

**Before the Hearings Panel
At Porirua City Council**

Under Schedule 1 of the Resource Management Act 1991

In the matter of the Proposed Porirua District Plan

Between **Various**

Submitters

And **Porirua City Council**

Respondent

**Statement of evidence of Rose Armstrong, Landscape Architect, on behalf of
Porirua City Council (Landscape Evidence)**

Date: 23 September 2021

INTRODUCTION:

1 My full name is Rose Armstrong. I am employed as a Landscape Architect at Isthmus Group Limited, in Wellington.

2 I have prepared this statement of evidence on behalf of the Porirua City Council (**Council**) in respect of technical related matters arising from the submissions and further submissions on the Proposed Porirua District Plan (**PDP**).

3 This statement of evidence relates to matters covered by the Natural Features and Landscapes (NFL) Chapter. Specifically, my evidence responds to submissions requesting:

- adjustments to the proposed boundaries of Outstanding Natural Features and Landscapes (ONFLs) and Special Amenity Landscapes (SALs);
- the inclusion of a new ONFL at Whitireia Hill;
- amendments to the Schedules of Characteristics and Values associated with ONFLs and SALs (SCHED9 (ONFLs) and SCHED10 (SALs) in Part 4 of the PDP).

4 Specific ONFLs and SALs addressed in my evidence in relation to requested boundary adjustments are:

- ONFL 003 Whitireia Peninsula;
- ONFL 005 Te Rewarewa;
- ONFL 006 Pikarere (Southern Escarpment);
- SAL 001 Pāuatahanui;

- SAL 002 Rangituhi/Takapūwāhia;
- SAL 003 Rukutane/Titahi Bay;
- SAL 005 Belmont Hills; and
- SAL 006 Kakaho.

5 Requests for Schedule amendments addressed in my evidence relate to:

- ONFL 002 Taupō Swamp Complex;
- ONFL 006 Pikarere (Southern Escarpment);
- SAL 001 Pāuatahanui;
- SAL 004 Cannons Creek;
- SAL 005 Belmont Hills; and
- SAL 006 Kakaho.

6 My evidence statement includes the following Appendices:

- **Appendix A: Maps and Graphics**

Overview map of all ONFL and SAL in the PDP; and

Maps and graphics to support evidence addressing boundary adjustments sought (as referenced in the body of my evidence statement).

- **Appendix B: Recommended Amendments to SCHED9 & SCHED10**

Recommended edits in response to submitter requests (as referenced in the body of my evidence statement).

- **Appendix C: Methodology Statements**

Principles adopted for considering and recommending boundary changes to mapped ONFL and SAL in the PDP; and

Summary of methodology for identification of ONFL and SAL in the PDP.

7 I am authorised to provide this evidence on behalf of the Council.

QUALIFICATIONS AND EXPERIENCE

8 I hold the qualifications of Bachelor of Landscape Architect (Hons), from Lincoln University; and Bachelor of Arts from Victoria University.

9 I am a registered member of the New Zealand Institute of Landscape Architects Tuia Pito Ora. I am also a member of the Resource Management Law Association.

10 I have 18 years professional experience, including undertaking district plan review work relating to landscape matters, and assessment of landscape, natural character and visual effects for development proposals. My work has included projects across Aotearoa New Zealand, but in recent times has been focused in the lower half of the North Island.

11 In addition to work for confirmation of the ONFL and SAL in the Porirua PDP (outlined in further detail further into my evidence), recent projects of relevance to the hearing include input to provisions for Plan Change 18 Plimmerton Farm Structure Plan; review of the Ridgelines and Hilltops Overlay in the Wellington City District Plan in relation to draft ONFL and SAL, and in relation to growth; high-level review of Wellington City's Rural Area Design Guide; and ongoing work in the Porirua District, including the council's Wi Neera to Onepoto Shared Pathway and Coastal Resilience Project, and the Bothamley Park Sewer Upgrade for Te Aranga Alliance.

12 I am familiar with the Porirua District, through my professional experience and having grown up in the area.

Code of conduct

13 I have read the Code of Conduct for Expert Witnesses set out in the Environment Court's Practice Note 2014. I have complied with the Code of Conduct in preparing my evidence and will continue to comply with it while giving oral evidence before the Environment Court. My qualifications as an expert are set out above. Except where I state I rely on the evidence of another person, I confirm that the issues addressed in this statement of evidence are within my area of expertise, and I have not omitted to consider material facts known to me that might alter or detract from my expressed opinions.

SUMMARY

14 My name is Rose Armstrong.

15 I have been asked by the Council to provide landscape evidence in relation to submissions on the PDP's mapped ONFLs and SALs and the associated Schedules of Characteristics and Values (SCHED9 (ONFLs) and SCHED10 (SALs)), which primarily relates to the NFL Chapter in the PDP.

16 My statement of evidence addresses submitter requests for:

- Boundary adjustments to a number of the mapped ONFLs and SALs;
- A proposed new ONFL;
- Amendments to Characteristics and Values listed in SCHED9 and SCHED10, for ONFLs and SALs (respectively).

17 At the direction of council officers, my written evidence does not address submitter points on the proposed provisions of the Natural Features and Landscape Chapter. I have provided input to the Officer's Report: Part B – Natural Features and Landscapes, as requested.

18 My evidence in response to submissions is summarised as follows:

Boundary Adjustments

19 I have not recommended any boundary adjustments in response to submissions.

Proposed ONFL at Waitangirua Hill

20 I have not recommended Waitangirua Hill (inside the Cannons Creek SAL) for inclusion as ONFL. I have recommended that new values identified through submissions relating to Waitangirua Hill, are included in SCHED10 for Cannons Creek SAL.

Amendments to SCHED9 (ONFLs) and SCHED10 (SALs)¹

21 I have recommended amendments to SCHED9 and SCHED10 for the following areas, (refer also to **Appendix B**), in response to submissions. These amendments relate to clarification of characteristics and value. There are no changes recommended to the overall evaluation and identification of these areas as an ONFL or SAL:

- ONFL 002 Taupō Swamp

- SAL 001 Pāuatahanui

¹ With regards to SCHED9 and SCHED10 in the PDP, an error has occurred in transcribing the Characteristics and Values from the Final Landscape Evaluation report (Porirua City Council Final Landscape Evaluation 2020; 2 June 2020, Isthmus), into the notified PDP. This issue is being addressed in the Officers Report.

- SAL 004 Cannons Creek
- SAL 005 Belmont Hills
- SAL 006 Kakaho.

INVOLVEMENT WITH THE PROPOSED PLAN

- 22 I have been involved in the PDP since early 2019. At that time work had been completed by Council to identify draft ONFL and SALs across the district in a Draft Technical Assessment.² Isthmus was engaged in March 2019 to peer review the work, and to undertake further engagement with Ngāti Toa Rangatira as mana whenua for Porirua, to fully identify and incorporate values to tangata whenua, and subsequently confirm or adjust the draft landscape areas, and the associated draft schedules of characteristics and values.
- 23 In June 2020, after completion of the aforementioned work, Isthmus provided an updated Porirua Final Landscape Evaluation Report³ (“the evaluation report”), with recommended draft ONFL and SAL areas and associated schedules of characteristics and values, for inclusion in the PDP. The evaluation report was co-authored by myself and Lisa Rimmer, a Principal Landscape Architect at Isthmus Group.
- 24 In addition to the evaluation report, I also co-authored and provided a separate report identifying management risks to each draft landscape area, and input to provisions relating to ONFLs and SALs, for the draft Natural Features and Landscapes Chapter.

² Porirua Landscape Evaluation, Draft Technical Assessment completed for Porirua City Council; Boffa Miskell, Ltd; June 2018. The landscape evaluation was carried out against the factors and subfactors listed in the Greater Wellington Regional Policy Statement (GWRPS), with identification of landscape characteristics and values across the district under the categories of natural science, sensory, and shared and recognised. “Candidate” landscape areas were reviewed, defined and assessed against the “tests” set out in the GWRPS, for qualification as ONFL or SAL.

³ Porirua City Council Final Landscape Evaluation 2020; Isthmus, 2 June 2020.

25 Identification (and subsequent Isthmus confirmation) of the ONFL and SAL areas in the PDP did not include consultation with all landowners. Discussions with specific identified landowners and developers did occur, as instructed by council, as part of IGL's evaluative work.

SCOPE OF EVIDENCE

26 My statement of evidence addresses submission requests on the following matters:

26.1 Boundary changes to ONFLs and SALs (including a proposal for a new ONFL);

26.2 Amendments to the Schedules of Characteristics and Values associated with ONFLs and SALs (SCHED9 and SCHED10 in the PDP, respectively).

27 My evidence is structured to address these matters in the order set out above, with regards to each ONFL and SAL area.

28 Where submission points have raised similar or the same issues, I have dealt with those together, for each ONFL or SAL.

29 My written evidence addresses only those submission points to which I have been directed by council officers.

Site Visits

30 I conducted site visits to relevant ONFLs and SALs over 2 days, on 23 July and 16 September, 2021.

31 I did not go onto site for all ONFL or SAL areas for which submissions were received, where the matters raised were in relation to views from surrounding areas. In these cases, I visited areas surrounding the relevant ONFL or SAL, as needed to address the submission points raised.

EVIDENCE

Boundary Changes Sought in Submissions - ONFLs

ONFL 003 Whitireia Peninsula

- 32 A number⁴ of submissions were received relating to the proposed Whitireia Peninsula ONFL. All of these sought a boundary adjustment, for the ONFL to include the whole of Whitireia Park (with most excluding the small footprints of modified landforms in the golf club and Radio New Zealand (RNZ) mast and building areas).
- 33 One submission⁵ considered that all parts of Whitireia Park should be identified as either ONFL, or SAL.
- 34 Reasons provided can be summarised as relating to:
- The wide use of the area by the local community;
 - The high visibility of the Park;
 - The representative nature of the natural landforms, for the district;
 - The presence of regenerating springs and seeps, being the headwaters of Te Onepoto Stream, which flows to Te Awarua o Porirua/Porirua Harbour;
 - The importance of the area for education;
 - The cultural significance of the area;

⁴ 31 submissions, as shown in the table in the Summary of Decisions Requested Reports.

⁵ Submission point 168.116 (Robyn Smith).

- The risk to open space values of Whitireia Park from development in the non-ONFL parts of the park.⁶

35 One further submission⁷ was received in opposition to the inclusion of the whole of Whitireia Park in the ONFL, on the basis that the RNZ land (which includes the golf course) is unlikely to meet the requirements of NFL-P1.⁸

Response

36 The ONFL boundary has been defined to capture the highest landscape values on Whitireia Peninsula, to a logical landform boundary,⁹ where values have been evaluated as meeting the tests in the Greater Wellington Regional Policy Statement (GWRPS) for an Outstanding classification.¹⁰

37 While Isthmus did not undertake a detailed evaluation of the parts of Whitireia Park outside the proposed ONFL boundary (predominantly comprising the golf course land), as this was outside our brief,¹¹ in reviewing the boundaries of the draft Whitireia ONFL at a high level,¹² we considered that the golf course area generally exhibits quite

⁶ Submission point number 226.3 (Luke Davia)

⁷ Further Submission Number 60: Radio New Zealand Ltd.

⁸ NFL-P1: Identify ONFL in Porirua City where: 1 They are exceptional or out of the ordinary; and 2. Their natural components dominate over the influence of human activity.

⁹ The approach to boundary definition prioritises landform patterns, rather than inclusion or exclusion of particular smaller scale landscape features, such as individual areas of Significant Natural Area (SNA). This methodology creates a simple and logical boundary at a district scale, and defines a “landscape” to inform landscape policy, as opposed to managing Significant Natural Areas.

¹⁰ Under the GWRPS an ONFL is “a) exceptional or out of the ordinary; and b) its natural components dominate over the influence of human activity”.

¹¹ The IGL brief was to identify and incorporate tangata whenua values into the draft landscape areas defined in earlier work by others, through engagement with mana whenua; and subsequent to that work, to confirm the ONFL and SAL boundaries, or adjust those as needed, for inclusion in the PDP.

¹² As part of the methodology for identifying ONFL, once a detailed evaluation against the GWRPS factors and subfactors has been made, these are then “put back together” as part of a more holistic consideration of the area, to reach an “overall judgement” against the qualitative “tests” set out in the GWRPS (refer to footnote 10, above). Refer to Appendix C for further details.

different values and character to the defined ONFL – being less wild, less dramatic, less highly natural and unmodified, and also being less highly visible from surrounding areas. For these reasons, and after consultation with mana whenua, we confirmed it as appropriate that the golf course be largely excluded from the ONFL.

38 The peninsula as a whole holds particularly important values to mana whenua. At the time of engagement mana whenua did not consider that the golf course area should appropriately be defined as ONFL or SAL. One submission¹³ has suggested its possible inclusion as an SAL.

39 As part of the Isthmus review, the earlier draft boundary of the ONFL was adjusted to better include escarpment ridgeline values on the peninsula, as seen from surrounding public areas. This resulted in some parts of the golf course being included in the ONFL.

40 In summary, I consider that the Whitireia ONFL boundary is appropriately defined, with the golf course land predominantly excluded. This is due to the predominantly different values exhibited by the golf course area to the ONFL, and as confirmed by mana whenua during the evaluative work.

Recommendation

41 I recommend that the boundary to the Whitireia Peninsula ONFL remains as defined in the PDP, with no adjustment.

¹³ Submission point 168.116 (Robyn Smith).

ONFL 0005 Te Rewarewa

42 One submission¹⁴ was received relating to the boundary of Te Rewarewa ONFL. The submission sought to have the ONFL classification removed from the southern end of Hongoeka 4A Block, and for the area to be included instead within the Hongoeka/Wairaka SAL. Reasons given were that the area includes part of a former quarry and has lower natural values, and that restrictions imposed by ONFL provisions would add an extra layer of complexity to possible future use of the area, due to the complex land ownership in the area.

Response

43 The ONFL boundary across Hongoeka 4A Block has been defined to take in the headland landform, providing a dramatic and logical natural enclosure to the northern side of the gateway to Te Awarua o Porirua, from Te Moana o Raukawa (Cook Strait). The headland sits in balance to the Whitireia ONFL, which provides a natural landform enclosure to the harbour entrance, to the south.

44 At a meeting on site, it was clarified that the submitter is not seeking removal of the escarpment face at the southern end of Block 4A from the ONFL, but is seeking a boundary adjustment to remove a small area of flat land adjacent to the coast at the southern-most edge of Block 4A. (The area in question is shown in **Appendix A.**)

45 The area sought for removal comprises an old storage area for the nearby former quarry.¹⁵ It includes a large stockpile of old quarried gravels forming a bank approximately three-four meters high at the base of the escarpment. The bank of stockpiled gravel has naturalised vegetation growing on it, being a mix of exotic species (including weed

¹⁴ Submission No. 145 (Kathleen Ashton).

¹⁵ Inside the Hongoeka/Wairaka SAL.

species), and some indigenous vegetation, and a vehicle access track on top, towards the back of the stockpile.

- 46 Currently there are several shipping containers and a couple of small huts, together with two caravans, placed in groups across the flat area between the stockpiled gravels and the coastal walkway from Hongoeka.
- 47 Although the area of land in question has lower natural values than other parts of the ONFL, and currently includes a lowered level of visual amenity (due to the temporary uses including shipping containers), the area is small in scale, with temporary uses, and built development is not at a scale to detract from the ONFL overall. The character of the area is dominated by the scale and drama of the adjacent coastal escarpment, and the expansive views gained out towards Whitireia Peninsula, and towards Te Moana o Raukawa.
- 48 ONFL areas identified need to meet the GWRPS tests overall, are evaluated by considering natural science, sensory and shared and recognised factors together - as the 'sum of the parts'. Values and characteristics will vary across an ONFL. Not every small part needs to meet the GWRPS tests. If an area logically falls inside the landform boundary of the landscape, and does not detract, or call into question the overall ONFL classification, there is no valid rationale to remove it.
- 49 In addition, given the submission area's location at the base of the ONFL escarpment, in the coastal environment, and at the entrance to the coastal walkway associated with the ONFL (between Hongoeka and Pukerua Bay), there could be risks to the wider ONFL values from

permanent development, if this 'gateway' area was removed from the ONFL.¹⁶

- 50 The submission area would not be appropriately included in the adjacent Hongoeka/Wairaka SAL, as it does not logically fall inside the SAL landform boundary – being part of the headland escarpment landform and not the back slopes and valley environs of the SAL.
- 51 On balance, and in line with the best practice approach used to consider adjustments, (refer to **Appendix C**), no change to the ONFL boundary is recommended .

Recommendation:

- 52 I recommend that the boundary to Te Rewarewa ONFL is maintained as defined in the PDP, with no adjustment.

ONFL 006 Pikarere (Southern Escarpment)

- 53 One submission¹⁷ was received on the Pikarere (Southern Escarpment) ONFL. The submitter considers that the ONFL is no different from other bush areas on the farm and at most should be designated as a Significant Natural Area (SNA).

Response

- 54 The ONFL is identified through the consideration of a range of values across the natural science, sensory and shared and recognised factors, in line with the GWRPS, and as set out in SCHED9 to the PDP. Values associated with vegetation (used to evaluate SNA) are only one of the

¹⁶ With inclusion of the area in the ONFL, there would be some controls on development under the PDP. (As instructed, this evidence does not address proposed provisions in the PDP.) The New Zealand Coastal Policy Statement (NZCPS) will also apply, which requires development to avoid adverse effects on ONFL in the coastal environment (Policy 15).

¹⁷ Submission Number 183.6 (Pikarere Farm Limited).

factors considered in the identification of ONFL and in appropriate policy response.

- 55 The Pikarere (Southern Escarpment) ONFL forms part of a prominent, distinctive and predominantly unmodified coastal escarpment landform. It is a continuation of the escarpment landform identified as ONFL by Wellington City,¹⁸ and exhibits very similar characteristics and values. When considered holistically as part of the wider landform (i.e. without considering jurisdictional boundaries) the entire escarpment landform is considered to qualify as ONFL.

Recommendation

- 56 I recommend that the boundary to ONFL 006 Pikarere (Southern Escarpment) is maintained as defined in the PDP, with no adjustment.

Proposed new ONFL: Waitangirua Hill

- 57 One submission¹⁹ was received seeking for Waitangirua Hill to be identified as an ONFL. Reasons given were that the Hill should be identified as a Site of Significance to Māori (with reference to two important streams in Waitangirua); that the Hill will form a new gateway to Porirua from Transmission Gully; and that elevated wetlands on the Hill have the potential to contribute to increased ecology values.
- 58 The extent of the area proposed as ONFL by the submitter is shown in **Appendix A**. The area currently forms part of the proposed Cannons Creek SAL, and is located at the northern end of the SAL, adjacent to the Waitangirua entrance to Porirua from Transmission Gully.

¹⁸ The escarpment is identified as part of the Raukawa Cook Strait ONFL in the Wellington City Draft Spatial Plan.

¹⁹ Submission 147 (Richard Falkner).

59 A further submission was received from Te Rūnunga o Toa Rangitira (TROTR)²⁰ in support of aspects of the submitter's request, on the grounds of cultural value to Ngāti Toa in particular, and noting that the stories and significance of Waitangirua Hill and Belmont Hill pertain to Ngāti Toa whakapapa and need to be considered as significant to Māori.²¹

Response:

60 I have undertaken an evaluation of the Waitangirua Hill area²² against the factors and sub-factors set out in the GWRPS, in line with best practice and the methodology used to identify other ONFL in the Porirua District, for the PDP. The evaluation is shown in the table included in **Appendix A**.

61 Submission 147 linked the proposed Waitangirua ONFL to two important streams at Waitangirua, noting that "Te Rangihaeata's wife was killed at the Wairau Incident in Tuamarina (Nelson Marlborough region) in 1843. As was the custom in those days, Te Rangihaeata brought the head of Te Rongo back to where her iwi could mourn her near where Te Kura Maori o Porirua is today. Her people wept and cried so many tears that two streams were formed and flowed from that point, to Parumoana as one stream and the other stream to Pauatahanui. Hence the name "Waitangirua", that refers to the tears of grief that flowed and formed the two streams."

62 As the two streams are located inside the urban parts of Waitangirua, the physical streams would not be included inside the mapped extent

²⁰ Further Submission No. 70.

²¹ I understand that PCC Officers are having continuing discussions with Ngāti Toa Rangitira on Sites of Significance, and on the proposed ONFL at Waitangirua Hill.

²² As defined by the submitter.

of any Waitangirua Hill ONFL.²³ (This would also be true for the SAL – with the location of the streams being outside the proposed Cannons Creek SAL boundary).

63 The submission identifies that the streams form the basis for the naming of Waitangirua Hill (and the wider area), and, I agree, this shared and recognised value should be acknowledged in the schedules for this landscape area.

64 I agree with the submitter that Waitangirua Hill is likely to gain additional gateway values, due to its form and location. The area includes a visually distinct landform at the northern end of the main Cannons Creek ridge. As this landform is located adjacent to the new entrance to Porirua City from Transmission Gully (the Waitangirua link road), and provides a backdrop to Maraeroa Marae, its memorability as a local landmark is likely to grow.

65 I note that there is no SNA identified on Waitangirua Hill, which would contribute to the landscape values as they stand, but acknowledge that there is potential for ecology values to increase in the future, particularly if areas are protected.

66 In summary, and with reference to the technical evaluation included in **Appendix A**, I consider that Waitangirua Hill does not exhibit values consistently high enough across the range of factors and subfactors set out in the GWRPS²⁴ to qualify as ONFL, when considered together to reach an overall judgement.²⁵ While the landform is largely unmodified,

²³ This is to meet the ONFL “tests” of the GWRPS, and to be consistent with the methodology used to identify ONFL across the Porirua District. Under the RPS an ONFL is: a) exceptional or out of the ordinary; and b) its natural components dominate over the influence of human activity.

²⁴ Under the GWRPS “test” an ONFL needs to be clearly “exceptional or out of the ordinary.”

²⁵ As part of the methodology for identifying ONFL, once a detailed evaluation against the GWRPS factors and subfactors has been made, these are then “put back together” as part of a more holistic consideration of the area, to reach an “overall judgement” against the qualitative “tests” set out in the GWRPS (refer to footnote 7, above). Refer to Appendix C for further details.

overall the area does not meet the high naturalness ‘bar’ set for identifying other ONFL areas in the district, nor can its other identified and combined characteristics be evaluated as Outstanding.

67 I recommend, however, that SCHED10 relating to the Cannons Creek SAL should be amended, to include the additional values identified by the submitter, and supported by TROTR. A draft of suggested wording for additions is included in **Appendix B**, for confirmation or adjustment by Ngāti Toa Rangitira.

68 I note that there is no basis under the RMA or GWRPS to define a Special Amenity “Feature”, however the landmark characteristics of Waitangirua Hill are able to be acknowledged within the SAL as included in the amended schedule.

Recommendation

69 I do not recommend the Waitangirua Hill is included as ONFL.

70 I recommend that SCHED10 is amended for Cannons Creek SAL in line with the suggested wording shown in **Appendix B**, (with wording suggested for confirmation or adjustment by Ngāti Toa Rangitira), to recognise new values identified by the submitter.

Boundary Changes Sought in Submissions – SALs

SAL 001 Pāuatahanui & SAL 006 Kakaho

- 71 Reasons given for the boundary changes sought for these two SALs are similar, and so I have responded to the points collectively.
- 72 Three submission points²⁶ were received seeking that areas be removed from the Pāuatahanui and Kakaho SAL boundaries on the basis that the areas are not visible/not highly visible from the Inlet.
- 73 Submission 229.1²⁷ raised additional points in support of a removal request for the property at 1 Jones Deviation, on the basis that the property is not in close proximity to the Inlet, and includes no areas of significant vegetation.

Response

- 74 SALs are defined to include not just visual values, but a range of characteristics and values across the factors of natural science, sensory and shared and recognised – as required under the GWRPS. A landform approach is used to define the landscapes at a district scale, whereby the boundaries follow landform patterns such as ridges, spurs or valleys, to capture relevant values.
- 75 It is not best practice to remove small parts of a landscape, where they may not be visible from some viewpoints. Visibility is dependent on the viewpoint, and where an area may not be visible from some places, it may be from others, as is relevant to various groups within the community.

²⁶ 229.1 (Marilyn Wallace), 108.2 and 108.11(Hannah Bridget Gray No2 Trust).

²⁷ Marilyn Wallace

76 In response to Submission Point 229.1, (which relates to a property at 1 Jones Deviation), the boundary has been defined, in this part of the SAL, to take in elevated landform slopes which face the Pāuatahanui Inlet. This area forms part of the inlet's visual catchment when viewed from the wider Pāuatahanui Inlet area, including areas to the south at Whitby/Paremata. The boundary follows the slope of the landform, and includes part of the property at 1 Jones Deviation as it ties into the boundary of the Coastal Environment Inland Extent,²⁸ and crosses the flats.

77 I consider that the boundary is in a logical and appropriate place as it crosses this property.

Recommendations on Boundary adjustments sought

78 I recommend that the boundaries for both Pāuatahanui SAL and Kakaho SAL are maintained as defined in the PDP, with no adjustment.

SAL 002 Rangituhi/Takapūwāhia

79 Submission 183²⁹ seeks to have the SAL boundary at the eastern edge of Pikarere Farm moved closer to the boundary with Porirua City,³⁰ on the basis that the boundary seeks to protect the city's bush backdrop, and this is achieved with through Reserve status in the area; and that most of the land between the Farm boundary and the SAL is not visible from the city.

Response

80 The western boundary of the SAL has been defined to include the skyline of the Rangituhi maunga. The boundary is defined by landform and in

²⁸ Assessed and defined by others in the PDP.

²⁹ Pikarere Farm Limited

³⁰ Submission 183 makes this point under the heading of SAL 003 Rukutane/Titahi Bay, but the SAL boundary in this vicinity relates to SAL 002 Rangitui/Takapūwāhia.

order to identify landscape values related to natural science, sensory and shared and recognised factors, rather than reserve status or solely on the basis of vegetation cover or visibility.

- 81 The western SAL boundary includes parts at a higher elevation than the Open Space Zoning (which includes bush reserve areas), and SNA in the PDP.
- 82 The PDP includes a new Rural Lifestyle Zone (RLZ) which takes in the Rangituhi maunga skyline. The SAL skyline in northern parts of the RLZ is formed by a relatively simple main ridge. At the southern end of the RLZ, (and SAL), the topography is more complex, with dips and valleys in the predominant ridgeline, and landform rising beyond those to the west. The boundary in this area has defined a number of high points, and is drawn to take in the elevated slopes between those.
- 83 Overall the western SAL boundary has been defined to capture values relating to the skyline of the maunga and associated elevated slopes, as seen from wider areas to the east, south, and north, including elevated areas (such as at Aotea), and provides for the complex topography and wide range of views possible. It is accepted that many of these views will be distant. The skyline and extent of areas inside the SAL visible, will differ depending on the viewpoint.
- 84 Inclusion of the SAL over skyline parts of the RLZ does not preclude development in these areas, but means that development will need to include design measures to have particular regard to the amenity derived from skyline values. This will be an important matter to consider in decision making in this landscape, as the currently undeveloped skyline of the maunga is an important characteristic contributing to the values of this SAL.
- 85 No boundary change is recommended.

Recommendation

86 I recommend that the boundary for the Rangituhi/Takapūwāhia SAL is maintained as defined in the PDP, with no adjustment.

SAL 003 Rukutane/Titahi Bay

87 One submission³¹ seeks a boundary amendment to align the Rukutane/Titahi Bay SAL boundary with the cadastral boundary at Komanga Headland.³² The reason given is that the SAL boundary follows the coastal escarpment line, and to extend this inland does not protect the “coastal landform” and is not required.

Response

88 In this area the SAL is defined to take in the top of the headland (i.e. the top contour on the headland, as shown in **Appendix A**).

89 At Komanga Headland cadastral lines are used (generally) to define a Site of Significance to Māori – being Komanga Rautawhiri, the site of a significant pā. (This is also shown in **Appendix A**).

90 Cadastral boundaries are generally not recommended to define landscape area boundaries, as they tend to cut across landform and do not necessarily respond to other natural features and patterns.

91 Given the prominence and significance of the headland, I consider that it is appropriate to include the headland in its entirety inside the SAL, including its “summit” or “peak”.

³¹ Submission Point 183.7 (Pikarere Farm Limited).

³² Title reference WN691/41 – Lot 2 DP 752. The cadastral boundary at Komanga Headland defines a Site of Significance to Māori, at the outer extent of the headland (refer to **Appendix A**).

Recommendation

- 92 I recommend that the boundary for SAL 003 Rukutane/Titahi Bay is maintained as defined in the PDP, with no adjustment.

SAL 005 Belmont Hills

- 93 Two submissions³³ seek removal of Willowbank Farm from the SAL, to provide for quarry purposes, and on the basis that the listed characteristics and values do not apply to Willowbank Farm, and the areas sought for removal are not highly visible.
- 94 Willowbank Farm comprises a number of Lots between SH58 and the boundary of Porirua District (adjacent to Belmont Regional Park). The Lots are shown in **Appendix A**, with the proposed Belmont Hills SAL overlaid.

Response

- 95 With regards to SCHED10 Characteristics and Values for Belmont Hills SAL, an error has occurred in transcribing characteristics and values into the notified PDP. It is recommended that this error is corrected through appropriate planning processes and that, in reviewing the correct characteristics and values, no changes are required to the SAL boundary over the Lots in question³⁴.
- 96 The SAL (including the Willowbank Farm Lots sought for removal) comprises highly elevated hillslopes, and forms a predominantly unmodified landform skyline for the district to the east. The hills are widely seen from across the district, including from residential areas (such as parts of Cambourne and Whitby), and in travel around the Pāuatahanui Inlet and between Porirua and the Hutt Valley. Northern

³³ Submission Numbers 164 (Willowbank Trustee Ltd.) and 262 (Fulton Hogan).

³⁴ This issue is addressed in the Officers Report: Part B – Natural Features and Landscapes.

parts of the SAL form part of the gateway into Porirua City from the Hutt, as seen from State Highway 58.

- 97 In reviewing the boundary, I consider that it is logically defined, and that it takes in appropriate areas of the complex and varied landform topography across the Willowbank Farm property, as these contribute to the elevated SAL.
- 98 The PDP includes provisions which provide for quarrying inside SAL, as a Discretionary Activity, where the activity avoids significant adverse effects on the identified characteristics and values of the SAL, and avoids, remedies or mitigates all other adverse effects.³⁵
- 99 The complex topography of the Willowbank Farm areas inside the SAL, and the collective size of the Lots which form Willowbank Farm, should provide for the selection of suitable sites for quarrying, where the requirements of the proposed provisions with regards to SAL characteristics and values can be met. Design measures can be included with quarrying proposals to mitigate adverse effects.³⁶

Recommendations

- 100 I recommend that the boundary for Cannons Creek SAL is maintained as defined in the PDP, with no adjustment.

³⁵ Proposed provisions NFL-P9 & NFL-R9.

³⁶ I understand from the submitters, as discussed at the site meeting (16 September 2021), that there is a consent application currently lodged with council applying for long-term use for quarrying, of some areas inside the proposed SAL. I have not considered the application as part of the review of the SAL boundary.

Amendments to SCEHD9 and SCHED10 Sought in Submissions

SCHED9 - ONFL Characteristics and Values

ONFL 002 Taupō Swamp Complex

101 One submission³⁷ seeks the inclusion of additional information in SCHED9 for Taupō Swamp, to recognise values identified in the Greater Wellington Proposed Natural Resources Plan (GWPNRP).

Response

102 The submission point is supported, as the points sought for inclusion from the GWPNRP are values contributing to the proposed ONFL. The additional values are shown in **Appendix B**.

Recommendation

103 Amend SCHED9 for Taupō Swamp Complex to include additional values as sought.

ONFL 006 Pikarere Southern Escarpment

104 One submission seeks that SCHED9 should be amended in relation to the Pikarere (Southern Escarpment) ONFL, so that the vegetation or bush is not described as remnant.³⁸

Response

105 I have confirmed with Council's ecology experts (Wildland Consultants Limited), that the escarpment contains older areas of vegetation, and that these can be correctly described as "pockets of remnant

³⁷ Submission Point 216.37, QEII Trust.

³⁸ Submission Point 183.6 (Pikarere Farm Limited).

vegetation.” For that reason, the submission point is not supported, and no change is recommended.

Recommendation

106 I do not recommend any change to SCHED9 for ONFL006 Pikarere (Southern Escarpment).

SCHED10 – SAL Characteristics and Values

SAL 001 Pāuatahanui & SAL 006 Kakaho

107 Changes sought in relation to the listed characteristics and values for the Pāuatahanui and Kakaho SALs are similar, and so I have dealt with these collectively.

108 Four submission points³⁹ seek amendments to SCHED10 for the Pāuatahanui and Kakaho SALs, to acknowledge that the area includes pastoral farms; and that the gradual revegetation and environmental restoration around the inlet is highly valued.

109 The submissions consider that the characteristics and values as listed for the Pāuatahanui and Kakaho SALs inappropriately emphasise values placed on the “bare hills”; and that the PDP should not be seeking to preserve pastoral landscapes around Pāuatahanui Inlet.

110 A further submission was received⁴⁰ from Te Rūnunga o Toa Rangatira in support of these changes sought.

³⁹ 106.1 (Christine and Alan Stanley and Gray) and 108.1 (Hannah Bridget Gray No2 Trust), relating to Pāuatahanui SAL; 77.14 (Te Awarua-o-Porirua Harbour & Catchments Community Trust, and Guardians of Pauatahanui Inlet – Mark Neeson) and 108.12 (Hannah Bridget Gray No2 Trust) relating to Kakaho SAL.

⁴⁰ FS70 Te Rūnunga o Toa Rangatira

Response

- 111 The characteristics and values listed for both SALs do recognise the increasing values relating to revegetation,⁴¹ but I agree that these could be strengthened, particularly in relation to hillslopes not immediately adjacent to the Inlet and inter-tidal areas.
- 112 The intention of the PDP is to provide for appropriate change within identified landscapes, while maintaining values to an appropriate level.
- 113 Changing patterns of light on “rolling hills” (as described in the summaries for both SALs) can refer to vegetated hills as well as hills in pasture.
- 114 The description of Kakaho SAL as “predominantly unmodified landform” (under the heading Natural Science and disputed by Submission Number 77), refers to landform, as distinct from landcover. Future earthworks will need to consider effects on this landscape value, which contributes to landscape character and visual amenity.
- 115 Overall, the submission points are accepted, and amendments to SCHED10 for Pāuatahanui and Kakaho SALs are recommended in response.⁴²

Recommendation

- 116 I recommend that amendments are made to SCHED10 Characteristics and Values, for SAL 001 Pāuatahanui and SAL 006 Kakaho, as set out in **Appendix B**, in response to submissions, to clarify the values.

⁴¹ For example, value 6 under Shared and Recognised for Pāuatahanui SAL; or value 4 under Natural Science for Kakaho SAL.

⁴² Some minor editing of additional values as included in submissions has been made, to place the additional values most appropriately under the “factor” headings (natural science/sensory/shared and recognised), and to incorporate them without repetition of existing values. Refer to Appendix B. An additional amendment to Sensory value 6 is recommended, to further acknowledge the points made in the submissions.

SAL 004 Cannons Creek SAL

117 Submission 60 (Transpower NZ) seeks an amendment to SCHED10 to recognise the presence of the National Grid inside the Cannons Creek SAL.

Response

118 I agree with the amendment sought, as the National Grid structures form a part of this landscape.

Recommendation

119 I recommend that SCHED10 is amended in relation to SAL 004 Cannons Creek, as sought.

SAL 005 Belmont Hills

120 One submission (No. 60 Transpower NZ) seeks amendment to SCHED10 relating to SAL 005 to include acknowledgement of the presence of the National Grid inside the SAL.

Response

121 I agree with the amendment sought, as the National Grid structures form a part of this landscape.

Recommendation

122 That SCHED10 is amended in relation to SAL 005 Belmont Hills, as sought.

General - relating to district growth

123 Six submissions⁴³ seek amendments to SCHED10 to reflect that landscape values exist within the context of a growing city.

Response

124 ONFL and SAL characteristics and values are identified under the factors set out in the Greater Wellington GWRPS.⁴⁴ Natural and built (urban) patterns are considered in the identification of landscape areas where they are part of the existing or consented environment. (This is to ensure that the assessment is made with a degree of certainty).

125 Growth (subdivision) inside ONFL and SAL is addressed through the PDP policy response and provisions.

Recommendation

126 I do not recommend any changes in response to the submission.

Rose Armstrong
Senior Landscape Architect/Design Planner
Isthmus Group

Date: 23 September/2021



.....

⁴³ Submission points 231.32 (John Carrad), 237.19 (James Mclaughlan), 234.20 (Graham and Janet Reidy), 253.20 (Anita and Fraser Press), 199.11 (Light House Cinema Limited - Reidy, Phillip), in relation to Pāuatahanui and Kakaho; and 233.19 (Quest Projects Limited), in relation to Paūatahanui, Kakaho, and Hongoeka/Wairaka.

⁴⁴ Policies 25 and 27.

PCC PDP Landscape Submissions. Evidence Statement. Appendices A, B & C.

23 September
2021

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Isthmus.



Isthmus.

Document record

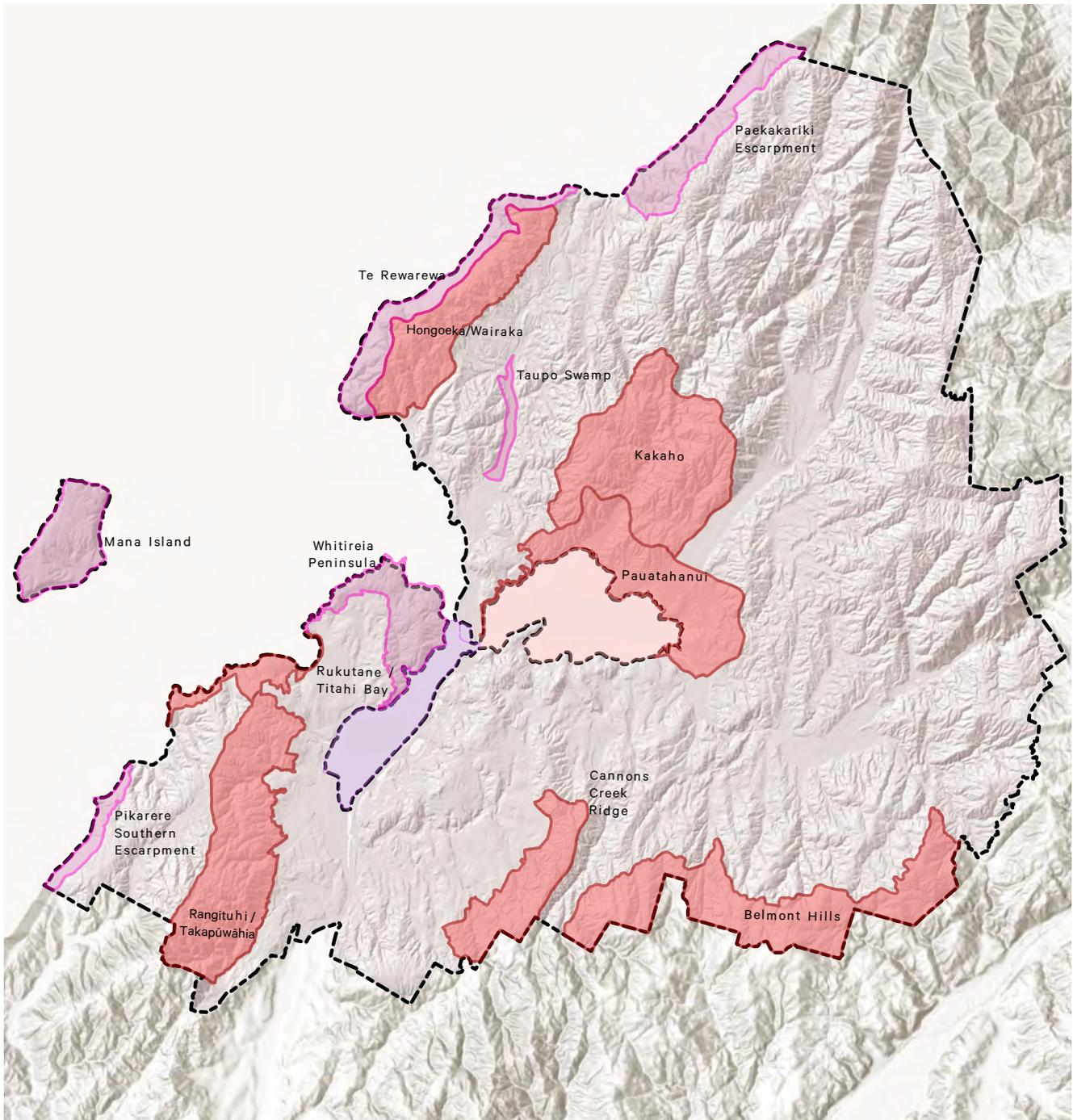
Issue	Revision	Author	QA	Date
Draft	1	RA	LR	31 August 2021
	2	RA	LR	20 September 2021
	3	RA		20 September 2021
	4	RA		23 September 2021

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Appendix A: Boundary Changes sought

Overview of all mapped ONFL/SAL areas in the PDP



Legend.

- Draft SALs

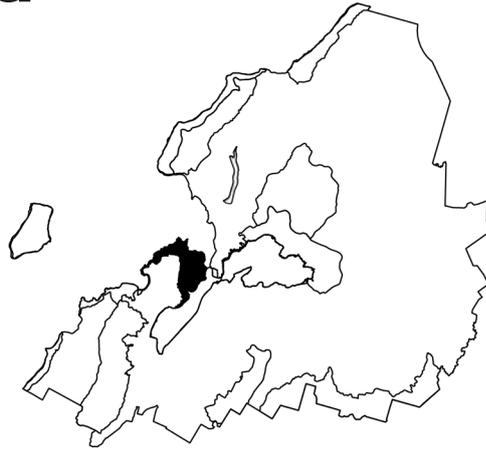
- Draft ONFLs

- City Extent

- Draft Harbour Context- Onepoto

- Draft Harbour Context- Pauatahanui Inlet

ONFL 003: Whitireia Peninsula.



Recommendation:

No boundary change is recommended.



Whitireia ONFL:

Defined to a landform boundary (prioritises landform patterns to define the boundary for management of landscape values, as opposed to management of SNA. (Includes most SNA on the peninsula.)

Image: PCC online maps for the PDP.

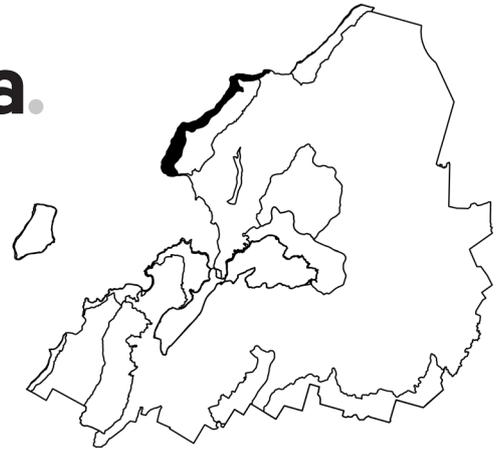


Whitireia ONFL: Golf course area back from the coastal escarpment (seen from the west in an aerial view).



Whitireia ONFL: Coastal escarpment, seen from the west (aerial view).

ONFL 005: Te Rewarewa.



Recommendation:

No boundary change is recommended.



Legend

- Coastal High Natural Character Areas
- Special Amenity Landscapes
- Outstanding Natural Features and Landscapes
- Sites and Areas of Significance to Māori



Legend

- Coastal High Natural Character Areas
- Special Amenity Landscapes
- Outstanding Natural Features and Landscapes
- Significant Natural Areas

IGL Legend

- General site of interest

Images: PCC online maps for the PDP - Overlays on the submission area. (Hongoeka 4A Block is shown outlined in yellow in the top image. The submission area shown outlined in dashed yellow - southern extent of Hongoeka 4A Block.)



Te Rewarewa ONFL: Area in question outlined in yellow. (Seen from the south in aerial view.)



Te Rewarewa ONFL: Area in question outlined in yellow. (Seen from the south in aerial view.) Hongoeka SAL is visible to the right in the lower image.

ONFL 006: Pikarere (Southern Escarpment)



Recommendation:

No boundary change is recommended.



Legend.

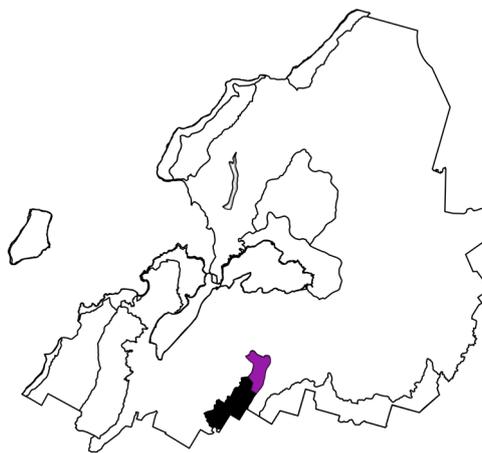
 ONFL

 Contours -5m Intervals



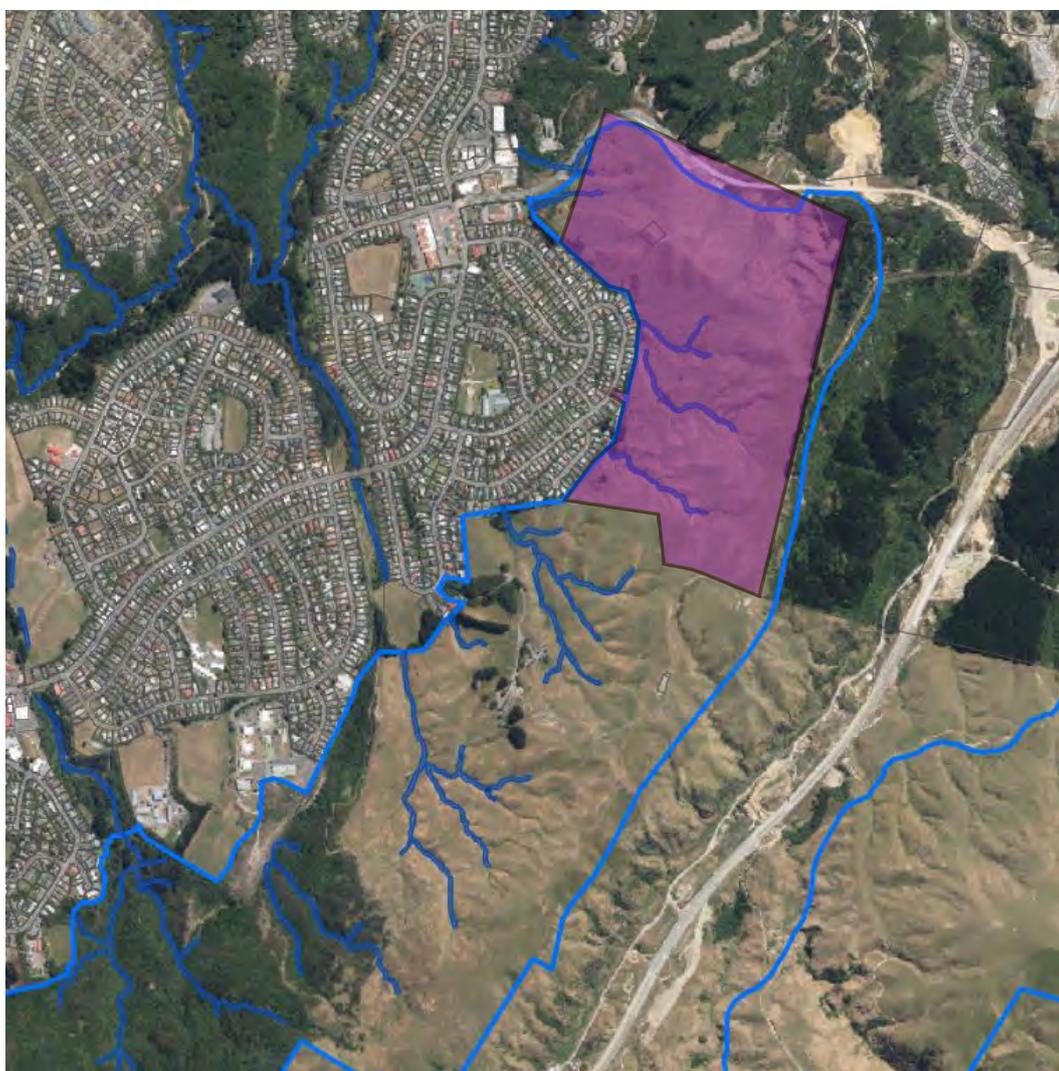
Pikarere (Southern Escarpment): seen from the north in aerial view - part of a whole escarpment landform (identified as ONFL beyond the PCC boundary to the south, by Wellington City Council).

Proposed ONFL: Waitangirua Hill



Recommendation:

Not recommended as ONFL.



Legend

Flood Hazard - Stream Corridor



Special Amenity Landscapes



IGL Legend



Proposed Extent for Waitangirua Hill ONFL (as confirmed by the submitter - at the northern end of the PDP's Cannons Creek SAL).



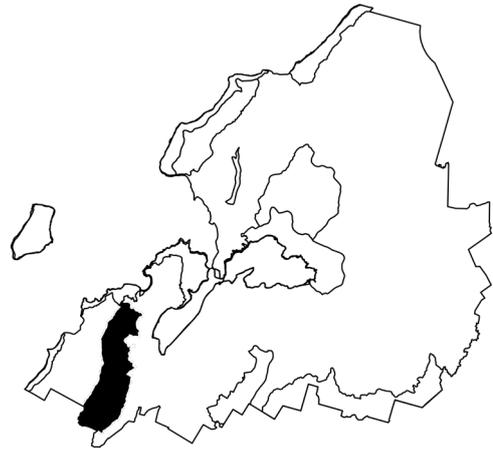
View from Warspite Avenue - looking east towards proposed Waitangirua Hill ONFL (northern end of the PDP's Cannons Creek Special Amenity Landscape.)

Name:		Waitangirua Hill			
ONFL/SAL:		Not recommended as ONFL.			
Factors	Factor Rating Score ¹	Subfactors	Definition ²	Evaluation	Subfactor Rating Score
Natural Science These relate to geological, ecological, topographical and natural process components of the natural feature or landscape.	L	Representativeness	Natural components that form feature typifies the character of the area	Landform and modified landcover (pastureland) typifies the character of the Cannons Creek Ridge, and nearby Belmont Regional Park.	M
		Research and Education	All parts of the landscape natural features are important for natural science research		L
		Rarity	Unique or rare within the district. Few comparable examples	No known rare natural science values.	L
		Ecosystem Functioning	The presence of healthy ecosystems	Modified landcover (pasture) over much of the extent of the landform, although some regeneration is likely to be occurring in some gullies, and in areas of gorse at the northern edge (at Commerce Crescent). Does not include any areas identified as Significant Natural Areas (SNA).	L
Sensory Aesthetic values: these values relate to scenic perceptions of the feature or landscape.	MH	Coherence	The patterns of land cover and land use are in harmony with the underlying natural pattern of landform and there are no significant discordant elements of land cover or land use.	Predominance of pasture landcover creates visual coherence, with few discordant elements including structures.	H
		Vividness	Striking, recognised within community for memorable and iconic.	Forms a contiguous part of the Cannons Creek Ridge which encloses Cannons Creek and Waitangirua to the east and forms the eastern skyline in this area. The northern end of the ridge includes a landform/hill which is highly recognisable and appears as a “marker” (particularly when viewed from Waitangirua) due to its distinct separation from the main ridge, and its undeveloped character, which contrasts strongly with the adjacent urban context. The distinct landform/hill at the northern end is located adjacent to the Waitangirua link-road from Transmission Gully, and will likely gain increased gateway values in this area, due to its recognisable and memorable landform.	H
		Naturalness	Largely unmodified by human activity, patterns/process intact with healthy ecosystem.	Largely unmodified landform, with predominant modified landcover (pasture). Natural patterns and ecosystems are disrupted but there are very few (if any) structures present. The Waitangirua link-road to Transmission Gully skirts the northern side of the landform.	MH
		Expressiveness	Clearly shows the natural processes that lead to this.	Modified landcover reveals landform as eroded peneplain, with rounded hilltops above gullies. (This could change over time if regeneration of indigenous vegetation occurs.)	M
		Transient Values	Noticeable occurrence of transient natural events, seasonal change and migration.	Play of light on slopes and gullies at different times.	LM
Shared and Recognised Patterns of social activity, spiritual and cultural significance.	H	Recognised values	Patterns of social activity, spiritual and cultural significance.	The northern end (a visually distinct hill separated from the main ridge), forms the backdrop to Maraeroa Marae at Waitangirua. This landform/hill backdrop is likely highly recognised within the local Waitangirua community due to its distinct landform character, and may become more widely recognised as a “marker” due to its location at the Waitangirua entrance to Porirua from Transmission Gully.	VH
		Tangata whenua values	Māori values inherent in the feature or landscape.	The naming of Waitangirua Hill is linked to two important streams at Waitangirua (in the wider area). The streams were formed in the vicinity of Te Kura Māori o Porirua (at Warspite Avenue), flowing towards Parumoana and Pauatahanui; and were formed by the tears of iwi as they mourned the death of Te Rangihaeata’s wife, Te Rongo. (The streams are outside the likely boundary for any possible Waitangirua Hill ONFL.) Would have been part of the inland forested areas with importance for resources and links to other areas and likely lookout.	H
		Historical associations	Knowledge of historic events that occurred in and around the features or landscape is widely held and substantially influences and adds to the value the community attaches to the natural feature or landscape.	No further historical associations known.	L

¹ Ratings relate to the NZILA recommended 7-point rating-scale, as follows: Very Low (VL) / Low (L) / Moderate-Low (ML) / Moderate (M) / Moderate-High (MH) / High (H) / Very High (H)

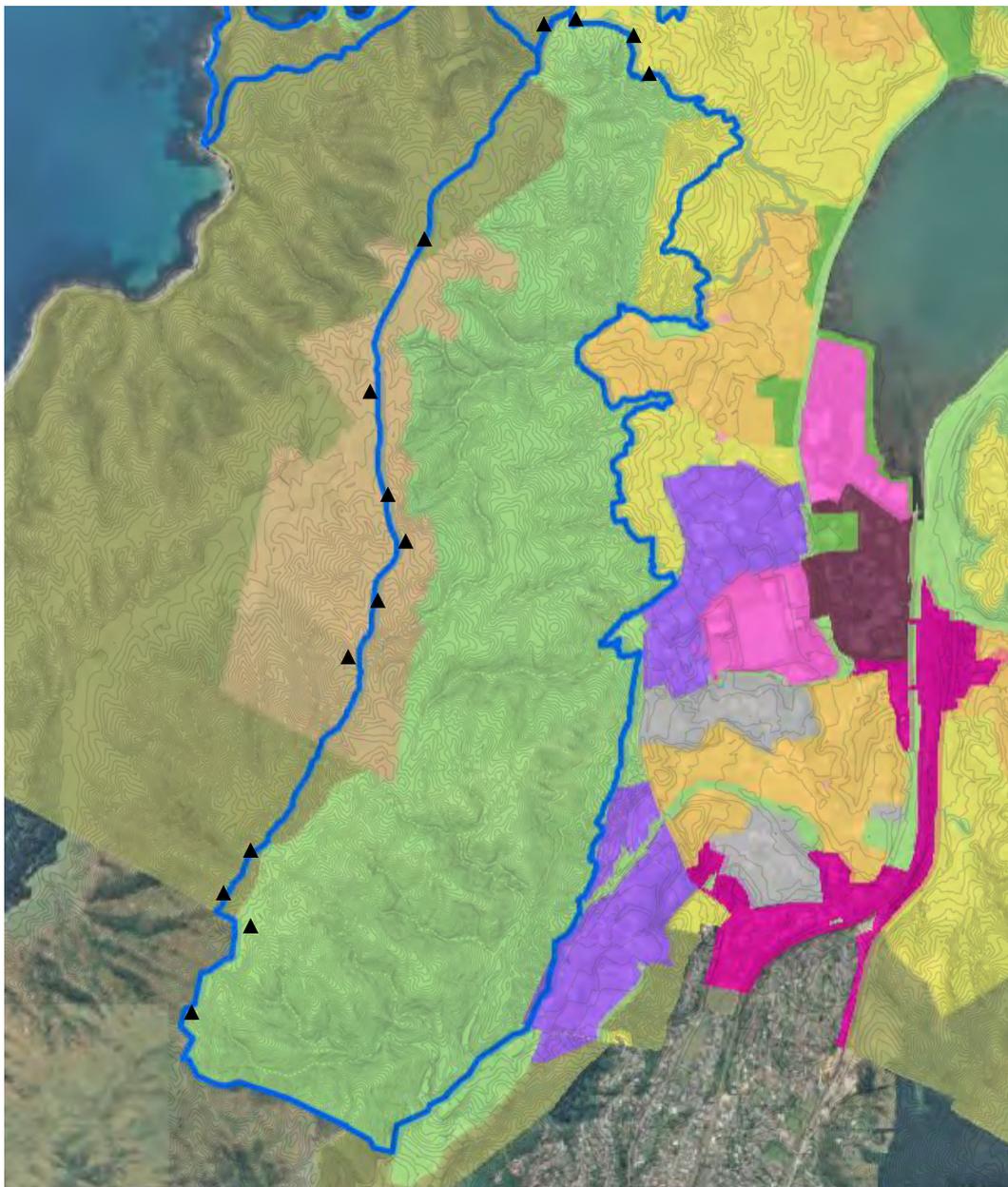
² Definitions used in the technical evaluation come from the Porirua Landscape Evaluation, Draft Technical Assessment; completed for Porirua City Council by Boffa Miskell Limited, 2018.

SAL 002: Rangituhi/ Takapūwāhia



Recommendation:

No boundary change is recommended.



Legend

Special Amenity Landscapes



Proposed Plan Change 18



Zone

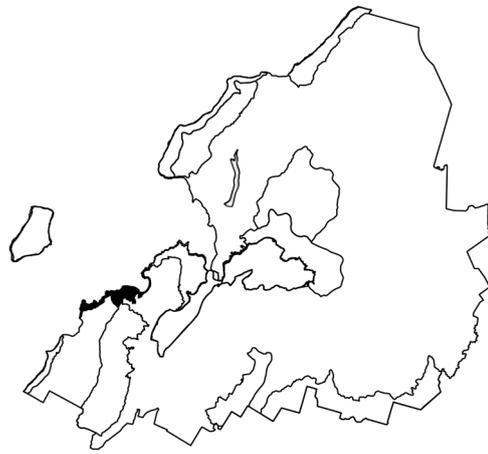
ZONE

- General Residential Zone
- Medium Density Residential Zone
- Rural Lifestyle Zone
- General Rural Zone
- Open Space Zone

IGL Legend

- ▲ Ridgeline high points

SAL 003: Rukutane/ Titahi Bay



Recommendation:

No boundary change is recommended.



Legend.

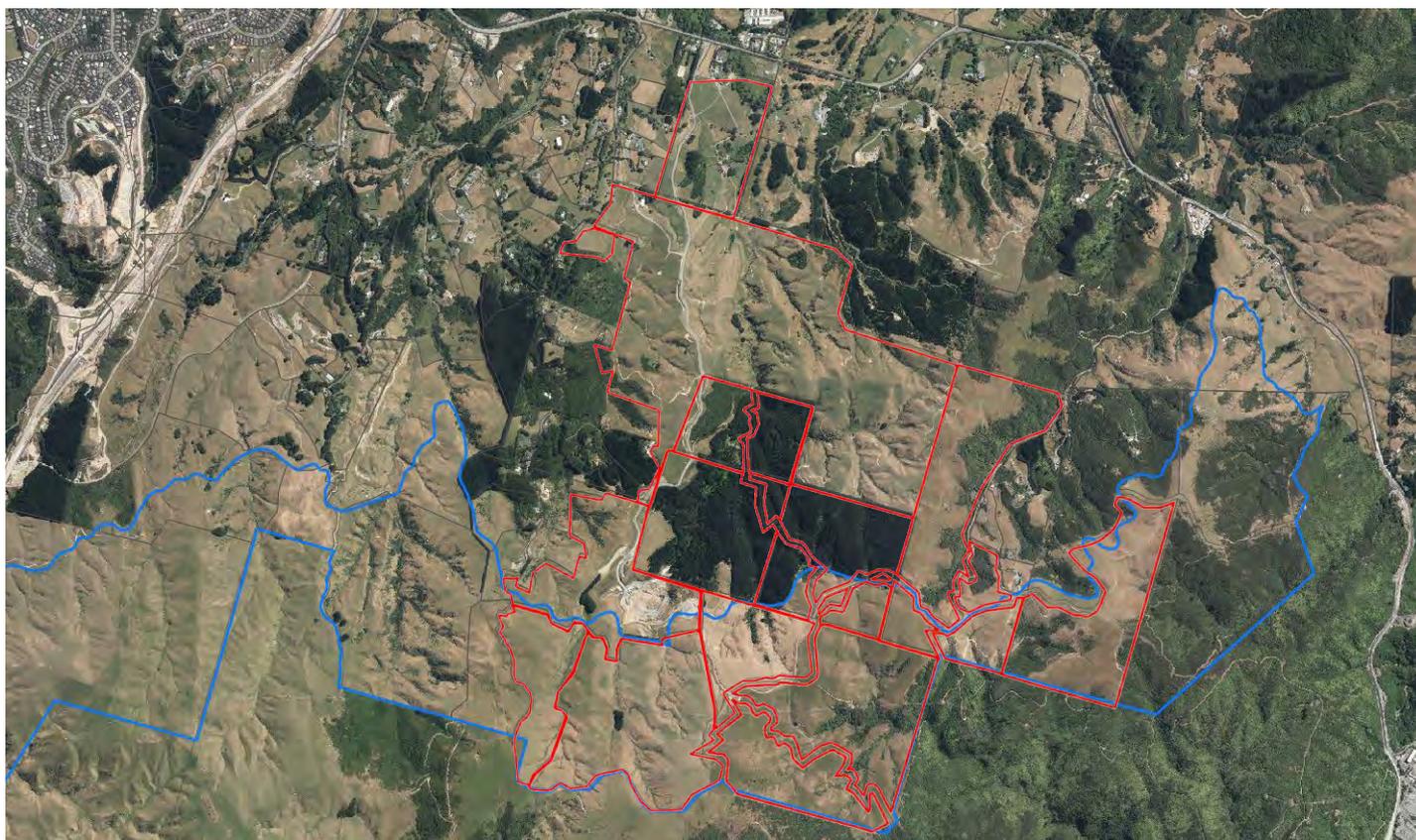
 SAL	 Cadastral
 Contours -5m Intervals	 Sites of Significance to Maori
	 Significant Natural Areas

SAL 005: Belmont Hills



Recommendation:

No boundary change is recommended.



Map Tools

Legend.



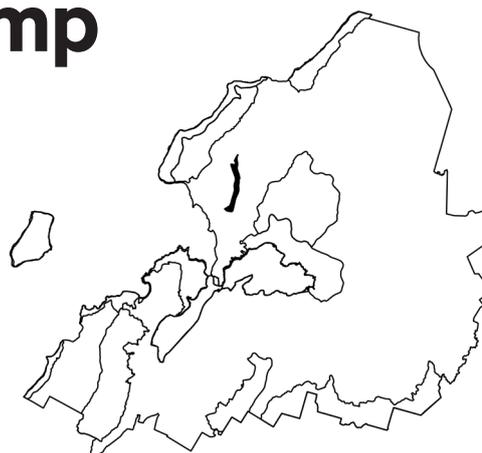
Extract from Submission 164 showing properties owned by Willowbank Trustee Limited.

Special Amenity Landscapes



Appendix B: Recommended Amendments to Schedules 9 & 10.

ONFL 002: Taupō Swamp Complex



Notes:

Recommended additions are shown in **semi-bold italic**.

Recommended deletions are shown with ~~italic strike-through~~.

Description relates to Characteristics and Values in the PDP.

Name: Taupō Swamp

ONFL/SAL ONFL

Factors	Description
Natural Sciences - VH*	<ol style="list-style-type: none"> 1. Taupō Swamp is the largest remnant flax wetland (30 hectares) in the Wellington Region, recognised as a GWRC Key Native Ecosystem (KNE) and wetland of national importance for biodiversity; 2. The Taupō Swamp Complex has been identified as a wetland with outstanding indigenous biodiversity values (Schedule A3) in the Proposed Natural Resources Plan for the Wellington Region (PNRP); 3. Taupō Stream (and all its tributaries) is listed as a River with Significant Indigenous Ecosystems in the PNRP and Regional Policy Statement (RPS) for the Wellington Region; 4. Very rare lowland wetland, close to coast - a perched wetland, separated from the coast by uplift; highly representative of topogenous mire, one of only a few in the Wellington Region reflecting uplift and siltation; 5. Regionally unique and diverse vegetation and succession stages. Includes several at-risk species of flora and fauna (Bagnall and Ogle, 1981); 6. Important for research and education as a Scientific Reserve and subject of several studies – known habitat of diverse aquatic species such as kokopu, eels, galaxiids and waterfowl (Directory of Wetlands in New Zealand, DoC 1992) (Moar, 1949); 7. Wildlife corridor (terrestrial and aquatic).
Sensory- VH	<ol style="list-style-type: none"> 1. Simple broad swamp vegetation pattern remains coherent along valley floor; 2. Highly legible and visible; an enclosed 'landform' and edge to SH1; forms a memorable 'landmark' along northern gateway into Porirua; 3. Natural wetland values and ecological processes remain clearly apparent, albeit surrounded by major transportation corridors; 4. Opportunities to experience wildlife enhance sensory associations including seasonal variation with birds feeding and flowering flax.
Shared and Recognised - VH	<ol style="list-style-type: none"> 1. The wetland holds special cultural and spiritual value for tangata whenua; 2. An important source of mahinga kai and mahinga raranga for the Toa Rangatira settlement at Taupō Pā; 3. Taupō Pā, situated at the sea end of of Taupō Swamp, was a principal pā of Ngāti Toa Rangatira; Taupō Pā and Taupō stream mouth have important associations with Taupō Swamp and hold numerous sites of significance for tangata whenua; 4. Several varieties of flax introduced with help from Ngāti Toa in 2008 to enhance quality of flax for local weavers, marking continued use for resource gathering; 5. High recreational values with Ara Harakeke pathway following State Highway 1 on its eastern side and linking Plimmerton with Pukerua Bay and with Tau-Tapu Track to the west; 6. Taupō Swamp flax was harvested to supply the flax industry from the 1880s up to 1960 – flax was transported to Foxton flax mills.

* Ratings relate to the NZILA recommended 7-point rating-scale, as follows:

Very Low (VL) / Low (L) / Moderate-Low (ML) / Moderate (M) / Moderate-High (MH) / High (H) / Very High (H)

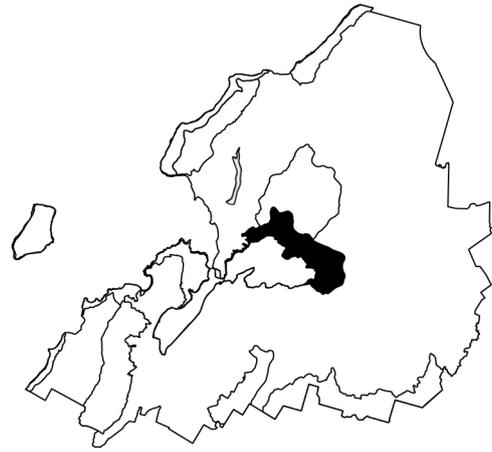
SAL 001: Pāuatahanui

Notes:

Recommended additions are shown in **semi-bold italic**.

Recommended deletions are shown with ~~italic strike-through~~.

Description relates to Characteristics and Values in the PDP.



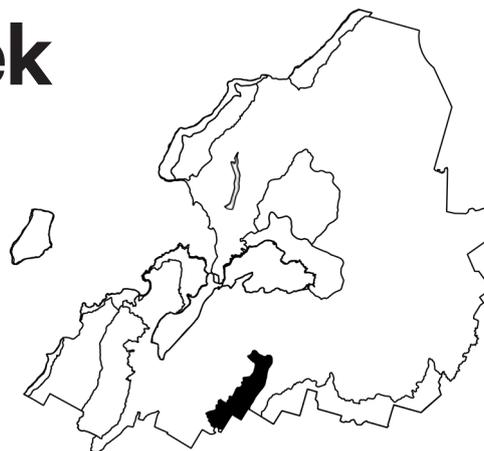
Name: Pāuatahanui

ONFL/SAL SAL

Factors Description

<p>Natural Sciences - MH</p>	<ol style="list-style-type: none"> Gently rolling hills and valley flats/eroded river gullies - a good example of an ancient drowned river system with branching valleys and marshy flats where streams flow into the inlet; A modified landscape with mixed landcover including exotic shelterbelts, pasture, and areas of indigenous vegetation; The hills around the Harbour were extensively cleared for pastoral farming in the mid-1850's, resulting in loss of flora and fauna and changes in the waters of the Harbour; Pāuatahanui Wildlife Reserve is inhabited by many local bird species and migratory bird species (Caspian tern, pukeko, pied stilt, kingfisher, black shag, bar-tailed godwit); pockets of inlet edge vegetation largely intact in the Reserve; Provides water catchment for the Pāuatahanui Inlet; The adjacent Pāuatahanui Inlet is a nationally significant estuary with a diverse range of significant habitats for threatened and At Risk species; and is a nationally significant site for geological features; The only large estuarine wetland in the lower half of New Zealand's North Island and only area of salt marsh and seagrass in the Wellington region.
<p>Sensory - H</p>	<ol style="list-style-type: none"> A low-density settled landscape comprising a small village surrounded by lifestyle lots and pastoral farms, in a rural setting connected to the Pāuatahanui Inlet; Structures are generally well-integrated with few discordant elements; Land-water edge is modified with roading, but still provides a vivid and dynamic interplay between land and water; Natural landform and natural elements remain dominant overall; Highly visible edge and backdrop landscape to the Pāuatahanui Inlet; seen from extensive residential areas and State Highway 1 heading north; Sunlight on hills creates dramatic patterns of shifting light with transient values enhanced by presence of wildlife, seasonal browning of hills and tidal patterns within the inlet; Adjacent Inlet waters and inter-tidal areas provide a context with strong naturalness and scenic/picturesque qualities, including reflections of surrounding landforms and other transient values relating to the changing character of the waters.
<p>Shared and Recognised - VH</p>	<ol style="list-style-type: none"> The inlet has occupied a central place in Ngāti Toa's livelihood and identity as a people since their arrival in Porirua; The area around the inlet has been inhabited for at least the last 600 years and is rich with wāhi tapu, sites and historic places, with several well-known Ngāti Toa pā sites with strategic importance; An important mahinga kai, with areas of extensive cultivations at Motukaraka Pā, and the uncovered mud flats vital for the abundance of shell-fish they provided; the abundance of kai moana provided by the Inlet is renowned by Māori and recorded in legend; Matai-taua Pā (on the site now occupied by St Albans church) was the only pā in the region to be built specifically for gun fighting, and was the scene of fighting between Ngāti Toa and the Crown; The Horokiri Wildlife Reserve is near the beginning of the tapu track called Purehurehu, a route used by Ngāti Toa Rangatira to travel between the Hutt Valley and Porirua; The Inlet and its surrounding hills and gullies have has vast potential for environmental restoration and this is highly valued by Ngāti Toa and the wider community; Highly recognised for its land/water connection; boardwalks and several tracks within Pāuatahanui Wildlife Reserve enhance recreation opportunities along the margins off the inlet; Changing light on the rolling hills and through the seasons are often the subject depicted in paintings and are frequently photographed; The special character and qualities of the Pāuatahanui Village Zone are recognised in the Porirua City Council District Plan; Historic highway north around inlet with Pāuatahanui Village Hotel and staging post. Inlet waters provide a widely recognised setting to the landform; The Inlet has vast potential for environmental restoration and this is highly valued by Ngāti Toa.

SAL 004: Cannons Creek



Notes:

Recommended additions are shown in **semi-bold italic**.

Recommended deletions are shown with ~~*italic strike-through*~~.

Recommended amendments in relation to Waitangirua Hill arise from new values identified through submissions, rather than from a request for changes to the Schedule.

Description relates to Characteristics and Values in the PDP.

Name: Cannons Creek

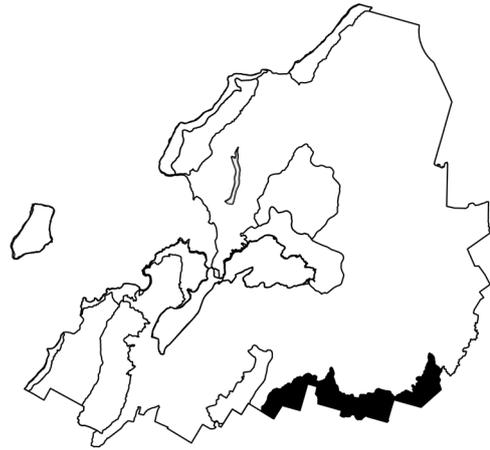
ONFL/SAL SAL

Factors	Description
Natural Sciences - M*	<ol style="list-style-type: none"> 1. Large areas of modified landcover (pasture, exotic shelterbelts and exotic forestry) with indigenous vegetation/regeneration at Maara Roa Reserve; 2. Predominantly unmodified landform; 3. Maara Roa Reserve promotes natural classroom values; 4. Pasture with some deep gullies supporting vegetated waterways is relatively typical of this area of Porirua's rural environment.
Sensory - H	<ol style="list-style-type: none"> 1. Striking open rural backdrop with rolling landform, provides strong sense of enclosure to eastern Porirua, visible from residential areas of Waitangirua, Cannons Creek and Aotea; 2. Predominantly natural backdrop to the city to the east; 3. The mix of grazed pasture on the hills, shelterbelts and exotic forest plantations, with bush-filled gullies, has created distinctive patterns of open spaces with few prominent or incongruous structures; 4. Changes in light and shadow add a dramatic context to this open pastoral backdrop; 5. Highly visible from Transmission Gully route; 6. <i>Waitangirua Hill forms a visually distinct landform/hill at the northern end of the SAL, and is recognisable and memorable as a local landmark, due to its visual separation from the main ridge, and its undeveloped character, which contrasts strongly against the adjacent urban context.</i>
Shared and Recognised - H	<ol style="list-style-type: none"> 1. Inland forested areas with important resources and links to other areas for Māori; 2. <i>Northern end forms backdrop to Maraeroa Marae in Waitangirua;</i> 3. <i>Waitangirua Hill at the north end of the SAL forms the backdrop to Maraeroa Marae;</i> 4. <i>Waitangirua Hill is a recognised landform feature within the community. The name Waitangirua refers to two important streams in the broader area, formed by the tears of iwi as they mourned the death of Te Rangihaeata's wife, Te Rongo;</i> 5. <i>Waitangirua Hill is located at the new Waitangirua gateway to Porirua from Transmission Gully, and forms a recognisable landform "marker" in this location, due to its distinct form;</i> 6. Part of Belmont Regional Park which forms local backdrop for Aotea/Cannons Creek and wider area; 7. Includes walkway entrance to Belmont Regional Park from Porirua through Waitangirua Farm and Cannons Creek Lakeside Reserve; 8. Landcorp farm - historic values associated with Belmont Regional Park including Old Coach Road - the original route between Normandale and Pauatahanui and crosses Waitangirua Farm. 9. <i>Presence of the National Grid.</i>

* Ratings relate to the NZILA recommended 7-point rating-scale, as follows:

Very Low (VL) / Low (L) / Moderate-Low (ML) / Moderate (M) / Moderate-High (MH) / High (H) / Very High (H)

SAL 005: Belmont Hills



Notes:

Recommended additions are shown in ***semi-bold italic***.

Recommended deletions are shown with ***italic strike-through***.

Description relates to Characteristics and Values in the PDP.

Name: Belmont Hills

ONFL/SAL SAL

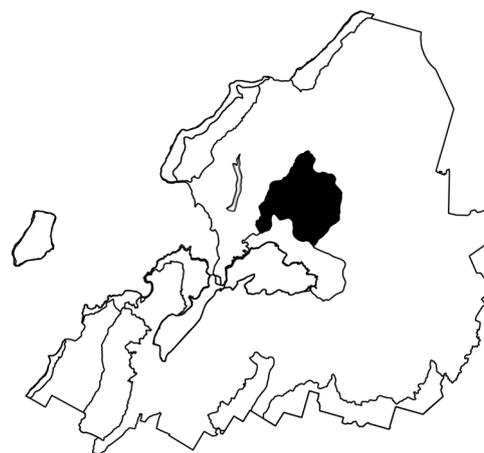
Factors **Description**

Natural Sciences - M*	<ol style="list-style-type: none"> 1. Large areas of modified landcover (pasture, exotic shelterbelts and exotic forestry) with indigenous vegetation/regeneration at Maaroa Reserve; 2. Predominantly unmodified landform; 3. Maara Roa Reserve promotes natural classroom values; 4. Pasture with some deep gullies supporting vegetated waterways is relatively typical of this area of Porirua's rural environment.
Sensory - H	<ol style="list-style-type: none"> 1. Striking open rural backdrop with rolling landform, provides strong sense of enclosure to Eastern Porirua, visible from residential areas of Waitangirua, Cannons Creek and Aotea; 2. Predominantly natural backdrop to the city to the east; 3. The mix of grazed pasture on the hills, shelterbelts and exotic forest plantations, with bush-filled gullies, has created distinctive patterns of open spaces with few prominent or incongruous structures; 4. Changes in light and shadow add a dramatic context to this open pastoral backdrop; 5. Highly visible from Transmission Gully route.
Shared and Recognised - H	<ol style="list-style-type: none"> 1. Belmont Regional Park is highly valued for a diverse range of active recreational opportunities which include walking, cycling, running and horse-riding; 2. Views from these hills provide open vistas onto the wider Porirua area and harbour to Mana Island (Greater Wellington Regional Council, 2011); 3. Historical associations with BRP - protected as a working farm with open hilltops as surrounding area is increasingly subdivided and developed; 4. Contained inland forested areas with important resources and links to other areas for Māori; 5. <i>Presence of the National Grid.</i>

* Ratings relate to the NZILA recommended 7-point rating-scale, as follows:

Very Low (VL) / Low (L) / Moderate-Low (ML) / Moderate (M) / Moderate-High (MH) / High (H) / Very High (H)

SAL 006: Kakaho



Notes:

Recommended additions are shown in ***semi-bold italic***.

Recommended deletions are shown with ***italic strike-through***.

Description relates to Characteristics and Values in the PDP.

Name: Kakaho

ONFL/SAL SAL

Factors

Description

Natural Sciences - M*	<ol style="list-style-type: none"> Highly representative of open rolling landform characteristic of much of Porirua's rural hinterland; Predominantly unmodified landform; <i>The hills around the Harbour were extensively cleared for pastoral farming in the mid-1850's, resulting in loss of flora and fauna and changes in the waters of the Harbour;</i> Primarily managed as pasture with low ecological value; Indigenous revegetation in a number of gullies identified as Significant Natural Areas.
Sensory - H	<ol style="list-style-type: none"> Landform remains largely open and intact with few incongruous elements; minor farm tracks, pylons and a single block of exotic forest; Folded landform creates a vivid 'rumpled blanket' effect which remains highly visible from State Highway 1 at the Paremata Road Bridge and large areas of Porirua's existing northern residential areas; Despite extensive pastoral use, landform remains relatively natural with limited modification; Distinctive valleys and open rolling tops highlight bold changes in shadow and light.
Shared and Recognised - H	<ol style="list-style-type: none"> Contained inland forested areas with important resources for Māori and associated with Pā and mahinga kai at Taupō; Provides a highly recognisable local backdrop, visible from State Highway 1 and residential areas to the south of Pauatahanui Inlet between Paremata and Whitby; Changing light on the hills and through the seasons are often the subject depicted in paintings and are frequently photographed as part of the backdrop to Pauatahanui Inlet; <i>The gradual revegetation and environmental restoration around the Inlet is highly valued.</i>

* Ratings relate to the NZILA recommended 7-point rating-scale, as follows:

Very Low (VL) / Low (L) / Moderate-Low (ML) / Moderate (M) / Moderate-High (MH) / High (H) / Very High (H)

Appendix C: Methodology Statements.

Principles for Boundary Changes to ONFL or SAL

The best practice methodology approach used to consider boundary adjustment can occur where a finer scale of analysis reveals:

- An area can be distinguished, through landform analysis, as being distinct/separate; and not part of the logical extent of the landscape area.
- An area which detracts from the “overall judgement” and identification of the ONFL or SAL to the point where the area brings into question the overall status and identification of the landscape as an ONFL or SAL; and
- The reverse circumstance i.e. where an additional area is identified for inclusion in the ONFL, where that is currently excluded. The area logically fits within the landscape’s landform extent and it has characteristics that either actively contribute to the overall ONFL or SAL evaluation, or do not detract from this classification.

Each area of a landscape does not need to meet the requirements to be identified an ONFL or SAL on its own merits. The evaluation considers the ‘sum of the parts’. Natural science, sensory and shared and recognised factors are evaluated together with variations in landform, landcover and land-use, resulting in a range of values across a landscape area that collectively need to meet the tests required to be identified as an ONFL or SAL.

Boundary adjustments warranted through the more detailed review process are made using a best practice landform approach, i.e. using landform patterns (such as ridges, spurs, valley or gorge extents) rather than cadastral data. A district wide approach needs to be maintained - the boundary to landscape areas will include a transition zone and they are not mapped to fine grain changes in landcover.

Identification of ONFL and SAL: Methodology Summary

The identification of ONFLs and SALs has been undertaken in line with best practice as recommended by Tuia Pito Ora, the New Zealand Institute of Landscape Architects, using the factors and sub-factors set out in the Greater Wellington Regional Policy Statement (RPS), for evaluation. The factors and sub-factors define the matters contributing to “landscape”, including natural science, sensory and shared and recognised factors. (Refer to the heading below, Greater Wellington Regional Policy Statement).

Under the methodology, evaluation of the factors and sub-factors is completed using a 7-point rating scale, as follows:

Very Low / Low / Moderate-Low / Moderate / Moderate-High / High / Very High

In line with the methodology, once factors and sub-factors have been rated, the landscape is then considered as a whole, which enables a “overall judgement” on whether the candidate area meets the qualitative “tests” as set out by the RPS.

Boundaries for ONFL and SAL areas are mapped at a district scale,¹ using a landform approach, whereby the boundary follows logical landform patterns or features such as ridges/spurs, to logically define the physical extent of the factors that contribute to ONFL or SAL values. This approach defines an area as a “landscape” or “feature”, to inform landscape policy response, as distinct from Significant Natural Area management.

For a full methodology statement for identification of ONFL and SAL, including relevant parts of the RPS, refer to the Porirua City Final Landscape Evaluation 2020, Isthmus Group, June 2020.

¹ For the Porirua PDP, landscape areas were mapped at a scale of 1:10,000.