

**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

**Council reply on Natural Features and Landscapes - Hearing Stream 2 -
Caroline Elizabeth Rachlin on behalf of Porirua City Council
Date: 22 December 2021**

INTRODUCTION:

1 My full name is Caroline Elizabeth Rachlin. I am employed as a Senior Policy Planner for Porirua City Council.

2 I have read the evidence and tabled statements provided by submitters relevant to the Section 42A Report – Part B Natural Features and Landscapes.

3 I have prepared this Council reply on behalf of the Porirua City Council (**Council**) in respect of matters raised through Hearing Stream 2.

4 Specifically, this statement of evidence relates to the matters in the Section 42A Report – Part B Natural Features and Landscapes (s42A report).

5 Within this reply I also refer to the Reply of Rose Armstrong, Landscape Architect.

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

QUALIFICATIONS, EXPERIENCE AND CODE OF CONDUCT

7 Appendix D of the NFL s42A report sets out my qualifications and experience.

8 I confirm that I am continuing to abide by the Code of Conduct for Expert Witnesses set out in the Environment Court's Practice Note 2014.

SCOPE OF REPLY

9 This reply follows Hearing Stream 2 held on 29 October, 1- 3 November and 5 November 2021. Minute 9 of the Hearing Procedures allows for s42A report authors to submit a written reply by 22 December 2021.

10 The main topics addressed in this reply include:

- NFL-02 and NFL-P5 and 'environmental bottom lines'

- Objectives and policies providing for anticipated growth in Special Amenity Landscapes (SALs)
- NFL- P13
- Limits on removal of indigenous vegetation in ONFLs and SALs.
- Approach to land adjacent to NFLs
- NFL-R1 - Earthworks or land disturbance within an ONFL or SAL
- NFL-R4
- Catchall Rule – NFL-12
- Whitireia Park - ONFL and SAL matters
- ONFL 006 Pikarere (Southern Escarpment)
- SAL 004 Cannons Creek
- Minor numbering errors

11 The order of this reply broadly follows that of the Section 42A Report.

12 If I have not addressed a matter in this Reply that was raised by a submitter throughout the hearings process, I have no further reply to add to what I have set out in the Section 42A Report, my Statement of Supplementary Planning evidence or evidence given at the Hearing.

13 Appendix 1 has a list of materials provided by submitters including expert evidence, legal submissions, submitter statements etc. This information is all available on the Proposed Porirua District Plan (PDP) Hearings Portal at <https://pdportal.porirua.govt.nz>.

14 Appendix 2 has recommended amendments to PDP provisions, with updated recommendations differentiated from those made in Appendix A of the s42A report.

15 Appendix 3 has an updated table of recommended responses to submissions and further submissions, with updated recommendations differentiated from those made in Appendix B of the s42A report.

16 Appendix 4 has a map showing a recommended change to the boundary of SAL002.

17 For ease of reference, I have shown any changes proposed through this right of reply as follows:

s42A report	deletions / <u>insertions</u>
Right of Reply version	deletions / <u>insertions</u>

NFL-02 and NFL-P5 and environmental bottom lines

18 The Panel asked through Minute 9 if NFL-02 and NFL-P5 need to be clearer as to whether they intend to create an environmental bottom line.

19 NFL-02 and NFL-P5 are shown below¹.

NFL-02 Special Amenity Landscapes

The identified characteristics and values of Special Amenity Landscapes are maintained and, where practicable, enhanced.

NFL-P5 Subdivision in the Rural Lifestyle Zone within a Special Amenity Landscape

Control subdivision in the Rural Lifestyle Zone within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform:

- 1. Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes; and*
- 2. Avoids significant adverse effects and avoids, remedies or mitigates all other adverse effects on the characteristics and values.*

¹ No amendments were recommended in the NFL – s42A report.

- 20 I consider that the objective in its current form is appropriate. The outcome sought in this objective in my opinion is consistent with direction in Policy 28 of the Greater Wellington Regional Policy Statement (RPS) and is not focused on an environmental bottom line.
- 21 I have carefully considered whether it is necessary to amend to NFL-P5 for these same reasons. In my opinion NFL-P5 is consistent with NFL-02, and similarly does not have an environmental bottom line focus. Notably, the policy direction is 'Control ... to ensure', compared to other more stringent policy direction, such as in NFL-P4 which is 'Only allow use and development where' Accordingly, I do not consider any amendments are necessary.

Objectives and policies providing for anticipated growth in SALs

- 22 The Panel asked the Council through in Minute 9 to itemise objectives and policies providing for anticipated growth in SALs.
- 23 The objectives and policies as a whole for Natural Features and Landscapes (NFLs) generally anticipate growth for rural activities and related development, and residential activity of a low-density nature. This is with the exception of a small portion of parts of three SALs with an underlying General Residential Zoning.² For the Takapūwāhia Precinct, (which is partly included in SAL002) papakāinga and residential development is specifically anticipated by NFL-P12 and NFL-P13. For SAL001 and SAL004 I note that only small areas of General Residential Zone land is included, and these are generally at the margins of affected General Residential Zoned areas.
- 24 As SALs cover a number of zones, I have outlined the relevant objectives and policies in Table 1 below on a zone basis. I would note that there are also objectives and policies in district-wide chapters, such as in Earthworks and Subdivision. However, for this reply I have focused on the zones only.

² SAL001 Pāuatahanui, SAL004 Cannons Creek, SAL002 Rangitūhi/Takapūwāhia

25 Depending on the activity being undertaken in the zone, both the relevant zone provisions and any SAL provisions would apply. If, for example, the activity is a discretionary activity in an SAL then a broad assessment against the Plan would be undertaken, which would address the relevant objective and policies including those in Table 1 below as relevant.

Table 1: Objectives and Policies and anticipated growth in SALs

Zone	Objectives	Policies
GRUZ - General Rural Zone	GRUZ-O1 GRUZ-O2	GRUZ-P1 GRUZ-P2 GRUZ-P3 GRUZ-P4
RLZ – Rural Lifestyle Zone	RLZ-O1 RLZ-O2	RLZ-P1 RLZ-P2 RLZ –P3
SETZ – Settlement Zone	SETZ-O1 SETZ-O2	SETZ-P1 SETZ-P2 SETZ-P3 SETZ-P4
FUZ – Future Urban Zone	The FUZ objectives and policies are intended to protect the future ability of this land to provide for urban growth. As such they limit development and land use to those compatible with the General Rural zone (GRUZ).	

	The land will be subject to structure planning and a future rezoning plan change. APP11 – Future Urban Zone Structure Plan Guidance, will help inform the scale and form of urban growth in these areas)	
MPZ – Māori Purpose Zone (Hongoeka)	MPZ-O1 MPZ-O2 MPZ-O5	MPZ-P1 MPZ-P2
Open Space Zone	N/A	N/A
GRZ – General Residential Zone	GRZ-O1 GRZ-O2 GRZ-PREC03-O1	GRZ-P1 GRZ-P2 GRZ-P3 GRZ-P4 GRZ-P5 GRZ-P6 GRZ-P8 GRZ-P9

NFL- P13

26 At the hearing the Panel asked if I thought any further changes were necessary in relation to the recommended new wording under NFL-P13-3, for reasons of clarity.

27 The recommended amendments in my s42A report are shown below, and having considered this further, I recommended an additional minor

change only to increase clarity³. These changes are shown below and are set out in Appendix 2.

NFL- P13	Earthworks, vegetation removal and buildings and structures in the Māori Purpose Zone (Hongoeka) and Takapūwāhia Precinct
	<p>Provide for earthworks and vegetation removal associated with papakāinga by Ngāti Toa whānau within the Māori Purpose Zone (Hongoeka) and the Takapūwāhia Precinct, and for residential activities in the Takapūwāhia Precinct, where kaitiakitanga is exercised to avoid, remedy or mitigate any adverse effects on the identified characteristics and values of the Special Amenity Landscape described in SCHED10 - Special Amenity Landscapes; including through:</p> <ul style="list-style-type: none">4. <u>1.</u> Measures to minimise the extent and form of any earthworks and maintain the existing landform;5. <u>2.</u> Remediation or rehabilitation for any vegetation removal; and6. <u>3.</u> The location of any new building or structure and <u>the</u> use of external materials and colour, <u>where this does not impact cultural elements of building design.</u>

Limits on removal of indigenous vegetation in ONFLs and SALs

28 The Panel asked the following in Minute 9:

Can Council's reply please identify where in the section 32 Report the rationale for the 50m2 and 100m2 limits on removal of indigenous vegetation in ONFLs and SALs respectively is discussed. If it is not discussed, please advise same.

29 Section 7.4 of the NFL – Section 32 Report (NFL - s32 report) outlines the approach to notified rules with regards to the removal of indigenous vegetation. The NFL - s32 report discusses this matter at a general level only, through use of the words 'limited removal'. The following is an extract from the NFL- s32 report under the heading Indigenous vegetation:⁴

(...)

³ Minor numbering changes are also shown.

⁴ Page 39 of NFL – s32 report.

Minor removal within an ONFL or SAL is unlikely to cause a discernible effect to the landscape values.

- *Accordingly, limited removal is provided for as a permitted activity subject to a maximum area within ONFLs and SALs.*

(...)

- *When activities exceed the permitted standards it elevates to a restricted discretionary activity status, which ensures the effects can be appropriately considered.*

30 The NFL - s32 report at section 5.2.1 includes contextual information in relation to vegetation clearance provisions in the Operative Plan.

- *The Rural Zone permits up to 10, 000m² of native vegetation clearance with an average height of 3m or more.*
- *A large portion of the identified landscape protection zone comprises Public Open Space zoned land and Rangituhi and Whitireia Peninsula. Use and development is generally limited within this zone with much of it being addressed through reserve management plans by Porirua City Council, Greater Wellington Regional Council or the Department of Conservation. Vegetation removal is controlled and permitted earthworks are limited to 100m².*
- *Within the Suburban Zone any vegetation clearance within a Landscape Protection Area is limited to a maximum of 100m². Within the Judgeford Hills Zone, earthworks up to 500m² are permitted within the Landscape Protection Area.*

31 I have looked into this further and my understanding is that the Council, in preparing these provisions sought landscape advice from Isthmus Group, on whether the area restrictions were appropriate.

Approach to land adjacent to NFLs

32 In the hearing the Panel asked if there is merit in adding policy direction and matters of discretion into the PDP in relation to the effect of activities on land adjacent to NFLs.

33 Having given this further consideration I remain of the view that additional provisions are not needed for either SALs or ONFLs and my reasons are:

- It is not clear, and there is no evidence on, what sort of 'buffer' would be required to catch such development adjacent to NFLs;
- It is not clear which parts of the PDP any such provisions would need to be included;
- There was no evidence presented by the submitter that this is a resource management issue that needs to be addressed; and
- There is a risk of creating 'de-facto' rules for large areas of land adjoining the NFL overlay, which may not be justified.

NFL-R1 - Earthworks or land disturbance within an ONFL or SAL

34 The Panel asked the following in Minute 9:

As regards the recommended amendment to provide that exceedances of the NFL-R1 RDA standards be considered as a full discretionary activity, is there merit in an upper limit beyond which activities would be considered as non-complying and if so where should that line be drawn?

35 In considering whether there is any potential merit in introducing an upper limit for a discretionary activity status for (SALs)⁵, beyond which earthworks and land disturbances becomes non-complying, firstly I note outcomes for SALs as set out under NFL-02 and the policy direction of NFL-P6 which is strong but not overly restrictive, i.e. 'Only allow... where it...'

36 I also note that there are three key parts to NFL-P6; the first two of which address avoiding significant adverse effects, and avoiding remedying or mitigating any other adverse effects (within the context of identified characteristics and values in SCHED9 – Outstanding

⁵ I have considered this only in relation to SALs, noting that the amendment recommended in the NFL – s42A report was on the matter of SALs only.

Natural Features and Landscapes (ONFL) and SCHED10 – Special Amenity Landscapes (SAL)); and the third (NFL-P6-3) includes four points against which must be demonstrated that the earthworks are appropriate. Examples are (a) and (d) below:

a. The degree to which the earthwork areas can be restored and

d. The extent to which the proposed earthworks recognise and provide for Tangata whenua cultural and spiritual values and practices.

37 I remain of the view as recommended in my s42A report that a discretionary activity status is the most appropriate activity status for SALs as this enables a case by case assessment. This is also consistent with the nature and direction of the lead policy NFL-P6. It is possible, for example, that earthworks exceeding the permitted standard in some locations may be more or less appropriate than in other SAL locations, due to variations in the characteristics and values of SALs. I consider that a discretionary activity status provides for a more efficient and effective method of achieving the objective than a non-complying activity status, and that a further stepped approach is not necessary.

NFL-R4

38 At the hearing I confirmed to the Panel that paragraph 152 of my s42A report incorrectly included the word ‘significant’ before ‘adverse effects’, in respect of my recommendation on NFL-R4. I have given this consideration to whether this alters my recommendation on NFL-R4, that where NFL-S3 is not met, a discretionary activity status as proposed in the notified provisions continues to be appropriate.

39 I remain of the view that the discretionary activity status is appropriate. It provides an appropriate pathway to test whether any new buildings or structures would avoid adverse effects. I consider it is consistent with the policy direction in NFL-P7, which does not direct a full avoidance or an avoidance unless certain circumstances are met.

Catchall Rule – NFL-12

40 The Panel asked the following in Minute 9:

How do the catchall Rules in the overlay Chapters in Stream 2 interact with rules in other overlays and with the underlying zones? Do they need to be amended to clarify that relationship?

41 The ‘catch-all’ rule in the NFL – Natural Features and Landscapes Chapter is shown below⁶

NFL-R12	Any activity not otherwise listed as permitted, controlled, restricted discretionary, discretionary or non-complying
All zones	1. Activity status: Non-complying Discretionary

42 In terms of the Panel’s question, I have considered this further and I am of the opinion that the ‘not otherwise listed’ section part of this rule relates to the PDP as a whole, otherwise the application of this rule would be wide ranging and overly onerous.

43 For example, under GRUZ-R10, it is a permitted activity to carry out a home business where three matters are met (otherwise the activity is a restricted discretionary activity). Given, that the activity of business activity is already addressed in the PDP, this activity should not also be triggered under NFL-R12, otherwise any home business would require resource consent as a discretionary activity under NFL-R12.

44 I have considered if there is any scope to make amendments to the title NFL-R12 to clarify this matter. In my view there are no submissions providing such scope to insert ‘in this Plan’ at the end of the title.

45 Mr Torrey McDonnell also addresses this issue in his reply on Ecosystems and Indigenous Biodiversity. I concur that there is some inconsistency in how these rules are applied across the PDP in terms of the rule title, and that if necessary this issue would need to be

⁶ Together with my recommendation in the NFL - s42A report recommendation to amend to the activity status to discretionary⁶.

addressed through a variation and/or plan change to achieve greater consistency in the PDP.

46 Further, in terms of activity status, I have not altered my position on the recommended change to discretionary activity status. In confirming this I also respond to the submission and submitter presentation from Robyn Smith [168.86] on NFL-R12, which seeks: *“Opposed to any lesser activity status by way of submissions by others, or by council officer evidence and/or recommendations.”*

47 In Table B: 1 of my s42A report I stated that I had addressed this submission in the body of the report. I did not specifically assess this submission in the body of report (as identified in Table B: 1). I remain of the view, for the reasons set out in section 3.17.2 of my s42A report, that discretionary is the most appropriate activity status for NFL-R12. In particular, and as set out in paragraph 237 of the s42A report, the discretionary activity status for NFL-R12 provides a ‘pathway’ for any unspecified activities in ONFLS and SALs, while still providing for a broad and robust assessment of the effects.

Whitireia Park - ONFL and SAL matters

48 The Panel, through Minute 9 requested the following:

Please provide a landscape assessment of the area of Radio NZ land the Whitireia Park Restoration Group and Ms Smith have sought to have added to the Whitireia Park ONFL – specifically, would that area qualify as either an SAL or ONFL in its own right?

49 In addition to the Radio NZ land, I have also considered a larger area of land regarding this ONFL issue. This is because the larger area of ONFL is shown in Map 2 of the Submitter presentations from the Whitireia Restoration Park Group and Robyn Smith.

50 Ms Smith also sought that if the ONFL request was not accepted, that another area of land (a larger area/remaining area of land) be identified as SAL (refer to Ms Smith’s Submitter presentation, page

72).⁷ I have considered this matter jointly as regards to these set of questions and requests in regards to ONFLs and SALs in this location.

51 In her reply, Ms Armstrong has addressed these various areas and recommends the following:

Radio NZ Land – ONFL / SAL:

- That the ONFL boundary as defined in the PDP is retained; and
- That this land is not included as SAL in the PDP

(paragraphs 17 and 20 of Ms Armstrong’s reply)

ONFL beyond the Radio NZ land (i.e. larger/expanded area beyond Radio NZ land):

- The ONFL boundary as defined in the PDP is retained without inclusion of the expanded area (sought by submitters) (paragraph 44 of Ms Armstrong’s reply)

SAL for remaining parts of Whitireia Park

- Ms Armstrong discusses her evaluation to date, but has been unable to make a recommendation within her reply due to the need for further input and advice from Ngāti Toa Rangitira regarding the tangata whenua values of the land in question.

(paragraph 50 of Ms Armstrong’s reply).

52 I accept the recommendation of Ms Armstrong in relation to ONFLs matters.

53 I acknowledge with Ms Armstrong’s recommendations regarding the SAL matter including that she seeks to provide an addendum to her reply.

⁷ I addressed the set of submission seeking an ONFL extension as relates to ONFL003 Whitieria Park at pages 37-39 of my NFL s42A. I acknowledge that I did not make a specific recommendation in that part of the NFL – S42A report on Ms Smith’s SAL request.

- 54 I note this addendum could be provided should the Panel wish to receive this additional information.
- 55 Notwithstanding the above, I do not make a recommendation to include this area of land as an SAL overlay in the PDP. I have concerns with adding an SAL overlay in this location through this process. I set out my reasoning for this in the following paragraphs.
- 56 Firstly, I have considered Policy 27 of the RPS, which unlike for ONFLs (under Policy 25), does not include a 'shall' identify SALs direction to identify these landscapes. Instead the direction is that identification 'may' take place.
- 57 Under Policy 28 for SALs, the direction in relation to their 'protection' is that where they have been identified, district councils 'shall include policies and/or methods (which **may** include rules)(my emphasis added).' This is different and less stringent than Policy 26 for ONFLs which has a direction of 'shall include policies rules and/or methods').
- 58 As such there is RPS direction to consider the identification and protection of SALs, but it does not have the same prescriptive and stringent direction as is the case for ONFLs. There is clearly a degree of 'case by case' consideration for Councils in considering the nature of any provisions to be incorporated into the PDP when identifying SALs, and specifically what rules might be inserted, recognising the direction in Policy 28⁸ that rules 'may' be included. In this context it is critical that the SAL overlays are appropriate for the identified SAL.
- 59 I have carefully considered the 'may' policy context for SALs in the RPS (both in terms of identifying SALs and in associated provisions), together with SALs having their primary basis in section 7 of the RMA as opposed to being a section 6 matter, unlike for ONFLs.
- 60 I note that the area sought by the submitter as SAL (clarified through the map in Ms Smith's submitter presentation), covers a large area of

⁸ Refer to the RPS direction regarding the identification of SALs.

land and affects more than one landowner. The submitter has not provided an evidence based analysis that the SAL provisions are appropriate for this new overlay.

- 61 In the process of seeking feedback on landscape values to inform the landscape assessment (the values assessment work by Ms Armstrong), Te Rūnanga o Toa Rangatira (TROTR) on behalf of Ngāti Toa Rangatira has raised their concerns about an extended ONFLO03 or a new SAL overlay in this location⁹. In my opinion this feedback needs to be very carefully considered in terms of s6(e) and s(8) of the RMA, along with s7 of the RMA and Policy 26 and Policy 28 of the RPS¹⁰. TROTR for Ngāti Toa Rangatira also raised their interest and future aspirations for the Radio NZ land during Hearing Stream 3.
- 62 In my view there should be proper opportunity to work with and engage with mana whenua, landowners and other stakeholders on the identification and form of protection through the PDP of an SAL of this size and scale. I would note that through any plan change process specific feedback would be sought from TROTR under Clause 3B and 4A of the RMA.
- 63 Consequently, in my view the process of identifying and protecting SALs at this location is more appropriately considered under a future plan change process. This would also provide for consideration of an appropriate rules package including taking into account non-regulatory methods to manage the land, such as management plans.
- 64 Therefore, I am of the view that it would not be appropriate to recommend a SAL overlay in this location through this process. As such I do not recommend including a SAL overlay in this location in the PDP.

⁹ I understand they still intend to provide commentary on tangata whenua values to Ms Armstrong.

¹⁰ This is notwithstanding that TROTR did not specifically make a further submission on the matter.

65 I had addressed the issue of the ONFL extension as sought by submitters in my s42A at Table 3, pages 37-39. In relation to the recommendations in that table:

- I continue to recommend that the submissions seeking amendments to the ONFL003 boundary be **rejected**.
- I recommend that the requested SAL (submission of Ms Smith [168.116]), be **rejected**.

ONFL 006 Pikarere (Southern Escarpment) – Boundary adjustment

66 Ms Armstrong, in her Reply, at paragraph 59 recommends that the boundary of ONFL006 Pikarere (Southern Escarpment) be adjusted.

67 I agree with and accept Ms Armstrong’s recommendation. At Appendix 4 I attach a map showing a recommended amendment to the boundary of ONFL002 consistent with Ms Armstrong’s recommendation. As such, I recommend that the submission from Pikarere Farm Limited [183.6] be **accepted in part**.

SAL 004 Cannons Creek

68 In my Statement of supplementary planning evidence, I provided an update on a change which I had recommended within my NFL – s42A report to one of the ‘Shared and Recognised’ characteristics and values for SAL004 Cannons Creek. For completeness I have shown this updated change below in full (less the additional track changes in the supplementary planning evidence). This reflects the feedback received on the matter from TROTR.

[Waitangirua Hill is a recognised landform feature within the community and is of particular significance to Ngāti Toa. The name Waitangirua refers to two important streams in the broader area.](#)

Minor numbering errors

69 In Appendix A of my NFL – s42A report there are some minor numbering errors at:

- NFL-P3: where NFL-P3-1 and NFL-P3-2 were incorrectly numbered; and
- NFL-P13: where NFL-4 – NFL-6 were incorrectly numbered.
- SCHED 9 – Outstanding Natural Features and Landscapes, and SCHED10 – Special Amenity Landscapes.

70 I have made these corrections within Appendix 2. As they were minor errors in setting out the notified policies, they are not shown as attributed to a correction under Clause 16 RMA.

Date: 22 December 2021



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Appendix 1 – List of materials provided by submitters

Submitter evidence	<p>Graeme La Cock for the Director-General of Conservation [126 and FS39]</p> <p>João Paulo Silva for the Director-General of Conservation [126 and FS39] (including addendum)</p> <p>Pauline Whitney for Transpower New Zealand [60 And FS04]</p>
Submitter legal submissions	<p>Ezekiel Hudspith For Transpower New Zealand [60 and FS04]</p> <ul style="list-style-type: none"> • Attachment 1 - Transpower NZ [60 And Fs04] -Eds Inc V NZ King Salmon Co Ltd [2014] NZSC 38 • Attachment 2 - Transpower Nz [60 And Fs04] -Darby Planning Ltd Partnership & Others V Qldc [2021] • Attachment 3 - Transpower Nz [60 And Fs04] -Darby Planning Ltd Partnership & Others V Qldc [2019] <p>Katherine Anton and Rosemary Broad for the Director-General of Conservation [126 And FS39]</p> <p>Nick Whittington for Kāinga Ora [81 And FS65]</p>
Submitter statements	<p>GWRC Memorandum on Wetlands Regulation - 10 November 2021 [137 And Fs40]</p> <p>Submitter Statement - Andrew Tierney [18]</p> <p>Submitter Statement - Donald Mather [57]</p> <p>Submitter Statement - Frances McNamara [259 and FS31]</p> <p>Submitter Statement - Fulton Hogan [262]</p> <p>Submitter Statement - Ian Fowler [165]</p> <p>Submitter Statement - Jeremy Collyns [26]</p> <p>Submitter Statement - Jeremy Collyns [30]</p> <p>Submitter Statement - Mark Philips [235]</p> <p>Submitter Statement - Mary and Philip Major [163]</p> <p>Submitter Statement - Milmac Homes Ltd [258 and FS59]</p> <p>Submitter Statement – Murry Cave [173]</p> <p>Submitter Statement - Pikarere Farm Limited [183]</p> <p>Submitter Statement - Progeni Limited [271] - Updated 4 November 2021</p> <p>Submitter Statement - Remi Leblanc [217]</p> <p>Submitter Statement - Ryan Family Trust [138] Replaced Version - 1 November 2021</p> <p>Submitter Statement - Samantha Montgomery Ltd [223 and FS55]</p> <p>Submitter Statement- Grant Abdee [238]</p>

	Submitter Supplementary Statement - Robyn Smith [168]
Submitter tabled statements	<p>Submitter Tabled Statement - Fire and Emergency NZ [119 and FS54]</p> <p>Submitter Tabled Statement - Guardians of Pauatahanui Inlet and The Porirua Harbour Trust [77] - 2 November 2021</p> <p>Submitter Tabled Statement - Joanna Alderdice [275]</p> <p>Submitter Tabled Statement - Juan Qu [Fs02]</p> <p>Submitter Tabled Statement - Pamela Meekings-Stewart [100] - 14 November 2021</p> <p>Submitter Tabled Statement - Phyllis Sexton [15]</p> <p>Submitter Tabled Statement - Te Awarua-O-Porirua Harbour & Catchments Community Trust and Guardians of Pauatahanui Inlet [77]</p> <p>Submitter Tabled Statement - Waka Kotahi (NZTA)[82]</p>
Submitter presentations	<p>Speaking Notes – Pauline Whitney for Transpower [60]</p> <p>Speaking Notes – Forest & Bird [225 and Fs52]</p> <p>Submitter presentation – Andrea & Karl Simonlehner [110]</p> <p>Submitter presentation – Christine Stanley [106]</p> <p>Submitter presentation – Mary and Philip Major [163]</p> <p>Submitter presentation – Paul Botha [118 and Fs27]</p> <p>Submitter presentation – Progeni Limited [271]</p> <p>Submitter presentation – Robyn Smith [168]</p> <p>Submitter presentation – Steven Kovacs [205]</p> <p>Submitter presentation – Whitireia Park Restoration Group [150]</p>

Appendix 2 – Recommended amendments to PDP provisions

In order to distinguish between the recommendations made in the s42A report and the recommendations that arise from this report:

- s42A recommendations are shown in red text (with underline and ~~strike out~~ as appropriate); and
- Recommendations from this report in response to evidence are shown in blue text (with underline and ~~strike-out~~ as appropriate).

Definitions

**Outstanding
natural
features
and
landscapes**

means an area ~~of outstanding natural features and~~ **landscapes**¹¹ identified in SCHED9 - Outstanding Natural Features and Landscapes.

¹¹ Kāinga Ora [81.20]

NFL - Natural Features and Landscapes

The Natural Features and Landscapes chapter comprises identified areas of Outstanding Natural Features and Landscapes (ONFL) and Special Amenity Landscapes (SAL) within Porirua City. These are district-wide overlays which apply across all zones containing these landscapes and features.

The landscapes within Porirua define the characteristics and unique identity of the City, incorporating rugged and rolling hills, wetlands, harbour margins and coastal escarpments. Some features remain strongly natural while others have been modified through human activity over time. Together these provide a distinct natural identity and amenity unique to Porirua City that is valued by the community.

Outstanding natural landscapes are dominated by natural landscape components and are identified on the basis of their characteristics and values. Outstanding natural landscapes include both outstanding natural features and the broader outstanding landscapes. The District Plan avoids distinguishing between 'features' and 'landscapes' and instead identifies any outstanding areas collectively as ONFLs. The following ONFLs have been identified within Porirua:

1. Mana Island;
2. Taupō Swamp Complex;
3. Whitireia Peninsula;
4. Paekākāriki Escarpment;
5. Te Rewarewa; and
6. Pikarere (Southern Escarpment).

Special landscapes are areas where either the natural components dominate and while highly valued are not outstanding or areas with outstanding landscapes which have been modified by human activity, such as pastoral farming. These landscapes are still highly valued and represent important characteristics which are identified as Special Amenity Landscapes:

1. Pāuatahanui;
2. Rangituhi/Takapūwāhia;
3. Rukutane/Titahi Bay;
4. Cannons Creek;
5. Belmont Hills;
6. Kakaho; and
7. Hongoeka/Wairaka

The objectives, policies and rules provide the framework for managing the effects of development and ensuring that the landscape characteristics and values are maintained or enhanced.

Objectives

NFL- 01 Outstanding Natural Features and Landscapes

The identified characteristics and values of Outstanding Natural Features and Landscapes are protected from inappropriate subdivision, use and development.

NFL- 02 Special Amenity Landscapes

The identified characteristics and values of Special Amenity Landscapes are maintained and, where practicable, enhanced.

NFL- O3 Natural features and landscapes within the coastal environment

The identified natural features and landscape values within the landward extent of the coastal environment are protected from inappropriate subdivision, use and development.

Policies

NFL- P1 Identification of Outstanding Natural Features and Landscapes

Identify and list within SCHED9 - Outstanding Natural Features and Landscapes the natural features or landscapes 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;

Taking into account the following factors:

1. Natural science;
2. Sensory; and
3. Shared or recognised.

NFL- P2 Identification of Special Amenity Landscapes

Identify and list within SCHED10 - Special Amenity Landscapes those landscapes which are distinctive, widely recognised and highly valued by the community for their contribution to Porirua City's amenity and quality of the environment, taking into account the factors in NFL-P1.

NFL- P3 Subdivision, use and development within Outstanding Natural Features and Landscapes and Special Amenity Landscapes (outside the Coastal Environment)

Except as provided for in NFL-P5 [and NFL-P12¹²](#), only allow subdivision, use and development within identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes where it:

- [2.1.](#) Avoids significant adverse effects and avoids, remedies or mitigates any other adverse effects on the identified characteristics and values in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes; and
- [3.2.](#) Can demonstrate that it is appropriate by taking into account:
 - a. How the identified values and characteristics described in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes will be;
 - i. Protected in the case of Outstanding Natural Features and Landscapes; or
 - ii. Maintained in the case of Special Amenity Landscapes;
 - b. The capacity of the landscape to absorb change;
 - c. The scale of modification and its effect on the identified characteristics and values described in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes;

¹² Te Whānau Horomona [249.5]

<p>d. The measures to mitigate adverse effects, including any proposed building platforms, on the characteristics and values in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes, through:</p> <ul style="list-style-type: none"> i. Minimising the scale and prominence of the location of any buildings or structures; ii. Reducing visibility, reflectivity and colour of any buildings or structures; iii. Minimising any access or driveway construction; iv. Avoiding or minimising removal of indigenous vegetation and the necessity for future earthworks and changes to the landform; and v. Landscaping and fencing; <p>e. How buildings and structures, including any proposed building platforms, are integrated into the landscape to:</p> <ul style="list-style-type: none"> i. Protect the dominant natural components over the influence of human activity and the identified characteristics and values in SCHED9 - Outstanding Natural Features and Landscapes; or ii. Maintain the identified characteristics and values in SCHED10 - Special Amenity Landscapes; and <p>f. The extent to which the proposed activity recognises and provides for tangata whenua cultural and spiritual values and practices.</p>
<p>NFL- P4 Appropriate use and development in Outstanding Natural Features and Landscapes and Special Amenity Landscapes</p>
<p>Allow use and development where:</p> <ul style="list-style-type: none"> 1. It is of a scale and nature that maintains or restores the identified characteristics and values described in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes, including landscape restoration and conservation activities; or 2. It is associated with farming activities for an established working farm and maintains the identified characteristics and values in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes.
<p>NFL- P5 Subdivision in the Rural Lifestyle Zone within a Special Amenity Landscape</p>
<p>Control subdivision in the Rural Lifestyle Zone within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform:</p> <ul style="list-style-type: none"> 1. Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 - Special Amenity Landscapes; and 2. Avoids significant adverse effects and avoids, remedies or mitigates all other adverse effects on the characteristics and values.
<p>NFL- P6 Earthworks</p>
<p>Only allow earthworks within an identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes^{s¹³} where it:</p> <ul style="list-style-type: none"> 1. Avoids significant adverse effects on the identified characteristics and values described in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes; and,

¹³ Minor correction under Clause 16

<ol style="list-style-type: none"> 2. Avoids, remedies or mitigates any other adverse effects on the identified characteristics and values described in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes; and 3. Can demonstrate that it is appropriate, by taking into account: <ol style="list-style-type: none"> a. The degree to which the earthwork areas can be restored or rehabilitated; b. Measures to minimise changes to the landform; c. Visual amenity impact on the surrounding landscape; and d. The extent to which the proposed earthworks recognise and provide for Tangata Whenua cultural and spiritual values and practices.
NFL- P7 Outstanding Natural Features and Landscapes (in the coastal environment)
<p>Avoid adverse effects from subdivision, use and development on the identified characteristics and values of Outstanding Natural Features and Landscapes described in SCHED9 - Outstanding Natural Features and Landscapes located within the coastal environment.</p>
NFL- P8 Special Amenity Landscapes (in the coastal environment)
<p>Only allow subdivision, use and development within Special Amenity Landscapes in the coastal environment (outside the areas of High Natural Character), where these avoid significant adverse effects and avoid, remedy or mitigate other adverse effects, on the identified characteristics and values described in SCHED10 - Special Amenity Landscapes having regard to:</p> <ol style="list-style-type: none"> 1. The compatibility of the scale, location and design of built form with the identified characteristics and values; 2. Whether it avoids urban sprawl of subdivision along the coastline; and 3. The extent to which: <ol style="list-style-type: none"> a. Land disturbance and indigenous vegetation removal is minimised; b. It integrates with natural processes, landform and topography; c. Its prominence or visibility is minimised; d. It reduces reflectivity and uses recessive colours for any building or structure; e. It integrates with the existing pattern of development and established character; 4. Any opportunities for restoration or rehabilitation of the area.
NFL- P9 Mining and quarrying activities within Outstanding Natural Features and Landscapes or Special Amenity Landscapes
<ol style="list-style-type: none"> 1. Avoid mining and quarrying activities within Outstanding Natural Features and Landscapes in SCHED9 - Outstanding Natural Features and Landscapes¹⁴; and 2. Only allow mining and quarrying activities in Special Amenity Landscapes where they avoid significant adverse effects and avoid, remedy or mitigate all other adverse effects on the identified characteristics and values described in SCHED10 - Special Amenity Landscapes.
NFL- P10 Plantation Forestry within Special Amenity Landscapes

¹⁴ Clause 16 to RMA

Allow for plantation forestry within identified Special Amenity Landscapes where it maintains the identified characteristics and values described in SCHED10 - Special Amenity Landscapes, while also taking into account any future effects associated with plantation forestry activities.	
NFL-P11	Plantation Forestry within Outstanding Natural Features and Landscapes
Avoid the establishment of new plantation forestry within identified Outstanding Natural Features and Landscapes while providing for existing plantation forestry and associated activities where these avoid, remedy or mitigate any adverse effects on the identified characteristics and values described in SCHED9 - Outstanding Natural Features and Landscapes.	
NFL-P12	Māori Purpose Zone (Hongoeka) and Takapūwāhia Precinct
Recognise and provide for papakāinga by Ngāti Toa whānau within the Māori Purpose Zone (Hongoeka) and the Takapūwāhia Precinct, and for residential activities in the Takapūwāhia Precinct, where kaitiakitanga is exercised to: <ol style="list-style-type: none"> 1. Avoid significant adverse effects on the identified characteristics and values of the Special Amenity Landscape described in SCHED10 - Special Amenity Landscapes; and 2. Avoid, remedy or mitigate any other adverse effects on those identified characteristics and values. 	
NFL-P13	Earthworks, vegetation removal and buildings and structures in the Māori Purpose Zone (Hongoeka) and Takapūwāhia Precinct
Provide for earthworks and vegetation removal associated with papakāinga by Ngāti Toa whānau within the Māori Purpose Zone (Hongoeka) and the Takapūwāhia Precinct, and for residential activities in the Takapūwāhia Precinct, where kaitiakitanga is exercised to avoid, remedy or mitigate any adverse effects on the identified characteristics and values of the Special Amenity Landscape described in SCHED10 - Special Amenity Landscapes; including through: <ol style="list-style-type: none"> <u>4.1.</u> Measures to minimise the extent and form of any earthworks and maintain the existing landform; <u>5.2.</u> Remediation or rehabilitation for any vegetation removal; and <u>6.3.</u> The location of any new building or structure and <u>the</u> use of external materials and colour, <u>where this does not impact cultural elements of building design.</u>¹⁵ 	
Rules	
Note: There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.	
NFL-R1	Earthworks or land disturbance within an Outstanding Natural Feature and Landscape or Special Amenity Landscape
All zones	1. Activity status: Permitted

¹⁵ Te Whānau Horomona's [249.6, 249.7]

	<p>Where:</p> <ol style="list-style-type: none"> 1. Compliance is achieved with NFL-S1. <p>Note: The ECO provisions are also applicable.</p>
All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with NFL-S1; and b. The maximum area of earthworks does not exceed: <ol style="list-style-type: none"> i. 500m² within an Outstanding Natural Feature and Landscape; or, ii. 1000m² within a Special Amenity Landscape; and c. The maximum height of any cut or fill above ground level does not exceed 3.0m. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion of any infringed standard; 2. The matters in NFL-P6. <p>Note: Applications under this rule must provide the following in addition to the standard information requirements pursuant to s88(3) of the RMA:</p> <ul style="list-style-type: none"> • An assessment by a suitably qualified landscape architect to assess the proposal against the identified characteristics and values of the Outstanding Natural Feature and Landscape or Special Amenity Landscape.
All zones <u>Special Amenity Landscapes</u> ¹⁶	<p><u>3. Activity status: Discretionary</u>¹⁷</p> <p><u>Where:</u></p> <p><u>4 Compliance is not achieved with NFL-R1-2.b, or NFL-R1-2.c.</u>¹⁸</p> <p><u>Note: Applications under this rule must provide the following in addition to the standard information requirements pursuant to s88(3) of the RMA:</u></p> <ul style="list-style-type: none"> • <u>An assessment by a suitably qualified landscape architect to assess the proposal against the identified characteristics and values of the Special Amenity Landscape.</u>¹⁹
All zones	<p><u>34</u>²⁴. Activity status: Non-complying</p> <p>Where:</p>

¹⁶ Fulton Hogan [262.23], Willowbank Trustee Limited [165.14], Light House Cinema Limited [199.9], The Neil Group Limited and Gray Family [241.14], James McLaughlan [237.14], Quest Projects Limited [233.14], Graham and Janet Reidy [234.14], John Carrad [231.14] and Anita and Fraser Press [253.14]

¹⁷ Ibid

¹⁸ Ibid

¹⁹ Ibid

²¹ Ibid

	<p><u>Outstanding Natural Features and Landscapes</u>²⁰</p>	<p>4 Compliance is not achieved with NFL-R1-2.b, or NFL-R1-2.c²².</p> <p>Note: Applications under this rule must provide the following in addition to the standard information requirements pursuant to s88(3) of the RMA:</p> <ul style="list-style-type: none"> • An assessment by a suitably qualified landscape architect to assess the proposal against the identified characteristics and values of the Special Amenity Landscape.
<p>NFL-R2 Indigenous vegetation removal within an Outstanding Natural Feature and Landscape or Special Amenity Landscape</p>		
	<p>All zones</p>	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>1. Compliance is achieved with NFL-S2.</p>
	<p>All zones</p>	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>1. Compliance is not achieved with NFL-S2.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion of any infringed standard.</p> <p>Note: Applications under this rule must provide the following in addition to the standard information requirements pursuant to s88(3) of the RMA:</p> <ul style="list-style-type: none"> • An assessment by a suitably qualified landscape architect to assess the proposal against the characteristics and values of the Outstanding Natural Feature and Landscape or Special Amenity Landscape.
<p>NFL-R3 Buildings and structures in an Outstanding Natural Feature and Landscape or Special Amenity Landscape</p>		
	<p>All zones</p>	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with NFL-S3.</p>
	<p>All zones</p>	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. The buildings and structures do not comply with NFL-S3.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion of any infringed standard.</p>

²⁰ Ibid

	<p>Note: Applications under this rule must provide the following in addition to the standard information requirements pursuant to s88(3) of the RMA:</p> <ul style="list-style-type: none"> • An assessment by a suitably qualified landscape architect to assess the proposal against the characteristics and values of the Outstanding Natural Feature and Landscape or Special Amenity Landscape.
NFL-R4	New buildings and structures within Outstanding Natural Features and Landscapes or Special Amenity Landscape within the Coastal Environment
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The building or structure is located within a Special Amenity Landscape; and Compliance is achieved with NFL-S3.
All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance is not achieved with NFL-R4-1.b. <p>Matters of discretion:</p> <ol style="list-style-type: none"> The matters of discretion of any infringed standard; and The relevant matters within NFL-P7 and NFL-P8.
All zones	<p>43²³. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> The building or structure is located within an Outstanding Natural Feature and Landscape.
NFL-R5	Earthworks or land disturbance associated with the development of papakāinga within a Special Amenity Landscape and residential development within the Takapūwāhia Precinct
<p>Māori Purpose Zone (Hongoeka)</p> <p>General Residential Zone within the Takapūwāhia Precinct</p>	<p>1. Activity status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> The earthworks are directly required for; <ol style="list-style-type: none"> The development of papakāinga within a Special Amenity Landscape; or For a residential development within a Special Amenity Landscape within the Takapūwāhia Precinct; The earthworks are outside an identified Coastal High Natural Character area or and Outstanding Natural Feature and Landscape; The maximum area of earthworks for any development must not exceed a 3000m² area within

²³ Clause 16 to RMA

	<p>a Special Amenity Landscape per existing title that existed at 26 August 2020; and</p> <p>d. The maximum height of any cut or fill above ground level does not exceed 3.0m.</p> <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> 1. The matters in NFL-P12. <p>Note: Applications under this rule must provide the following in addition to the standard information requirements pursuant to s88(3) of the RMA:</p> <ul style="list-style-type: none"> • An assessment by a suitably qualified landscape architect to assess the proposal against the identified characteristics and values of the Special Amenity Landscape.
<p>Māori Purpose Zone (Hongoeka)</p> <p>General Residential Zone within the Takapūwāhia Precinct</p>	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with NFL-R5-1.c or NFL-R5-1.d; and b. The maximum area of earthworks directly required for the development of papakāinga does not exceed 1ha in area per existing title that existed at 26 August 2020. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in NFL-P5; 2. The matters in NFL-P11; and 3. The matters in NFL-P12. <p>Note: Applications under this rule must provide the following in addition to the standard information requirements pursuant to s88(3) of the RMA:</p> <ul style="list-style-type: none"> • An assessment by a suitably qualified landscape architect to assess the proposal against the identified characteristics and values of the Special Amenity Landscape.
<p>Māori Purpose Zone (Hongoeka)</p> <p>General Residential Zone within the Takapūwāhia Precinct</p>	<p>3. Activity status: Non-complying</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with NFL-R5-1.a, NFL-R5-1.b or NFL-R5-2.b. <p>Note: Applications under this rule must provide the following in addition to the standard information requirements pursuant to s88(3) of the RMA:</p> <ul style="list-style-type: none"> • An assessment by a suitably qualified landscape architect to assess the proposal against the identified characteristics and values of the Outstanding Natural Feature and Landscape, Coastal High Natural Character Area or Special Amenity Landscape.

NFL-R6	Indigenous vegetation removal associated with the development of papakāinga within a Special Amenity Landscape and residential development in the Takapūwāhia Precinct	
	<p>Māori Purpose Zone (Hongoeka)</p> <p>General Residential Zone within the Takapūwāhia Precinct</p>	<p>1. Activity status: Controlled</p> <p>Where:</p> <ul style="list-style-type: none"> a. The removal of vegetation is directly required for; <ul style="list-style-type: none"> i. The development of papakāinga within a Special Amenity Landscape; or ii. For a residential development within a Special Amenity Landscape within the Takapūwāhia Precinct; b. The removal of vegetation is outside an identified Coastal High Natural Character Area or Outstanding Natural Feature and Landscape; and c. The maximum area of indigenous vegetation removed for any development must not exceed 3000m² per existing title that existed at 26 August 2020. <p>Matters of control are limited to:</p> <ul style="list-style-type: none"> 1. The matters in NFL-P13.
	<p>Māori Purpose Zone (Hongoeka)</p> <p>General Residential Zone within the Takapūwāhia Precinct</p>	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NFL-R6-1.a or NFL-R6-1.c <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters in NFL-P3; 2. The matters in NFL-P12; and 3. The matters in NFL-P13. <p>Note: Applications under this rule must provide the following in addition to the standard information requirements pursuant to s88(3) of the RMA:</p> <ul style="list-style-type: none"> • An assessment by a suitably qualified landscape architect to assess the proposal against the identified characteristics and values of the Special Amenity Landscape.
	<p>Māori Purpose Zone (Hongoeka)</p> <p>General Residential Zone within the Takapūwāhia Precinct</p>	<p>2. Activity status: Non-complying</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NFL-R6-1.b. <p>Note: Applications under this rule must provide the following in addition to the standard information requirements pursuant to s88(3) of the RMA:</p> <ul style="list-style-type: none"> • An assessment by a suitably qualified landscape architect to assess the proposal against the identified characteristics and values of the Coastal High Natural

	Character Area or Outstanding Natural Feature and Landscape or Special Amenity Landscape.
NFL-R7	Buildings and structures for papakāinga development in a Special Amenity Landscape and residential development in the Takapūwāhia Precinct
Māori Purpose Zone (Hongoeka) General Residential Zone within the Takapūwāhia Precinct	<p>1. Activity status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> a. The buildings and structures are for; <ol style="list-style-type: none"> i. The development of papakāinga within a Special Amenity Landscape; or ii. For a residential development within a Special Amenity Landscape within the Takapūwāhia Precinct; b. The buildings and structures are outside an identified Coastal High Natural Character Area or Outstanding Natural Feature and Landscape; and c. Compliance is achieved with NFL-S4. <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> a. The matters in NFL-P13.
Māori Purpose Zone (Hongoeka) General Residential Zone within the Takapūwāhia Precinct	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with NFL-R7-1.a or NFL-R7-1.c; <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in NFL-P3; 2. The matters in NFL-P12; and 3. The matters in NFL-P13. <p>Note: Applications under this rule must provide the following in addition to the standard information requirements pursuant to s88(3) of the RMA:</p> <ul style="list-style-type: none"> • An assessment by a suitably qualified landscape architect to assess the proposal against the characteristics and values of the Special Amenity Landscape.
Māori Purpose Zone (Hongoeka) General Residential Zone within the Takapūwāhia Precinct	<p>3. Activity status: Non-complying</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with NFL-R7-1.b. <p>Note: Applications under this rule must provide the following in addition to the standard information requirements pursuant to s88(3) of the RMA:</p> <ul style="list-style-type: none"> • An assessment by a suitably qualified landscape architect to assess the proposal against the identified characteristics and values of the Outstanding Natural

	Feature and Landscape, Coastal High Natural Character Area or Special Amenity Landscape.	
NFL-R8	New plantation forestry within a Special Amenity Landscape	
All zones	1. Activity status: Controlled Matters of control are restricted to: 1. The matters in NFL-P10.	
NFL-R9	Quarry or mining activities within a Special Amenity Landscape	
All zones	1. Activity status: Discretionary	
NFL-R10	New plantation forestry within an Outstanding Natural Feature and Landscape	
All zones	1. Activity status: Non-complying	
NFL-R11	Quarry or mining activities within an Outstanding Natural Feature and Landscape	
All zones	1. Activity status: Non-complying	
NFL-R12	Any activity not otherwise listed as permitted, controlled, restricted discretionary, discretionary or non-complying	
All zones	1. Activity status: Non-complying Discretionary²⁴	
Standards		
NFL-S1	Earthworks	
All zones	1. Earthworks must : a. Not exceed maximum cut or fill height greater than 1.0m above ground level; and b. Not exceed a maximum area within any five year continuous period per site of: i. 50m ² within an Outstanding Natural Features and Landscape; ii. 350m ² within a Special Amenity Landscape; and c. Have all exposed faces are treated or screened. Except that:	The matters of discretion are restricted to: 1. The degree of change to the natural landform; 2. The effect of the earthworks on the identified characteristics and values within SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes.

²⁴ Light House Cinema Limited [199.10, Anita and Fraser Press [253.15], Graham and Janet Reidy [234.15], Quest Projects Limited [233.15], John Carrad [231.15], James Mclaughlan [237.15], PCC [11.51],

	<ul style="list-style-type: none"> • Earthworks associated with maintaining existing farm tracks, access ways or digging fence post holes are exempt from the above area standards but must comply with NFL-S1-1.a and NFL-S1-1.c; • Disturbance associated with primary production activities is exempt (except for quarry and mining activities which are not exempt). <p>Note: Earthworks associated with the <u>construction</u>, maintenance <u>and upgrading or creation</u> of public cycling or walking tracks undertaken by Porirua City Council or its nominated contractor are managed by the Infrastructure chapter²⁵.</p>	
NFL-S2 Vegetation removal		
All zones	<p>1. Removal of indigenous vegetation must not exceed, in total area:</p> <ul style="list-style-type: none"> a. 50m² within any five year continuous period per site within an Outstanding Natural Features and Landscape; or b. 100m² within any five year continuous period per site within a Special Amenity Landscape. <p>The following are exempt to the maximum permitted area of removal:</p> <ul style="list-style-type: none"> • 1m either side of, or within, an existing formed road, stock crossing or accessway; or • 1m of a fence, or other lawfully established structure; or • 3m of an existing lawfully established residential unit. 	<p>The matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The scale of the vegetation removal; and 2. The effect of the vegetation removal the on identified values and characteristics within SCHED9 - Outstanding Natural Features and Landscapes or SCHED10 - Special Amenity Landscapes.

²⁵ PCC [11.49]

	<p>Note: Vegetation removal associated with the <u>construction, maintenance and upgrading of or creation of</u> public cycling or walking tracks <u>undertaken by Porirua City Council or its nominated contractor</u> are managed by the Infrastructure chapter²⁶.</p>	
<p>NFL-S3 Buildings and structures</p>		
<p>All zones</p>	<p>1. Buildings and structures within an Outstanding Natural Features and Landscape must:</p> <ol style="list-style-type: none"> a. Comply with the permitted activity standards for the underlying zone, except for the following which supersede the relevant permitted standards: <ol style="list-style-type: none"> i. There must be no more than one building or residential unit per site; and ii. The GFA of the building or structure on a site must not exceed 50m²; iii. The building or structure must not exceed one storey and must not exceed a maximum height of 5m; b. Not exceed a reflectance value of 30% within Groups A, B or C within BS5252 standard colour palette for the exterior finish of the building or structure. 	<p>The matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Whether the building or structure is integrated into the landform to limit prominence and protect the identified characteristics and values within SCHED9 - Outstanding Natural Features and Landscapes; 2. The effect of the scale and location on the identified characteristics and values within SCHED9 - Outstanding Natural Features and Landscapes; and 3. The effect of the reflectivity and colour of external materials on the identified characteristics and values within SCHED9 - Outstanding Natural Features and Landscapes.
<p>All zones</p>	<p>2. Buildings and structures within a Special Amenity Landscape must:</p> <ol style="list-style-type: none"> a. Comply with the permitted activity standards for the underlying zone, except for the following which supersede the relevant permitted standards: 	<p>The matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Whether the building or structure is integrated into the landscape to limit prominence and maintain the identified characteristics and values within SCHED10 - Special Amenity Landscapes;

²⁶ ²⁶ PCC [11.50]

	<ul style="list-style-type: none"> i. There must be no more than one residential unit per site; and ii. Any building or structure must not exceed one storey and must not exceed a maximum height of 5m; b. Not exceed a reflectance value of 30% within Groups A, B or C within BS5252 standard colour palette for the exterior finish of the building or structure. 	<ul style="list-style-type: none"> 2. The effect of the location and scale on the surrounding visual amenity and the identified characteristics and values within SCHED10 - Special Amenity Landscapes; and 3. The effect of the reflectivity and colour of external materials on the identified characteristics and values within SCHED10 - Special Amenity Landscapes.
NFL-S4 Buildings and structures		
<p>Māori Purpose Zone (Hongoeka)</p> <p>General Residential Zone within the Takapūwāhia Precinct</p>	<ul style="list-style-type: none"> 1. Buildings within a Special Amenity Landscape must: <ul style="list-style-type: none"> a. Comply with the permitted activity standards for the underlying zone, except that any building must not exceed one storey and must not exceed a maximum height of 5m; and b. Not exceed a reflectance value of 30% within Groups A, B or C within BS5252 standard colour palette for the exterior finish of the building or structure; and 2. All buildings must not exceed a cumulative total building footprint of 2000m² per existing title that existed at 26 August 2020. 	<p>The matters of discretion are restricted to;</p> <ul style="list-style-type: none"> 1. Whether the building or structure is integrated into the landscape to limit prominence and maintain the identified characteristics and values within SCHED10 - Special Amenity Landscapes; 2. The effect of the location and scale on the surrounding visual amenity and the identified characteristics and values within SCHED10 - Special Amenity Landscapes; and 3. The effect of the reflectivity and colour of external materials on the identified characteristics and values within SCHED10 - Special Amenity Landscapes.

SCHED9 - Outstanding Natural Features and Landscapes

ONFL001 Mana Island

Characteristics and values

Natural Sciences

1. Highly representative island peneplain remnant; predominantly unmodified landform;
2. A range of habitats and ecosystems present;
3. Predator free: one of only two pest-free offshore islands on the west coast between Wellington and Kāpiti Coast;
4. Scientific Reserve managed by the Department of Conservation in partnership with Ngāti Toa; research and educational importance;
5. Significant location for several native fauna species; presence of translocated species, particularly seabirds;
6. Extensive indigenous regeneration of wetlands and forest in gullies and reaching up to the top of the landform;
7. Increasing indigenous ecology/habitat value (through active and ongoing restoration).

Sensory

1. Appears predominantly natural; extensive indigenous regeneration and overall lack of structures reinforce the strong sense of naturalness;
2. Landcover/vegetation patterns follow underlying landform enhancing aesthetic values (simplicity, coherence, sense of naturalness);
3. Visually striking steep rocky cliffs emphasise island/sea relationship;
4. Distinctive table top island form which is highly visible and memorable from many areas within Porirua and beyond;
5. Ancient eroded peneplain and rugged exposed coastal cliffs remain clearly legible and expressive of the island's formative processes;
6. Changing light patterns and water conditions emphasise the exposed, rugged island character.
7. Sense of isolation from mainland;
8. Seasonal variation due to weather and migratory patterns, including whale patterns.

Shared and Recognised

1. A very important place for Toa Rangatira, an area of tupuna activity for many generations, with many important sites across the island, some of which are still tapu;
2. The island was discovered by Kupe and bears his name as Te Mana o Kupe ki Aotearoa;

	<ol style="list-style-type: none"> 3. Under the rohe of Toa Rangatira, Mana Island became the principle home of Te Rangihaeata; 4. Mana was, and remains, an important area for customary fishing; 5. Legend tells that the landscape form of the island (flat top) is due to Awarua, the taniwha of Porirua, levelling the area in a ‘crash landing’; 6. European occupation of the island began in the 1830s when a whaling station was established from which time most of the vegetation was cleared to create one of New Zealand’s earliest pastoral farms; 7. Wool from Mana Island sheep was among the earliest exported from New Zealand; 8. Ongoing community and Department of Conservation restoration programmes.
ONFL002 Taupō²⁷ Swamp Complex	
Characteristics and values	<p>Natural Sciences</p> <ol style="list-style-type: none"> 1. Taupō²⁸ Swamp is the largest remnant flax wetland (30ha) in the Wellington Region, recognised as a GWRC Key Native Ecosystem (KNE) and wetland of national importance for biodiversity; 2. <u>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)²⁹;</u> 3. <u>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 Region³⁰;</u> 2-4. 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; 3-5. Regionally unique and diverse vegetation and succession stages. Includes several at-risk species of flora and fauna (Bagnall and Ogle, 1981); <u>4.6</u> 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); 5.7 Wildlife corridor (terrestrial and aquatic). <p>Sensory</p> <ol style="list-style-type: none"> 1. Simple broad swamp vegetation pattern remains coherent along valley floor;

²⁷ Clause 16 RMA

²⁸ Ibid

²⁹ QEII [216.37]

³⁰ Ibid

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

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 Taupō³¹ Pā;
3. Taupō³² Pā, situated at the sea end of Taupo Swamp, was a principal pā of Ngāti Toa Rangatira; Taupo Pā and Taupo stream mouth have important associations with Taupō³³ 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. Taupo Swamp flax was harvested to supply the flax industry from the 1880s up to 1960 – flax was transported to Foxton flax mills.

ONFL003 Whitireia Peninsula

Characteristics and values

Natural Sciences

1. Demonstrates the whole continuum of the Wellington coastal landscape from rocky cliffs to sandy beaches;
2. Geologically unique formation - the only peninsula in Porirua;
3. Recognised as a GWRC Key Native Ecosystem (KNE) as one of the highest value coastal sites in the Wellington region, representative of the Cook Strait Ecological District;
4. Pockets of intact remnant vegetation (important as a seed source for Mana Island restoration) and Onepoto Inlet with tidal influence remain relatively intact with remaining land cover in early stages of regrowth with stock removal and active replanting of foreshore;
5. Freshwater inlet sitting over Onepoto arm of Te Awarua o Porirua;
6. Increasing natural science values due to active Friends group undertaking rehabilitative work.

³¹ Clause 16 RMA

³² Ibid

³³ Ibid

Sensory

1. Peninsula landform appears prominent and highly visible from main transport corridors and forms sentinel defining entrance to Porirua Harbour; highly memorable;
2. Few discordant elements with notable exception of transmission mast accentuating the peninsula's prominent and exposed location;
3. Rugged, open natural and coastal elements character dominates, with less natural parts of the peninsula to the south below/behind the coastal escarpment ridgetop, Natural character contrasts strongly with residential development to the south at Titahi Bay, Titahi Bay Golf Course, and along south-western edge;
4. Regenerating bush on slopes and within valley inlet remain coherent within landform, with open grassed top and rocky cliffs on windswept north-western face emphasising the landform and its shaping by erosion.

Shared and Recognised

1. Long history of Māori occupation with numerous settlements along the coast; contains many sites of significance, including urupā, kāinga, pā, middens, pits, terraces and turanga waka (anchorages for canoe);
2. Kupe's anchor stone, Te Punga o Matahorua, was left here by pioneer Māori explorer Kupe - now held at Te Papa;
3. Strong link to Mana Island, as the starting point for the shortest crossing of Cook Strait for waka;
4. Gifted by Ngāti Toa to the Crown on the premise that a school would be built for the children of Toa Rangatira, but no school was established, and the land has not been returned;
5. The coast of the peninsula remains an important area for the gathering of kaimoana;
6. Legend says that the gully with Onepoto Park is formed by the Porirua taniwha, Awarua, crash-landing into the maunga Whitireia while being taught to fly by Rereroa the albatross;
7. Te Awarua o Porirua (Porirua Harbour, including the Onepoto arm), has vast potential for environmental restoration and this is highly valued by Ngāti Toa;
8. Highly recognised landform within the district - prominent peninsula seen from many of Porirua's residential areas and national transport corridors;
9. High recreational values with popular coastal walk and rock-climbing destination;
10. Whaling station at Onepoto Beach mid-1800s;
11. Land purchased by Smith & Smith as rt of their 100th anniversary celebrations in 1975 and gifted to community;
12. Active Friends group undertaking restoration projects.
13. Onepoto waters provide a widely recognised setting to the Whitireia landform.

ONFL004 Paekākāriki Escarpment	
Characteristics and values	<p>Natural Sciences</p> <p>3.1. Steep coastal scarp with rocky outcrops modified by major transport corridors of rail and road;</p> <p>4.2. Steep fault line escarpment containing vegetation representative of the Cook Strait Ecological District (Department of Conservation, 1987) subject to maritime climate with frequent gales;</p> <p>5.3. Coastal remnant vegetation provides seed source for several ecological restoration projects of the district;</p> <p>6.4. Includes a Key Native Ecosystem (KNE) (GWRC, 2016);</p> <p>7.5. Increasing natural science values due to active restoration projects.</p> <p>Sensory</p> <ol style="list-style-type: none"> 1. Highly visible and memorable northern gateway into Porirua where road follows dramatic coastline; 2. Rail and road cut along coastal edge, however natural elements predominate with no apparent residential development evident along the dramatic, and exposed escarpment landform; 3. Highly expressive steep, rocky coastal scarp with extensive regeneration; 4. Coastal weather effects including waves, high winds, slips and coastal erosion enhance wild and transient values. <p>Shared and Recognised</p> <ol style="list-style-type: none"> 1. Historic Māori village of Paripari was located at the base of the slope; 2. Early transportation routes along the base and ridge of the escarpment used for defence, trade and to connect hapū, and are linked to historic events of the Hutt Valley campaign and the ancestor Te Rangihaeata; 3. Highly visible, scenic route for road and rail users and wider community; 4. Forms part of the national Te Araroa Trail– the Paekakariki Escarpment track opened in 2016 with high usage by walkers, administered by Te Araroa Trust.; 5. Active ‘Nga Uruora’ Friends group restoring quarry, undertaking restoration planting, managing plant and animal pests and bird monitoring.
ONFL005 Te Rewarewa	
Characteristics and values	<p>Natural Sciences</p> <p>1. Highly representative of rocky headland and steep escarpment along Wellington’s western coastline;</p> <p>2. Plant communities’ representative of coastal cliffs and shingle beaches which occur in the region (Department of Conservation, 1990);</p> <p>3. Part of the coastal edge modified by localised past quarrying activity;</p>

- 4 4. Natural regeneration of coastal scrub on hillside with goats and pest plants evident;
- 5 5. The Pukerua escarpment is recognised as part of the Raroa-Pukerua Key Native Ecosystem (KNE) by GWRC, characterised by very exposed, steep coastal escarpments and screes affected by salt-laden wind and frequent gales, with high biodiversity values supporting the only mainland population of Whitakers skink and other lizards.

Sensory

- a- 1. Natural landform and landcover predominates with evidence of st quarry activity gradually fading;
- b- 2. Few structures with no permanent or incongruous elements;
- c- 3. Very distinctive vegetated headland provides ‘bookend’ to Hongoeka Bay;
- d- 4. Steep eroding scarps and incised gullies highly expressive of formative coastal processes;
- e- 5. Strong influence of tides and wind around coast - evident in vegetation patterns and species.

Shared and Recognised

- 1. Hongoeka Marae establishes strong connection to this area for Ngāti Toa;
- 2. Pā and kainga on the coast between Te Rewarewa Point and Wairaka;
- 3. Pā sites and urupā located along Wairaka ridge;
- 4. Wairaka Rock (near Pukerua Bay) is a memorial associated with the story of Hau and his wife Wairaka, who Hau turned to stone with a curse while she was gathering pāua;
- 5. Highly valued for its wild and rugged coastline with coastal walkway at base of headland; valued by local community linking Pukerua Bay with Hongoeka Bay;
- 6. Rocky headland provides clear definition and identity for Hongoeka Bay and wider community.

ONFL006 Pikarere (Southern Escarpment)

Characteristics and values

Natural Sciences

- 1. Representative of Porirua’s steep, western coastal escarpment edge;
- 2. Intact landform;
- 3. Contains pockets of remnant coastal vegetation and extensive regeneration on cliff faces and steep slopes.

Sensory

- + 1. Forms part of a prominent, distinctive and clearly legible escarpment;
- + 2. Appears as highly natural and remote;
- + 3. Cohesive landcover patterns without discordant elements or structures;

- + [4](#). Dramatic landform - forms part of a distinctive skyline (as seen together with wider context - coastal escarpment to the south);
- + [5](#). Expressive of coastal processes.

Shared and Recognised

- [1](#). Tutamaurangi Pā was historically located at Rock Point, and used as a place of refuge in times of trouble;
- [2](#). Archaeological sites at Rock Point and at southern end of Open Bay;
- [3](#). Popular fishing and diving spot;
- [4](#). Western coastal edge provides seafood gathering.

SCHED10 - Special Amenity Landscapes

SAL001 Pāuatahanui

Characteristics and values

Natural Sciences

1. Gently rolling hills and valley flats/eroded river gullies - a good example of an ancient drowned river system with branching valleys and [ma³⁴](#)rshy flats where streams flow into the inlet;
2. A modified landscape with mixed landcover including exotic shelterbelts, pasture, and areas of indigenous vegetation;
3. 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 Harbour³⁵;
- [3.4](#). Pāuatahanui Wildlife Reserve is inhabited by many local bird species and migratory bird species (caspien tern, pukeko, pied stilt, kingfisher, black shag, bar-tailed godwit); pockets of inlet edge vegetation largely intact in the Reserve;
- [4.5](#). Provides water catchment for the Pāuatahanui Inlet;
- [5.6](#). 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;
- [6.7](#) 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.

Sensory

³⁴ Clause 16 RMA

³⁵ Christine and Alan Stanley and Gray [106.1] and Hannah Bridget Gray No2 Trust [108.1]

1. A low-density settled landscape comprising a small village surrounded by lifestyle lots and pastoral farms in a rural³⁶ setting connected to the Pāuatahanui Inlet;
2. Structures are generally well-integrated with few discordant elements;
3. Land-water edge is modified with roading, but still provides a vivid and dynamic interplay between land and water;
4. Natural landform and natural elements remain dominant overall;
5. Highly visible edge and backdrop landscape to the Pāuatahanui Inlet; seen from extensive residential areas and State Highway 1 heading north;
6. Sunlight on hills creates dramatic patterns of shifting light with transient values enhanced by presence of wildlife, seasonal browning of hills³⁷ and tidal patterns within the inlet;
7. 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.

Shared and recognised

1. The inlet has occupied a central place in Ngāti Toa's livelihood and identity as a people since their arrival in Porirua;
2. 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;
3. 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;
4. 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;
5. 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;
6. The Inlet and its surrounding hills and gullies have vast potential for environmental restoration and this is highly valued by Ngāti Toa and the wider community;
7. Highly recognised for its land/water connection; boardwalks and several tracks within Pāuatahanui Wildlife Reserve enhance recreation opportunities along the margins off the inlet;

³⁶ Ibid

³⁷ Ibid

	<ol style="list-style-type: none"> 8. Changing light on the rolling hills and through the seasons are often the subject depicted in paintings and are frequently photographed; 9. The special character and qualities of the Pāuatahanui Village Zone are recognised in the Porirua City Council District Plan; 10. Historic highway north around inlet with Pāuatahanui Village Hotel and staging post. 11. Inlet waters provide a widely recognised setting to the landform; 12. The Inlet has vast potential for environmental restoration and this is highly valued by Ngāti Toa.
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SAL002 Rangituhi/Takapūwāhia

Characteristics and values

Natural Sciences

1. Rangituhi/Takapūwāhia forms part of the distinctive western backdrop to Porirua’s Central Business District. This landscape extends between Pikarere in the north and culminates at Rangituhi / Colonial Knob at its southern end. Much of this backdrop is contained within Porirua Scenic Reserve and Colonial Knob Scenic Reserve and includes adjoining areas of vegetation backed by rural farmland visible from wide areas across Porirua. The eastern edge of this landscape typically follows the boundary of significant vegetation bordering the existing urban edge.

Sensory

1. Largely cohesive undeveloped backdrop with advanced native regeneration from lower to steep upper slopes;
2. Considerable landscape significance for Porirua City forming a vivid natural backdrop to Porirua City - some exotic trees, pasture and tracks are clearly visible on cleared slopes, but overall retains a high level of naturalness;
3. Panoramic views are possible from the summit across the Porirua area and Cook Strait to the South Island – extending from the Kaikoura Range in the south to Mount Taranaki in the northwest;
4. Eroded penepplain remnant of Colonial Knob remains legible;
5. Opportunity to experience wildlife however

Shared and recognised

1. Considerable spiritual and cultural significance for tangata whenua who have had a long historical association and identification with this area with Rangituhi identified as the maunga for Ngāti Toa;
2. Provides the maunga backdrop for the highly valued Takapūwhāhia village, Marae and urupā;
3. Areas in close association with the landscape - at Takapūwāhia Marae and urupā, and the wider Takapūwāhia village - form strong associations with Rangituhi and the harbour - since disrupted through

	<p>reclamation along the southern harbour edge; Takapūwāhia village has been a focal point for Toa Rangatira settlement since the 1860s;</p> <ol style="list-style-type: none"> 4. Highly recognised and valued open space values, including opportunities for walking and mountain biking tracks; 5. Presence of two historic water reservoirs in Colonial Knob Scenic Reserve.
<p>SAL003 Rukutane/Titahi Bay</p>	
<p>Characteristics and values</p>	<p>Natural Sciences</p> <ol style="list-style-type: none"> 1. Provides a combination of predominantly intact/unmodified coastal landforms representative of Porirua’s rugged west coast - rocky headlands, open headlands, coastal escarpment, sandy beaches and dunes; 2. Contains areas of modified landcover (pasture), but with regeneration occurring in gullies and on steeper slopes; 3. Stuart Park headland contains remnant vegetation and extensive regeneration within gorse-dominated scrub and stream with native fish – recognised as a Key Native Ecosystem (KNE) by GWRC; 4. Active restoration projects mean increasing natural science values on beach dunes; 5. Fossilised totara stumps from last glaciation are exposed at low tide and valued for their in-situ setting both scientifically and educationally (Healy, 1980). <p>Sensory</p> <ol style="list-style-type: none"> 1. Dramatic and highly legible coastal edge with limited development on the outer, enclosing headlands; 2. Sandy beach framed by boat sheds and low key residential development: remains relatively coherent with few incongruous elements; 3. Rocky coastal headlands and distinct crescent beach form a striking visual relationship with Mana Island; 4. Transient coastal associations heightened through exposure to high prevailing westerly winds; light at sunset emphasises open landforms. <p>Shared and recognised</p> <ol style="list-style-type: none"> 1. Presence of a significant fortified, headland pā (Komanga Rautawhiri) – a sacred, very important tapu site; 2. Tauranga waka (waka landing place) at Komanga - first visited by Kupe; 3. Important area for kai moana harvesting; 4. Titahi Bay forms an accessible and popular beach setting within Porirua’s dramatic coastal edge; 5. Historic boats sheds; 6. Green Point retains a strong physical and visual relationship with Mana Island historically connected with Mana Island by a shallow land ‘bridge’.

Characteristics and values

Natural Sciences

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

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. 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.³⁸

Shared and recognised

1. Inland forested areas with important resources and links to other areas for Māori;
- ~~2. Northern end forms backdrop to Maraeroa Marae in Waitangirua³⁹;~~
- ~~2. Waitangirua Hill at the north end of the SAL forms the backdrop to Maraeroa Marae⁴⁰;~~
- ~~3. Waitangirua Hill is a recognised landform feature within the community and is of particular significance to Ngāti Toa. 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 Renge⁴¹;~~
- ~~4. 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 form⁴²;~~
- ~~3. 4. Part of Belmont Regional Park which forms local backdrop for Aotea/Cannons Creek and wider area;~~

³⁸ Richard Falkner [147.3]

³⁹ Ibid

⁴⁰ Ibid

⁴¹ Ibid

⁴² Ibid

	<p>4. <u>5.</u> Includes walkway entrance to Belmont Regional Park from Porirua through Waitangirua Farm and Cannons Creek Lakeside Reserve;</p> <p>5. <u>6.</u> Landcorp farm - historic values associated with Belmont Regional Park including Old Coach Road - the original route between Normandale and Pāuatahanui and crosses Waitangirua Farm; <u>and</u>⁴³</p> <p><u>7. Presence of the National Grid</u>⁴⁴.</p>
<p>SAL005 Belmont Hills</p>	
<p>Characteristics and values</p>	<p>Natural Sciences</p> <ol style="list-style-type: none"> 1. Large areas of modified landcover (pasture, exotic shelterbelts and exotic forestry) with indigenous vegetation/regeneration at Maaroa Reserve; 2. Predominantly unmodified landform; 3. Maara Roa Reserve promotes natural classroom values; 4. Pasture with some deep gullies supporting vegetated waterways is relatively typical of this area of Porirua's rural environment. <p>Sensory</p> <ol style="list-style-type: none"> 1. Striking open rural backdrop with rolling landform, provides strong sense of enclosure to Eastern Porirua, visible from residential areas of Waitangirua, Cannons Creek and Aotea; 2. Predominantly natural backdrop to the city to the east; 3. The mix of grazed pasture on the hills, shelterbelts and exotic forest plantations, with bush-filled gullies, has created distinctive patterns of open spaces with few prominent or incongruous structures; 4. Changes in light and shadow add a dramatic context to this open pastoral backdrop; 5. Highly visible from Transmission Gully route. <p>Shared and recognised</p> <ol style="list-style-type: none"> 1. Belmont Regional Park is highly valued for a diverse range of active recreational opportunities which include walking, cycling, running and horse-riding; 2. Views from these hills provide open vistas onto the wider Porirua area and harbour to Mana Island; 3. Historic associations include the original Belmont Coach Road from Wellington, built as the area came under increasing pressure from settlement in the 1860s - the original route between Normandale and Pāuatahanui, now a recreational track through Belmont Regional Park; 4. <u>Presence of the National Grid</u>⁴⁵; 45. Contained inland forested areas with important resources and links to other areas for Māori.
<p>SAL006 Kakaho</p>	

⁴³ Ibid

⁴⁴ Transpower [60.121]

⁴⁵ Transpower [60.122]

<p>Characteristics and values</p>	<p>Natural Sciences</p> <ol style="list-style-type: none"> 1. Highly representative of open rolling landform characteristic of much of Porirua’s rural hinterland; 2. Predominantly unmodified landform; 3. <u>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;</u>⁴⁶ 34. Primarily managed as pasture with low ecological value; 4.5. Indigenous revegetation in a number of gullies identified as Significant Natural Areas. <p>Sensory</p> <ol style="list-style-type: none"> 1. Landform remains largely open and intact with few incongruous elements; minor farm tracks, pylons and a single block of exotic forest; 2. 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; 3. Despite extensive pastoral use, landform remains relatively natural with limited modification; 4. Distinctive valleys and open rolling tops highlight bold changes in shadow and light. <p>Shared and recognised</p> <ol style="list-style-type: none"> 1. Contained inland forested areas with important resources for Māori and associated with Pā and mahinga kai at Taupo; 2. Provides a highly recognisable local backdrop, visible from State Highway 1 and residential areas to the south of Pāuatahanui Inlet between Paremata and Whitby; 3. 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 Pāuatahanui Inlet. 4. <u>The gradual revegetation and environmental restoration around the Inlet is highly valued.</u>⁴⁷
<p>SAL007 Hongoeka/Wairaka</p>	
<p>Characteristics and values</p>	<p>Natural Sciences</p> <ol style="list-style-type: none"> 1. Typical Porirua rural landscape with gully-eroded slopes and rounded hilltops; 2. Eroded peneplain remnant; 3. Whole gambit of landform from hilltop to foothills; 4. Small forest remnants present within farmland (e.g. Rangī’s Bush) and regeneration in gullies at Pukerua

⁴⁶ Hannah Bridget Gray No2 Trust [108.12], Te Awarua-o-Porirua Harbour Catchments Community Trust, and Guardians of Pāuatahanui Inlet [77.14]

⁴⁷ Hannah Bridget Gray No2 Trust [108.12], Te Awarua-o-Porirua Harbour Catchments Community Trust, and Guardians of Pāuatahanui Inlet [77.14]

Bay; but predominant lack of gully revegetation results in lower ecological value overall;

5. Ecological values on Hongoeka land.

Sensory

1. Highly cohesive landcover of continuous pasture emphasises steep and dramatic hills and gullies;
2. Fences lines create strong visual division between farming and regenerating bush;
3. Few structures and limited evidence of farm tracks or erosion;
4. Striking open rural backdrop visible and memorable from State Highway 1 along northern gateway leaving Porirua;
5. Form of eroded peneplain remnant remains clearly evident;
6. Quality of light at different times of day and seasons which highlights landform.

Shared and recognised

- + 1. Continued Māori land ownership and settlement; Hongoeka Marae is a continued centre of Ngāti Toa Rangitira;
- + 2. Toa Rangatira urupā at Hongoeka;
- + 3. Contained inland forested areas with important resources for Māori;
- + 4. Forms strong backdrop to Pukerua Bay settlement and key characteristic of northern Porirua City gateway as seen from State Highway 1 and Main Trunk Line Railway Corridor.

Appendix 3 – Recommended responses to submissions and further submissions

In order to distinguish between the recommended responses in the s42A report and the recommended responses that arise from this report:

- Recommendations from this report in response to evidence are shown in blue text (with underline and ~~strike-out~~ as appropriate).

Table B 1: Recommended responses to submissions and further submissions

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
General							
264.52	TROTR	General	Retain as notified.	N/A	Accept in part	Accept in part, subject to amendments made in response to other submissions	No
81.433	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'.	3.2	Reject	See body of the report	No
FS40.82	GWRC		<i>Opposes amendment. Seeks retention of the 'avoid' statements of the notified provisions of these chapters where this is appropriate in terms of the effects mitigation hierarchy and higher order documents.</i>				
60.79	Transpower	General	Retain the Natural Features and Landscapes Chapter. If the chapter apply to the National Grid, amend provisions to reflect the relief sought in submission. [See original submission and specific submission points for full relief sought]	3.2	Accept in part	See body of the report	No
82.123	Waka Kotahi	NFL-P4	Amend provision: <u>"3. Is for the safe and efficient operation of the transport network"</u> .	3.2	Reject	See body of the report	No
82.124	Waka Kotahi	NFL-P6	Amend provision: <u>"3.e the extent to which the earthworks provide for safe and efficient operation of the transport network"</u> .	3.2	Reject	See body of the report	No
82.125	Waka Kotahi	NFL-P7	Amend provision: "Avoid adverse effects from subdivision, use and development on the identified characteristics and values of Outstanding Natural Features and Landscapes described in SCHED9 - Outstanding Natural Features and Landscapes located within the coastal environment <u>unless it is for development that provides for the on-going functional and operational need of regionally infrastructure, where it can be demonstrated that adverse effects can be remedied or mitigated"</u> .	3.2	Reject	See body of the report	No
82.128	Waka Kotahi	NFL-R4	Amend provision: 1- 3. Activity Status: Discretionary	3.2	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>a. the building or structure is located within an Outstanding Natural Feature and Landscape <u>except for buildings and structures that are associated with the safe and efficient operation of the transport network.</u></p> <p>AND</p> <p>Amend NFL-R4.2 as follows:</p> <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NFL-R4-1.B</p> <p>b. <u>The building or structure is for the ongoing safety and efficiency of the transport network.</u></p> <p>Matters of discretion:</p> <p>1. the matters of discretion of any infringed standard; and</p> <p>2. The relevant matters within NFL-P7 and NFL-P8; <u>and</u></p> <p>3. <u>The ongoing safety and efficiency of the transport network.</u></p>				
82.129	Waka Kotahi	NFL-S1	<p>Amend provision:</p> <p>[...]</p> <p>Except that:</p> <ul style="list-style-type: none"> • Earthworks associated with maintaining existing farm tracks, access ways or digging fence post holes are exempt from the above area standards but must comply with NFL-S1-1.a and NFL-S1-1.c: • Disturbance associated with primary production activities is exempt (except for quarry and mining activities which are not exempt). <p><u>Earthworks associated with the ongoing safe and efficient operation of the transport network are exempt from the above standards.</u></p>	3.2	Reject	See body of the report	No
225.44	Forest and Bird	General	<p>Ensure provisions in the NFL chapter adequately protect the ONFLs and SALs in Porirua and are well integrated in the ECO chapter to ensure no-net-loss of biodiversity.</p>	3.2	Accept in part	See body of the report	No
<p>The use of 'identified' and 'characteristics and values' before referring to ONFLs and SALs in objectives and policies [3.3] Additional objective and policy direction for any newly identified NFLs [3.4] Avoiding, remedying or mitigating adverse effects on SALs [3.6] Approach to plantation forestry [3.13]</p>							

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
126.29	DOC	NFL-P3	Remove references to characteristics and values within point 2. Seek to protect the ONFLs in a complete and holistic manner.	3.3	Reject	See body of the report	No
126.30	DOC	NFL-P7	Remove references to characteristics and values. Seek to protect the ONFLs in a complete and holistic manner	3.3	Reject	See body of the report	No
216.39	QEII	NFL-O1	Amend the objective as follows: The identified characteristics and values of Outstanding Natural Features and Landscapes are protected from inappropriate subdivision, use and development.	3.3	Reject	See body of the report	No
216.41	QEII	NFL-P4	Amend NFL-P4 as follows: Allow use and development where: 1. It is of a scale and nature that maintains or restores the identified characteristics and values of described in SCHED9 – Outstanding Natural Features and Landscapes and SCHED10 – Special Amenity Landscapes, including landscape restoration and conservation activities; or 2. It is associated with farming activities for an established working farm and maintains the identified characteristics and values of in SCHED9 – Outstanding Natural Features and Landscapes and SCHED10 – Special Amenity Landscapes.	3.3	Reject	See body of the report	No
126.32	DOC	NFL-P12	Remove references to characteristics and values. Seek to protect the ONFLs in a complete and holistic manner.	3.3	Reject	See body of the report	No
126.25	DOC	NFL-O1	Remove references to characteristics and values. Add additional objective and policy direction that will apply to any ONFL's identified during the life of the plan within the district and extending protections to these areas.	3.3 3.4	Reject	See body of the report	No
126.26	DOC	NFL-O2	Remove references to characteristics and values. Add additional objective and policy direction that will apply to any ONFL's identified during the life of the plan within the district and extending protections to these areas.	3.3 3.4	Reject	See body of the report	No
126.27	DOC	NFL-O3	Remove references to characteristics and values. Add additional objective and policy direction that will apply to any ONFL's identified during the life of the plan within the district and extending protections to these areas.	3.3 3.4	Reject	See body of the report	No
216.42	QEII	NFL-P6	Amend the policy as follows: Only allow earthworks within an identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes where it: 1. Avoids significant adverse effects on the identified characteristics and values of described in SCHED9 – Outstanding Natural Features and Landscapes and SCHED10 – Special Amenity Landscapes; 2. <u>Avoids significant adverse effects and avoids, remedies, or mitigates any other adverse effects on the identified characteristics and values of Special Amenity Landscapes;</u> 3. ...	3.3 3.6	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
137.56	GWRC	NFL-P3	<p>Amend NFL-P3:</p> <p>Except as provided for in NFL-P5, only allow subdivision, use and development within identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes where it:</p> <p>1.</p> <p>A) Avoids significant adverse effects and avoids, remedies or mitigates any other adverse effects on the identified characteristics and values in SCHED9 – Outstanding Natural Features and Landscapes; and <u>SCHED10 – Special Amenity Landscapes; and</u></p> <p>B) Avoids, remedies or mitigates adverse effects on the identified characteristics and values in SCHED10 – Special Amenity Landscapes.</p> <p>2. Can demonstrate that it is appropriate by taking into account...</p>	3.6	Reject	See body of the report	No
216.40	QEII	NFL-P3	<p>Consider splitting the Policy to separate ONFL and SAL so ONFL can receive higher protection.</p> <p>Otherwise, amend as follows:</p> <p>Except as provided for in NFL-P5, only allow subdivision, use and development within identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes where it:</p> <p>1. Avoids significant adverse effects on the identified characteristics and values of described in SCHED9 – Outstanding Natural Features and Landscapes;</p> <p>2. <u>Avoids significant adverse effects and avoids, remedies, or mitigates any other adverse effects on the characteristics and values of and</u> SCHED10 – Special Amenity Landscapes; and,</p> <p>3. ...</p>	3.6	Reject	See body of the report	No
216.44	QEII	NFL-P11	<p>Amend the policy as follows:</p> <p>Avoid the establishment of new plantation forestry within identified Outstanding Natural Features and Landscapes while providing for existing plantation forestry and associated activities where these avoid, remedy or mitigate any adverse effects on the identified characteristics and values of described in SCHED9 – Outstanding Natural Features and Landscapes.</p>	3.3 3.13	Reject	See body of the report	No
3.5 Avoiding all adverse effects on ONFLs							
216.38 ⁴⁸	QEII	General	<p>Amend to ensure all adverse effects on the ONFL are avoided.</p> <p>[Refer to original submission for full decision requested]</p>	3.5	Reject	See body of the report	No

⁴⁸ DOC– Support [FS39.20]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
Introducing context of form and anticipated growth of the city into the approach for SALs							
234.9	Graham and Janet Reidy	NFL-O2	Amend the objective as follows: NFL-O2 The identified characteristics and values of the Special Amenity Landscapes are maintained and, where practicable, enhanced <u>within context of growth of the City.</u>	3.7	Reject	See body of the report	No
233.9	Quest Projects Limited	NFL-O2	Amend the objective as follows: NFL-O2 The identified characteristics and values of the Special Amenity Landscapes are maintained and, where practicable, enhanced <u>within context of growth of the City.</u>	3.7	Reject	See body of the report	No
231.9	John Carrad	NFL-O2	<i>Amend the provisions of the Natural Environment Values part of the plan to the following (or similar intent):</i> <i>NFL-O2</i> <i>The identified characteristics and values of the Special Amenity Landscapes are maintained and, where practicable, enhanced <u>within context of growth of the City.</u></i>	3.7	Reject	See body of the report	No
237.11	James Mclaughlan	NFL-O2	Amend: NFL-O2 The identified characteristics and values of Special Amenity Landscapes are maintained and, where practicable, enhanced <u>within context of growth of the City.</u>	3.7	Reject	See body of the report	No
241.9 ⁴⁹	The Neil Group Limited and Gray Family	NFL-O2	Amend objective as follows: NFL-O2 The identified characteristics and values of the Special Amenity Landscapes are maintained and, where practicable, enhanced <u>within context of growth of the City.</u>	3.7	Reject	See body of the report	No
253.9 ⁵⁰	Anita and Fraser Press	NFL-O2	Amend the objective as follows: NFL-O2 The identified characteristics and values of the Special Amenity Landscapes are maintained and, where practicable, enhanced <u>within context of growth of the City.</u>	3.7	Reject	See body of the report	No
199.4	Light House Cinema Limited	NFL-O2	Amend the objective as follows: NFL-O2	3.7	Reject	See body of the report	No

⁴⁹ Milmac Homes Ltd – Support [FS59.11]

⁵⁰ Milmac Homes Ltd – Support [FS59.18]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			The identified characteristics and values of the Special Amenity Landscapes are maintained and, where practicable, enhanced <u>within context of growth of the City.</u>				
199.5	Light House Cinema Limited	NFL-P3	Amend the policy as follows: NFL-P3 Except ... where it: 1. Avoids significant adverse effects ... Outstanding Natural Features and Landscapes and SCHED 10 – Special Amenity Landscapes ; and 2. Can demonstrate ... e. How buildings ... ii. Maintain the identified characteristics and values in SCHED10 – Special Amenity Landscapes <u>within context of anticipated growth of the City;</u>	3.7	Reject	See body of the report	No
241.10 ⁵¹	The Neil Group Limited and Gray Family	NFL-P3	Amend the policy as follows: NFL-P3 Except ... where it: 1. Avoids significant adverse effects ... Outstanding Natural Features and Landscapes and SCHED 10 – Special Amenity Landscapes ; and 2. Can demonstrate ... e. How buildings ... ii. Maintain the identified characteristics and values in SCHED10 – Special Amenity Landscapes <u>within context of anticipated growth of the City;</u>	3.7	Reject	See body of the report	No
237.12	James Mclaughlan	NFL-P3	Amend: NFL-P3 Except as provided for in NFL-P5, only allow subdivision, use and development within identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes where it: 1. Avoids significant adverse effects and avoids, remedies or mitigates any other adverse effects on the identified characteristics and values in SCHED9 -	3.7	Reject	See body of the report	No

⁵¹ Milmac Homes Ltd – Support [F559.12]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>Outstanding Natural Features and Landscapes and SCHED10 – Special Amenity Landscapes; and</p> <p>2. Can demonstrate that it is appropriate by taking into account:</p> <ol style="list-style-type: none"> 1. How the identified values and characteristics described in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes will be; <ol style="list-style-type: none"> 1. Protected in the case of Outstanding Natural Features and Landscapes; or 2. Maintained in the case of Special Amenity Landscapes; 2. The capacity of the landscape to absorb change; 3. The scale of modification and its effect on the identified characteristics and values described in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes; 4. The measures to mitigate adverse effects, including any proposed building platforms, on the characteristics and values in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes, through: <ol style="list-style-type: none"> 1. Minimising the scale and prominence of the location of any buildings or structures; 2. Reducing visibility, reflectivity and colour of any buildings or structures; 3. Minimising any access or driveway construction; 4. Avoiding or minimising removal of indigenous vegetation and the necessity for future earthworks and changes to the landform; and 5. Landscaping and fencing; 5. How buildings and structures, including any proposed building platforms, are integrated into the landscape to: <ol style="list-style-type: none"> 1. Protect the dominant natural components over the influence of human activity and the identified characteristics and values in SCHED9 - Outstanding Natural Features and Landscapes; or 2. Maintain the identified characteristics and values in SCHED10 - Special Amenity Landscapes <u>within context of anticipated growth of the City</u>; and 6. The extent to which the proposed activity recognises and provides for tangata whenua cultural and spiritual values and practices. 				
234.10	Graham and Janet Reidy	NFL-P3	<p>Amend the policy as follows:</p> <p>NFL-P3</p> <p>Except ... where it:</p>	3.7	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>1. Avoids significant adverse effects ... Outstanding Natural Features and Landscapes and SCHED 10 – Special Amenity Landscapes; and</p> <p>2. Can demonstrate ...</p> <p>e. How buildings ...</p> <p>ii. Maintain the identified characteristics and values in SCHED10 – Special Amenity Landscapes <u>within context of anticipated growth of the City;</u></p>				
233.10	Quest Projects Limited	NFL-P3	<p>Amend the policy as follows:</p> <p>NFL-P3</p> <p>Except ... where it:</p> <p>1. Avoids significant adverse effects ... Outstanding Natural Features and Landscapes and SCHED 10 – Special Amenity Landscapes; and</p> <p>2. Can demonstrate ...</p> <p>e. How buildings ...</p> <p>ii. Maintain the identified characteristics and values in SCHED10 – Special Amenity Landscapes <u>within context of anticipated growth of the City;</u></p>	3.7	Reject	See body of the report	No
253.10 ⁵²	Anita and Fraser Press	NFL-P3	<p>Amend the policy as follows:</p> <p>NFL-P3</p> <p>Except ... where it:</p> <p>1. Avoids significant adverse effects ... Outstanding Natural Features and Landscapes and SCHED 10 – Special Amenity Landscapes; and</p> <p>2. Can demonstrate ...</p> <p>e. How buildings ...</p> <p>ii. Maintain the identified characteristics and values in SCHED10 – Special Amenity Landscapes <u>within context of anticipated growth of the City;</u></p>	3.7	Reject	See body of the report	No
262.19	Fulton Hogan	NFL-P3	<p>Amend policy as follows:</p>	3.7	Reject	See body of the report	No

⁵² Milmac Homes Ltd – Support [FS59.19]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>Except as provided for in NFL-P5, only allow subdivision, use and development within identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes where it: ...</p> <p>3. Can demonstrate it is appropriate for the underlying zone, such as primary production in the Rural Zone.</p>				
FS39.28	DOC		<p><i>Opposes amendment. The appropriateness of activities in any given zone will be controlled by the specific zone provisions. The NFL policies should focus on protecting ONFs, ONLs and SALs rather than determining whether activities are appropriate for their respective zones.</i></p>				
231.10	John Carrad	NFL-P3	<p>NFL-P3</p> <p>Except ... where it:</p> <p>1. Avoids significant adverse effects ... Outstanding Natural Features and Landscapes and SCHED 10 – Special Amenity Landscapes; and</p> <p>2. Can demonstrate ...</p> <p>e. How buildings ...</p> <p>ii. Maintain the identified characteristics and values in SCHED10 – Special Amenity Landscapes <u>within context of anticipated growth of the City</u>;</p>	3.7	Reject	See body of the report	No
199.6	Light House Cinema Limited	NFL-P5	<p>Amend the policy as follows:</p> <p>NFL-P5 Subdivision in the Rural Lifestyle Zone, <u>Settlement Zone</u>, or a <u>Precinct Area</u> <u>and</u> within a Special Amenity Landscape</p> <p>Control subdivision in the Rural Lifestyle Zone, <u>Settlement Zone</u> or a <u>Precinct Area</u> <u>and</u> within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform:</p> <p>1. Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes <u>within context of form and anticipated growth of the City</u>.</p> <p>NFL-P5 Subdivision in the Rural Lifestyle Zone, <u>Settlement Zone</u> or <u>Precinct Area</u> within a Special Amenity Landscape</p> <p>Control subdivision in the Rural Lifestyle Zone, <u>Settlement Zone</u> or <u>Precinct Area</u> within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform:</p> <p>1. Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes <u>within context form of the City and anticipated growth</u>;</p>	3.7	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
253.11 ⁵³	Anita and Fraser Press	NFL-P5	<p>Amend the policy as follows:</p> <p>NFL-P5</p> <p>Subdivision in the Rural Lifestyle Zone, <u>Settlement Zone, or a Precinct Area</u> and within a Special Amenity Landscape</p> <p>Control subdivision in the Rural Lifestyle Zone, <u>Settlement Zone or a Precinct Area</u> and within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform:</p> <p>1. Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes <u>within context of form and anticipated growth of the City.</u></p> <p>NFL-P5 Subdivision in the Rural Lifestyle Zone, <u>Settlement Zone or Precinct Area</u> within a Special Amenity Landscape</p> <p>Control subdivision in the Rural Lifestyle Zone, <u>Settlement Zone or Precinct Area</u> within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform:</p> <p>1. Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes <u>within context form of the City and anticipated growth;</u></p>	3.7	Reject	See body of the report	No
231.11	John Carrad	NFL-P5	<p><i>NFL-P5</i></p> <p><i>Subdivision in the Rural Lifestyle Zone, <u>Settlement Zone, or a Precinct Area</u> and within a Special Amenity Landscape</i></p> <p><i>Control subdivision in the Rural Lifestyle Zone, <u>Settlement Zone or a Precinct Area</u> and within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform:</i></p> <p><i>1. Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes <u>within context of form and anticipated growth of the City.</u></i></p> <p><i>NFL-P5</i></p>	3.7	Reject	See body of the report	No

⁵³ Milmac Homes Ltd – Support [FS59.20]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p><i>Subdivision in the Rural Lifestyle Zone, <u>Settlement Zone or Precinct Area</u> within a Special Amenity Landscape</i></p> <p><i>Control subdivision in the Rural Lifestyle Zone, <u>Settlement Zone or Precinct Area</u> within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform:</i></p> <p><i>1. Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes <u>within context form of the City and anticipated growth</u>;</i></p>				
233.11	Quest Projects Limited	NFL-P5	<p>Amend the policy as follows:</p> <p>NFL-P5</p> <p>Subdivision in the Rural Lifestyle Zone, <u>Settlement Zone, or a Precinct Area</u> and within a Special Amenity Landscape</p> <p>Control subdivision in the Rural Lifestyle Zone, <u>Settlement Zone or a Precinct Area</u> and within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform:</p> <p>Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes <u>within context of form and anticipated growth of the City.</u></p>	3.7	Reject	See body of the report	No
237.13	James Mclaughlan	NFL-P5	<p>Amend:</p> <p>NFL-P5</p> <p>Subdivision in the Rural Lifestyle Zone, <u>Settlement Zone, or a Precinct Area</u> and within a Special Amenity Landscape</p> <p>Control subdivision in the Rural Lifestyle Zone, <u>Settlement Zone, or a Precinct Area</u> within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform:</p> <p>3 Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 - Special Amenity Landscapes <u>within context of form and anticipated growth of the City</u> ; and</p> <p>3 Avoids significant adverse effects and avoids, remedies or mitigates all other adverse effects on the characteristics and values.</p> <p>NFL-P5</p>	3.7	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>Subdivision in the Rural Lifestyle Zone, <u>Settlement Zone, or a Precinct Area</u> and within a Special Amenity Landscape</p> <p>Control subdivision in the Rural Lifestyle Zone, <u>Settlement Zone, or a Precinct Area</u> within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform:</p> <p>1. Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 - Special Amenity Landscapes <u>within context of form of the City and anticipated growth</u>; and</p> <p>Avoids significant adverse effects and avoids, remedies or mitigates all other adverse effects on the characteristics and values.</p>				
FS59.4	Milmac Homes Ltd		<p><i>Supports amendment. Comments that most lifestyle owners are looking for a bit of space but don't actually want a farm. Those that do could purchase the larger sized areas. Also comments that subdivision is the only way to obtain a return on General Rural Zone land, and that the Section 32 report identified farming is no longer a profitable option. Considers the proposed amendments will allow for innovative subdivision design.</i></p>				
234.11	Graham and Janet Reidy	NFL-P5	<p>Amend the policy as follows:</p> <p>NFL-P5 Subdivision in the Rural Lifestyle Zone, <u>Settlement Zone, or a Precinct Area and</u> within a Special Amenity Landscape</p> <p>Control subdivision in the Rural Lifestyle Zone, <u>Settlement Zone or a Precinct Area and</u> within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform:</p> <p>1. Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes <u>within context of form and anticipated growth of the City.</u></p> <p>NFL-P5 Subdivision in the Rural Lifestyle Zone, <u>Settlement Zone or Precinct Area</u> within a Special Amenity Landscape</p> <p>Control subdivision in the Rural Lifestyle Zone, <u>Settlement Zone or Precinct Area</u> within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform:</p> <p>1. Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes <u>within context form of the City and anticipated growth;</u></p>	3.7	Reject	See body of the report	No
241.11 ⁵⁴	The Neil Group Limited	NFL-P5	<p>Amend the policy as follows:</p>	3.7	Reject	See body of the report	No

⁵⁴ Milmac Homes Ltd - Support [FS59.13]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
	and Gray Family		<p>NFL-P5 Subdivision in the Rural Lifestyle Zone, <u>Settlement Zone, or a Precinct Area</u> and within a Special Amenity Landscape</p> <p>Control subdivision in the Rural Lifestyle Zone, <u>Settlement Zone or a Precinct Area</u> and within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform:</p> <p>1. Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes <u>within context of form and anticipated growth of the City.</u></p> <p>NFL-P5 Subdivision in the Rural Lifestyle Zone, <u>Settlement Zone or Precinct Area</u> within a Special Amenity Landscape</p> <p>Control subdivision in the Rural Lifestyle Zone, <u>Settlement Zone or Precinct Area</u> within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform:</p> <p>1. Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes <u>within context form of the City and anticipated growth;</u></p>				
237.21	James McLaughlan	NFL-P8	<p>Amend:</p> <p>NFL-P8 Special Amenity Landscapes (in the coastal environment)</p> <p>Only allow subdivision, use and development within Special Amenity Landscapes in the coastal environment (outside the areas of High Natural Character), where these avoid significant adverse effects and avoid, remedy or mitigate other adverse effects, on the identified characteristics and values described in SCHED10 - Special Amenity Landscapes having regard to:</p> <p>1. The compatibility of the scale, location and design of built form with the identified characteristics and values <u>within context form of the City and anticipated growth;</u></p> <p>...</p>	3.7	Reject	See body of the report	No
241.13	The Neil Group Limited and Gray Family	NFL-P8	<p>Amend the policy as follows:</p> <p>NFL-P8 Special Amenity Landscapes (in the coastal environment)</p> <p>Only allow subdivision ... having regard to:</p> <p>1. The compatibility of scale, location and design of built form with the identified characteristics and values <u>within context form of the City and anticipated growth;</u></p>	3.7	Reject	See body of the report	No
234.13	Graham and Janet Reidy	NFL-P8	<p>Amend the policy as follows:</p>	3.7	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			NFL-P8 Special Amenity Landscapes (in the coastal environment) Only allow subdivision ... having regard to: 1. The compatibility of scale, location and design of built form with the identified characteristics and values <u>within context form of the City and anticipated growth</u> ;				
233.13	Quest Projects Limited	NFL-P8	Amend the policy as follows: NFL-P8 Special Amenity Landscapes (in the coastal environment) Only allow subdivision ... having regard to: 1. The compatibility of scale, location and design of built form with the identified characteristics and values <u>within context form of the City and anticipated growth</u> ;	3.7	Reject	See body of the report	No
231.13	John Carrad	NFL-P8	NFL-P8 Special Amenity Landscapes (in the coastal environment) Only allow subdivision ... having regard to: 1. The compatibility of scale, location and design of built form with the identified characteristics and values <u>within context form of the City and anticipated growth</u> ;	3.7	Reject	See body of the report	No
253.13	Anita and Fraser Press	NFL-P8	Amend the policy as follows: NFL-P8 Special Amenity Landscapes (in the coastal environment) Only allow subdivision ... having regard to: 1. The compatibility of scale, location and design of built form with the identified characteristics and values <u>within context form of the City and anticipated growth</u> ;	3.7	Reject	See body of the report	No
199.8	Light House Cinema Limited	NFL-P8	Amend the policy as follows: NFL-P8 Special Amenity Landscapes (in the coastal environment) Only allow subdivision ... having regard to: 1. The compatibility of scale, location and design of built form with the identified characteristics and values <u>within context form of the City and anticipated growth</u> ;	3.7	Reject	See body of the report	No
Introducing consideration of what is appropriate in the underlying zoning into the policy framework for SALs							
164.9	Willowbank Trustee Limited	NFL-P3	Amend: Except as provided for in NFL-P5, only allow subdivision, use and development within identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes where it: ... 3. It is otherwise appropriate in the underlying zone, (for example primary production in the Rural Zone).	3.8	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
164.10	Willowbank Trustee Limited	NFL-P4	Amend: Allow use and development where: ... 2. It is associated with farming <u>primary production</u> activities for an established working farm and maintains the identified characteristics and values in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes. 3. <u>It is otherwise appropriate in the underlying zone.</u>	3.8	Reject	See body of the report	No
262.20	Fulton Hogan	NFL-P4	Amend the policy as follows: Allow use and development where: ... 2. It is associated with farming <u>primary production</u> activities for an established working farm and maintains the identified characteristics and values in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes. 3. <u>Can demonstrate it is appropriate for the underlying zone, such as primary production in the Rural Zone.</u>	3.8	Reject	See body of the report	No
Māori Purpose Zone (Hongoeka) and Takapūwāhia Precinct and SALs							
249.7	Te Whānau Horomona	NFL-P3	Provide for earthworks and vegetation removal associated with papakāinga by Ngāti Toa whānau within the Māori Purpose Zone (Hongoeka) and the Takapūwāhia Precinct, and for residential activities in the Takapūwāhia Precinct, where kaitiakitanga is exercised to <u>uphold the mana of the whenua</u> avoid, remedy or mitigate any adverse effects on the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes; including through:- 1. Measures to minimise the extent and form of any earthworks and maintain the existing landform, <u>where practicable</u> ; 2. Remediation or rehabilitation for any vegetation removal; and The location of any new building or structure and use of external materials and colour, <u>where this does not impact cultural elements of building design (where applicable)</u>	3.9	Accept in part	See body of the report	No
249.5	Te Whānau Horomona	NFL-P3	Amend: Except as provided for in NFL-P5, <u>and NFL – P12</u> , only allow subdivision, use and development within identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes where it:...	3.9	Accept	See body of the report	Yes
249.6	Te Whānau Horomona	NFL-P12	Amend:	3.9	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>Recognise and provide for papakāinga by Ngāti Toa whānau within the Māori Purpose Zone (Hongoeka) and the Takapūwāhia Precinct, and for residential activities in the Takapūwāhia Precinct, where kaitiakitanga is exercised to:</p> <p>1. Uphold the mana of the whenua Avoid significant adverse effects on the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes; and</p> <p>Avoid, remedy or mitigate any <u>other</u> adverse effects on those identified characteristics and values.</p>				
Approach to clearance of indigenous vegetation clearance in NFLs							
168.84	Robyn Smith	NFL-R2	Amend the policies, rules and standards, especially as they relate to ONFL003 (Whitireia Peninsula) so all clearance of indigenous and endemic vegetation regardless of scale or purposes within ONFL003 is categorised as a non-complying activity.	3.10	Reject	See body of the report	No
126.33 ⁵⁵	DOC	NFL-R2	Remove permitted activity status and set restricted discretionary status when compliance with NFL-S2 is met and accompanied by an ecological survey. Discretionary activity status should be applied to activities unable to comply with NFL-S2. Activities unaccompanied by an ecological survey should be prohibited.	3.10	Reject	See body of the report	No
82.127 ⁵⁶	Waka Kotahi	NFL-R2	Retain as notified.	N/A	Accept in part	Accept in part, subject to amendments made in response to other submissions	No
168.85	Robyn Smith	NFL-S2	Amend the policies, rules and standards, especially as they relate to ONFL003 (Whitireia Peninsula), so all clearance of indigenous and endemic vegetation regardless of scale or purposes within ONFL003 is categorised as a non-complying activity.	3.10	Reject	See body of the report	No
Approach to buildings and structures							
126.34	DOC	NFL-R3	Suggest activity status be controlled with compliance demonstrated with NFL-S3. Restricted Discretionary without. Opportunity to assess impacts of building design is appropriate.	3.11	Reject	See body of the report	No
164.15	Willowbank Trustee Limited	NFL-R3	Retain as proposed.	N/A	Accept	Agree with submitter	No
126.35	DOC	NFL-R4	Structures demonstrating compliance with NFL-S3 should be controlled to allow opportunity to assess design.	3.11	Reject	See body of the report	No
168.83	Robyn Smith	NFL-S3	<p>Amend the rules and standards so compliance with NFL-S3 is inserted in rule NFL-R4(3), and so non-compliance with NFL-S3 results in non-complying activity status.</p> <p>Supports the general approach of these provisions in the PDP, and is opposed to any amendment by way of submission by others, or by council officer evidence and/or recommendations, that would result in the effect of the relevant provisions creating incompatibility with sections 6(a) and (c) of the RMA.</p>	3.11	Reject	See body of the report	No

⁵⁵ Oppose – Kāinga Ora [FS65.250]

⁵⁶ Support – Kāinga Ora [FS65.251]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
168.82	Robyn Smith	NFL-R4	Amend the rules and standards so compliance with NFL-S3 is inserted in rule NFL-R4(3), and so non-compliance with NFL-S3 results in non-complying activity status. Supports the general approach of these provisions in the PDP, and is opposed to any amendment by way of submission by others, or by council officer evidence and/or recommendations, that would result in the effect of the relevant provisions creating incompatibility with sections 6(a) and (c) of the RMA.	3.11	Reject	See body of the report	No
229.2	Marilyn Wallace	General	Objects to the imposition of colour palettes. Seeks to have these provisions removed from the plan.	3.11	Reject	See body of the report	No
Approach to mining and quarrying in SALs							
193.1	Ian and Helen Gear	General	Specify quarrying and mining to be prohibited activities in the Taupo catchment.	3.12	Reject	See body of the report	No
FS70.38	TROTR		<i>Support – Not only does this amendment support the health and wellbeing of te taiao (our environment) in that area but it also protects an area that is historically and culturally significant to Ngāti Toa.</i>				
164.12	Willowbank Trustee Limited	NFL-P9	Amend: Only Allow mining and quarrying activities in Special Amenity Landscapes where provided that they avoid significant adverse effects and avoid, remedy, or mitigate all other adverse effects on the identified characteristics and values described in SCHED10- Special Amenity Landscapes.	3.12	Reject	See body of the report	No
126.31	DOC	NFL-P9	Removal of point 2 from this policy and include Special Amenity Landscapes into point 1.	3.12	Reject	See body of the report	No
262.22	Fulton Hogan	NFL-P9	Amend the policy as follows: 1. Avoid mining and quarrying activities within Outstanding Natural Features and Landscapes; and 2. Only Allow new mining and quarrying activities in Special Amenity Landscapes where provided that they avoid significant adverse effects and avoid, remedy or mitigate all other adverse effects on the identified characteristics and values described in SCHED10 - Special Amenity Landscapes; and 3. Allow an expansion or development of existing mining and quarrying activities in Special Amenity Landscapes provided that, where practicable, they mitigate significant adverse effects on the identified characteristics and values described in SCHED10 - Special Amenity Landscapes.	3.12	Reject	See body of the report	No
FS39.29	DOC		<i>Opposes amendment. The expansion or development of existing mining and quarrying activities in SALs should be required to avoid significant adverse effects and avoid, remedy or mitigate all other adverse effects on the identified characteristics and values described in SCHED10 – SALs– just as new mining and quarrying activities would be required to.</i>				
FS52.17	Forest and Bird		<i>Opposes amendments. They are inconsistent with the RMA. All mining and quarrying activities in SALs, regardless of whether it's expansion or development of existing activities, should be required to avoid adverse effects.</i>				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
216.43	QEII	NFL-P9	Retain as written.	N/A	Accept	Agree with the submitter	
220.2	Tiaki and Amanda Pritchard	NFL-P9	Specifically, Wairaka Farm – marked as GRUZ Lot 14 and Lot 16 DP 88001 be amended to ensure 'quarrying/mining/extraction activities' are noted as 'non-complying' due to its location within the Taupo Swamp Catchment (an outstanding natural wetlands). Work should be done between PCC and Government to purchase this specific parcel of land, and retire it into a public reserve for future generations to enjoy	3.12	Reject	See body of the report	No
164.16	Willowbank Trustee Limited	NFL-R9	Amend: Quarry or mining activities within a Special Amenity Landscape All zones 1. Activity status: <u>Restricted</u> Discretionary <u>Matters of discretion are restricted to:</u> <u>The scale of modification and its effect on the identified characteristics and values described in SCHED10 - Special Amenity Landscapes.</u>	3.12	Reject	See body of the report	No
262.24 ⁵⁷	Fulton Hogan	NFL-R9	Amend rule as follows: Quarry or mining activities within a Special Amenity Landscape All zones 1. Activity status: <u>Restricted</u> Discretionary <u>Matters of discretion are restricted to:</u> <u>The scale of modification and its effect on the identified characteristics and values described in SCHED10 - Special Amenity Landscapes.</u>	3.12	Reject	See body of the report	No
Approach to plantation forestry							
126.36	DOC	NFL-R8	New plantation forestry within a Special Amenity Landscape activity status to be a discretionary activity to allow for suitable consideration of the activity and the ability for consents where appropriate be refused.	3.13	Reject	See body of the report	No
FS59.6	Milmac Homes Ltd		<i>Opposes. Submitters is concerned about impacts on potential other profitable options making economic returns on the land. This could potentially take away options.</i>				
Approach to land adjacent to NFLs							
168.114	Robyn Smith	Special Amenity Landscapes	Amend the District Plan to include more onerous bulk and location requirements (i.e. yard setbacks, height recession, and maximum height) applicable to land that is adjacent to a SAL.	3.14	Reject	See body of the report	No
168.77	Robyn Smith	Multiple zones and overlays	Amend the PDP so development controls applicable to land adjacent to SNA/ONFL, or land in the same catchment as SNA/ONFL, are included that acknowledge that	3.14	Reject	See body of the report	No

⁵⁷ DOC – Oppose [FS39.31]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			development on other land (e.g. changes to landforms as they may relate to drainage patterns) is able to significantly affect the values of those areas.				
Definitions							
168.112	Robyn Smith	Outstanding natural features and landscapes	Differentiation between an ONF and an ONL would be achieved if there were more meaningful definitions.	3.15	Reject	See body of the report	No
225.65	Forest and Bird	Outstanding natural features and landscapes	Amend the definition as follows: means an area of outstanding natural features and landscapes identified in SCHED9 - Outstanding Natural Features and Landscapes <u>and shown as an overlay on the Planning maps</u> means an area identified as an outstanding natural feature or landscape in SCHED9 - Outstanding Natural Features and Landscapes <u>and as an Overlay shown as an overlay on the Planning maps managed through provisions in the district wide NFL Chapter</u>	3.15	Reject	See body of the report	No
60.13	Transpower	Outstanding natural features and landscapes	Retain	N/A	Accept in part	Accept in part, subject to amendments made in response to other submissions	No
81.20	Kāinga Ora	Outstanding natural features and landscapes	Amend definition: Outstanding natural features and landscapes means an area of outstanding natural features and landscapes identified in SCHED9 - Outstanding Natural Features and Landscapes.	3.15	Accept	Agree with submitter	Yes
168.115	Robyn Smith	Special amenity landscapes	Amend to make it clear that land identified as a SAL cannot also be identified as on ONL, even though this is the implication. To differentiate between a SAL and an ONL a more meaningful definition would be useful.	3.15	Reject	See body of the report	No
81.157	Kāinga Ora	Special amenity landscapes	Retain definition as notified	N/A	Accept	Agree with submitter	No
60.18	Transpower	Special amenity landscapes	Retain	N/A	Accept	Agree with submitter	No
225.46	Forest and Bird	Whole of Plan	Clarify in plan definitions and schedules that the scheduled ONFLs and SALs are 'overlays'. [Refer to original submission for full decision requested]	3.15	Reject	See body of the report	No
FS59.29	Milmac Homes Ltd		<i>Oppose. Considers that subdivision with suitable controls is appropriate within SALs. They note there may be no other option for achieving a profitable return on the land, and that the Section 32 report identified farming is no longer a profitable option.</i>				
Policies							
126.28	DOC	NFL-P1	Policy should adopt criteria from Policy 15 of the NZCPS where appropriate for consistency.	3.16	Reject	See body of the report	
137.60 ⁵⁸	GWRC	NFL-P1	Delete the policy.	3.16	Reject	See body of the report	No
60.80	Transpower	NFL-P1	Retain	N/A	Accept	Agree with submitter	No

⁵⁸ Kāinga Ora – Support [FS65.248]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
262.18	Fulton Hogan	NFL-P2	Amend policy as follows: Identify and list within SCHED10 - Special Amenity Landscapes those landscapes which are distinctive, widely recognised and highly valued by the community for their contribution to Porirua City's amenity and quality of the environment, taking into account the factors in NFL-P1 <u>but excluding those areas which are dominated by primary production activities.</u>	3.16	Reject	See body of the report	No
FS39.27	DOC		<i>Opposes amendment. The wording proposed would prevent any areas containing agricultural activity from being identified as a SAL. Many landscapes which are distinctive may be grazed or otherwise occupied by agricultural activity, and these areas (and other areas containing other primary production activities) should not be prevented from being identified as a SAL.</i>				
60.81	Transpower	NFL-P2	Retain	N/A	Accept	Agree with submitter	No
241.12 ⁵⁹	The Neil Group Limited and Gray Family	NFL-P6	Amend policy as follows: NFL-P6 Earthworks Only allow earthworks ...	3.16	Reject	See body of the report	No
237.20	James Mclaughlan	NFL-P6	Amend: NFL-P6 Earthworks Only allow earthworks ...	3.16	Reject	See body of the report	No
233.12	Quest Projects Limited	NFL-P6	Amend the policy as follows: NFL-P6 Earthworks Only allow earthworks ...	3.16	Reject	See body of the report	No
234.12	Graham and Janet Reidy	NFL-P6	Amend the policy as follows: NFL-P6 Earthworks Only allow earthworks ...	3.16	Reject	See body of the report	No
231.12	John Carrad	NFL-P6	<i>NFL-P6 Earthworks</i> <i>Only allow earthworks ...</i>	3.16	Reject	See body of the report	No
262.21	Fulton Hogan	NFL-P6	Retain as proposed.	N/A	Accept	Agree with submitter	No
253.12 ⁶⁰	Anita and Fraser Press	NFL-P6	Amend policy as follows: NFL-P6 Earthworks	3.16	Reject	See body of the report	No

⁵⁹ Support - Milmac Homes Ltd [FS59.14]

⁶⁰ Support - Milmac Homes Ltd [FS59.21]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			Only allow earthworks ...				
164.11	Willowbank Trustee Limited	NFL-P6	Retain as proposed.	N/A	Accept	Agree with submitter	No
199.7	Light House Cinema Limited	NFL-P6	Amend the policy as follows: NFL-P6 Earthworks Only allow earthworks ... (.....)	3.16	Reject	See body of the report	No
164.13	Willowbank Trustee Limited	NFL-P10	Retain as proposed.	N/A	Accept	Agree with submitter	No
Rules							
241.14 ⁶¹	The Neil Group Limited and Gray Family	NFL-R1	Amend the rule as follows: NFL-R1 Earthworks or land disturbance within ... or Special Amenity Landscape All Zones 3. Activity Status: Non-complying <u>Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.</u>	3.17	Accept	See body of the report	Yes
231.4	John Carrad	General	Removal of the Significant Amenity Landscape Area (SALA) from the land <u>or</u> amendment to the Natural Features and Landscape (NFL) provisions to provide a less restrictive planning framework for subdivision and development within a SALA.	3.19	Accept in part	See body of the report	Yes
237.14	James Mclaughlan	NFL-R1	Amend: NFL-R1 Earthworks or land disturbance within an Outstanding Natural Feature and Landscape or Special Amenity Landscape All Zones 3. Activity Status: Non-complying <u>Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.</u>	3.17	Accept	See body of the report	Yes
231.14 ⁶²	John Carrad	NFL-R1	NFL-R1 Earthworks or land disturbance within ... or Special Amenity Landscape All Zones 3. Activity Status: Non-complying Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.	3.17	Accept	See body of the report	Yes

⁶¹ Support - Milmac Homes Ltd [FS59.15]

⁶² Support - Kāinga Ora [FS65.249]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
233.14	Quest Projects Limited		Amend the rule as follows: NFL-R1 Earthworks or land disturbance within ... or Special Amenity Landscape All Zones 3. Activity Status: Non-complying <u>Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.</u>	3.17	Accept	See body of the report	Yes
234.14	Graham and Janet Reidy		Amend the rule as follows: NFL-R1 Earthworks or land disturbance within ... or Special Amenity Landscape All Zones 3. Activity Status: Non-complying <u>Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.</u>	3.17	Accept	See body of the report	Yes
216.45 ⁶³	QEII	NFL-R1	Retain as written, albeit with consequential amendments based on changes sought to NFL Policies.	3.17	Reject	See body of the report	No
262.23 ⁶⁴	Fulton Hogan	NFL-R1	Change activity status of point three to 'Discretionary Activity' where compliance is not achieved with NFL-R1-2.b, or NFL-R1-2.c, for activities in a SAL overlay.	3.17	Accept	See body of the report	Yes
253.14 ⁶⁵	Anita and Fraser Press	NFL-R1	Amend the rule as follows: NFL-R1 Earthworks or land disturbance within ... or Special Amenity Landscape All Zones 3. Activity Status: Non-complying <u>Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.</u>	3.17	Accept	See body of the report	Yes
164.14	Willowbank Trustee Limited	NFL-R1	Change activity status of point three to 'Discretionary Activity' where compliance is not achieved with NFL-R1-2.b, or NFL-R1-2.c, for activities in a SAL overlay.	3.17	Accept	See body of the report	Yes
199.9	Light House Cinema Limited	NFL-R1	Amend the rule as follows: NFL-R1 Earthworks or land disturbance within ... or Special Amenity Landscape All Zones 3. Activity Status: Non-complying <u>Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.</u>	3.17	Accept	See body of the report	Yes

⁶³ Support – DOC [FS39.21]

⁶⁴ Oppose – DOC [FS39.30]

⁶⁵ Support - Milmac Homes Ltd [FS59.22]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
82.126	Waka Kotahi	NFL-R1	Retain as notified.	N/A	Accept in part	Accept in part, subject to amendments made in response to other submissions	No
126.37	DOC	NFL-R9	Retain as notified.	N/A	Accept	Agree with the submitter	No
126.38	DOC	NFL-R10	Retain as notified.	N/A	Accept	Agree with submitter	No
126.39	DOC	NFL-R11	Retain as notified.	N/A	Accept	Agree with submitter	No
168.86	Robyn Smith	NFL-R12	Opposed to any lesser activity status by way of submissions by others, or by council officer evidence and/or recommendations.		Reject	See body of report See body of this reply	No
199.10	Light House Cinema Limited	NFL-R12	Amend the rule as follows: NFL R12 Any activity not otherwise listed as permitted, controlled, restricted discretionary, discretionary or non-complying All zones 1. Activity Status: Non-complying <u>Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.</u>	3.17	Accept in part	See body of report	Yes
253.15 ⁶⁶	Anita and Fraser Press	NFL-R12	Amend the rule as follows: NFL R12 discretionary or non-complying All zones 1. Activity Status: Non-complying <u>Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.</u>	3.17	Accept in part	See body of report	Yes
234.15	Graham and Janet Reidy	NFL-R12	Amend the rule as follows: NFL R12 discretionary or non-complying All zones 1. Activity Status: Non-complying <u>Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.</u>	3.17	Accept in part	See body of report	Yes
233.15	Quest Projects Limited	NFL-R12	Amend the rule as follows: NFL R12 Any activity not otherwise listed as permitted, controlled, restricted discretionary, discretionary or non-complying All zones 1. Activity Status: Non-complying <u>Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.</u>	3.17	Accept in part	See body of report	Yes
231.15	John Carrad	NFL-R12	NFL R12 Any activity not otherwise listed as permitted, controlled, restricted discretionary, discretionary or non-complying	3.17	Accept in part	See body of report	Yes

⁶⁶ Support – Milmac Homes Ltd [FS59.23]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			- All zones 1. Activity Status: Non-complying <u>Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.</u>				
237.15	James McLaughlan	NFL-R12	Amend: <u>Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.</u>	3.17	Accept in part	See body of report	Yes
241.15 ⁶⁷	The Neil Group Limited and Gray Family	NFL-R12	Amend the rule as follows: NFL-R12 Any activity not otherwise listed as permitted, controlled, restricted discretionary discretionary or non-complying All Zones 1. Activity Status: Non-complying <u>Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.</u>	3.17	Accept in part	See body of report	Yes
60.82	Transpower	NFL-R12	Retain NFL-R12. If the rule applies to the National Grid, amend provision to reflect the relief sought in submission and provide a discretionary activity status for the planning and development of the National Grid. [Refer to original submission and specific submission points for full decision requested]	3.17	Accept in part	See body of the report	No
11.51 ⁶⁸	PCC	NFL-R12	Amend the rule as follows: 1. Activity status: Non-complying Discretionary	3.17	Accept	See body of the report	Yes
FS40.12	GWRC		<i>Opposes amendment. Given the status of ONFLs in section 6(b) of the RMA, it is appropriate that the catch-all rule be a non-complying activity, and more stringent than other overlays.</i>				
11.49	PCC	NFL-S1	Amend the standard as follows: Note: Earthworks associated with the <u>construction, maintenance and upgrading</u> or creation of public cycling or walking tracks undertaken by Porirua City Council or its nominated contractor are managed by the Infrastructure chapter.	N/A	Accept	Agree with submitter I note that the word 'and' before 'upgrading' is shown in the request as new wording but was not underlined.	Yes
82.130	Waka Kotahi	NFL-S2	Retain as notified.	N/A	Accept in part	Accept in part, subject to amendments made in response to other submissions	No

⁶⁷ Support - Milmac Homes Ltd [FS59.16]

⁶⁸ Support - Kāinga Ora [FS65.252]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
11.50	PCC	NFL-S2	Amend the standard as follows: Note: Vegetation removal associated with the construction, the maintenance and upgrading of or creation of public cycling or walking track public walking and cycling tracks undertaken by Porirua City Council or its nominated contractor are managed by the Infrastructure chapter.	N/A	Accept	Agree with submitter ⁶⁹	Yes
249.8	Te Whānau Horomona	NFL-S3	Retain as drafted.	N/A	Accept	Agree with submitter	No
Non-regulatory							
147.5	Richard Falkner	Non-regulatory	In relation to seeking the inclusion of Waitangirua Hill as an Outstanding Natural Features and Landscape and supporting the Belmont Hills as a Special Amenity Landscape, seeks: <ul style="list-style-type: none"> To have these areas reforested by and made accessible to local residents. [Refer to original submission for full decision requested]	3.18	Accept in part	See body of the report	Yes
NFL SCHEDULES:							
SCHED9 Outstanding Natural Features and Landscapes							
225.224	Forest and Bird	General	Retain.	N/A	Accept in part	Accept in part, subject to amendments made in response to other submissions	No
225.223	Forest and Bird	General	Retain.	N/A	Accept in part	Accept in part, subject to amendments made in response to other submissions	No
81.898	Kāinga Ora	General	Retain as notified.	N/A	Accept in part	Accept in part, subject to amendments made in response to other submissions	No
256.2	Nick Hartley	General	All the RNZ land, except for parts of the golf club and small areas around the radio masts which have been modified, should also be included in the same classification as an 'Outstanding Natural Feature'.	3.19	Reject	See body of the report	No
FS60.64	Radio NZ		<i>Opposes amendment. Comments that ONFL003 should not apply to land currently occupied, or surrounding, RNZ's facilities. Otherwise, RNZ has no objection to other parts of RNZ's land being subject to the ONFL003.</i>				
178.16	Friends of Taupo Swamp & Catchment Inc	ONFL002 Taupo Swamp Complex	Supports the acknowledgement that a large part of the Taupō Swamp Complex is an ONFL.	N/A	Accept in part	Accept in part, subject to amendments made in response to other submissions	No
168.24	Robyn Smith	ONFL002 Taupo Swamp Complex	Supports the acknowledgement that a large part of the Taupō Swamp Complex is an ONFL.	N/A	Accept in part	Accept in part, subject to amendments made in response to other submissions	No

⁶⁹ I note the words 'construction', and 'and upgrading of' is shown in the request as new wording, although not underlined. I am satisfied that the wording is clearly sought as an addition to the rule.

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
216.37	QEII	ONFL002 Taupo Swamp Complex	Amend Schedule 9 to add that the natural values of the Taupō Swamp Complex and parts of its catchment have been acknowledged in several planning documents in addition to those listed in the Schedule for example: <ul style="list-style-type: none"> 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) 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	3.19	Accept	See body of the report	Yes
221.4	Andrew Brunton	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and buildings area.	3.19	Reject	See body of the report	No
245.4	Edmund Stephen-Smith	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and buildings area.	3.19	Reject	See body of the report	No
243.4	Fraser Ebbett	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and buildings area.	3.19	Reject	See body of the report	No
236.4	Paula Birnie	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and buildings area.	3.19	Reject	See body of the report	No
226.3	Luke Davia	ONFL003 Whitireia Peninsula	The Radio New Zealand, and Golf Club land that is not part of ONFL003 should be included in ONFL003, to protect against development and to safeguard the entirety of the park's area for the public's ongoing use	3.19	Reject	See body of the report	No
257.4	Nathan Cottle	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and buildings area.	3.19	Reject	See body of the report	No
269.4	Anita Hilliam	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and buildings area.	3.19	Reject	See body of the report	No
268.4	Yasemin Ileana Kavas	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and buildings area.	3.19	Reject	See body of the report	No
270.4	Adibah Saad	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.	3.19	Reject	See body of the report	No
168.113	Robyn Smith	ONFL003 Whitireia Peninsula	Amend ONFL003 to include all land owned/administered by GWRC and Radio NZ. Opposed to any provision of the PDP by way of submissions by others, or by council officer evidence and/or recommendations, that would result in, or attempt to result in, the extent of ONFL003 being reduced.	3.19	Reject	See body of the report	No
FS60.68	Radio NZ		<i>Opposes amendment. Comments that ONFL003 should not apply to land currently occupied, or surrounding, RNZ's facilities. It is unlikely that the requirements of NFL-P1 are met. Natural components in this area are unlikely to dominate over the influence</i>				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<i>of human activity, as represented by RNZ's transmitting equipment. Otherwise, RNZ has no objection to other parts of RNZ's land being subject to the ONFL003.</i>				
178.4	Friends of Taupo Swamp & Catchment Inc	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.	3.19	Reject	See body of the report	No
171.4	David Nicholson	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.	3.19	Reject	See body of the report	No
197.4	Donna Lee Ford-Tuveve	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.	3.19	Reject	See body of the report	No
208.4	Thomas Graham	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.	3.19	Reject	See body of the report	No
206.4	Josh Twaddle	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.	3.19	Reject	See body of the report	No
150.4	Whitireia Park Restoration Group	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.	3.19	Reject	See body of the report	No
FS17.6	[Name withheld for privacy reasons]		<i>Supports amendment for all the reasons given, along with the detrimental visual impact any development on this land would have on elevated residences along Mana Esplanade</i>				
FS60.65	Radio NZ Oppose 221.4, 245.4, 243.4, 236.4, 226.3, 257.4, 269.4, 268.4, 270.4, 178.4, 171.4, 197.4, 208.4, 206.4, 150.4 above		<i>Opposes amendment. Comments that ONFL003 should not apply to land currently occupied, or surrounding, RNZ's facilities. Otherwise, RNZ has no objection to other parts of RNZ's land being subject to the ONFL003.</i>				
168.7	Robyn Smith	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area. Opposed to any amendment to the provisions of the PDP by way of submissions by others, or by council officer evidence and/or recommendations, that would result in the extent of the ONFL policy overlay as it relates to Whitireia Park being reduced. [Refer to original submission for full decision requested]	3.19	Reject	See body of the report	No
FS60.67	Radio New Zealand Ltd		<i>Opposes amendment. Comments that ONFL003 should not apply to land currently occupied, or surrounding, RNZ's facilities. It is unlikely that the requirements of NFL-P1</i>				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<i>are met. Natural components in this area are unlikely to dominate over the influence of human activity, as represented by RNZ's transmitting equipment. Otherwise, RNZ has no objection to other parts of RNZ's land being subject to the ONFL003.</i>				
166.4	Miriam Freeman-Plume	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.	3.19	Reject	See body of the report	No
161.5	Geoff Marshall	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.	3.19	Reject	See body of the report	No
142.4	Emma Weston	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.	3.19	Reject	See body of the report	No
133.4	Nikita Howe	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.	3.19	Reject	See body of the report	No
132.4	Tina Watson	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.	3.19	Reject	See body of the report	No
131.4	Zachariah Paraone Wi-Neera	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.	3.19	Reject	See body of the report	No
128.4	Rebecca Cray	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.	3.19	Reject	See body of the report	No
127.4	Melissa Radford	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.	3.19	Reject	See body of the report	No
129.4	Sharon Hilling	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.	3.19	Reject	See body of the report	No
80.4	Robert Hughes	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.	3.19	Reject	See body of the report	No
3.4	Lesley Wilson	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.	3.19	Reject	See body of the report	No
88.5	Chrissie Areora	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.	3.19	Reject	See body of the report	No
87.4	Tatiana Areora	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.	3.19	Reject	See body of the report	No
105.4	Gay Ojaun	ONFL003 Whitireia Peninsula	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.	3.19	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
FS60.66	Radio New Zealand Ltd Oppose 166.4, 161.5, 142.4, 133.4, 132.4, 131.4, 128.4, 127.4, 129.4, 80.4, 3.4, 88.5, 87.4, 105.4 above		Opposes amendment. Comments that ONFL003 should not apply to land currently occupied, or surrounding, RNZ's facilities. Otherwise, RNZ has no objection to other parts of RNZ's land being subject to the ONFL003.				
145.1	Kathleen Ashton	ONFL005 Te Rewarewa	Remove Hongoeka Block 4A from ONFL005 and remap this area as Special Amenity Landscape above the bushline, and have the foreshore section free of any restrictions. [Refer to original submission for full decision requested, including maps]	3.19	Reject	See body of the report	No
183.6	Pikarere Farm Limited	ONFL006 Pikarere (Southern Escarpment)	In relation to Pikarere Farm and ONFL006: <ul style="list-style-type: none"> It is no different from other bush areas on the farm and at most should be designated SNA. Amend description so that the vegetation or bush is not described as remnant. 	3.19	Reject Accept in part	See body of the report See body of this reply	No
Request for new ONFL							
147.3	Richard Falkner	General	The inclusion of Waitangirua Hill as an Outstanding Natural Features and Landscape.	3.19	Accept in part	See body of the report	Yes
SCHED10 – Special Amenity Landscapes⁷⁰							
262.5	Fulton Hogan	General	[Not specified, refer to original submission] While no specific decision is sought, the submitter raised the following matter: The submitter is supportive of the overall intent of SALs to identify and manage SALs. Specifically, for the Belmont Hills SAL, the submitter raises some questions in terms of the applicability of the overlay boundary to the Willowbank Farm property. I note that this specific request in relation to SAL 005 Belmont Hills is addressed under submission 164.35.	N/A	Accept in part	Accept in part, subject to amendments made in response to other submissions	No
225.225	Forest and Bird	General	Retain.	N/A	Accept in part	Accept in part, subject to amendments made in response to other submissions	No
234.4	Graham and Janet Reidy	General	Removal of the Significant Amenity Landscape Area (SALA) from the land or	3.19	Accept in part	See body of the report	Yes

⁷⁰ This section also includes submissions that sought requests on the schedules and alternative relief on the provisions, which are addressed in Section 19, Table 3.

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			Amendment to the Natural Features and Landscape (NFL) provisions to provide a less restrictive planning framework for subdivision and development within a SALA [See specific submission points for full relief sought]				
233.4	Quest Projects Limited	General	Removal of the Significant Amenity Landscape Area (SALA) from the land at 243 and 271 Grays Road, Pāuatahanui and Paekākāriki Hill Road. or Amendment to the Natural Features and Landscape (NFL) provisions to provide a less restrictive planning framework for subdivision and development within a SALA.	3.19	Accept in part	See body of the report	Yes
258.3	Milmac Homes Limited	General	The removal of the Special Amenity Landscapes overlay from the property [Paekakariki Hill Road (Lot 2 85726)] or, in the alternative The incorporation of a policy framework and associated rule that enable appropriate development within the Special Amenity Landscapes overlay area consistent with rural lifestyle development, with such provisions to not be overly prescriptive and constraining	3.19	Accept in part	See body of the report	Yes
253.4	Anita and Fraser Press	General	Removal of the Significant Amenity Landscape Area (SALA) from the land [139 Paekākāriki Hill Road, Pāuatahanui (Lot 3 DP 33209 (CT WN17B/265))] or Amendment to the Natural Features and Landscape (NFL) provisions to provide a less restrictive planning framework for subdivision and development within a SALA [See original submission and specific submission points for full relief sought]	3.19	Accept in part	See body of the report	Yes
237.4	James Mclaughlan	General	Removal of SALA from the land or amendment to the NFL provisions to provide a less restrictive planning framework for subdivision and development within an SALA	3.19	Accept in part	See body of the report	Yes
FS59.3	Milmac Homes Ltd		<i>Supports. Comments that most lifestyle owners are looking for a bit of space but don't actually want a farm. Those that do could purchase the larger sized areas. Also comments that subdivision is the only way to obtain a return on General Rural Zone land, and that the Section 32 report identified farming is no longer a profitable option. Considers the proposed amendments will allow for innovative subdivision design.</i>				
231.3	John Carrad	General	Removal of the Significant Amenity Landscape Area (SALA) from the land or amendment to the Natural Features and Landscape (NFL) provisions to provide a less restrictive planning framework for subdivision and development within a SALA.	3.19	Accept in part	See body of the report	Yes
237.3	James Mclaughlan	General	Remove SALA from the land or amend NFL provisions to provide a less restrictive planning framework for subdivision and development within a SALA	3.19	Accept in part	See body of the report	Yes
FS59.2	Milmac Homes Ltd		<i>Supports. Comments that most lifestyle owners are looking for a bit of space but don't actually want a farm. Those that do could purchase the larger sized areas. Also comments that subdivision is the only way to obtain a return on General Rural Zone</i>				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<i>land, and that the Section 32 report identified farming is no longer a profitable option. Considers the proposed amendments will allow for innovative subdivision design.</i>				
233.19	Quest Projects Limited	General	Amend SCHED10 as it relates to the SALA over the land at 243 and 271 Grays Road, Pāuatahanui and Paekākāriki Hill Road to reflect the landscape values are within a broader context of a growing City.	3.19	Reject	See body of the report	No
211.2	Trustees of the Ken Gray No. 1 Family Trust & Ken Gray No. 2 Family Trust	General	Amend SAL001 and SAL002 to remove these overlays from Lot 1-2 DP 1408, Lot 1 DP 89872, Lot 3 DP 332721 and Lot 2 DP 408158; or The incorporation of a policy framework and associated rules that enable appropriate development within the Special Amenity Landscapes overlay area consistent with rural lifestyle development, with such provisions to not be overly prescriptive and constraining.	3.19	Accept in part	See body of the report	Yes
81.899	Kāinga Ora	General	Retain as notified.	3.19	Accept in part	Accept in part, subject to amendments made in response to other submissions	No
104.14	Aggregate and Quarry Association	General	[Not specified, refer to original submission] While no specific decision is sought, the submitter raised the following matter: To avoid sterilisation of scarce resource, it is important that overlays for various environmental or landscape matters do not restrict quarry operations or cover known aggregate resources.	N/A	N/A	The Hearings Panel may wish to ask the submitter to clarify what they request at the hearing.	No
106.1	Christine and Alan Stanley and Gray	SAL001 Pauatahanui	Amend: Natural Sciences <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; Pauatahanui Wildlife Reserve is inhabited by many local bird species and migratory bird species (caspien 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 Pauatahanui Inlet; The adjacent Pauatahanui 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. Sensory <ol style="list-style-type: none"> A low-density settled landscape comprising a small village surrounded by lifestyle lots in a rural setting and pastoral farms, connected to the Pauatahanui Inlet; 	3.19	Accept in part	See body of the report	Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>2. Structures are generally well-integrated with few discordant elements;</p> <p>3. Land-water edge is modified with roading, but still provides a vivid and dynamic interplay between land and water;</p> <p>4. Natural landform and natural elements remain dominant overall;</p> <p>5. Highly visible edge and backdrop landscape to the Pauatahanui Inlet; seen from extensive residential areas and State Highway 1 heading north;</p> <p>6. 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;</p> <p>7. 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> <p>Shared and recognised</p> <p>1. The inlet has occupied a central place in Ngati Toa's livelihood and identity as a people since their arrival in Porirua;</p> <p>2. The area around the inlet has been inhabited for at least the last 600 years and is rich with wahi tapu, sites and historic places, with several well-known Ngati Toa pa sites with strategic importance;</p> <p>3. An important mahinga kai, with areas of extensive cultivations at Motukaraka Pa, 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 Maori and recorded in legend;</p> <p>4. Matai-taua Pa (on the site now occupied by St Albans church) was the only pa in the region to be built specifically for gun fighting, and was the scene of fighting between Ngati Toa and the Crown;</p> <p>5. The Horokiri Wildlife Reserve is near the beginning of the tapu track called Purehurehu, a route used by Ngati Toa Rangatira to travel between the Hutt Valley and Porirua;</p> <p>6. The Inlet has vast potential for environmental restoration and this is highly valued by Ngati Toa;</p> <p>7. Highly recognised for its land/water connection; boardwalks and several tracks within Pauatahanui Wildlife Reserve enhance recreation opportunities along the margins off the inlet;</p> <p>8. Changing light on the rolling hills and through the seasons are often the subject depicted in paintings and are frequently photographed;</p> <p>9. The special character and qualities of the Pauatahanui Village Zone are recognised in the Porirua City Council District Plan;</p> <p>10. Historic highway north around inlet with Pauatahanui Village Hotel and staging post.</p> <p>11. Inlet waters provide a widely recognised setting to the landform;</p> <p>12. The Inlet has vast potential for environmental restoration and this is highly valued by Ngati Toa;</p>				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>13. <u>The hills around the Harbour were extensively cleared for pastoral farming in the mid-1850's, resulting in loss of flora and fauna and resulting in changes in the waters of the Harbour;</u></p> <p>14. <u>The gradual revegetation and environmental restoration around the inlet is highly valued.</u></p>				
237.19	James Mclaughlan	SAL001 Pāuatahanui	Amend SCHED10 (SALA001) as it relates to the SALA over the land to reflect the landscape values are within a broader context of a growing City.	3.19	Reject	See body of the report	No
234.20	Graham and Janet Reidy	SAL001 Pāuatahanui	Amend SCHED10 (SALA001) as it relates to the SALA over 119 Paekākāriki Hill Road, Pāuatahanui (Pt Lot 1 DP 29219 (CT WN44D/686)) to reflect the landscape values are within a broader context of a growing City.	3.19	Reject	See body of the report	No
229.1	Marilyn Wallace	SAL001 Pāuatahanui	Objects to the inclusion of part of 1 Jones Deviation Pāuatahanui in the Special Amenity Landscape designation. Seeks this designation be removed from the plan in relation to 1 Jones Deviation.	3.19	Reject	See body of the report	No
253.20	Anita and Fraser Press	SAL001 Pāuatahanui	Amend SCHED10 (SALA001) as it relates to the SALA over the land to reflect the landscape values are within a broader context of a growing City.	3.19	Reject	See body of the report	No
108.1	Hannah Bridget Gray No2 Trust	SAL001 Pauatahanui	<p>Amend:</p> <p>Natural Sciences</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; Pauatahanui Wildlife Reserve is inhabited by many local bird species and migratory bird species (caspien 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 Pauatahanui Inlet; The adjacent Pauatahanui 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</p> <ol style="list-style-type: none"> A low-density settled landscape comprising a small village surrounded by lifestyle lots in a rural setting <u>and pastoral farms</u>, connected to the Pauatahanui 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; 	3.19	Accept in part	See body of the report	Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>5. Highly visible edge and backdrop landscape to the Pauatahanui Inlet; seen from extensive residential areas and State Highway 1 heading north;</p> <p>6. 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;</p> <p>7. 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> <p>Shared and recognised</p> <p>1. The inlet has occupied a central place in Ngati Toa's livelihood and identity as a people since their arrival in Porirua;</p> <p>2. The area around the inlet has been inhabited for at least the last 600 years and is rich with wahi tapu, sites and historic places, with several well-known Ngati Toa pa sites with strategic importance;</p> <p>3. An important mahinga kai, with areas of extensive cultivations at Motukaraka Pa, 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 Maori and recorded in legend;</p> <p>4. Matai-taua Pa (on the site now occupied by St Albans church) was the only pa in the region to be built specifically for gun fighting, and was the scene of fighting between Ngati Toa and the Crown;</p> <p>5. The Horokiri Wildlife Reserve is near the beginning of the tapu track called Purehurehu, a route used by Ngati Toa Rangatira to travel between the Hutt Valley and Porirua;</p> <p>6. The Inlet has vast potential for environmental restoration and this is highly valued by Ngati Toa;</p> <p>7. Highly recognised for its land/water connection; boardwalks and several tracks within Pauatahanui Wildlife Reserve enhance recreation opportunities along the margins off the inlet;</p> <p>8. Changing light on the rolling hills and through the seasons are often the subject depicted in paintings and are frequently photographed;</p> <p>9. The special character and qualities of the Pauatahanui Village Zone are recognised in the Porirua City Council District Plan;</p> <p>10. Historic highway north around inlet with Pauatahanui Village Hotel and staging post.</p> <p>11. Inlet waters provide a widely recognised setting to the landform;</p> <p>12. The Inlet has vast potential for environmental restoration and this is highly valued by Ngati Toa;</p> <p>13. <u>The hills around the Harbour were extensively cleared for pastoral farming in the mid-1850's, resulting in loss of flora and fauna and resulting in changes in the waters of the Harbour;</u></p>				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			14. <u>The gradual revegetation and environmental restoration around the inlet is highly valued.</u>				
FS70.46	TROTR		<i>TROTR supports the amendment as it recognises the effect pastoral farming had on the hills surrounding Te Awarua o Porirua and the harbour itself and places value on the environmental restoration of the hills which in part could likely have a positive effect on the restoration of the harbour. These actions restore the health and wellbeing of te taiao, our environment.</i>				
108.2	Hannah Bridget Gray No2 Trust	SAL001 Pauatahanui	Amend the mapped area covered by SAL001 to exclude any area of 329 which lies within an enclosed valley.	3.19	Reject	See body of the report	Yes
199.11	Light House Cinema Limited	SAL001 Pāuatahanui	Amend SCHED10 (SAL001) as it relates to the SAL over 3 Paekakariki Hill Road, Pauatahanui to reflect the landscape values are within a broader context of a growing City.	3.19	Reject	See body of the report	Yes
199.12	Light House Cinema Limited	SAL001 Pāuatahanui	Removal of the Significant Amenity Landscape Area (SALA) from 3 Paekakriki Hill Road or amendment to the natural Features and Landscape (NFL) provisions to provide a less restrictive planning framework for development within a SALA.	3.19	Accept in part	See body of the report	Yes
210.1	Trustees of the Blue Cottage Trust	SAL001 Pāuatahanui	Removal of the Special Amenity Landscapes overlay from Lot 6 DP 28478; or, The incorporation of a policy framework and associated rules that enable appropriate development within the Special Amenity Landscapes overlay area consistent with rural lifestyle development, with such provisions to not be overly prescriptive and constraining;	3.19	Accept in part	See body of the report	Yes
258.2	Milmac Homes Limited	Special Amenity Landscapes	The removal of the Special Amenity Landscapes overlay from the property [Paekakariki Hill Road (Lot 2 85726)] or, in the alternative The incorporation of a policy framework and associated rule that enable appropriate development within the Special Amenity Landscapes overlay area consistent with rural lifestyle development, with such provisions to not be overly prescriptive and constraining	3.19	Accept in part	See body of the report	Yes
253.3	Anita and Fraser Press	Special Amenity Landscape	Removal of the Significant Amenity Landscape Area (SALA) from the land [139 Paekākāriki Hill Road, Pāuatahanui (Lot 3 DP 33209 (CT WN17B/265))] or Amendment to the Natural Features and Landscape (NFL) provisions to provide a less restrictive planning framework for subdivision and development within a SALA [See original submission and specific submission points for full relief sought]	3.19	Accept in part	See body of the report	Yes
234.3	Graham and Janet Reidy	Special Amenity Landscape	Removal of the Significant Amenity Landscape Area (SALA) from the land [119 Paekākāriki Hill Road, Pāuatahanui, Pt Lot 1 DP 29219 (CT WN44D/686)]. or	3.19	Accept in part	See body of the report	Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			Amendment to the Natural Features and Landscape (NFL) provisions to provide a less restrictive planning framework for subdivision and development within a SALA [Refer to original submission for full relief sought, including attachments]				
233.3 ⁷¹	Quest Projects Limited	Special Amenity Landscapes	Removal of the Significant Amenity Landscape Area (SALA) from the land at 243 and 271 Grays Road, Pāuatahanui and Paekākāriki Hill Road. or Amendment to the Natural Features and Landscape (NFL) provisions to provide a less restrictive planning framework for subdivision and development within a SALA.	3.19	Accept in part	See body of the report	Yes
241.4	The Neil Group Limited and Gray Family	Special Amenity Landscape	Amend the planning map to better reflect the extent of the Special Amenity Landscape in accordance with the attached 4Sight report.	3.19	Reject	See body of the report	No
183.7	Pikarere Farm Limited	SAL003 Rukutane/Titahi Bay	In relation to Pikarere Farm and SAL003: <ul style="list-style-type: none"> The location of the SAL line be amended so that it is closer to the boundary with Porirua City to exclude land not required to protect the backdrop. The boundary of the SAL should follow the boundary of the Komanga title. [Refer to original submission for full decision requested, including attachments]	3.19	Reject	See body of the report	No
168.116	Robyn Smith	SAL003 Rukutane/Titahi Bay	Amend to include some land owned/administered by GWRC and Radio NZ/the Crown at Whitireia that has not been identified as either a SAL or an ONL.	3.19	Reject	See body of the report See body of this reply	No
60.121	Transpower New Zealand Ltd - Whitney, Pauline	SAL004 Cannons Creek	Amend SAL004 as follows : Shared and recognised <ol style="list-style-type: none"> Inland forested areas with important resources and links to other areas for Maori; Northern end forms backdrop to Maraeroa Marae in Waitangirua; Part of Belmont Regional Park which forms local backdrop for Aotea/Cannons Creek and wider area; Includes walkway entrance to Belmont Regional Park from Porirua through Waitangirua Farm and Cannons Creek Lakeside Reserve; Landcorp farm - historic values associated with Belmont Regional Park including Old Coach Road - the original route between Normandale and Pauatahanui and crosses Waitangirua Farm. <u>Presence of the National Grid.</u> And	3.19	Accept	See body of the report	Yes

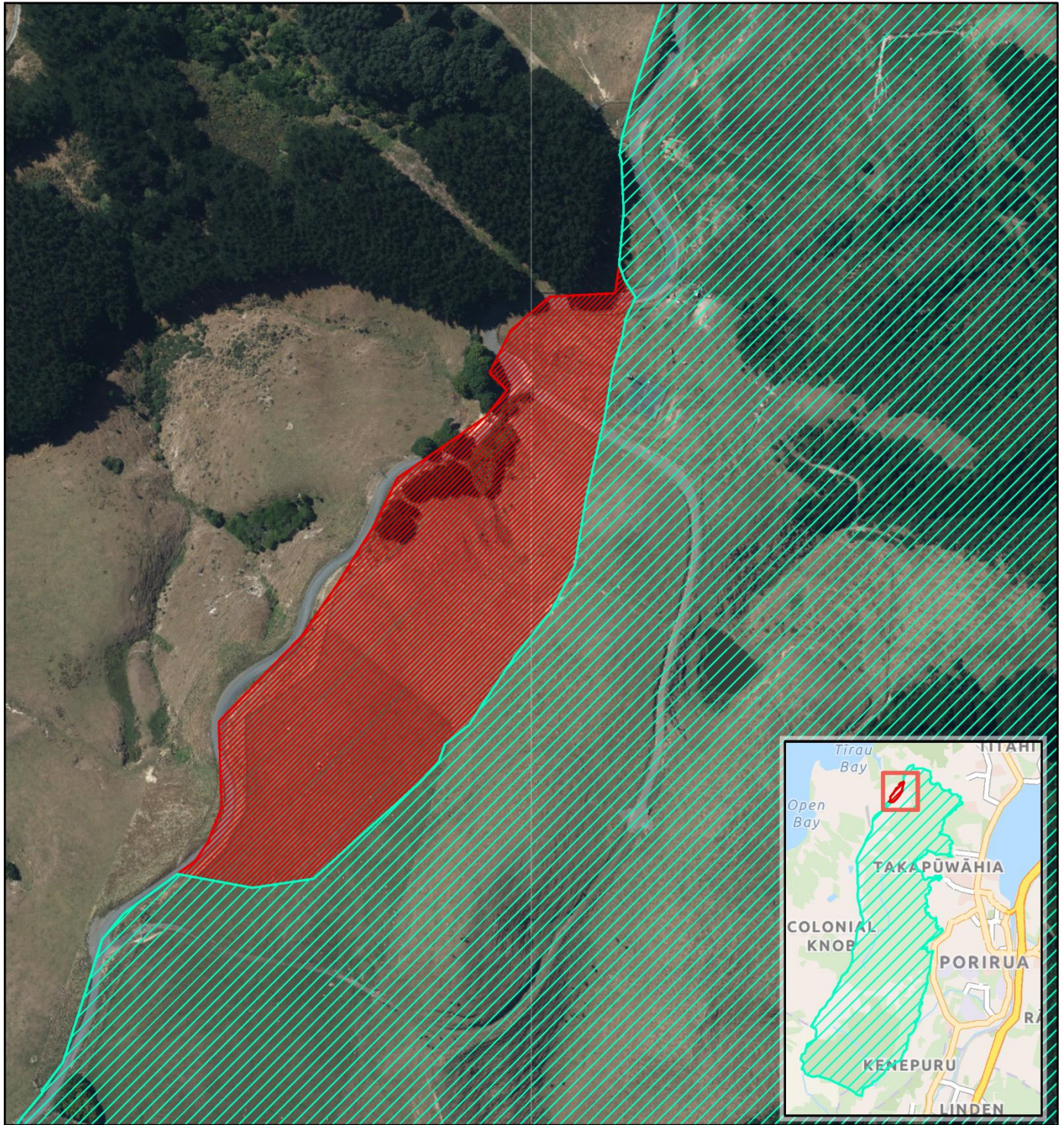
⁷¹ Support - Milmac Homes Ltd [FS59.25]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			Any consequential amendments.				
60.122	Transpower	SAL005 Belmont Hills	<p>Amend SAL005 as follows:</p> <p>.....</p> <p>Shared and recognised</p> <p>1. Belmont Regional Park is highly valued for a diverse range of active recreational opportunities which include walking, cycling, running and horse-riding;</p> <p>2. Views from these hills provide open vistas onto the wider Porirua area and harbour to Mana Island;</p> <p>3. Historic associations include the original Belmont Coach Road from Wellington, built as the area came under increasing pressure from settlement in the 1860s - the original route between Normandale and Pauatahanui, now a recreational track through Belmont Regional Park;</p> <p>4. Contained inland forested areas with important resources and links to other areas for Maori.</p> <p><u>5. Presence of the National Grid.</u></p> <p>And</p> <p>Any consequential amendments.</p>	3.19	Accept	See body of the report	Yes
147.4	Richard Falkner	SAL005 Belmont Hills	Supports the protection of the Belmont Hills as Special Amenity Landscapes.	3.19	Accept in part	Accept in part, subject to amendments made in response to other submissions	No
164.35	Willowbank Trustee Limited	SAL005 Belmont Hills	<p>Amend the planning maps to remove Willowbank Farm from the Belmont Hills SAL overlay and amend Schedule 10 - Special Amenity Landscapes - Belmont Hills to reflect this change.</p> <p>[Refer to original submission for full decision requested]</p>	3.19	Reject	See body of the report	No
262.33	Fulton Hogan	SAL005 Belmont Hills	<p>Requests that the Willowbank Farm property be excluded from the SAL Overlay. Willowbank Farm comprises the land parcels shown in Attachment A.</p> <p>[Refer to original submission for Attachment A]</p>	3.19	Reject	See body of the report	No
209.2	Joy Constance Gray	SAL006 Kakaho	<p>Removal of the Special Amenity Landscapes overlay from Pt Lot 2 DP 85726; or</p> <p>The incorporation of a policy framework and associated rules that enable appropriate development within the Special Amenity Landscapes overlay area consistent with rural lifestyle development, with such provisions to not be overly prescriptive and constraining;</p>	3.19	Accept in part	See body of the report	Yes
FS59.31	Milmac Homes Ltd		Supports. Comments that the plan needs to include rules and processes that make the conversion of land from General Rural to Rural Lifestyle easier to achieve and that the Section 32 report identified farming is no longer a profitable option but the plan				



Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<i>proposes more restrictions and costs on landowners which makes it difficult for landowners to achieve alternative economic options.</i>				
108.11	Hannah Bridget Gray No2 Trust	SAL006 Kakaho	Alter the mapped area covered by SAL006 to exclude any area of 329 which lies within an enclosed valley.	3.19	Reject	See body of the report	No
108.12	Hannah Bridget Gray No2 Trust	SAL006 Kakaho	Amend: <u>13. The hills around the Harbour were extensively cleared for pastoral farming in the mid-1850's, resulting in loss of flora and fauna and resulting in changes in the waters of the Harbour;</u> <u>14. The gradual revegetation and environmental restoration around the inlet is highly valued.</u>	3.19	Accept in part	See body of the report	Yes
77.14	Te Awarua-o-Porirua Harbour & Catchments Community Trust, and Guardians of Pauatahanui Inlet	SAL006 Kakaho	The Kakaho Special Amenity Landscape should be deleted or that any references to preserving a pasture landscape should be removed.	3.19	Accept in part	See body of the report	Yes
145.3	Kathleen Ashton	SAL007 Hongoeka /Wairaka	Remove Hongoeka Block 4A from ONFL005 and SNA032 and remap this area as Special Amenity Landscape above the bushline and have the foreshore section free of any restrictions. [Refer to original submission for full decision requested, including maps]	3.19	Reject	See body of the report	No
231.32	John Carrad	SAL007 Hongoeka /Wairaka	Amend SCHED10 (007) as it relates to the SALA over the land to reflect the landscape values are within a broader context of a growing City.	3.19	Reject	See body of the report	No

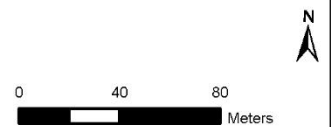
Appendix 4 – Map showing recommended amendment to SAL002

Special Amenity Landscape 002



LEGEND

-  Recommended amended area of Special Amenity Landscape: SAL002
-  Recommended area of Special Amenity Landscape SAL002 to be removed



Note:
 The legend used above is for recommended changes.
 If the Proposed District Plan maps are updated, the National Planning Standard symbols will be used as required.

Created on 21 December 2021

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