will ensure that the region's resources are managed in a coordinated manner, and provide the basis for an assessment of resource consent applications; and
2. Consulting with adjoining authorities, GWRC and TROTR on resource management matters, including Plan reviews, Plan changes and resource consent applications as required under the RMA or as is necessary or appropriate. This will include discussions with Council officers and TROTR staff, possible notification of applications for resource consent in adjoining authorities and, where appropriate, joint hearings with adjoining territorial authorities and/or the GWRC.

¹⁵ TROTR [264.6]

Abbreviations

AEE	Assessment of Environmental Effects
GFA	Gross Floor Area
HNZPT	Heritage New Zealand Pouhere Taonga
HSNO	Hazardous Substances and New Organisms Act 1996
MHWS	Mean High Water Springs
NES	National Environmental Standard
NESCS	Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
NESTF	National Environmental Standards for Telecommunication Facilities 2016¹⁶
NPS	National Policy Statement
NZAA	New Zealand Archaeological Association
NZCPS	New Zealand Coastal Policy Statement
ONFL	Outstanding Natural Features and Landscapes
RMA	Resource Management Act 1991
SAL	Special Amenity Landscapes
SLR	Sea Level Rise
SNA	Significant Natural Areas
STEM	Standard Tree Evaluation Method
TTWMA	Te Ture Whenua Māori Act 1993

¹⁶ Telco [51.19]

Definitions

Note that other submissions and amendments to definitions can be found in the Part B s42A Report on definitions, and other relevant Part B s42A reports.

Customary activity	means the use of land, resources ¹⁷ or buildings for Māori cultural activities which includes marae activities, making or creating customary goods, mahinga kai ¹⁸ , rongoā, raranga, whakairo, hauhake, waka ama, Kingitanga-Kingitanga ¹⁹ events (Poukai), and other activities that recognise and provide for the special relationship between tangata whenua and places of customary importance.
Customary harvesting ²⁰	means the harvesting of indigenous vegetation by mana whenua, in accordance with tikanga for traditional uses. These include; a. food gathering; b. carving; c. weaving; and d. traditional medicine.
Hauhake ²¹	means the harvesting of indigenous vegetation by mana whenua, in accordance with tikanga for traditional uses. These include: a) Kohi Kai b) Whakairo c) Rāranga d) Rongoā; and e) Other activities that tangata whenua recognise as customary harvesting.
Mana whenua ²²	has the same meaning as in section 2 of the RMA: means customary authority exercised by an iwi or hapu in an identified area
Wāhi tapu ²³	Has the same meaning as in section 6 of the Heritage New Zealand Pouhere Taonga Act 2014: means a place sacred to Māori in the traditional, spiritual, religious, ritual, or mythological sense
Wāhi tūpuna ²⁴	Has the same meaning as in section 6 of the Heritage New Zealand Pouhere Taonga Act 2014: means a place important to Māori for its ancestral significance and associated cultural and traditional values, and a reference to wāhi tūpuna includes a reference, as the context requires, to— (a) wāhi tūpuna:

¹⁷ TROTR [264.87]

¹⁸ TROTR [264.8]

¹⁹ Te Whānau Horomona [249.1]

²⁰ TROTR [264.89]

²¹ TROTR [264.88]

²² TROTR [264.90]

²³ TROTR [264.91]

²⁴ TROTR [264.92]

(b) wāhi tupuna:

(c) wāhi tipuna

Glossary

Ahi kā roa	means long burning fires of occupation or continuous occupation of land.
Hauhake²⁵	means to harvest.
Karakia	means to recite ritual chants, say grace, pray or recite a prayer.
Kīngitanga²⁶	means the Māori King movement (note Ngāti Toa Rangatira whakapapa back to the Tainui Waka and have connection to Kīngitanga).
Mahinga kai	means the customary gathering of food and natural materials, the food and resources themselves and the places where those resources are gathered.
Mana whenua²⁷	means Māori with ancestral claims to a particular area of land and resources. Literally, translated as “authority over the land”. Whānau, hapū and iwi are mana whenua of a particular rohe, while Māori are tangata whenua of Aotearoa (New Zealand).
Mātauranga	means scientific and spiritual/indigenous knowledge and related oral histories.
Poukai	means an annual series of visits by the Māori King to Kīngitanga²⁸ marae around and beyond the Waikato region.
Rāranga	means to weave or plait (mats, baskets, etc.)
Rohe	means boundary, district, region, territory, area, border (of land).
Rongoā	means remedy, medicine, drug, cure, medication, treatment, or tonic.
Taonga	means treasure or something that is prized or of value including socially or culturally valuable objects, resources, phenomenon, ideas and techniques.
Taonga raranga	means plants which produce material highly prized for use in weaving.
Tauranga waka	means a waka landing site.
Tikanga	means customary practices or behaviours.
Urupā	means burial ground, cemetery, or graveyard.
Wāhi tapu	means a place which is particularly sacred or spiritually meaningful to tangata whenua. It includes the burial grounds, tribal altars, and places where significant events have taken place.
Wāhi tūpuna	means a place associated with traditional uses.
Waka ama	means outrigger canoe.
Whakairo	means to carve, ornament with a pattern, or sculpt.

²⁵ TROTR [264.88]

²⁶ Te Whānau Horomona [249.1]

²⁷ TROTR [264.91]

²⁸ TROTR [249.1]

National Policy Statements and New Zealand Coastal Policy Statement

National Policy Statements (NPSs) and the New Zealand Coastal Policy Statement (NZCPS) form part of the RMA's policy framework and are prepared by central government. NPSs and the NZCPS contain objectives, policies and methods that must be given effect to by policy statements and plans. NPSs and the NZCPS must also be had regard to by consent authorities when making decisions on resource consent applications, alongside other considerations.

The following table provides an overview of whether any relevant review/s of the District Plan has been undertaken in relation to NPSs and the NZCPS:

<u>National Policy Statement on Electricity Transmission 2008</u>	<u>The policy statement has been reviewed on 28th August 2020²⁹</u>
National Policy Statement for Freshwater Management 2014 (amended in August 2017)	The policy statement has been reviewed on 28th August 2020.
National Policy Statement on Urban Development Capacity 2016	The policy statement has been reviewed on 28th August 2020.
National Policy Statement on Renewable Electricity Generation 2011	The policy statement has been reviewed on 28th August 2020.
New Zealand Coastal Policy Statement 2010	The policy statement has been reviewed on 28th August 2020.
National Policy Statement on Urban Development 2020	This national policy statement came into force on the 20 th August 2020. The Council will undertake a subsequent review to ensure that the NPSUD is fully given effect to in the Proposed District Plan. This will likely result in a variation to the Proposed District Plan or a future plan change.

²⁹ Transpower [60.220]

Tangata Whenua

....

Ki Uta Ki Tai

Our world is intrinsically connected and is recognised in the principle of Ki Uta Ki Tai (from the mountains to the sea). This holistic view ~~represents~~ acknowledges³⁰ that our catchment and any issues relating to the environment cannot be addressed in isolation.

....

Hapū and iwi planning documents

The Ngāti Toa Rangatira Whaitua Statement outlines the aspirations of Ngāti Toa Rangatira and explains their cultural, spiritual, historical and traditional associations with Te Awarua-o-Porirua and the wider catchment.

The aspirations of Ngāti Toa hapū and whānau for community development are outlined in the Hongoeka Village Plan, and the Takapūwāhia Community Plan.³¹

³⁰ TROTR [264.20]

³¹ Te Whānau Horomona [249.3]

Appendix B. Recommended Responses to Submissions and Further Submissions

The recommended responses to the submissions made on this topic are presented in Table B below.

Table B 2: Recommended responses to submissions and further submissions on Part 1

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
Part 1: Introduction							
81.20	Kāinga Ora	Introduction	Kāinga Ora supports the chapter as proposed	N/A	Accept in part	Accept in part, subject to amendments made in response to other submissions	No
264.1	TROTR	Foreword	Retain as notified subject to the following amendments: PCC to work with Te Rūnanga for a foreword entry to sit alongside the Mayor, PCC.	Error! Reference source not found.	Accept	Agree with submitter	Yes
264.2	TROTR	Contents	Retain as notified	N/A	Accept	Agree with submitter	No
264.3	TROTR	Purpose	Retain as notified.	N/A	Accept	Agree with submitter	No
264.4	TROTR	Description of the District	Retain as notified subject to the following amendments: Text change para 2 to: ...15th century with early Māori occupation, and in the early 1820's the occupation and settlement of Ngāti Toa Rangatira recognising Porirua's (and other areas within the Ngāti Toa area of interest) as one of the strategic geographic...	Error! Reference source not found.	Accept	See body of the report	Yes
Part 1: How the plan works							
81.21	Kāinga Ora	How the Plan Works	Kāinga Ora supports the chapter as proposed	N/A	Accept in part	Accept in part, subject to amendments made in response to other submissions	No
264.5	TROTR	Statutory Context	Retain as notified subject to the following amendments: Text change to include: Treaty of Waitangi/Te Tiriti o Waitangi	N/A	Accept	Agree with submitter	Yes
168.31	Robyn Smith	Statutory Context	Amend: This District Plan applies to land <u>that is landward of the line of Mean High-Water Springs (MHWS) and as well as the surface of water bodies</u> within the City's territorial boundaries as shown in Figure 2.	N/A	Accept	Agree with submitter	Yes
264.81	TROTR	General Approach	Retain as notified.	N/A	Accept	Agree with submitter	No
51.1	Telco	General Approach	Retain as notified.	N/A	Accept	Agree with submitter	No
82.1	Waka Kotahi	General Approach	Retain as notified.	N/A	Accept	Agree with submitter	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
264.6	TROTR	Cross Boundary Matters	Retain as notified subject to the following amendments: Text change to include: While the Porirua City Council has jurisdiction only within its territorial boundaries, integrated resource management requires coordination and cooperation between authorities for management issues that extend across boundaries and across jurisdictions. The Council will also consult with TROTR concerning cross-boundary issues. <u>We note that the above-mentioned councils fall within the tribal boundaries of Ngāti Toa.</u>	N/A	Accept	Agree with submitter	Yes
264.7	TROTR	Relationships Between Spatial Layers	Retain as notified.	N/A	Accept	Agree with submitter	No
Part 1: Abbreviations							
51.19	Telco	Abbreviations - NESTF National Environmental Standards for Telecommunication Facilities	Amend as follows: National Environmental Standards for Telecommunication Facilities <u>2016</u>	N/A	Accept	Agree with submitter	Yes
Part 1: National direction instruments							
82.2	Waka Kotahi	National Policy Statements (NPSs) and the New Zealand Coastal Policy Statement (NZCPS)	Retain as notified.	N/A	Accept in part	Accept in part, subject to amendments made in response to other submissions	No
60.22 ³²	Transpower	National Policy Statements (NPSs) and the New Zealand Coastal Policy Statement (NZCPS)	Amend the reference to National Policy Statements within Part 1 as follows: National Policy Statements and New Zealand Coastal Policy Statement National Policy Statements (NPSs) and the New Zealand Coastal Policy Statement (NZCPS) form part of the RMA's policy framework and are prepared by central government. NPSs and the NZCPS contain objectives, policies and methods that must be given effect to by policy statements and plans. NPSs and the NZCPS must also be had regard to by consent authorities when making decisions on resource consent applications, alongside other considerations. The following table provides an overview of whether any relevant review/s of the District Plan has been undertaken in relation to NPSs and the NZCPS: 	9.2	Accept in part	See body of the report	Yes

³² Oppose - Director-General of Conservation [FS39.47]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<u>National Policy Statement on Electricity Transmission 2008 - The policy statement has been reviewed on 28th August 2020</u> And Any consequential amendments				
60.123	Transpower	The following table provides an overview of whether any relevant review/s of the District Plan [...]	Amend the reference to National Policy Statements within Part 1 as follows: The following table provides an overview of whether any relevant review/s of the District Plan has been undertaken in relation to NPSs and the NZCPS: <u>National Policy Statement on Electricity Transmission 2008 - The policy statement has been reviewed on 28th August 2020</u> And Any consequential amendments	9.2	Accept in part	See body of the report	Yes
225.80	Forest and Bird	The following table provides an overview of whether any relevant review/s of the District Plan [...]	Amend the proposed plan to give effect to the NPSFM 2020 Amend this section of the plan to explain that the NPSFM2020 is given effect to in this plan.	9.2	Reject	See body of report	No
264.17	TROTR	NPS-FM	Retain as notified.	N/A	Accept in part	Accept in part, subject to amendments made in response to other submissions	No
264.18	TROTR	General	Retain as notified.	N/A	Accept in part	Accept in part, subject to amendments made in response to other submissions	No
60.23	Transpower	National Environmental Standards (NESs) are prepared by central government [...]	Retain the reference to the NESETA.	N/A	Accept	Agree with submitter	No
60.124	Transpower	The following NESs are currently in force: [...]	Retain the reference to the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009	N/A	Accept in part	Accept in part, subject to amendments made in response to other submissions	No
51.20	Telco	The following NESs are currently in force: [...]	Retain as notified.	N/A	Accept in part	Accept in part, subject to amendments made in response to other submissions	No
264.19	TROTR	General	Retain as notified.	N/A	Accept in part	Accept in part, subject to amendments made in response to other submissions	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
Part 1: Tangata Whenua							
264.9	TROTR	General	Retain as notified subject to amendments in other submission points	N/A	Accept in part	Accept in part, subject to amendments made in response to other submissions	No
264.16	TROTR	General	Retain as notified subject to amendments in other submission points.	N/A	Accept in part	Accept in part, subject to amendments made in response to other submissions	No
264.90	TROTR	Mana whenua	Term to be elevated to Definitions Table: <ul style="list-style-type: none"> • Mana Whenua – consistent with RMA (1991) 	9.3	Accept	See body of the report	Yes
264.91	TROTR	Wāhi tapu	Term to be elevated to Definitions Table: <ul style="list-style-type: none"> • Wāhi tapu – consistent with HNZPTA (2014) 	9.3	Accept	See body of the report	Yes
264.92	TROTR	Wāhi tūpuna.	Term to be elevated to Definitions Table: <ul style="list-style-type: none"> • Wāhi tūpuna – consistent with HNZPTA (2014) 	9.3	Accept	See body of the report	Yes
264.88	TROTR	New definition	Add the following definition: Hauhake – means the harvesting of indigenous vegetation by mana whenua, in accordance with tikanga for traditional uses. These include: <ol style="list-style-type: none"> Kohi Kai Whakairo Rāranga Rongoā; and Other activities that tangata whenua recognise as customary harvesting. 	9.3	Accept	See body of the report	Yes
264.85	TROTR	Coastal water	Amend the following definition: <ul style="list-style-type: none"> • Coastal water ... 	9.3	Reject	See body of the report	No
264.8	TROTR	Customary activity	Retain as notified subject to the following amendments: Text change as follows: means the use of land, water or buildings for Māori cultural activities which includes marae activities, making or creating customary goods, <u>mahinga kai</u> , rongoā, raranga, whakairo, hauhake, waka ama, and other activities that recognise and provide for the special relationship between tangata whenua and places of customary importance	9.3	Accept	See body of the report	Yes
264.87	TROTR	Customary activity	Amend Customary activity to: Customary activity: means the use of land, resources or buildings for Māori cultural activities, making or creating customary goods, waka ama and other activities that recognise and provide for the special	9.3	Accept	See body of the report	Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
			relationship between tangata whenua and places of customary importance.				
81.54	Kāinga Ora	Customary activity	Retain definition as notified	N/A	Accept in part	Accept in part, subject to amendments made in response to other submissions	Yes
249.1	Te Whānau Horomona	Customary activity	Amend: means the use of land or buildings for Māori cultural activities which includes marae activities, making or creating customary goods, rongoā, raranga, whakairo, hauhake, waka ama, <u>Kīngitanga</u> events (Poukai), and other activities that recognise and provide for the special relationship between tangata whenua and places of customary importance.	N/A	Accept	Kīngitanga should have a macron.	Yes
264.89	TROTR	Customary harvesting	Customary harvesting activities to be translated to Te Reo Māori.	9.3	Accept	See body of the report	Yes
81.55	Kāinga Ora	Customary harvesting	Retain definition as notified	N/A	Reject	Definition of customary harvesting should be replaced by Hauhake as defined by TROTR [264.88].	No
264.20	TROTR	General	PCC and Te Rūnanga work together to ensure that staff are appropriately trained and informed to apply the TW objectives and the TW chapter. Retain as notified subject to the following amendments: Remove the term "represents" and replace with "acknowledges".	9.3	Accept	See body of the report	Yes
137.6 ³³	GWRC	General	Review use of terminology with Ngāti Toa Rangatira.	9.3	Accept	See body of the report	Yes
64.1	Latoya Flutey	Porirua City Council acknowledges Ngāti Toa as mana whenua in the Porirua District.	Support.	N/A	Accept	Agree with submitter	No
64.3	Latoya Flutey	In a contemporary space, mauri is [...]	Support.	N/A	Accept	Agree with submitter	No
64.4	Latoya Flutey	As mana whenua of the Porirua District, Ngāti Toa [...]	Support.	N/A	Accept	Agree with submitter	No
64.28	Latoya Flutey	Our world is intrinsically	Support.	N/A	Accept	Agree with submitter	No

³³ Support - Te Rūnanga o Toa Rangatira [FS70.57]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
		connected and is recognised in the principle of Ki Uta Ki Tai [...]					
64.6	Latoya Flutey	Coastal settlement and the use of marine resources largely influenced the way of life of those [...]	Support.	N/A	Accept	Agree with submitter	No
64.7	Latoya Flutey	Traditional/cultural, recreational and sports activities have driven a desire to reconnect [...]	Support.	N/A	Accept	Agree with submitter	No
64.2	Latoya Flutey	The harbour is also a unique part of the environment, however for the younger generation [...]	Support.	N/A	Accept	Agree with submitter	No
249.3	Te Whānau Horomona	The Ngāti Toa Rangatira Whaitua Statement outlines the aspirations of Ngāti Toa Rangatira [...]	Amend: Hapū and iwi planning documents Ngāti Toa Rangatira Whaitua Statement outlines the aspirations of Ngāti Toa Rangatira and explains their cultural, spiritual, historical and traditional associations with Te Awarua-Porirua and the wider catchment. <u>The aspirations of Ngāti Toa hapū and whānau for community development are outlined in the Hongoeka Village Plan, and the Takapūwāhia Community Plan.</u>	9.3	Accept	See body of report	Yes

Table B 3: Recommended responses to submissions and further submissions on general submissions

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
National planning standards							

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
81.910	Kāinga Ora	General	Supports the use and implementation of the National Planning Standards as a template for the PDP. The following sections of the PDP are particularly supported as notified: Introduction, How the Plan Works, National Direction Instruments, Tangata Whenua, Industrial Zone, Open Space and Recreation zones, and Designations	N/A	Accept	Agree with submitter	No
Giving effect to national direction							
126.67	DOC	NES-FM NPS-FM	The Council will undertake a subsequent review to determine to what extent it needs to give effect to the NPSFM in the Proposed District Plan.	9.4	Accept	See body of report	No
126.68	DOC	NES-FM NPS-FM	The Council will undertake a subsequent review to determine to what extent it needs to give effect to the NESFM in the Proposed District Plan.	9.4	Accept	See body of report	No
126.70	DOC	General	That particular provisions of Proposed Plan that are supported [as set out in Attachment 1 to the submission], are retained. That the amendments, additions and deletions to Proposed Plan sought [as set out in Attachment 1 to the submission] are made. Further or alternative relief to like effect	9.4	Accept	See body of report	No
137.1 ³⁴	GWRC	Whole Plan	Ensure that recent national direction is given effect to through the current PDP process.	9.4	Accept	See body of report	No
137.2 ³⁵	GWRC	Whole Plan	Add or amend objectives, policies and rules so that the Plan gives effect to the NPS-FM. Amendments to THWT-O2, THWT-P2, THWT-P3, SUB-O1, SUB-P1, SUB-P5, FUZ-P2 and APP-11 in particular will assist in giving effect to the NPS-FM. Other or alternative amendments may assist in giving effect to the NPS-FM.	9.4	Reject	See body of report	No
137.3 ³⁶	GWRC	Whole Plan	Incorporate relevant recommendations from Te Awarua-o-Porirua whaitua implementation programme and the Ngāti Toa Rangatira Statement into the district planning provisions.	9.4	Accept	See body of report	No
137.69	GWRC	Whole Plan	Ensure that the PDP together with the National Environmental Standards for Freshwater and the PNRP provide a framework to achieve integrated management for fresh water in the Porirua district.	9.4	Accept	See body of report	No
137.76 ³⁷	GWRC	Whole Plan	[Not specified, refer to original submission] While no specific decision sought, the submitter raised the following matter(s): Supports provisions, including the strategic objectives, that aim to protect and improve the environmental quality of the Harbour and its	9.4	Accept	See body of report	No

³⁴ Support – DOC [FS39.32]; Support in part – Forest and Bird [FS52.13]

³⁵ Support - Director-General of Conservation [FS39.33]; Te Rūnunga o Toa Rangatira [FS70.40]; Oppose - John Carrad [FS43.3]; The Neil Group Limited and the Gray Family [FS44.3]; Pukerua Property Group Limited [FS45.3]

³⁶ Support - Te Rūnunga o Toa Rangatira [FS70.41]

³⁷ Oppose – John Carrad [FS43.4]; Oppose – The Neil Group Limited and the Gray Family [FS44.4]; Oppose – Pukerua Bay Property Group Limited [FS45.4]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>catchments. Although it is recognised that it is the regional council that controls discharges and manages land for the purposes of managing water quality, the PDP must also give effect to the NPS-FM through its statutory functions, particularly the zoning of land for urban development and subdivision. This will be critical in protecting the harbour and catchments.</p> <p>Considers that the PDP as notified will not achieve its strategic objectives or give effect to the NPS-FM. Where and how urban development occurs has an impact on the environmental quality of the harbour and catchment. This is the biggest lever that the PDP has in achieving the strategic objectives. However, the requirements for subdivision form and design, and structure planning fall short of achieving this aim. There is a possibility that PCC's agent in Three Waters management, Wellington Water Limited, will not be able to meet stormwater discharge consent conditions in the medium to long term, resulting in costly stormwater retrofits for PCC.</p> <p>Every opportunity must be taken to reduce contaminant loads from the existing urban footprint. Without this, greenfield developments will run up against water quality limits when being consented by Greater Wellington. The combined weight of the PDP and the PNRP must be brought to bear in an integrated way to solve this issue.</p>				
181.2	David William Ltd	National Policy Statement for Freshwater Management 2020	<p>[Not specified, refer to original submission]</p> <p>While no specific decision sought, the submitter raised the following matter(s):</p> <p>National Policy Statement for Freshwater Management 2020 would negate any future development for Porirua City or any other land development anywhere in New Zealand, so, with this in mind, I oppose this Waterways Regulation as well.</p> <p>Under this any waterway, obviously this is a farm and has waterways through most of it, there is no touching or disturbance of these allowed under this new policy. I think future development of any land is not feasible within this policy statement.</p>	9.4	Reject	See body of report	No
225.20	Forest and Bird	New Provision	<p>Amend the proposed plan so that it gives effect to the NPSFM (2020). This includes</p> <ul style="list-style-type: none"> giving effect to Policies 3, 4, 6, 7, 9, 12, and 15; and amending the objectives and policies to implement the concept of Te Mana o te Wai where relevant. <p>Further amendments to methods or rules, or the creation of new methods or rules where necessary to implement the NPS and these policies in full.</p>	9.4	Accept	See body of report	No
225.21	Forest and Bird	New Provision	Amend so that the Plan is not inconsistent with the NES Freshwater Regulations 2020	9.4	Accept	See body of report	No
PDP structure							

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
81.931 ³⁸	Kāinga Ora	How the Plan Works	Opposes current division of transport related provisions between the Infrastructure and Transport Chapters of the PDP. Seeks the full package of transport related provisions (objectives, policies, rules and definitions) are reviewed and located in the Transport Chapter.	9.5	Reject	See body of report	No
81.934 ³⁹	Kāinga Ora	How the Plan Works	Seeks that all earthworks rules and standards to be located within the Earthworks Chapter.	9.5	Reject	See body of report	No
81.420	Kāinga Ora	NH-R5	Delete: 1. Activity status: Permitted Where: a. Compliance is achieved with: i. EW-S3; and ii. EW-S4. 2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with EW-S3 or EW-S4. Matters of discretion are restricted to: 1. The matters of discretion of any infringed standard. Notification An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.	9.5	Reject	See body of report	No
81.432 ⁴⁰	Kāinga Ora	Multiple provisions	Amend to be consistent with its overall submission on the Plan. Key areas of concern are (but not limited to): 1. Inclusion of earthworks rules within the earthworks chapter 2. Amend provisions with direct 'avoid' statements. This needs to be qualified in light of the King Salmon meaning of 'avoid'.	9.5 and 9.11	Reject	See body of report	No
81.433 ⁴¹	Kāinga Ora	Multiple provisions	Amend to be consistent with its overall submission on the Plan. Key areas of concern are (but not limited to): 1. Inclusion of earthworks rules within the earthworks chapter 2. Amend provisions with direct 'avoid' statements. This needs to be qualified in light of the King Salmon meaning of 'avoid'.	9.5 and 9.11	Reject	See body of report	No
83.1	Powerco Limited	General	Not specified, refer to original submission].	N/A	Accept	Agree with submitter	No

³⁸ Support - Kenepuru Limited Partnership (KLP) [FS20.3]; Support in part - [Name withheld for privacy reasons] [FS32.2]; Oppose – Russel Morrison [FS22.3]

³⁹ Support - Kenepuru Limited Partnership (KLP) [FS20.4]; Support in part - [Name withheld for privacy reasons] [FS32.3];

⁴⁰ Oppose – GWRC [FS40.81]

⁴¹ Oppose – GWRC [FS40.82]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>While no specific decision sought, the submitter raised the following matter(s):</p> <p>Supports the separate Infrastructure Chapter covering network utilities set out in the PDP. Considering utilities on a district-wide basis and containing all rules in a separate section assists plan administration and enable both network utility operators and the community to be able to easily determine the status of an activity. The last paragraph of the introduction section in the Infrastructure Chapter clearly sets out that the objectives, policies and rules in the Infrastructure Chapter and the Strategic Direction objectives only apply to infrastructure activities, and that the only objectives, policies and rules that apply to infrastructure activities in other chapters are Contaminated Land, Hazardous Substances and Renewable Energy Generation. Supports this clarity.</p>				
225.24	Forest and Bird	Whole of Plan	Remove references to policies in the matters for discretion.	9.5	Reject	See body of report	No
225.25	Forest and Bird	Whole of Plan	Amend to state the matter to which discretion is restricted in the rule to which it applies	9.5	Reject	See body of report	No
225.227	Forest and Bird	General	Should be set out in rules not within the standards.	9.5	Reject	See body of report	No
225.250	Forest and Bird	General	Merge coastal margin provisions into the CE Chapter.	9.5	Reject	See body of report	No
225.183	Forest and Bird	General	<p>Clarify that the CE chapter includes:</p> <ul style="list-style-type: none"> the HNC overlay <p>Clarify that the CE chapter includes provisions addressing:</p> <ul style="list-style-type: none"> natural character of the coastal environment; and natural features and landscapes that are not identified as outstanding in the ONLF overlay chapter <p>Clarify that the CE chapter does not address:</p> <ul style="list-style-type: none"> indigenous biodiversity and that the ECO chapter includes the SNA overlay provisions which give effect to the NZCPS Policy 11 in the coastal environment. <p>ONLFs and that the ONFL overlay chapter includes provisions which give effect to the NZCPS Policies 13(1)(a) and 15(a).</p>	9.5	Reject	See body of report	No
225.165	Forest and Bird	General	Activities that may have adverse effects on indigenous biodiversity but do not necessarily include vegetation removal should be considered in the relevant chapters of the plan. For example Earthworks effects in indigenous vegetation should be controlled through rules in the EW chapter that are integrated across the plan to achieve the ECO objectives and policies.	9.5	Reject	See body of report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
			The permitted rules and those flowing from them which refer to an SNA in the title should specifically state they apply to a SCHED SNA or SNA overlay.				
225.170	Forest and Bird	ECO-R4	Move this rule to the EW chapter. Include a note in this chapter that EW rules in SNAs are dealt with in the EW chapter (or vice versa). Add a non-complying rule to EW rules for earthworks within SNA Overlays where the activity is not specifically provided for. Include a 20m setback from Wetlands within the EW Chapter rules generally, and within this specific rule.	9.5	Reject	See body of report	No
225.185	Forest and Bird	CE-O2	Consider moving this objective to the NH chapter. Alternatively amend to recognize these outcomes in terms of subdivision, use and development in the coastal environment not increasing hazard risks.	9.5	Reject	See body of report	No
GIS mapping							
118.13	Paul and Julia Botha	General	The plan needs to include reference to the following points: <ul style="list-style-type: none"> There needs to be reference to the accuracy of the mapping information, particularly for lines that show items which have some element of subjectivity. For example, if the SNA boundaries have a lower stated accuracy than property boundaries or council services. There needs to be an acknowledgement by PCC that their GIS mapping relies on databases provided by others and that PCC have not determined the accuracy of each complete dataset. On this basis, if property owners identify errors that require correction, the process to get changes made needs to be straightforward, i.e. it should not require another plan change nor make it so difficult that landowners give up and errors persist 	9.6	Reject	See body of report	No
137.59	GWRC	Coastal Environment	Amend Coastal Environment maps so that it is clear where sites are outside of PCC's jurisdiction.	9.6	Accept in part	See body of report	Yes
168.48	Robyn Smith	Mean High Water Springs	The PDP maps suggest that the lower 390 metre long reach of the Horokiri Stream seaward of the Grays Road bridge is within scope of the PDP provisions (ie: zoned Open Space) even though the operative Regional Coastal Plan and the pNRP show the location of the CMA boundary coinciding with the bridge. [Refer to original submission for full reason, including attachments]	9.6	Accept in part	See body of report	Yes
168.47	Robyn Smith	Mean High Water Springs	The PDP maps suggest that the lower 250 metre long reach of Te Onepoto Stream is not within the scope of the PDP provisions. [Refer to original submission for full reason, including attachments]	9.6	Accept in part	See body of report	Yes
168.46	Robyn Smith	General	The PDP zoning maps suggest that the rocky platforms below Terrace Road and Lambley Road are not included within any zone and therefore	9.6	Accept in part	See body of report	Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>that they are seaward of the MHWS. Conversely, the relevant maps showing the SNAs in the PDP indicates that SNA139 extends further seaward than the seaward limit of the OSZ.</p> <p>It is not possible to apply a 'policy overlay' such as the SNA overlay unless the exact extent of the CMA (and therefore land that is subject to the PDP and the zone provisions) throughout the city is accurately determined.</p> <p>[Refer to original submission for full reason, including attachments]</p>				
168.44	Robyn Smith	Mean High Water Springs	<p>The PDP maps suggest substantial parts of the Whitireia Peninsula coastline (and coastal margin) do not comprise land that is landward of the MHWS.</p> <p>[Refer to original submission for full reason, including attachments]</p>	9.6	Accept in part	See body of report	Yes
168.45	Robyn Smith	Mean High Water Springs	<p>The PDP maps suggest substantial parts of the coastline (and coastal margin) between Vella Street and Rocky Bay, Titahi Bay, do not comprise land that is landward of the MHWS. The PDP provisions do not apply to those parts of the coastline as they are not highlighted on these images, some of which has permanent terrestrial vegetation and some of which accommodates the northern boatsheds.</p> <p>[Refer to original submission for full reason, including attachments]</p>	9.6	Accept in part	See body of report	Yes
168.43	Robyn Smith	Mean High Water Springs	<p>The PDP does not include a definition for 'the line of mean high-water springs' (MHWS) other than a statement confirming that is what MHWS is an abbreviation for. The location of the line defining the MHWS is an important RMA method to achieve the purpose of the Act (examples provided include that it defines the extent of the CMA and demarcates jurisdictional matters).</p> <p>There are concerns about the process undertaken by Council to determine the MHWS, and the location of the MHWS, including finding that it has just adopted cadastral boundaries as a proxy for the MHWS.</p> <p>Land Information New Zealand (LINZ) has produced a GIS shapefile entitled: 'New Zealand Coastlines', and this GIS layer provides a better and more realistic definition of the MHWS than adoption of cadastral boundaries.</p> <p>[Refer to original submission for full reason, including attachments]</p>	9.6	Accept in part	See body of report	Yes
Growth planning							
120.1	Woolworths New Zealand Limited	General Direction	<p>None.</p> <p>While no specific decision sought, the submitter raised the following matter(s):</p> <p>Supports the general direction of the Proposed District Plan to provide for sustainable growth in Porirua City, provided the objectives, policies and rules are also developed to enable existing operations to continue and encourage growth in appropriate locations.</p>	N/A	Accept	I agree with submitter	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
184.3	John Cody	Energy and water efficiency, Net-zero carbon	In respect of intensification and energy and water efficiency: Seeks Off-set provisions based on aggregated measures of impact to support a continuous trend toward net-zero carbon in the District and interaction within the Region	9.7	Reject	See body of report	No
184.4	John Cody	Decision-making, Reserves	In respect of intensification and locality design and redesign: Seeks a clear intelligible set of rules and procedures that enable decision making that includes committed residents and potential residents, and entrepreneurial builders and developers (see also 1d in original submission)	9.7	Reject	See body of report	No
184.9	John Cody	Energy and water efficiency	In respect of intensification and energy and water efficiency: Seeks transitional rules and provision to facilitate the exit of industry from active travel zones.	9.7	Accept	See body of report	No
184.10	John Cody	Common land, Reserves	In respect of intensification and locality design and redesign: Seeks rules relating to the creation and governance of reserves and common land	9.7	Reject	See body of report	No
236.9	Paula Birnie	Consultation	[Refer to original submission for full decision requested] While no specific decision sought, the submitter raised the following matter(s): Given the extraordinary times in relation to a global pandemic and the restrictions created as a result, it is surprising that PCC have decided to forge ahead with such an ambitious undertaking in one hit. These are sizeable chunks of work, some of which have been extended beyond the realms of realistic signposted timeframes. The information presented in many cases raises more questions than answers and lacks the underpinning evidence required for ratepayers to make informed decisions. There also seems to be some very vague wording around the impact on residential properties, implying that some of the true costs will be afforded to homeowners in the future around water outside of 'rates' implying that some form of water metering may come into play. This is further exacerbated by the lack of community hui to access information in a more user-friendly format with access to operational staff from Council who are able to explain sometimes complex information in simple terms. Little thought has gone into the long term implications of actions and the far-reaching unintended consequences. These must be built on strong foundations of accurate current information. Like many ratepayers, at a loss to fully comprehend why we continue to pay one of the highest rates in the country, attracting gold star rating rental prices and premium property valuations without the infrastructure to match.	9.7	Reject	See body of report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>This Council needs to take a good look at some of the decisions made over many terms, that have led to Titahi Bay and Porirua East on the receiving end of some of the worst outcomes. There are many long term councillors sitting around the table who have contributed to these outcomes either by not asking the right questions or considering long term consequences.</p> <p>Cannot ask the people of the City to imagine significant population growth of 20,000 -30,000 people and approve property development sites for the future when we have no clear indication from Council of how they are going to fix the current failing infrastructure issues, with clear timeframes, let alone a clear plan of how they may manage this in the future with such large projected growth</p>				
94.2	Titahi Bay Community Group and Pestfree Titahi Bay	General	Council and 3-Waters need to resolve the issue of wastewater and pollution entering waterways. Namely, the discharges into Titahi Bay Beach must stop before any new development under the Proposed District Plan is allowed. To this end, the Council must approach Central Government to help to fund the necessary infrastructure and calculate the future capacity of city-wide and adjoining cities growth proposed under both District Plans. Discharge of sewerage into the Titahi Bay Beach water from the wastewater retreatment plant needs to be resolved as a matter of urgency. If necessary, general rates need to increase to help resolve this matter.	9.7	Reject	See body of report	No
190.6	Paremata Residents Association	MRZ-O2	Decline any new multi-unit building applications in the Mana area until the sewer main is replaced and upgraded.	9.7	Reject	See body of report	No
Incorporating documents by reference							
81.932	Kāinga Ora	How the Plan Works	<p>Opposes inclusion of, and reference to, compliance with non-statutory documents within the PDP.</p> <p>All rules and effects standards that require assessment to determine compliance must be set out in the Plan.</p>	9.8	Reject	See body of report	No
81.357 ⁴²	Kāinga Ora	General	<p>Amend:</p> <ol style="list-style-type: none"> 1. Deletion of reference to external technical guidance documents to achieve compliance with rules/standards; 2. Deletion of provisions that should be managed by way of other methods, such as Council Bylaws; 3. Review and re-drafting of notification exclusion clauses; and 4. Consequential changes to the numbering of provisions following changes sought throughout chapter. 	9.8	Reject	See body of report	No
81.367 ⁴³	Kāinga Ora	THWT-R4	<p>Delete:</p> <p>Commercial and Mixed Use Zones, General Industrial Zone, Hospital Zone:</p> <p>1. Activity status: Permitted</p>	9.8	Reject	<p>See body of report</p> <p>Note that this submission point is also dealt with under the s42A report for Three Waters.</p>	No

⁴² Oppose – TROTR [FS70.7]

⁴³ Oppose – GWRC [FS40.62]; Oppose – TROTR [FS70.11]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>Where:</p> <p>a.—The building is serviced by reticulated water supply, reticulated wastewater and stormwater management networks; and</p> <p>b.—Compliance is achieved with the following:</p> <p>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;</p> <p>ii.—For wastewater — The level of service in Chapter 5, section 5.2.3 of the Wellington Water Regional Standard for Water Services May 2019; and</p> <p>iii.—For water supply — The level of service in Chapter 6 Tables 6.1 and 6.2 of the Wellington Water Regional Standard for Water Services May 2019.</p> <p>Note: Where a development relies on site specific measures to achieve compliance with the performance standards (for example an engineered wetland, on-site detention, booster pumps, or wastewater detention), that has 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.</p> <p>Commercial and Mixed Use Zones, General Industrial Zone, Hospital Zone:</p> <p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a.—Compliance is not achieved with THWT R4 1.a or THWT R4 1.b.</p> <p>Matters of discretion are restricted to:</p> <p>1.—The matters in THWT-P3.</p>				
81.368 ⁴⁴	Kāinga Ora	THWT-R5	<p>Delete:</p> <p>Residential Zones, Maori Purposes Zone (Hongoeka), Settlement Zone:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a.—The building(s) is connected to the reticulated water supply, reticulated wastewater and stormwater management networks; and</p> <p>b.—Compliance is achieved with the following:</p> <p>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;</p> <p>ii.—For wastewater — The level of service in Chapter 5, section 5.2.3 of the Wellington Water Regional Standard for Water Services May 2019; and</p> <p>iii.—For water supply — The level of service in Chapter 6, Tables 6.1 and 6.2 of the Wellington Water Regional Standard for Water Services May 2019.</p> <p>Note:</p>	9.8	Reject	<p>See body of report</p> <p>Note that this submission point is also dealt with under the s42A report for Three Waters.</p>	No

⁴⁴ Support - Kenepuru Limited Partnership (KLP) [FS20.33]; Oppose – GWRC [FS40.61]; Oppose – TROTR [FS70.10]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<ul style="list-style-type: none"> Where a development relies on site specific measures to achieve compliance with the performance standards (for example an engineered wetland, on-site detention, booster pumps, or wastewater detention), that has 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. This rule only applies to sites in the Maori Purpose Zone (Hongoeka) that are serviced by the three waters network. <p>Residential Zones, Maori Purposes Zone (Hongoeka), Settlement Zone:</p> <p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with THWT-R5-1.a or THWT-R5-1.b.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters in THWT-P3.</p>				
81.369 ⁴⁵	Kāinga Ora	THWT-S1	<p>Amend:</p> <p>Residential Zones, Maori Purposes Zone (Hongoeka), Settlement Zone:</p> <p>1. Any rainwater tank must be sized in accordance with the following minimum requirements in THWT-Table 1:</p> <p>a. Where the roof area of the building is between 40m² and 99.9m² – a 2000L capacity rainwater tank.</p> <p>b. Building roof area of = 100m² - < 200m² – 3000L capacity rainwater tank.</p> <p>c. Building roof area = 200m² –5000L capacity rainwater tank.</p> <p>2. The tank must meet the specifications, and be installed in accordance with Acceptable Solution #1 from the Wellington Water guide Managing Stormwater Runoff, The use of rain tanks for hydraulic neutrality, Acceptable solution #1 dated June 2019</p> <p>Matters of discretion are restricted to:</p> <p>1. Any potential impacts on any downstream flooding hazard;</p> <p>2. The size and scale of the development and the additional stormwater that the proposal will generate compared to the existing situation;</p> <p>3. The capacity of the local stormwater network; and</p> <p>4. Whether there are any site-specific constraints or opportunities within the local area that mean that hydraulic neutrality is not required.</p>	9.8	Reject	<p>See body of report</p> <p>Note that this submission point is also dealt with under the s42A report for Three Waters.</p>	No
81.370 ⁴⁶	Kāinga Ora	THWT-S2	<p>Delete:</p> <p>Commercial and Mixed Use Zones, General Industrial Zone, Hospital Zone:</p> <p>1. A hydraulic neutrality device must be installed, which must be:</p> <p>a. Designed and built in accordance with the design parameters in Section 4.4.3.3 of the Wellington Water Regional Standard for Water Services May 2019; and</p> <p>b. Fully operational prior to the use of the impervious area.</p>	9.8	Reject	<p>See body of report</p> <p>Note that this submission point is also dealt with under the s42A report for Three Waters.</p>	No

⁴⁵ Support - Kenepuru Limited Partnership (KLP) [FS20.34]; Oppose – GWRC [FS40.63]; Oppose – TROTR [FS70.9]

⁴⁶ Support - Kenepuru Limited Partnership (KLP) [FS20.34]; Oppose – GWRC [FS40.63]; Oppose – TROTR [FS70.9]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
			Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. The access and on-going maintenance of the hydraulic neutrality devices; 2. Any potential impacts on any downstream flooding hazard; 3. The size and scale of the development and the additional stormwater that the proposal will generate compared to the existing situation; 4. The preference for one central hydraulic neutrality device over numerous individual hydraulic neutrality devices; 5. The capacity of the local stormwater network; and 6. Whether there are any site-specific constraints or opportunities within the local area that mean that hydraulic neutrality is not required. 				
81.355	Kāinga Ora	INF-S27	Delete Standard	9.8	Reject	See body of report	No
81.927 ⁴⁷	Kāinga Ora	Design Guides	Opposes any policy or rule within the PDP which requires development proposals to comply with or be "consistent" with design guidelines.	9.8	Reject	See body of report	No
Consultation							
218.2 ⁴⁸	Plimmerton Residents' Association Inc	Consultation	Seeks that for all zone reclassifications PCC contact the affected landowners and their immediate neighbours directly to advise them of the change, the implications of the zone change, and give them a chance to submit /comment directly. The Proposed District Plan should include the process for rezoning properties and the notification and consultation required.	9.9	Accept	See body of report	No
219.1	Ema Pomare	Consultation	Notification using the Māori Land Online database as a more thorough means of outreach.	9.9	Accept	See body of report	No
248.3	Gary Lewis	General	Voices [of families displaced by rezoning Porirua east] need to be heard in planning their neighbourhood.	9.9	Accept	See body of report	No
Compliance and monitoring							
94.3	Titahi Bay Community Group and Pestfree Titahi Bay	General	Council must employ more compliance officers to ensure the current and further District Plan rules and consents issued are being adhered to. Where significant matters are breached enforcement action needs to be taken.	9.10	Accept	See body of report	No
Use of certain terminology							
81.940 ⁴⁹	Kāinga Ora	How the Plan Works	Amendments are sought throughout the PDP to remove reference to 'avoiding' such activities, in favour of the term 'discourage', or inclusion of qualifying statements.	9.11	Reject	See body of report	No
81.644 ⁵⁰	Kāinga Ora	Multiple provisions, National Grid	Kāinga Ora seeks amendments consistent with its overall submission on the Plan. Key areas of concern are (but not limited to): <ol style="list-style-type: none"> 1. Deletion of provisions relating to the National Grid 2. Amend provisions with direct 'avoid' statements. This needs to be qualified in light of the King Salmon meaning of 'avoid'. 	9.11	Reject	See body of report Note that the part of this submission relating to the National Grid is dealt with in the S42A report for Infrastructure.	No

⁴⁷ Support - Kenepuru Limited Partnership (KLP) [FS20.2]

⁴⁸ Oppose – Paul and Julie Botha [FS27.5]

⁴⁹ Oppose – Transpower [FS04.3]; Oppose – Radio NZ [FS60.1]

⁵⁰ Oppose – Transpower [FS04.56]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
81.645 ⁵¹	Kāinga Ora	Multiple provisions National Grid	Kāinga Ora seeks amendments consistent with its overall submission on the Plan. Key areas of concern are (but not limited to): <ol style="list-style-type: none"> 1. Deletion of provisions relating to the National Grid 2. Amend provisions with direct 'avoid' statements. This needs to be qualified in light of the King Salmon meaning of 'avoid'. 	9.11	Reject	See body of report Note that the part of this submission relating to the National Grid is dealt with in the S42A report for Infrastructure.	No
81.251 ⁵²	Kāinga Ora	INF-P5	<p>Delete:</p> <p>Protect the safe and efficient operation, maintenance and repair, upgrading, removal and development of Regionally Significant Infrastructure from being unreasonably compromised by:</p> <ol style="list-style-type: none"> 1. Avoiding sensitive activities and building platforms located within the National Grid Yard; 2. Only allowing subdivision within the National Grid Corridor where it can be demonstrated that any adverse effects on and from the National Grid, including public health and safety, will be avoided, remedied or mitigated, taking into account: <ol style="list-style-type: none"> a. The impact of subdivision layout and design on the operation and maintenance, and potential upgrade and development of the National Grid; b. The ability of any potential future development to comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances; c. The extent to which the design and layout of the subdivision demonstrates that a suitable building platform(s) for a dwelling can be provided outside of the National Grid Yard for each new lot; d. The risk to the structural integrity of the National Grid; e. The extent to which the subdivision design and consequential development will minimise the risk of injury and/or property damage from the National Grid and the potential reverse sensitivity on and amenity and nuisance effects of the National Grid assets; 3. Only allowing sensitive activities within the Gas Transmission Pipeline Corridor where these are of a scale and nature that will not compromise the Gas Transmission Network; 4. Requiring new sensitive activities to be located and designed so that potential adverse effects of and on the Rail Corridor and State Highways are avoided, remedied or mitigated; 5. Requiring any new buildings or structures to be of a nature and scale and to be located and designed to maintain safe distances within the National Grid and Gas Transmission Network; 6. Considering any potential adverse effects of subdivision of a site that contains or is adjacent to any Regionally Significant Infrastructure other than the National Grid, including: <ol style="list-style-type: none"> a. The impact of subdivision layout and design on the operation, maintenance and repair, and potential upgrade and development of the infrastructure; 	9.11	Reject	See body of report Note that the part of this submission relating to the National Grid is dealt with in the S42A report for Infrastructure.	No

⁵¹ Oppose – Transpower [FS04.57]

⁵² Oppose – Transpower [FS04.33]; Oppose – Powerco Ltd [FS37.3]; Oppose – Radio NZ [FS60.54]; Oppose – Firstgas Ltd [FS63.18]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>b. — The extent to which the design and layout of the subdivision demonstrates that a suitable building platform(s) for a dwelling can be provided;</p> <p>c. — The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity effects on and amenity and nuisance effects of the infrastructure; and</p> <p>7. — Requiring subdivision of a site that contains or is adjacent to any Regionally Significant Infrastructure other than the National Grid to be designed to avoid or mitigate any adverse effects on access to, and the safe and efficient operation and maintenance and —? repair of, that infrastructure.</p>				
82.296 ⁵³	Waka Kotahi	General	Amending the use of the term minimise throughout the Proposed District Plan. Considers that the term is difficult to interpret and apply in practice. For clarity it is considered that the term be replaced with 'mitigate; which aligns with the effects hierarchy under the RMA.	9.11	Reject	See body of report	No
82.164 ⁵⁴	Waka Kotahi	EW-01	Amend provision: Earthworks are undertaken in a manner that: 4. Protects the safety of people, and property <u>and infrastructure</u> ; and 5. Minimises <u>Mitigates</u> adverse effects on the National Grid and the Gas Transmission Pipeline infrastructure .	9.11	Reject	See body of report Note that the part of this submission relating to the National Grid is dealt with in the S42A report for Infrastructure.	No
82.165	Waka Kotahi	EW-P1	Amend provision: 4. The area, height or depth, location and slope of the earthworks are of an appropriate scale that will ensure the following potential adverse effects are minimised <u>mitigated</u> : f. Effects to the normal operation of infrastructure.	9.11	Reject	See body of report	No
82.95 ⁵⁵	Waka Kotahi	TR-P1	Amend provision: Provide for high vehicle trip generating activities where it can be demonstrated that any adverse effects on the transport network will be minimised <u>mitigated</u> , having regard to: [...] Adopt Waka Kotahi submission point on TR- Table 7. [Refer to original submission for full decision requested, including attachments]	9.11	Reject	See body of report	No
82.44 ⁵⁶	Waka Kotahi	INF-P4	Amend provision: "Enable new infrastructure and the maintenance and repair, upgrading and removal of existing infrastructure, including earthworks, that:	9.11	Reject	See body of report	No

⁵³ Support – Transpower [FS04.6]

⁵⁴ Oppose – Transpower [FS04.48]; Support in part – Firstgas Ltd [FS63.32]; Support - Kainga Ora [FS65.274]

⁵⁵ Oppose in part – Kainga Ora [FS65.187]

⁵⁶ Support – Radio NZ [FS60.50]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>1. Is of a form, location and scale that minimises <u>mitigates</u> adverse effects on the environment;</p> <p>2. <u>For any new infrastructure, it is compatible with the anticipated character and amenity values of the zone in which the infrastructure is located; and</u></p> <p>[...]"</p>				
82.46 ⁵⁷	Waka Kotahi	INF-P8	<p>Amend provision:</p> <p>"3. Any adverse effects on amenity values are minimised <u>mitigated</u>, taking into account:</p> <p>a. The bulk, height, size, colour, reflectivity of the infrastructure;</p> <p>b. Any proposed associated earthworks;</p> <p>c. The time, duration or frequency of any adverse effects; and</p> <p>d. Any proposed mitigation measures;</p> <p>[...]</p> <p>5. Any adverse effects on the natural character and amenity of water bodies, the coast and riparian margins and coastal margins are minimised <u>mitigated</u>;</p> <p>[...]</p> <p>7. Any adverse effects on any values and qualities of any adjacent Overlays are minimised <u>mitigated</u>;</p> <p>[...]</p> <p>9. Any adverse cumulative effects are minimised <u>mitigated</u>."</p>	9.11	Reject	See body of report	No
82.47	Waka Kotahi	INF-P9	<p>Amend provision:</p> <p>"1. The extent to which;</p> <p>a. The infrastructure integrates with, and is necessary to support, planned urban development;</p> <p>b. The potential for significant adverse effects have been minimised <u>mitigated</u> through site, route or method selection; and</p> <p>c. <u>Functional and operational needs constrain the ability to avoid, remedy or mitigate adverse effects of infrastructure.</u> is constrained by functional and operational needs;</p> <p>[...]</p> <p><u>6. The benefits of the infrastructure on the surrounding network".</u></p>	9.11	Reject	See body of report	No

⁵⁷ Support – Radio NZ [FS60.55]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
167.2 ⁵⁸	House Movers Association	New Provision	<p>Expressly provide for relocation, removal, and re-siting of dwellings as a permitted activity subject to the same zone standards as in situ dwellings.</p> <p>Accompany the permitted activity classification with the following performance standards in addition to the zone performance standards which currently apply to "Construction Activity":</p> <p><u>a. Any relocated building complies with the relevant standards for Permitted Activities in the District Plan;</u></p> <p><u>b. Any relocated dwelling must have been previously designed, built and used as a dwelling;</u></p> <p><u>c. A building inspection report shall accompany the building consent for the building/dwelling (refer Schedule 1). The report is to identify all reinstatement work required to the exterior of the building/dwelling;</u></p> <p><u>d. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site;</u></p> <p><u>e. All work required to reinstate the exterior of any relocated building/dwelling, including the siting of the building/dwelling on permanent foundations, shall be completed within 12 months of the building being delivered to the site.</u></p> <p>A non-notified restricted discretionary activity status for relocated buildings that do not comply with the performance standards, with the following assessment criteria:</p> <p><u>Restricted Discretionary Activity</u> (on a non-notified, non-service basis)</p> <p><u>Where an activity is not permitted by this Rule, Council will have regard to the following matters when considering an application for resource consent:</u></p> <p><u>i) Proposed landscaping;</u></p> <p><u>ii) the proposed timetable for completion of the work required to reinstate the exterior of the building and connections to services.</u></p> <p>Provides a suggested pre-inspection report which may either be a non-statutory form, or prescribed into the plan, or to similar effect [Refer to original submission, including appendices].</p> <p>Any further or consequential amendments to give effect to this submission in accordance with the reasons for this submission and the relief sought.</p>	9.11	Reject	See body of report	No

⁵⁸ Oppose – Kainga Ora [FS65.301]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
167.7 ⁵⁹	House Movers Association	New Provision	<p>Expressly provide for relocation, removal, and re-siting of dwellings as a permitted activity subject to the same zone standards as in situ dwellings.</p> <p>Accompany the permitted activity classification with the following performance standards in addition to the zone performance standards which currently apply to "Construction Activity":</p> <p><u>a. Any relocated building complies with the relevant standards for Permitted Activities in the District Plan;</u></p> <p><u>b. Any relocated dwelling must have been previously designed, built and used as a dwelling;</u></p> <p><u>c. A building inspection report shall accompany the building consent for the building/dwelling (refer Schedule 1). The report is to identify all reinstatement work required to the exterior of the building/dwelling;</u></p> <p><u>d. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site;</u></p> <p><u>e. All work required to reinstate the exterior of any relocated building/dwelling, including the siting of the building/dwelling on permanent foundations, shall be completed within 12 months of the building being delivered to the site.</u></p> <p>A non-notified restricted discretionary activity status for relocated buildings that do not comply with the performance standards, with the following assessment criteria:</p> <p><u>Restricted Discretionary Activity</u></p> <p><u>(on a non-notified, non-service basis)</u></p> <p><u>Where an activity is not permitted by this Rule, Council will have regard to the following matters when considering an application for resource consent:</u></p> <p><u>i) Proposed landscaping;</u></p> <p><u>ii) the proposed timetable for completion of the work required to reinstate the exterior of the building and connections to services.</u></p> <p>Provides a suggested pre-inspection report which may either be a non-statutory form, or prescribed into the plan, or to similar effect [Refer to original submission, including appendices].</p> <p>Any further or consequential amendments to give effect to this submission in accordance with the reasons for this submission and the relief sought.</p>	9.11	Reject	See body of report	No
Notification preclusion							

⁵⁹ Oppose – Kainga Ora [FS65.362]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
81.915	Kāinga Ora	Notification preclusion	Seeks greater application of notification preclusions in the PDP	9.11	Reject	See body of report	No
81.916	Kāinga Ora	Notification preclusion	Seeks changes to the PDP whereby any development that meets the anticipated planned urban built form of the zone is able to be considered without public or limited notification or with the need to obtain the written approval of affected parties unless the Council decides that special circumstances exist under section 95A(4) of the RMA.	9.11	Reject	See body of report	No
81.917	Kāinga Ora	Notification preclusion	Seeks revised wording of standard notification exclusion clauses so that they clearly deliver the intended benefit of the tool. This includes revised drafting of notification exclusion clauses where effects are directed to be considered on specifically identified parties, but are otherwise to be excluded from public and limited notification.	9.11	Reject	See body of report	No
Alternative or consequential relief							
81.909	Kāinga Ora	General	Opposes the Proposed District Plan	9.13	Reject	See body or report	No
81.950 ⁶⁰	Kāinga Ora	General	That the proposed provisions of the PDP be deleted or amended, to address the matters raised in this submission and its attachments so as to provide for the sustainable management of the District's natural and physical resources and thereby achieve the purpose of the Act.	9.13	Accept in part	See body of report	No
81.522 ⁶¹	Kāinga Ora	General	Kāinga Ora seeks consequential changes consistent with its overall submission on the Plan. Key areas of concern are (but not limited to): 1. Inclusion of an additional objective and policy to reflect that amenity values should reflect the planned urban built form and that this is expected to change over time. 2. Deletion of reference to Design Guides and requirement that development be "consistent" with these to achieve compliance; 3. Review and re-drafting of notification exclusion clauses; 4. Removal of provisions specific to "multi-unit housing" and integration within policies, rules and standards more generally; 5. Amendment to spatial extent of the GRZ; 6. Change language to align with NPS-UD - "planned built urban form" in anticipation of changing character and associated amenity values; 7. Amend provisions with direct 'avoid' statements. This needs to be qualified in light of the King Salmon meaning of 'avoid; and 8. Consequential changes to the numbering of provisions following changes sought throughout chapter.	9.13	Accept in part	See body of the report in relation to point 8. For completeness: 3. Addressed in S42A report for Residential Zones 4. Addressed in S42A report for Residential Zones 5. Addressed in this report under section 9.12 of this report 6. Addressed in S42A report for Residential Zones 7. Addressed in S42A report for Residential Zones 8. Addressed in S42A report for Residential Zones 9. Addressed in S42A report for Residential Zones 10. Addressed in the report under section 9.11 of this report 11. Addressed in this report under section 9.14 of this report	No

⁶⁰ Oppose – Transpower [FS04.5]

⁶¹ Support - Kenepuru Limited Partnership (KLP) [FS20.54]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
81.580 ⁶²	Kāinga Ora	General	As above	9.13	Accept in part	As above	No
81.686	Kāinga Ora	General	As above	9.13	Accept in part	As above	No
81.727	Kāinga Ora	General	As above	9.13	Accept in part	As above	No
81.768 ⁶³	Kāinga Ora	General	As above	9.13	Accept in part	As above	No
81.815 ⁶⁴	Kāinga Ora	Multiple provisions National Grid	Kāinga Ora seeks consequential changes consistent with its overall submission on the PDP. Key areas of concern are (but not limited to): <ol style="list-style-type: none"> 1. Review and re-drafting of notification exclusion clauses; 2. Amend provisions with direct 'avoid' statements. This needs to be qualified in light of the King Salmon meaning of 'avoid'; 3. Review and redrafting of the full package of provisions (objectives, policies, rules and definitions) in relation to the National Grid. 4. Consequential changes to the numbering of provisions following changes sought throughout chapter. 	9.13	Accept in part	See body of report	No
123.1	Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited	General	Seek the following general relief in addition to the specific outcomes sought: <ol style="list-style-type: none"> a. Address the relevant provisions in Sections 5-8 RMA; b. Give effect to the relevant provisions of the Greater Wellington Regional Policy Statement whilst remaining consistent with relevant provisions of the Wellington Regional Plans; c. Implement and apply the statutory tests in Section 32 and the requirements in the First Schedule RMA; d. Only address relevant statutory functions. e. Ensure there is no duplication of other regulation that could give rise to double jeopardy or more than one rule being required for the same activity; f. Avoid, remedy or mitigate the relevant and identified environmental effects; and g. Make any consequential relief as required to give effect to this submission, including any consequential relief required in any other sections of the Proposed District Plan that are not specifically subject of this submission but are required to ensure a consistent approach is taken throughout the document; and 	9.13	Accept	See body of report	No

⁶² Oppose – Transpower [FS04.54]; Support Kenepuru Limited Partnership [FS20.56]; Carrus Corporation Ltd [FS62.14]

⁶³ Oppose – Russel Morrison [FS22.21]

⁶⁴ Oppose – John Carrod [FS43.2]; Oppose - The Neil Group Limited and the Gray Family [FS44.2]; Oppose - Pukerua Property Group Limited [FS45.2]; Oppose -Transpower [FS04.59]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
			h. Any other relief required to give effect to the issues raised in this submission.				
225.227	Forest and Bird	General	Refer to original submission for full decision requested While no specific decision sought, the submitter raised the following matter(s): Congratulates Council on its District Plan review. The Plan's provisions fail to give adequate protection to biodiversity and fresh water values, particularly wetlands. The proposed plan also fails to provide adequate protection to indigenous biodiversity values in the coastal environment. As proposed, the Plan is not in accordance with the Council's functions under s31, does not provide for protections required under s6 and will not achieve the sustainable purpose of Part 2 of the RMA (the Act). Particularly concerned that the plan will fall short of Council's obligation to enable development within the ecological capacity of the Porirua District.	9.13	Reject	See body of report	No
144.79	Harvey Norman Properties (N.Z.) Limited	Further amendments	[In relation to submission points made] seeks the right to revise its position in response to other submissions or changes to the notified provisions.	9.13	Accept in part	See body of report	No
263.5	Regional Public Health	Transport, How the plan works	Recommends that health is integrated into the PCC District Plan to ensure that health and wellbeing is prioritised.	9.13	Accept	See body of report	No
263.7	Regional Public Health	Land use, How the plan works	Recommends that health and wellbeing is considered alongside other priorities when considering land use.	9.13	Accept	See body of report	No
263.1	Regional Public Health	General	Retain the integrated planning which is evident in the district plan.	9.13	Accept	See body of report	No
85.38	Wellington Electricity Lines Limited	Alternative Relief	If the specific relief (proposed wording amendments) is not accepted by Council, alternatively requests that appropriate, alternative, amendments be made to the provisions to give effect to the concerns raised.	9.13	Accept in part	See body of report	No
86.73	KiwiRail Holdings Limited (KiwiRail)	General	Relief Sought [is] as stated or similar to achieve the requested relief. All requested changes include any consequential changes to the Proposed Plan to accommodate the requested change in the stated, or alternate, location. [Refer to original submission for full decision requested]	9.13	Accept in part	See body of report	No
92.1	Z Energy Limited	Other amendments or relief	In addition to the specific relief sought, Z Energy seeks that the Council: 1. Make any additions, deletions or consequential amendments necessary as a result of the matters raised in this submission. 2. Adopt any other such relief as to give effect to this submission. [Refer to original submission for full decision requested]	9.13	Accept in part	See body of report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
81.903	Kāinga Ora	General	Such further or other relief, or other consequential or other amendments, as are considered appropriate and necessary to address the concerns set out herein.	9.13	Accept in part	See body of report	No
8.1	Wellington City Council	General	Retain the provisions as proposed in the updated District Plan. Supportive of further additions to the Plan, as appropriate through the submissions process, to support a well-functioning and vibrant Porirua City.	9.13	Accept in part	See body of report	No
11.75	Porirua City Council	General	Make consequential renumbering changes for all inserted or deleted provisions.	9.13	Accept in part	See body of report	No
119.4	Fire and Emergency New Zealand	General	Amend the PPDP to provide for the safety and wellbeing of people and communities in the Porirua District by making the changes set out in Appendix A to the submission, including any further or consequential relief that may be necessary to address the matters raised in this submission. [Refer to original submission for full decision requested, including attachment]	9.13	Accept in part	See body of report	No
126.70	DOC	National direction, RMA	That particular provisions of Proposed Plan that are supported [as set out in Attachment 1 to the submission], are retained. That the amendments, additions and deletions to Proposed Plan sought [as set out in Attachment 1 to the submission] are made. Further or alternative relief to like effect to that sought in points above	9.13	Accept in part	See body of report	No
137.68 ⁶⁵	GWRC	Whole plan	Any necessary consequential amendments.	9.13	Accept in part	See body of report	No
143.9	Oranga Tamariki – Ministry of Children	General	Such other orders, alternative and/or additional relief and consequential amendments as are appropriate or necessary to address the matters outlined in this submission.	9.13	Accept in part	See body of report	No
179.6	Rural Contractors New Zealand Inc	General	Seeks in respect of all submission points in Attachment A [Refer to original submission]: <ul style="list-style-type: none">• Where specific wording has been proposed, words or provisions to similar effect;• All necessary and consequential amendments, including any amendments to the provisions themselves or to other provisions linked to those provisions submitted on, and including any cross references in other chapters; and All further relief that are considered necessary to give effect to the concerns described above and in Attachment A. [See original submission]	9.13	Accept in part	See body of report	No
225.51	Forest and Bird	General	Consequential changes or alternative relief to address submissions.	9.13	Accept in part	See body of report	No

⁶⁵ Oppose – Kainga Ora [FS65.8]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
Non-regulatory methods							
214.2	Porirua Pacific Services Network	Health, Safety and Wellbeing	The denial of further liquor licenses for outlets within the suburbs.	9.14	Reject	See body of report	No
214.3	Porirua Pacific Services Network	Resource Management Issues	Creation of socialisation spaces in Commercial spaces to promote local businesses. Seats and shade on the corridor of shops between the Metro Bar and North City entrance, in the Lydney Place, South entrance. Spaces created to be connecting spaces for both commercial and community access.	9.14	Reject	See body of report	No
214.4	Porirua Pacific Services Network	Health, Safety and Wellbeing	Incentivising and educating small business owners and commercial entities on how they can diversify their products to be healthier.	9.14	Reject	See body of report	No
214.5	Porirua Pacific Services Network	Health, Safety and Wellbeing	Invest into a new community hub which is: <ul style="list-style-type: none"> • accessible to the community of Porirua within the suburbs; • fit for purpose in that the facilities would be of a high standard and would be a multi-purpose facility for Education, community building and recreational use; and financially accessible to the community.	9.14	Reject	See body of report	No
214.6	Porirua Pacific Services Network	Health, Safety and Wellbeing	Investment into the recreational spaces in the suburbs. Ensure that the recreational facilities in Eastern Porirua are met with the same maintenance as Aotea Lagoon and Whitby.	9.14	Reject	See body of report	No
214.7	Porirua Pacific Services Network	Health, Safety and Wellbeing	Appropriate fencing added to the Calliope Park to make it a safe environment for play. This same process is to be implemented across Porirua in parks beside main roads.	9.14	Reject	See body of report	No
214.8	Porirua Pacific Services Network	Health, Safety and Wellbeing	Development into the recreational areas in Porirua. Make physically and intellectually engaging for parents and youth using them. Inclusion of exercise equipment for general public use.	9.14	Reject	See body of report	No
214.9	Porirua Pacific Services Network	Resource Management Issues	Develop rules and regulations to allow for the removal of inorganic waste management and maintenance of the streets in the suburbs.	9.14	Reject	See body of report	No
214.14	Porirua Pacific Services Network	Resource Management Issues	Creation of different Plans and engaging with the community within these areas to ensure it is suitable for these people. These different plans would justify the reasons for development in this way. These different plans would also have an explanation on how this budget is being spent.	9.14	Reject	See body of report	No
214.15	Porirua Pacific Services Network	Climate Change	Provide education on how small business owners and commercial entities' businesses impact Climate Change.	9.14	Reject	See body of report	No
214.13	Porirua Pacific Services Network	How the Plan Works	Produce a brief explanation brochure, condensed within 30 pages, which includes the needs and concerns of the local residents. This would include statistics and the needs of the region.	9.14	Reject	See body of report	No
263.4	Regional Public Health	Eastern Porirua	Recommends that Council: <ul style="list-style-type: none"> • Continue to invest in supporting warm, dry, safe and affordable, accessible homes, including providing subsidies to retrofit houses, increasing access to an Eco designer. 	9.14	Reject	See body of report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
			Provide additional support to community organisations who work alongside these [homeless] communities, to enhance the services provided.				
263.2	Regional Public Health	Non-regulatory Methods	<p>Recommends that Council:</p> <ul style="list-style-type: none"> Continue to invest in supporting warm, dry, safe and affordable, accessible homes, including providing subsidies to retrofit houses, increasing access to an Eco designer. <p>Provide additional support to community organisations who work alongside these [homeless] communities, to enhance the services provided.</p>	9.14	Reject	See body of report	No
266.1	Annalita Edwards	Section 32 Evaluation Report	Save the current residents and the housing and infrastructure systems and schooling the churches and Matauala hall and the new one plus the communities in general that make Porirua East Porirua East.	9.14	Reject	See body of report	No
Introductions to strategic objectives							
81.199	Kāinga Ora	Details of the steps Plan users should take when using the District Plan [...]	Amend: Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.	9.15	Reject	See body of report	No
81.201	Kāinga Ora	Details of the steps Plan users should take when using the District Plan [...]	Amend: Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.	9.15	Reject	See body of report	No
81.206	Kāinga Ora	Details of the steps Plan users should take when using the District Plan [...]	Amend: Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.	9.15	Reject	See body of report	No
81.209	Kāinga Ora	Details of the steps Plan users should take when using the District Plan are provided in the [...]	Amend: Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.	9.15	Reject	See body of report	No
81.213	Kāinga Ora	Details of the steps Plan	Amend:	9.15	Reject	See body of report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Rec	Officers' Reasons/Comments	Recommended Amendments to PDP?
		users should take when using the District Plan [...]	Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.				
81.219	Kāinga Ora	REE - Resilience, Efficiency and Energy	Details of the steps Plan users should take when using the District Plan are provided in the <u>General Approach</u> chapter.	9.15	Reject	See body of report	No
81.225	Kāinga Ora	Details of the steps Plan users should take when using the District Plan are provided [...]	Amend: Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.	9.15	Reject	See body of report	No
81.228	Kāinga Ora	Details of the steps Plan users should take when using the District Plan [...]	Amend: Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.	9.15	Reject	See body of report	No
81.233	Kāinga Ora	Details of the steps Plan users should take when using the District Plan [...]	Amend: Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.	9.15	Reject	See body of report	No

Appendix C. Report Author's Qualifications and Experience

Torrey McDonnell – Principal Policy Planner, Porirua City Council

I hold the following qualifications:

- Bachelor of Science (Majoring in Geography), Otago University
- Master of Planning, Otago University
- New Zealand Certificate in Te Reo Māori (Level 4), Te Wānanga o Aotearoa

I have 12 years' experience working as a planner for local and central government organisations.

My work experience includes working as a planner for the Transit New Zealand Otago/Southland regional office (consent processing and plan advocacy), and as a Senior Analyst for the Ministry for the Environment (developing national direction under the RMA).

I have been employed by the Porirua City Council since May 2017 as a Principal Policy Planner within the Environment and City Planning Team.

I am a full member of the New Zealand Planning Institute.

Appendix D. List of Submitters

Submission 1 Smith Stephen
Submission 2 Gallagher Peter
Submission 3 Wilson Lesley
Submission 4 Palmer Mark
Submission 5 Paice Christopher
Submission 6 He Ara Pukerua
Submission 7 Lane Paul
Submission 8 Wellington City Council
Submission 9 Bunnings Limited
Submission 10 Davies Lyle and Tracey
Submission 11 Porirua City Council
Submission 12 Gwynn Family Trust
Submission 13 Higgins Kevin Brian
Submission 14 Steffens Nadine
Submission 15 Sexton Phyllis
Submission 16 Scott-Hill Darien
Submission 17 Blake Jennifer
Submission 18 Tierney Andrew
Submission 19 Williams Mike
Submission 20 PHR Limited
Submission 21 Fern Valley Trust
Submission 22 Price, Terence
Submission 23 Houpt Tony
Submission 24 Blanchard Brendon
Submission 25 Wood Michael
Submission 26 Collyns Jeremy
Submission 27 Singh Harpreet
Submission 28 Brandon Anthony
Submission 29 Evans Mike
Submission 30 Collyns Jeremy
Submission 31 Case Polly
Submission 32 Reading, Matthew
Submission 33 Walsh, Nigel
Submission 34 O'Meara-Hunt Catriona
Submission 35 Parker Craig
Submission 36 Ainsworth Julie
Submission 37 Davidson Gabriel
Submission 38 Anglican Parish of Pauatahanui
Submission 39 Wilkins, Jalna
Submission 40 Wilkins, Jalna
Submission 41 Wilkins, Jalna
Submission 42 McGavin Bill
Submission 43 Lally Jacqui
Submission 44 Conradie Magdalena
Submission 45 Conradie Magdalena

Submission 46 Conradie Magdalena
Submission 47 Johnston Glenn
Submission 48 Johnston Glenn
Submission 49 Boele van Hensbroek Joannes
Submission 50 Vermey Kimberley
Submission 51 Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited
Submission 52 Tunley Hamish
Submission 53 Norling Brendon
Submission 54 Parker Craig
Submission 55 Buckley Pat and Julie
Submission 56 TJL Associates
Submission 57 Mather Donald
Submission 58 Smith Kieran
Submission 59 Gawn Brett (Kenepuru Limited Partnership (KLP))
Submission 60 Transpower New Zealand Ltd
Submission 61 Jacobson, Mike & Christine
Submission 62 Tawa Hockey Club
Submission 63 Spark NZ Trading Ltd & Vodafone NZ Ltd
Submission 64 Flutey Latoya
Submission 65 Heritage New Zealand Pouhere Taonga
Submission 66 Rochel Arama
Submission 67 Housing Action Porirua
Submission 68 Carrus Corporation Ltd
Submission 69 Paremata Business Park Ltd
Submission 70 Chorus New Zealand Ltd
Submission 71 Strugnell Diane
Submission 72 Survey+Spatial New Zealand (Wellington Branch)
Submission 73 de Boer Inge
Submission 74 Pauatahanui Residents Association
Submission 75 Draycott Property Holdings Ltd
Submission 76 Hungerford John
Submission 77 Te Awarua-o-Porirua Harbour & Catchments Community Trust and Guardians of Pauatahanui Inlet
Submission 78 Green Tim and Nadine
Submission 79 Phillips Heather and Donald Love
Submission 80 Hughes, Robert
Submission 81 Kainga Ora – Homes and Communities
Submission 82 New Zealand Transport Agency (Waka Kotahi)
Submission 83 Powerco Limited
Submission 84 Firstgas Limited
Submission 85 Wellington Electricity Lines Limited
Submission 86 KiwiRail Holdings Limited
Submission 87 Areora, Tatiana
Submission 88 Areora Chrissie
Submission 89 Johnston, Sandra
Submission 90 Thompson, Derek and Kristine
Submission 91 Judgeford Golf Club (John Spence)

Submission 92 Z Energy Limited
Submission 93 Twist, Graham
Submission 94 Titahi Bay Community Group and Pestfree Titahi Bay
Submission 95 Titahi Bay Residents Association Inc
Submission 96 Parsons, Andrew and Leanne
Submission 97 Parsons, Andrew and Leanne
Submission 98 Duggan, Michael
Submission 99 Ballinger Industrieis Limited - Ballinger, Murray
Submission 100 Meekings-Stewart, Pamela
Submission 101 Labbe, Gerado
Submission 102 Crawford, Craig
Submission 103 Patridge, Jeremy
Submission 104 Aggregate and Quarry Association
Submission 105 Gay, Ojaun
Submission 106 Stanley and Gray, Christine and Alan
Submission 107 Faulke, Gavin
Submission 108 Hannah Bridget Gray No2 Trust
Submission 109 Scott, Peter
Submission 110 Simonlehner, Andrea & Karl
Submission 111 Preserve Pauatahanui Inc
Submission 112 Coppieters, Kristiaan Hendrik Justin
Submission 113 Coppieters, Kristiaan Hendrik Justin
Submission 114 Coppieters, Kristiaan Hendrik Justin
Submission 115 Coppieters, Kristiaan Hendrik Justin
Submission 116 Building Research Association of New Zealand (BRANZ)
Submission 117 Morrison, Russell
Submission 118 Botha, Paul and Julia
Submission 119 Fire and Emergency New Zealand
Submission 120 Woolworths New Zealand Limited
Submission 121 Radio New Zealand Limited
Submission 122 Foodstuffs North Island Ltd
Submission 123 Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Ltd
Submission 124 New Zealand Defence Force
Submission 125 1010 Homes Ltd
Submission 126 Director-General of Conservation
Submission 127 Radford, Melissa
Submission 128 Cray, Rebecca
Submission 129 Hilling, Sharon
Submission 130 Jorgensen, Geoffrey
Submission 131 Wi-Neera, Zachariah Paraone
Submission 132 Watson, Tina
Submission 133 Howe, Nikita
Submission 134 Ministry of Education
Submission 135 Ara Poutama Aotearoa the Department of Corrections
Submission 136 Porirua Chamber of Commerce
Submission 137 Greater Wellington Regional Council
Submission 138 Ryan, Raymond on behalf of the Ryan Family Trust
Submission 139 Lucas, Ron

Submission 140 Lucas, Ron
Submission 141 Menzies, Jeanette and Bruce
Submission 142 Weston, Emma
Submission 143 Oranga Tamariki – Ministry of Children
Submission 144 Harvey Norman Properties (N.Z.) Limited
Submission 145 Ashton, Kathleen
Submission 146 Bowman, Alana
Submission 147 Falkner, Richard
Submission 148 Norton, Jennifer and Lee, Murray
Submission 149 Plimmerton Developments Limited
Submission 150 Whitireia Park Restoration Group
Submission 151 Begg, Lee
Submission 152 Giller, Jennifer
Submission 153 Clark, Thomas and Claire
Submission 154 Wakefield, Peter
Submission 155 Design Network Architecture Limited
Submission 156 Heriot Drive Limited
Submission 157 Raiha Properties Limited
Submission 158 Grant, Steve
Submission 159 Grant, Steve
Submission 160 Grant, Steve
Submission 161 Marshall, Geoff
Submission 162 Coad, Victoria and Nick
Submission 163 Major, Mary and Philip
Submission 164 Willowbank Trustee Limited
Submission 165 Fowler, Ian
Submission 166 Freeman-Plume, Mariam
Submission 167 House Movers section of the New Zealand Heavy Haulage Association Inc
Submission 168 Smith, Robyn
Submission 169 Douglas, Adrian and Alyson
Submission 170 Reilly, Michaela
Submission 171 Nicholson, David
Submission 172 Silverwood Corporation Limited
Submission 173 Cave, Murry
Submission 174 Arnold, Mike
Submission 175 Arnold, Mike
Submission 176 Fowler, Noeline
Submission 177 Foothead, Chris
Submission 178 Friends of Taupo Swamp & Catchment Incorporated
Submission 179 Rural Contractors New Zealand Inc
Submission 180 Plimmerton School Board of Trustees
Submission 181 David William Ltd
Submission 182 Jones, Simon and Jean
Submission 183 Pikarere Farm Limited
Submission 184 Cody, John
Submission 185 Lee, Robert
Submission 186 Kenning, Michael
Submission 187 Shedlands Limited

Submission 188 Draper, Melanie and Scott
Submission 189 Draper, Vic
Submission 190 Paremata Residents Association
Submission 191 Lee, Anne
Submission 192 Crumpton, Robert
Submission 193 Gear, Ian and Helen
Submission 194 Dale, Deirdre
Submission 195 Dale, Deirdre
Submission 196 Cameron, John and Shirley
Submission 197 Ford-Tuveve, Donna Lee
Submission 198 Fantham, Caryl
Submission 199 Light House Cinema Limited
Submission 200 Judgeford Heights Limited
Submission 201 Harpham, Sheryn and David
Submission 202 Harpham, Sheryn and David on behalf of themselves, Progeni Ltd, the owners of Lot 5,6 and 7 DP519099 and others
Submission 203 Harpham, Sheryn and David
Submission 204 Mettam, Glen
Submission 205 Kovacs, Steven
Submission 206 Twaddle, Josh
Submission 207 Jones, Robin
Submission 208 Graham, Thomas
Submission 209 Gray, Joy Constance
Submission 210 Trustees of the Blue Cottage Trust
Submission 211 Trustees of the Ken Gray No. 1 Family Trust & Ken Gray No. 2 Family Trust
Submission 212 Shippam, Lee and Andrew
Submission 213 Dasyam, Natasha
Submission 214 Porirua Pacific Services Network
Submission 215 Thomson, David
Submission 216 Queen Elizabeth the Second National Trust (QEII)
Submission 217 Leblanc, Remi
Submission 218 Plimmerton Residents Association Inc
Submission 219 Pomare, Ema on behalf of oneself and others
Submission 220 Pritchard, Tiaki and Amanda
Submission 221 Brunton, Andrew
Submission 222 Sharp, John
Submission 223 Samantha Montgomery Limited
Submission 224 Titahi Bay Amateur Radio Club and New Zealand Association of Radio Transmitters
Submission 225 Royal Forest and Bird Protection Society (Forest & Bird)
Submission 226 Davia, Luke
Submission 227 Jenkins, Anne
Submission 228 G and Jo Limited
Submission 229 Wallace, Marilyn
Submission 230 Vasta, Carolyn and Reus, Carole
Submission 231 Carrad, John
Submission 232 Alder, Jason
Submission 233 Quests Projects Ltd
Submission 234 Reidy, Graham and Janet

Submission 235 Phillips, Mark Lyle
Submission 236 Birnie, Paula
Submission 237 McLaughlan, James (Bubbles Family Trust)
Submission 238 Abdee, Grant
Submission 239 Pierce Nee Solomon, Cassandra
Submission 240 Betteridge, Kenneth
Submission 241 The Neil Group Limited and Gray Family
Submission 242 Pukerua Property Group Limited
Submission 243 Ebbett, Fraser
Submission 244 Titahi Bay Surfriders
Submission 245 Stephen-Smith, Edmund
Submission 246 Judgeford Environmental Protection Society Inc
Submission 247 Dale, Linda
Submission 248 Lewis, Gary
Submission 249 Te Whānau Horomona
Submission 250 Child, Louise
Submission 251 Southwood, Linda
Submission 252 (Duplicate of submission 171)
Submission 253 Press, Anita and Fraser
Submission 254 Weeks, Andrew and Jill
Submission 255 Weeks, Jill
Submission 256 Hartley, Nick
Submission 257 Cottle, Nathan
Submission 258 Milmac Homes Limited
Submission 259 McNamara, Frances
Submission 260 Mosley, Gail
Submission 261 Draper, Vic on behalf of the Draper Family
Submission 262 Fulton Hogan
Submission 263 Regional Public Health
Submission 264 Te Rūnanga o Toa Rangatira
Submission 265 Te Āhuru Mōwai
Submission 266 Edwards, Annalita
Submission 267 Taylor, Aaron and Lorraine
Submission 268 Kavas, Yasemin Ileana
Submission 269 Hilliam, Anita
Submission 270 Saad, Adibah
Submission 271 Progeni Limited
Submission 272 Wells, Ian
Submission 273 Rich, Rowland
Submission 274 Rich, Karen
Submission 275 Alderdice, Joanna

Appendix E. List of Further Submitters

FS01 Andrews, John
FS02 Qu, Juan
FS03 Milner, Dr Murray
FS04 Transpower
FS05 Linschoten, John
FS06 QEII National Trust
FS07 Saunders, Sarah
FS08 Paremata Residents Association
FS09 Smith, Robyn
FS10 Officer, Bruce
FS11 Wellington VHF Group Incorporated
FS12 NZART Br 63, Upper Hutt Amateur Radio Club UHARC
FS13 New Zealand Association of Radio Transmitters (Inc)
FS14 Heritage New Zealand Pouhere Taonga
FS15 Morum, Pauline and Jack
FS16 Clark, Tom and Claire
FS17 [Name withheld for privacy reasons]
FS18 Pukerua Bay Residents Association
FS19 Jebson, Michael
FS20 Kenepuru Limited Partnership (KLP)
FS21 Plimmerton Developments Limited
FS22 Morrison, Russell
FS23 Richards, Rhys
FS24 Amateur Radio Emergency Communications
FS25 Wheeler, Malcolm
FS26 Branch 50 (Wellington) NZART
FS27 Botha, Paul and Julia
FS28 Wellington Electricity Lines Limited
FS29 Millar, Danielle
FS30 Thomson, Simon
FS31 McNamara, Frances
FS32 [Name withheld for privacy reasons]
FS33 Cody, John
FS34 Silverwood Corporation Limited
FS35 Oranga Tamariki-Ministry for Children
FS36 Waka Kotahi NZ Transport Agency
FS37 Powerco Limited
FS38 Foodstuffs North Island Ltd
FS39 Director-General of Conservation
FS40 Greater Wellington Regional Council
FS41 Parker, Craig
FS42 Spark New Zealand Trading Limited
FS43 Carrad, John
FS44 The Neil Group Limited and the Gray Family
FS45 Pukerua Property Group Limited

FS46 Burton, Rupert and Claire
FS47 Barber Commercial Limited
FS48 Littlejohns, Anthony
FS49 Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd
FS50 Pedder, Ross
FS51 Holmes, Bryce
FS52 Royal Forest and Bird Protection Society (Forest & Bird)
FS53 Jones, Robin
FS54 Fire and Emergency NZ
FS55 Samantha Montgomery Limited
FS56 BLAC Property
FS57 Rob Spreo, previous director of Draycott Property Holdings Ltd
FS58 Z Energy Limited
FS59 Milmac Homes Ltd
FS60 Radio New Zealand Limited
FS61 Plimmerton Residents Association
FS62 Carrus Corporation Limited
FS63 Firstgas Ltd
FS64 Paremata Business Park
FS65 Kāinga Ora – Homes and Communities
FS66 Lategan, Andre
FS67 Survey + Spatial New Zealand (Wellington Branch)
FS68 Vyskocil, Stanislav
FS69 Morse, Pauline
FS70 Te Rūnanga o Toa Rangatira