

**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

**Final Reply on Hearing Stream 2 Natural Features and Landscapes - Rose
Armstrong, Senior Landscape Architect, Isthmus Group, on behalf of Porirua
City Council**

Date: 22 December 2021

INTRODUCTION:

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

2 I have read the evidence and tabled statements provided by submitters relevant to my evidence¹ on Natural Features and Landscapes.

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

4 Specifically, this reply relates to the matters concerning Outstanding Natural Features and Landscapes (ONFLs) and Special Amenity Landscapes (SALs), and Schedules 9 and 10 in the PDP, which set out the characteristics and values for ONFLs and SALs (respectively).

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

QUALIFICATIONS, EXPERIENCE AND CODE OF CONDUCT

6 My Statement of Evidence for Hearing Stream 2 sets out my qualifications and experience.

7 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

8 This reply follows Hearing Stream 2 held between 29 October and 5 November 2021.

¹ Statement of Evidence, Rose Armstrong Landscape Architect, on behalf of Porirua City Council; 23 September 2021

- 9 The main topics addressed in this reply include:
- Further evaluation work requested by the Panel (in Minute 9), in relation to ONFL 003 Whitireia Peninsula;
 - Further mapping requested by the Panel (in Minute 9), in relation to SAL 002 Rangituhi/Takapūwāhia, and SAL 005 Belmont Hills;
 - Further questions asked by the Panel during Hearing Stream 2 in relation to the identification of the characteristics and values in SCHED 9 and SCHED 10; and with regards to engagement with mana whenua for the identification of tangata whenua landscape values for the ONFLs and SALs in the PDP;
 - Further matters raised by submitters in Submitter Statements and written Presentations.²

10 **Appendices A - C** to this reply provide Technical Evaluations and graphic material in support of my reply, in relation to the topics set out above.

11 I have drafted tangata whenua landscape values in the Technical Evaluations relating to Whitireia Peninsula following a hui with Te Rūnanga o Toa Rangatira³, and have provided these to Te Rūnanga for review and adjustment. At the time of writing, Te Rūnanga had not been able to provide further advice and input on the wording of the draft values, to confirm or adjust those. This has impacted my ability to provide a recommendation on further matters raised by submitters. I can, however, provide an addendum to this reply with updates and a

² Submitter statements and presentations to the Hearings Panel in Hearing Stream 2 by Ms Robyn Smith (submitter number 168), the Whitireia Park Restoration Group (submitter number 150), and Mr Dan Stevenson of Pikarere Farm (submitter number 183).

³ Hui on Teams, 13 December 2021.

recommendation on the further matter raised, once Te Rūnanga has been able to provide feedback.⁴

MINUTE 9 – HEARING STREAM 2 FOLLOW UP

ONFL 003 Whitireia Peninsula

12 In Minute 9⁵ the Hearings Panel made the request:

"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?"

13 I have completed an assessment for the relevant area of Radio NZ (RNZ) land, using the methodology set out in the Porirua City Final Landscape Evaluation 2020,⁶ as used to identify all ONFL and SAL in the PDP. The assessment is set out in full in **Appendix A**, (along with a copy of the mapped area sought for inclusion as ONFL, as provided by Ms Smith and the Whitireia Park Restoration Group (WPRG)).⁷

Qualification of the RNZ Land as ONFL in its own right

14 The area of RNZ land which the Panel has requested for evaluation comprises the upper-most parts of the Onepoto Stream headwaters. While it includes a number of high ecological, educational, and shared

⁴ This is in relation to a request for SAL, sought by Ms Robyn Smith in her Presentation to the Hearings Panel. Refer to page 72 of Ms Smith's Presentation, and paragraph 45 of this Reply.

⁵ Minute 9, page 5.

⁶ Porirua City Council Final Landscape Evaluation 2020; Isthmus Group, 2 June 2020.

⁷ Further areas beyond the RNZ land have been proposed by Ms Smith and the WPRG for consideration as ONFL and/or SAL, and for completeness these are addressed in a later section of my Reply, under the heading Further Matters Raised by Submitters (see paragraph 36, below), as these areas were not requested for assessment in the Panel's Minute 9 request.

and recognised values, and the submissions and presentations to the Hearings Panel by Ms Smith and the WPRG have been valuable in highlighting and clarifying those, in my opinion, and applying the qualitative ‘tests’ required under Policy 25 of the Greater Wellington Regional Policy Statement (GWRPS), the area does not qualify as an Outstanding Natural Feature or Landscape (ONFL) in its own right. This is because it does not include high enough values⁸ across the range of factors and sub-factors set out in the (GWRPS),⁹ and in coming to an overall judgement,¹⁰ I consider that the area, while appearing predominantly natural, does not clearly stand out as exceptional.¹¹

15 Further, while ONFLs can vary markedly in terms of landform, landcover and landuse, they need to be identified within the context of the district. In my opinion, when considered alongside other ONFL identified in Porirua, the area in question does not meet the same level, (when considered in terms of an “overall judgement”, as required under the GWRPS), as being clearly outstanding.

⁸ While tangata whenua landscape values are in draft form, as Te Rūnanga o Toa Rangatira has not been able to provide further advice at the time of writing, any change in ratings for the shared and recognised factor would not influence the sensory factor rating, which is Moderate only, and does not provide for sufficiently high values across all three factors of natural science, sensory and shared and recognised, to qualify as ONFL. Nor in my opinion does the area meet the qualitative tests in the GWRPS, for reasons set out in the body of my reply.

⁹ Factors of Natural Science, Sensory and Shared and Recognised, as set out under Policy 25 of the GWRPS.

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

¹¹ Under the GWRPS an ONFL is “a) exceptional or out of the ordinary; and b) its natural components dominate over the influence of human activity”. The New Zealand Institute of Landscape Architects Tuia Pito Ora (NZILA) provides further guidance on the meaning of “Outstanding”, and says that: “*‘Outstanding’ encapsulates both quality and relativity: “conspicuous, eminent, especially because of excellence” and “remarkable in”. It is a matter of reasoned judgement. An ONF or ONL will often be obvious.*” (Refer to NZILA’s recently updated guidance, Te Tangi a Te Manu, pg. 89 “Meaning of outstanding”.)

16 Should the Panel not accept my evidence and decide that the area should be classified as Outstanding, I recommend that the Panel define the new ONFL boundary using the broad landform patterns in the area, and to provide a “smooth” relationship between the eastern side of the additional/new ONFL area, and the existing ONFL boundary in the PDP. In my view, the area mapped by submitters includes a boundary which does not sit easily with broader landform patterns, or the boundary of the ONFL in the PDP.

Recommendation

17 I recommend that the ONFL boundary as defined in the PDP is retained, without expansion to include the RNZ land as sought by submitters.

Qualification of the RNZ Land as SAL in its own right

18 In my opinion the same area does not qualify as a SAL, as it does not include sufficient area of land to be considered a landscape. The GWRPS does not include any policies relating to the identification of “Special Amenity Features”.

19 I would note, however, that Ms Smith and the WPRG have not (in my understanding) requested that the area be considered as SAL in its own right. As I understand it, Ms Smith has submitted that the area should be identified as SAL together with wider parts of Whitireia Park (those parts remaining outside the ONFL in the PDP), if it is not recommended for inclusion as part of the identified Whitireia Peninsula ONFL. The area sought for consideration as SAL is mapped by Ms Smith in her written

Presentation to the Panel¹², and I have addressed that request further into my Reply, under the heading “Further Matters raised by Submitters,” at paragraph 45. Refer also to **Appendix A** for a copy of Ms Smith’s map for the proposed SAL, and my full assessment of that area.

Recommendation

20 I recommend that the RNZ land (the subject of Minute 9) is not included as SAL in the PDP, as in my opinion it does not include sufficient area of land to qualify as SAL.

SAL 002 Rangituhi/Takapūwāhia

21 In Minute 9¹³ the Hearings Panel made the request:

“Please identify locations where the skyline of Rangituhi Maunga are visible above the bush line (a map showing approximate areas is sufficient).”

22 **Appendix B** shows the Rangituhi/Takapūwāhia SAL boundary, with the high contour/topographical points to which the Rangituhi/Takapūwāhia SAL boundary is drawn,¹⁴ along with the Open Space Zone in the PDP, (which includes indigenous bush areas); and areas identified as a Significant Natural Area (SNA) in the PDP (which, in parts, extend above

¹² Robyn Smith’s Presentation to the Hearings Panel, dated 24 October 2021; page 72. (The map at page 72 of Ms Smith’s Presentation clarifies her original submission, in which (at page 52, paragraph 9.5.2), reference is made to SAL003 SAL003 – Rukutane / Titahi Bay, noting that: “There is 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. This is a significant oversight and needs to be corrected.” In my understanding the map at page 72 of Ms Smith’s presentation is the area of concern for Ms Smith at Whitireia, and sought for inclusion as SAL).

¹³ Minute 9, page 6.

¹⁴ This is noting that the topography is complex in parts of this SAL, particularly to the south, where the main ridge becomes broken.

the Open Space Zone and beyond the highest parts of the SAL in that area). It can be seen from the **Appendix B** graphic that there are parts of the SAL at higher elevation than the bush line.¹⁵

23 In his Submitter Statement¹⁶ (further to his original submission), Mr Stevenson (of Pikarere Farm) has further clarified his concerns on the SAL boundary, particularly relating to northern parts of the SAL. As my Evidence Statement looked primarily at the SAL parts covering the new Rural Lifestyle Zone (RLZ) and Pikarere Farm in the PDP, I have now given particular consideration to Mr Stevenson’s concerns relating to the northern part of the SAL (zoned Rural in the PDP), and address those further into my reply, under the Heading of Further Matters Raised by Submitters (at paragraph 51).

SAL 005 Belmont Hills

24 In Minute 9¹⁷ the Hearings Panel made the request:

“Please provide a map identifying the location of the ridgeline superimposed on the Belmont Hills SAL.”

25 This is provided in **Appendix C**.

26 Views of the ridgeline will vary depending on the viewpoint. The main ridgeline as shown in **Appendix C** is a clear feature in views from residential areas to the west, including from Whitby (the eastern edge particularly), Camborne, and Motukaraka Point.

¹⁵ The graphic is taken from Appendix A of my Evidence Statement for Hearing Stream 2. The SNA has been added to the original graphic, to illustrate where indigenous vegetation goes beyond Open Space zoning and is at or beyond the main ridgeline – i.e. to show the “bush line”, as requested by the Hearings Panel.

¹⁶ Submitter Statement, Pikarere Farm Limited, 2 November 2021, as submitted to the Hearings Panel, Hearings Stream 2.

¹⁷ Minute 9, page 6.

FURTHER QUESTIONS FROM THE HEARINGS PANEL (DAY 2, HEARING STREAM 2).

Cross-over in criteria between the New Zealand Coastal Policy Statement (NZCPS) Policy 15 and the GWRPS Policy 25.

27 During Day 2 Commissioner Williams asked whether the criteria in NZCPS Policy 15 form part of the evaluation of characteristics and values for ONFLs in the PDP, and to what extent there is cross-over between the criteria in the NZCPS Policy 15 and the criteria in the GWRPS Policy 25.

28 The question was in relation to the submission from the Director-General of Conservation¹⁸, seeking that Policy NFL-1 should “adopt criteria from Policy 15 of the NZCPS where appropriate for consistency.”

29 The criteria set out in Policy 15 of the NZCPS come from a set of criteria established through case law, known as the Pigeon Bay criteria.¹⁹

30 ONFLs in the Porirua PDP have been evaluated against the factors and sub-factors set out in the GWRPS Policy 25.

31 The factors and sub-factors set out in the Policy 25 of the GWRPS (factors of Natural Science, Sensory and Shared and Recognised) align with the Pigeon Bay case law. This is described in the Explanation for Policy 25 in the GWRPS, which states:

“Policy 25 provides a list of factors to help describe and evaluate ‘candidate’ areas or sites to determine if they reach the threshold of outstanding natural features and landscapes consistently in district and

¹⁸ Submission 126, point 126.28; Director-General of Conservation.

¹⁹ This is explained in the recently updated Te Tangi a te Manu_Aotearoa New Zealand Landscape Assessment Guidelines [Final Draft], pg 38, Footnote 62.

regional plans. The factors align with significant case law²⁰ and commonly used landscape assessment methodologies.”

- 32 Further, best practice guidance for landscape evaluation provided by the New Zealand Institute of Landscape Architects Tuia Pito Ora²¹ explains that lower order documents (in this case the GWRPS) give effect to the higher order documents (in this case the NZCPS).
- 33 In summary, in my opinion there is no need to evaluate ONFL against both the criteria in Policy 15 of the NZCPS and the factors and sub-factors in Policy 25 of the GWRPS, as both sets of criteria align with the Pigeon Bay criteria established through case law; and because the GWRPS gives effect to the NZCPS.

Engagement with Ngāti Toa Rangatira

- 34 Commissioner Pomare asked for confirmation that representatives consulted by Isthmus for identification of tangata whenua landscape values for ONFLs and SALs in the PDP, were from Te Rūnunga o Toa Rangatira.
- 35 Engagement with Ngāti Toa was organised by Mr Torrey McDonnell of the council planning team, who was also present at the engagement meetings. Mr McDonnell has confirmed that those spoken to by Isthmus during the engagement, were from Te Rūnunga o Toa Rangatira.

²⁰ The GWRPS “Explanation” for Policy 27 (SALs) says: “Policy 25 provides a list of factors to help describe and evaluate the attributes of landscapes. ... The factors align with commonly used landscape assessment methodologies and case law”, and in a Footnote references the case law as being the “Pigeon Bay Aquaculture Ltd v Canterbury Regional Council Environment Court Decision, 1999 (C32/99) and the Wakatipu Environment Society Incorporated v Queenstown Lakes District Council Environment Court Decision, 1999 (C180/99).” (Note: The “Explanation” for Policy 25 includes a reference to a Footnote in respect to the case law, but omits the Footnote).

²¹ Te Tangi a te Manu_Aotearoa New Zealand Landscape Assessment Guidelines [Final Draft], pg. 22.

FURTHER MATTERS RAISED BY SUBMITTERS

ONFL 003 Whitireia Peninsula and Proposed SAL

36 In the Submitter Statements and written Presentations, further areas (beyond the RNZ land evaluated for Minute 9) have been sought as ONFL by Ms Robyn Smith and the Whitireia Park Restoration Group (WPRG), and with an alternative area sought as SAL by Ms Smith.²²

37 These include:

- an area sought as ONFL beyond the RNZ land sought in the original submissions²³ (that is, beyond the area requested for detailed evaluation in Minute 9); and
- all parts of Whitireia Park outside the ONFL in the PDP – sought by Ms Smith as SAL, if the ONFL boundary is not adjusted as requested.

38 **Appendix A** includes maps of both above proposed areas, as provided by Ms Smith and the WPRG, in the written submissions and presentations.

39 I have assessed both these proposed areas for qualification as ONFL or SAL (as relevant). The full Technical Evaluation for each area is included in **Appendix A**. My recommendations (as possible) are provided below.

²² Refer to Ms Smith's written Presentation to the Hearings Panel, dated 24 October 2021: Map2, Page 3, and the map shown on page 72 (sought as SAL); and to the written Presentation to the Hearings Panel by Dr Robert Stratford of the WPRG, dated 2 November 2021: Map 2 on the third page. These maps are also shown in **Appendix A** to this Reply.

²³ Original submissions made by the Whitireia Park Restoration Group (Submission number 150), Ms Robyn Smith (Submission number 168), and approximately 30 other submissions as set out in my Evidence Statement dated 23 September 2021.

Qualification as ONFL of RNZ land with inclusion of further small areas

- 40 In my opinion the expanded area sought as ONFL (beyond the RNZ land evaluated under Minute 9) would not qualify as ONFL in its own right, for the same reasons as set out for the RNZ land alone (addressed in my response to the Hearing Panel’s Minute 9 request – set out earlier in this Reply).
- 41 While the expanded area recognises all seeps and hydrological connections contributing to Onepoto Stream, it provides only a very small expansion in area from the RNZ land alone, and ratings for landscape values across the range of factors and sub-factors set out in the GWRPS will not change significantly as a result of the expansion.
- 42 In my opinion the area in question forms part of an “interior” landscape on Whitireia Peninsula, and exhibits a different landscape character to that of ONFL 003 in the PDP.
- 43 The boundary sought for this expanded area, (as mapped by Ms Smith and the WPRG), cuts out/skirts around small parts of the landscape containing golf course fairways and putting greens, and while this may be appropriate to define an SNA, it would not be recommended as a best practice method to define a landscape. An ONFL or SAL best practice methodology would be to define a landscape boundary to the predominant landform patterns in the area, to define a “landscape” (as opposed to managing SNA values that may form part of the area). This approach is recommended should the Hearings Panel decide to include the area as ONFL.

Recommendation

- 44 I recommend that the ONFL boundary as defined in the PDP is retained, without inclusion of the expanded area sought by submitters as ONFL.

Qualification of remaining parts of Whitireia Park (outside the ONFL in the PDP) as SAL.

45 In my opinion the area mapped by Ms Smith, would qualify for inclusion in the PDP as an SAL, with the combination of natural science, sensory and shared and recognised values identified in the Draft Technical Evaluation.²⁴

46 The Draft Evaluation identifies that the area includes highly valued, but not clearly exceptional landscape values, in an area where the natural components of landscape character dominate.²⁵

47 Submissions have highlighted more detailed habitat values in the area, and the presentations to the Hearings Panel by the WPRG and Ms Smith have provided further explanation, and made it clear that there are strong shared and recognised values attached to these inherent ecology values.

48 However, at the time of writing, Te Rūnanga o Ngāti Toa Rangatira has been unable to provide feedback on the draft tangata whenua

²⁴ This is noting that at the time of writing, Te Rūnanga o Ngāti Toa Rangatira have been unable to provide feedback on the draft tangata whenua landscape values associated with this landscape area, as determined through desktop study and review of resources provided by council, and a hui with Te Rūnanga on 13 December 2021. The wording of these values may require amendments following this review. I can provide an addendum to this reply advising the Panel of any updates needed, when Te Rūnanga has been able to provide feedback.

²⁵ The GWRPS sets out the qualitative “tests” for SAL as having: (a) highly valued, but not clearly exceptional landscape values, in an area where the natural components of landscape character dominate; or (b) highly valued, including exceptional landscape values, in an area where the modification of landscape by human activity is a dominant influence on landscape character. This area is part of the Open Space zone. Noting that there is some modification including areas in pasture at the golf course, overall the balance of unbuilt or natural characteristics of unmodified landform, hydrology and vegetation, outweighs those constructed or controlled by humans.

landscape values²⁶ associated with this landscape area, as described in the Draft Evaluation. The wording and rating (on the 7 point scale) of these values may require amendments following this review. To complete my evaluation and recommendation, as with all other landscapes considered in the district, I will need to receive advice from Ngāti Toa Rangatira that the tangata whenua values drafted in the Evaluation are correctly worded, and accurate. Until this is received, I consider this part of the Evaluation incomplete.²⁷ I will be able to provide an addendum reply to the Hearings Panel, once that feedback has been received.

49 The Draft Evaluation for the area is set out in **Appendix A**, along with a map of the proposed area provided by Ms Smith.

Recommendation

50 At this time I am unable to make a recommendation on the area sought by Ms Smith as SAL, as I have not received advice from Te Rūnanga o Ngāti Toa o Rangatira to confirm or amend the tangata whenua landscape values provided in draft form in the evaluation. I will be able to provide the Hearings Panel with an addendum to this reply, once further input and advice from Ngāti Toa o Rangatira has been received. Tangata whenua landscape values are the taonga of Ngāti Toa Rangatira, and need to be recorded in the final evaluation with Ngāti Toa's full advice.

²⁶ As identified from desk-top evaluation and review of resources provided by council, and from a hui held with Te Rūnanga o Toa Rangatira on Teams, 13 December 2021.

²⁷ This was the approach taken with all the ONFL and SAL identified in the PDP – whereby Isthmus provided draft wording for review of tangata whenua landscape values by Ngāti Toa Rangatira, for confirmation or amendment. I also took a similar approach to the evaluation of natural science values, and received feedback and confirmation on wording and ratings of draft natural science values from Wildlands, Council's ecology specialist, to confirm those were correct.

SAL 002 Rangituhi/Takapūwāhia

- 51 In his Submitter Statement²⁸ (further to his original submission), Mr Stevenson of Pikarere Farm has further clarified his concerns on the Rangituhi/Takapūwāhia SAL boundary, drawing attention to the boundary at the northern end of the SAL, and has requested that the SAL boundary in this northern area be adjusted to align with the boundary for the Coastal Environment Inland Extent. The reason given is that the SAL currently includes parts west of the Coastal Environment Inland Extent boundary which are not visible from the city.
- 52 In this area the Rangituhi/Takapūwāhia SAL takes in parts of Pikarere Farm which are zoned Rural in the PDP.
- 53 In my Evidence Statement (responding to Mr Stevenson's original submission), I had made an assumption that Mr. Stevenson's concerns on the SAL boundary primarily related to the new RLZ in the PDP, (which is further south, and takes in parts of Pikarere Farm). As a result, I had focused particularly on the SAL boundary through the RLZ area, in my Evidence Statement.
- 54 With further clarification provided by Mr. Stevenson's Submitter Statement, I have now given particular consideration to the SAL boundary at the north end of the SAL.
- 55 The SAL boundary at the northern end includes a "drape" over the ridgeline, to protect ridgeline/skyline values. The boundary of the Coastal Environment Inland Extent (drawn by a different specialist) is drawn at the main ridgeline.

²⁸ Submitter Statement, Pikarere Farm Limited, 2 November 2021, as submitted to the Hearings Panel, Hearings Stream 2.

- 56 The SAL “drape” in the PDP is drawn in this area (at a district-scale) as a simple line extending between two high points. This has resulted (when considered in more detail), in the boundary being lower to the west in some parts than it needs to be, in my opinion, in order to protect ridgeline values. As such, the drape or low western parts will not be required to protect ridgeline values in views from the east.²⁹
- 57 The drape has also resulted in an inconsistent alignment of the SAL boundary with the boundary of the Coastal Environment Inland Extent, when considered against the alignment provided along other parts of the SAL boundary.
- 58 To maintain a consistent approach along the SAL boundary, I recommend that the SAL boundary at the northern end is adjusted to align more closely with the boundary for the Coastal Environment Inland Extent (as it does along other parts of the SAL boundary), with this being drawn to the (fairly simple) main ridgeline in this area.
- 59 Risks to SAL values by adjusting the SAL boundary in this area as requested by Mr Stevenson, will be no greater in this part of the SAL than in other parts of the landscape, where the SAL boundary is closer to the top of the main ridge (and the defined Coastal Environment Inland Extent).
- 60 The recommended adjustment is shown in **Appendix B**.

Recommendation

- 61 I recommend that a boundary adjustment is made at the northern end of the Rangituhi/Takapūwāhia SAL, to remove some small parts not

²⁹ The area is not highly visible either from the north, and (from further study of visibility using GIS) does not appear to occur predominantly as ridgeline in views from the north, being backdropped by higher landform areas to the south.

required to protect ridgeline values, and to provide consistency in approach across the SAL, in relation to the main ridgeline in this area.

Date: 22 December 2021

A handwritten signature in blue ink on a light green rectangular background. The signature is stylized and appears to be the initials 'D. J.' followed by a flourish.

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PCC PDP.
Hearing Stream 2.
IGL Reply - Appendices A-C.

22
December
2021

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Isthmus.



Isthmus.

Document record

Issue	Revision	Author	QA	Date
Draft	1	RA	LR	2 December 2021
	2	RA		20 December 2021
Final	3	RA		21 December 2021
Final update	4	RA		22 December 2021

Contents.

Appendix A:	4
--------------------	----------

ONFL 003 Whitiorea Peninsula.	4
--------------------------------------	----------

ONFL 003: Whitiorea Peninsula.	5
Evaluations in response to submissions.	5
Evaluation #1.	6
ONFL 003: Whitiorea Peninsula.	6
RNZ Land.	6
Evaluation #2.	10
ONFL 003: Whitiorea Peninsula.	10
RNZ Land and further areas.	10
Evaluation #3.	14
Whitiorea Peninsula - Potential SAL.	14
Remaining parts of Whitiorea Park outside ONFL 003.	14

Appendix B:	25
--------------------	-----------

SAL 002 Rangituhi/Takapūwāhia.	25
---------------------------------------	-----------

SAL 002: Rangituhi/Takapūwāhia	26
--------------------------------	----

Appendix C:	28
--------------------	-----------

SAL 005 Belmont Hills.	28
-------------------------------	-----------

SAL 005: Belmont Hills	29
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**Appendix A:
ONFL 003
Whitireia Peninsula.**

ONFL 003: Whitiareia Peninsula.

Evaluations in response to submissions.





Recommendations:

(Refer also to Reply, and to the Evaluations on the following pages).

No boundary adjustment to ONFL 003 Whitiareia Peninsula.



PCC PDP (ONLINE MAPPING)

-  Coastal High Natural Character Area
-  Significant Natural Area
-  Outstanding Natural Features and Landscapes
-  Sites and Areas of Significance to Maori

Evaluation #1.

ONFL 003: Whitireia Peninsula.

RNZ Land.

Mapped Area for Evaluation as identified by submitters and requested by the Hearings Panel in PCC Minute 9.

Hearings Panel Minute 9 request:

“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?”



Area for consideration inside Radio New Zealand Land, as mapped in Submission 168 (Robyn Smith) and in Presentations to the Hearings Panel by Robyn Smith and the Whitireia Park Restoration Group.

Legend

--- RNZ Designation Boundary added to submitter maps by IGL.

Name:		Whitireia Peninsula – Evaluation #1: RNZ Land (Onepoto Headwaters)¹			
ONFL/SAL:		Does not qualify as ONFL or SAL under the Greater Wellington Regional Policy Statement			
Factors	Factor Rating Score	Subfactors	Definition²	Evaluation	Subfactor Rating Score³
Natural Science ⁴ These relate to geological, ecological, topographical and natural process components of the natural feature or landscape.	H ⁵	Representativeness	The combination of natural components that form the feature or landscape strongly typifies the character of an area.	Highly representative of headwater spring-fed seeps on gentle topography where water flows downstream through shallow gully wetlands and eventually forms stream channels where land becomes steeper. Includes sedgelands representative of original wetland ecosystems, which are no longer commonplace and are poorly represented in the Wellington region. ⁶ Vegetation is likely to become more representative with time (following the removal of stock and pest plant control). ⁷ Exotics are present and there is lower diversity in the upper catchment. ⁸	H
		Research and Education	All or parts of the feature or landscape are important for natural science research and education.	An important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. ⁹	VH
		Rarity	The feature or landscape is unique or rare within the district or region, and few comparable examples exist.	Seepages dominated by indigenous plants are rare in the Wellington region. The seepages in this area are dominated by indigenous species, although exotic grass species are present. ¹⁰ Supports an At Risk plant species (<i>Ranunculus macropus</i>). Wetlands are nationally rare (<10% of their original extent remains) and a regionally uncommon habitat type. ¹¹	H
		Ecosystem Functioning	The presence of healthy ecosystems is clearly evident in the feature or landscape.	The area includes Significant Natural Area (SNA) 138 in the Porirua City Council Proposed District Plan (PDP). SNA 138 is described as being: “a spring fed wetland gully system in Whitireia Park. Previously grazed but with the cessation of grazing, now supports wetland vegetation including <i>Carex secta</i> sedgeland, buttercup and kikuyu grassland and a range of other species, including <i>Ranunculus macropus</i> (Data Deficient), and a kahikatea (<i>Dacrycarpus dacrydioides</i> ; of local interest) seedling.” ¹² Parts of the wetland have moderate quality wetland vegetation, while other areas contain a higher proportion of exotic species. ¹³ The area takes in slopes with exotic pastoral species, adjacent to the gully system.	H

¹ Area requested for evaluation by the PCC PDP Hearings Panel (PCC Minute 9). Refer to the area mapped (outlined in yellow) in Submission 168 (Robyn Smith; pg.6); and in Presentations to Hearing Stream 2 by the Whitireia Park Restoration Group (pg. 4) and Robyn Smith (pg. 3).

² Definitions used in the technical evaluation come from the Greater Wellington Regional Policy Statement, Policy 25.

³ Ratings are provided using the 7-pt ratings scale recommended by the NZ Institute of Landscape Architects (NZILA): Very Low / Low / Moderate-Low / Moderate / Moderate-High / High / Very High

⁴ Values identified and ratings provided under the Natural Science factor have included input from Nick Goldwater of Wildlands, Porirua City Council’s ecology specialist on the PDP. Wildlands input was provided in a Teams meeting with Isthmus (6 December 2021), and through review of the draft Evaluation, and included consideration of any updates intended by Wildlands for the Reply to Hearings Stream 2 on SNA.

⁵ The Natural Science ratings take into account that the area is not recognised in the Schedules of the Greater Wellington Natural Resources Plan.

⁶ Wildlands, Statement of Evidence for PCC PDP, 21 September 2021; pg. 33.

⁷ Wildlands, Statement of Evidence for PCC PDP, 21 September 2021; pg. 33

⁸ As advised by Wildlands (Teams, 6 December 2021.)

⁹ Submitter Presentation, Whitireia Park Restoration Group, 2 November 2021; pg. 2.

¹⁰ As advised by Wildlands (Teams, 6 December 2021).

¹¹ Wildlands, Statement of Evidence for PCC PDP, 21 September 2021.

¹² Wildlands, Statement of Evidence for PCC PDP, 21 September 2021.

¹³ Wildlands, Statement of Evidence for PCC PDP, 21 September 2021.

				Hydrological connections are intact. The wetland provides locally important water retention and filtration functions, resulting in cleaner water flowing into downstream receiving environments, and lowers risk of erosion downstream from water velocity. ¹⁴	
Sensory Aesthetic values: these values relate to scenic perceptions of the feature or landscape.	M	Coherence	The patterns of land cover and land use are in harmony with the underlying natural pattern of landform and there are no significant discordant elements of land cover or land use.	There are no discordant elements of land cover or land use in the subject area. Vegetation patterns are in harmony with the landform. There is an overall visual coherence to the area, when viewed at a distance from surrounding parts of the Park.	VH
		Vividness	The feature or landscape is visually striking and is widely recognised within the local and wider community for its memorable and sometimes iconic qualities.	The headwater gully system is shallow, rather than deeply incised, which reduces its vividness as a feature within the landscape context, when viewed from surrounding parts of the Park (ie from outside the subject area and outside the adjacent golf course). The gully system is not highly distinguished visually from the surrounding context by its vegetation (when seen from a distance, from surrounding parts of the Park). ¹⁵ At autumn, with seasonal colour of indigenous species present, vividness will increase for a time. ¹⁶ District-wide recognition as a memorable feature may be reduced due to the gully system not being highly striking visually (vivid) all year round, when seen from surrounding, wider parts of the Park.	LM
		Naturalness	The feature or landscape appears largely unmodified by human activity and the patterns of landform and land cover appear to be largely the result of intact and healthy natural systems.	There are few if any structures and landform appears unmodified. Land cover has been historically modified (with inclusion of pasture). Indigenous regeneration is not vividly apparent from a distance across the area. ¹⁷ The area is “read” against the adjacent slopes of the ONFL in the PDP, which provide for stronger perceptions of natural regenerating character. Overall, however, the area appears as undeveloped and predominantly natural (that is, natural features dominate over modified or built features).	H
		Expressiveness (legibility)	The feature or landscape clearly shows the formative processes that led to its existing character.	Expressive of natural processes around water and flow from seeps to the harbour. Legibility is reduced in that formative processes are less clearly shown by existing character, as expressed within its context. ¹⁸	LM
		Transient Values	The consistent and noticeable occurrence of transient natural events, such as seasonal change in vegetation or in wildlife movement, contributes to the character of the feature or landscape.	As cooler weather comes in autumn, the spike sedge (<i>Eleocharis gracilis</i>) turns an orange colour. ¹⁹	LM
Shared and Recognised	MH	Recognised values	The feature or landscape is widely known and is highly valued for its contribution to local identity within the immediate and wider community.	The area is highly recognised and valued by the Whitireia Park Restoration Group as the headwaters of the Onepoto Stream. ²⁰ The Group comprises approximately 485 members ²¹ , and carries out regular/ongoing restorative work to ecology values. Recognition of the area will be increased through its use as an educational resource.	H ²²

¹⁴ As advised by Wildlands (Teams, 6 December 2021).

¹⁵ Perceptions of this will depend on the knowledge of the viewer. The reference is to likely perceptions of the general public rather than those with in-depth knowledge of the Onepoto headwaters and/or indigenous vegetation species.

¹⁶ The area was visited in late November. Refer to the accompanying photographs.

¹⁷ Perceptions of this will depend on the knowledge of the viewer. The reference is to likely perceptions of the general public rather than those with in-depth knowledge of the Onepoto headwaters and/or indigenous vegetation species.

¹⁸ Perceptions of this will depend on the knowledge of the viewer. The reference is to likely perceptions of the general public rather than those with in-depth knowledge of the Onepoto headwaters and/or indigenous vegetation species.

¹⁹ Robyn Smith Presentation (24 October 2021), Attachment A: Assessment against Policy 25 of the Greater Wellington Regional Policy Statement; pg. 16.

²⁰ Robyn Smith Presentation (24 October 2021), Attachment A: Assessment against Policy 25 of the Greater Wellington Regional Policy Statement; pg. 16.

²¹ Whitireia Park Restoration Group Presentation to Hearing Stream 2; pg. 1.

²² The area does not provide for other shared and recognised values such as public recreational opportunities (for example, public walking tracks).

Patterns of social activity, spiritual and cultural significance.				The extent to which the area is recognised by the wider community as contributing to local identity is unknown.	
	Tangata whenua values ²³ (draft)	Māori values inherent in the feature or landscape add to the feature or landscape being recognised as a special place.		Forms a part of the highly valued Whitireia maunga. The headwaters have importance as the source of the Onepoto Stream and a water source for flora and fauna on the Peninsula, and traditionally would have provided for collection of wai by tangata whenua, and likely used for rituals associated with wai and cleansing.	H ²⁴
	Historical associations	Knowledge of historic events that occurred in and around the feature or landscape is widely held and substantially influences and adds to the value the community attaches to the natural feature or landscape.		No historical events are known which are associated particularly with the Onepoto headwaters, and substantially influence and add to the value attached to the headwaters by community.	L

²³ Tangata whenua landscape values linked to the area have been drafted from discussions at a hui with Te Rūnanga o Toa Rangatira (Teams, 13 December 2021), for confirmation or adjustment by Te Rūnanga. At the time of writing Te Rūnanga has been unable to provide feedback on the draft values included in this Evaluation.

²⁴ The headwaters area is not identified as a Site of Significance to Māori in the PCC PDP or the Greater Wellington Natural Resources Plan (Schedule C).

Evaluation #2.

ONFL 003: Whitireia Peninsula.

RNZ Land and further areas.

Area for consideration as mapped in Submitter Presentations.



“Map 2: Additional Areas to be included in ONFL 003”

Map extracted from Presentations to the Hearings Panel by Robyn Smith (Submitter No. 168) and the Whitireia Park Restoration Group (Submitter No. 150).

Legend
- - - RNZ Designation Boundary added to submitter maps by IGL.

Name:		Whitireia Peninsula – Evaluation #2: RNZ and further small areas (Onepoto Headwaters)¹			
ONFL/SAL:		Does not qualify as ONFL or SAL under the Greater Wellington Regional Policy Statement			
Factors	Factor Rating Score	Subfactors	Definition²	Evaluation	Subfactor Rating Score³
Natural Science ⁴ These relate to geological, ecological, topographical and natural process components of the natural feature or landscape.	H ⁵	Representativeness	The combination of natural components that form the feature or landscape strongly typifies the character of an area.	Highly representative of headwater spring-fed seeps on gentle topography where water flows downstream through shallow gully wetlands and eventually forms stream channels where land becomes steeper. Includes sedgeland representative of original wetland ecosystems, which are no longer commonplace and are poorly represented in the Wellington region. ⁶ Vegetation is likely to become more representative with time (following the removal of stock and pest plant control). ⁷ Exotics are present and there is lower diversity in the upper catchment. ⁸	H
		Research and Education	All or parts of the feature or landscape are important for natural science research and education.	An important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. ⁹	VH
		Rarity	The feature or landscape is unique or rare within the district or region, and few comparable examples exist.	Seepages dominated by indigenous plants are rare in the Wellington region. The seepages in this area are dominated by indigenous species, although exotic grass species are present. ¹⁰ Supports an At Risk plant species (Ranunculus macropus). Wetlands are nationally rare (<10% of their original extent remains) and a regionally uncommon habitat type. ¹¹	H
		Ecosystem Functioning	The presence of healthy ecosystems is clearly evident in the feature or landscape.	The area includes Significant Natural Area (SNA) 138 in the Porirua City Council Proposed District Plan (PDP). SNA 138 is described as being: “a spring fed wetland gully system in Whitireia Park. Previously grazed but with the cessation of grazing, now supports wetland vegetation including Carex secta sedgeland, buttercup and kikuyu grassland and a range of other species, including Ranunculus macropus (Data Deficient), and a kahikatea (Dacrycarpus dacrydioides; of local interest) seedling.” ¹² Parts of the wetland have moderate quality wetland vegetation, while other areas contain a higher proportion of exotic species. ¹³	MH ¹⁸

¹ Refer to the area mapped (in red) and included as “Map 2” in Presentations to the PCC PDP Hearings Panel (Hearing Stream 2), by the Whitireia Park Restoration Group (submitter number 150) and Robyn Smith (submitter number 168).

² Definitions used in the technical evaluation are taken from the Greater Wellington Regional Policy Statement, Policy 25.

³ Ratings are provided using the 7-pt ratings scale recommended by the NZ Institute of Landscape Architects (NZILA): Very Low / Low / Moderate-Low / Moderate / Moderate-High / High / Very High

⁴ Values identified and ratings provided under the Natural Science factor have included input from Nick Goldwater of Wildlands, Porirua City Council’s ecology specialist on the PDP. Wildlands input was provided in a Teams meeting with Isthmus (6 December 2021), and through review of the draft Evaluation, and included consideration of any updates intended by Wildlands for the Reply to Hearings Stream 2 on SNA.

⁵ The Natural Science ratings take into account that the area is not recognised in the Schedules of the Greater Wellington Natural Resources Plan.

⁶ Wildlands, Statement of Evidence for PCC PDP, 21 September 2021, pg. 33.

⁷ Wildlands, Statement of Evidence for PCC PDP, 21 September 2021, pg. 33.

⁸ As advised by Wildlands (Teams, 6 December 2021).

⁹ Whitireia Park Restoration Group Presentation, 2 November 2021; pg. 2.

¹⁰ As advised by Wildlands (Teams, 6 December 2021).

¹¹ Wildlands, Statement of Evidence for PCC PDP, 21 September 2021.

¹² Wildlands, Statement of Evidence for PCC PDP, 21 September 2021.

¹³ Wildlands, Statement of Evidence for PCC PDP, 21 September 2021.

¹⁸ The rating acknowledges that the area includes separate areas of SNA, linked by parts predominantly in exotic grass (as discussed with Wildlands, Teams, 6 December 2021).

				<p>The area takes in all parts of headwaters and natural seeps/stream channels contributing to the Onepoto Stream, and acknowledges hydrological connections between different (currently separated) parts of SNA138.¹⁴</p> <p>Hydrological connections are intact. The wetland provides locally important water retention and filtration functions, resulting in cleaner water flowing into downstream receiving environments, and lowers risk of erosion downstream from water velocity.¹⁵</p> <p>SNA138 includes a number of small, separated areas of indigenous vegetation. (A riparian buffer is proposed for future planting to connect the disparate parts of the SNA. Wetland vegetation within the riparian buffer is not contiguous and there is very little woody vegetation. Exotic grass is currently dominant in this corridor.¹⁶)</p> <p>A small section of the stream is piped through the golf course.¹⁷</p> <p>The area includes some adjacent slopes to either side of SNA138, taking in areas of exotic grasses, and a stand of exotic trees (pines and macrocarpa).</p>	
Sensory Aesthetic values: these values relate to scenic perceptions of the feature or landscape.	M	Coherence	The patterns of land cover and land use are in harmony with the underlying natural pattern of landform and there are no significant discordant elements of land cover or land use.	<p>There are very few discordant elements of land cover or land use in the subject area, although a stand of exotic trees to the east reduces coherence, as it does not relate well to natural landform patterns, and stands out distinctively due to colour and form.</p> <p>On the whole there is a visual coherence to the area, when viewed at a distance from surrounding parts of the Park.</p>	H
		Vividness	The feature or landscape is visually striking and is widely recognised within the local and wider community for its memorable and sometimes iconic qualities.	<p>The headwater gully system is shallow, rather than deeply incised, which reduces its vividness as a feature within the landscape context, when viewed from surrounding parts of the Park (i.e. outside the subject area and outside the adjacent golf course).</p> <p>The gully system is not highly distinguished visually from the surrounding context by its vegetation (when seen from a distance, from surrounding parts of the Park).¹⁹ At autumn, with seasonal colour of indigenous species present, vividness will increase for a time.²⁰</p> <p>District-wide recognition as a memorable feature may be reduced due to the gully system not being highly striking visually (vivid) all year round, when seen from surrounding, wider parts of the Park.</p>	LM
		Naturalness	The feature or landscape appears largely unmodified by human activity and the patterns of landform and land cover appear to be largely the result of intact and healthy natural systems.	<p>There are few if any structures and landform appears unmodified.</p> <p>Land cover has been historically modified (with inclusion of pasture). Indigenous regeneration is not vividly apparent from a distance across the area.²¹</p> <p>The area is “read” against the adjacent slopes of the ONFL in the PDP, which provide for stronger perceptions of natural regenerating character.</p> <p>Overall, however, the area appears as undeveloped and predominantly natural (that is, natural features dominate over modified or built features).</p>	H

¹⁴ This includes areas recommended as additions to SNA 138 by Wildlands: Wildlands Statement of Evidence for PCC PDP, 21 September 2021, pg. 64.

¹⁵ As advised by Wildlands (Teams, 6 December 2021).

¹⁶ Wildlands email, 7 December 2021.

¹⁷ Robyn Smith Submission 168, pg14; Whitireia Park Restoration Group Submission 150; pg 2.

¹⁹ Perceptions of this will depend on the knowledge of the viewer. The reference is to likely perceptions of the general public rather than those with indepth knowledge of the Onepoto headwaters and/or indigenous vegetation species.

²⁰ The area was visited in late November. Refer to the accompanying photographs.

²¹ Perceptions of this will depend on the knowledge of the viewer. The reference is to likely perceptions of the general public rather than those with indepth knowledge of the Onepoto headwaters and/or indigenous vegetation species.

		Expressiveness (legibility)	The feature or landscape clearly shows the formative processes that led to its existing character.	Expressive of natural processes around water and flow from seeps to the harbour. Legibility is reduced in that formative processes are less clearly shown by existing character, as expressed within its context. ²²	LM
		Transient Values	The consistent and noticeable occurrence of transient natural events, such as seasonal change in vegetation or in wildlife movement, contributes to the character of the feature or landscape.	As cooler weather comes in autumn, the spike sedge (<i>Eleocharis gracilis</i>) turns an orange colour. ²³	LM
Shared and Recognised Patterns of social activity, spiritual and cultural significance.	MH	Recognised values	The feature or landscape is widely known and is highly valued for its contribution to local identity within the immediate and wider community.	The area is highly valued by the Whitireia Park Restoration Group as the headwaters and all contributing seeps/stream channels to the Onepoto Stream. ²⁴ The Restoration Group comprises approximately 485 members ²⁵ , and carries out regular/ongoing restorative work. Recognition of the area will be increased through its use as an educational resource. The extent to which the area is recognised by the wider community as contributing to local identity is unknown.	H ²⁶
		Tangata whenua values ²⁷ (draft)	Māori values inherent in the feature or landscape add to the feature or landscape being recognised as a special place.	Forms a part of the highly valued Whitireia maunga. The headwaters have importance as the source of the Onepoto Stream and a water source for flora and fauna on the Peninsula, and traditionally would have provided for collection of wai by tangata whenua, and likely used for rituals associated with wai and cleansing.	H ²⁸
		Historical associations	Knowledge of historic events that occurred in and around the features or landscape is widely held and substantially influences and adds to the value the community attaches to the natural feature or landscape.	No historical events are known which are associated particularly with the Onepoto headwaters, and substantially influence and add to the value attached to the headwaters by community.	L

²² Perceptions of this will depend on the knowledge of the viewer. The reference is to likely perceptions of the general public rather than those with indepth knowledge of the Onepoto headwaters and/or indigenous vegetation species.

²³ Robyn Smith Presentation (24 October 2021), Attachment A: Assessment against Policy 25 of the Greater Wellington Regional Policy Statement; pg. 16.

²⁴ Robyn Smith Presentation (24 October 2021), Attachment A: Assessment against Policy 25 of the Greater Wellington Regional Policy Statement; pg. 16.

²⁵ Whitireia Park Restoration Group Presentation; pg. 1.

²⁶ The area does not provide for other shared and recognised values such as public recreational opportunities (for example, public walking tracks).

²⁷ Tangata whenua landscape values linked to the area have been drafted from discussions at a hui with Te Rūnanga o Toa Rangatira (Teams, 13 December 2021), for confirmation or adjustment by Te Rūnanga. At the time of writing Te Rūnanga has been unable to provide feedback on the draft values included in this Evaluation.

²⁸ The headwaters area is not identified as A Site of Significance to Māori in the PCC PDP or the Greater Wellington Natural Resources Plan (Schedule C).

Evaluation #3.

Whitireia Peninsula - Potential SAL.

Remaining parts of Whitireia Park outside ONFL 003.

Area for consideration as SAL, as mapped in Submitter (No. 168) Presentation.



Map provided by Ms Robyn Smith in Presentation to the Hearings Panel (Presentation dated 24 October 2021, refer to page 72).

Name:		Whitireia Peninsula – Evaluation #3: Parts of Whitireia Park outside the ONFL in the PDP¹			
ONFL/SAL:		Further advice and input is needed from Ngāti Toa Rangatira on draft tangata whenua landscape values to reach a conclusion on SAL qualification.			
Factors	Factor Rating Score	Subfactors	Definition²	Evaluation	Subfactor Rating Score³
Natural Science ⁴ These relate to geological, ecological, topographical and natural process components of the natural feature or landscape.	H	Representativeness	The combination of natural components that form the feature or landscape strongly typifies the character of an area.	Highly representative of rolling landforms including areas with headwater spring-fed seeps on gentle topography where water flows downstream through shallow gully wetlands and wetlands and eventually forms stream channels where land becomes steeper. Wetland areas include sedgelands representative of original wetland ecosystems, which are no longer commonplace and are poorly represented in the Wellington region. ⁵ Vegetation in wetland areas is likely to become more representative with time (following the removal of stock and pest plant control). ⁶ Exotics are present and there is lower diversity in the upper catchment. ⁷	H ⁸
		Research and Education	All or parts of the feature or landscape are important for natural science research and education.	The Onepoto headwaters provide an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. ⁹	VH
		Rarity	The feature or landscape is unique or rare within the district or region, and few comparable examples exist.	Seepages dominated by indigenous plants are rare in the Wellington region. The seepages in this area are dominated by indigenous species, although exotic grass species are present. ¹⁰ Supports an At Risk plant species (Ranunculus macropus). Wetlands are nationally rare (<10% of their original extent remains) and a regionally uncommon habitat type. ¹¹	H ¹²
		Ecosystem Functioning	The presence of healthy ecosystems is clearly evident in the feature or landscape.	The area includes Significant Natural Area (SNA) 138 in the Porirua City Council Proposed District Plan (PDP). SNA 138 is described as being: “a spring fed wetland gully system in Whitireia Park. Previously grazed but with the cessation of grazing, now supports wetland vegetation including Carex secta sedgeland, buttercup and kikuyu grassland and a range of other species, including Ranunculus macropus (Data Deficient), and a kahikatea (Dacrycarpus dacrydioides; of local interest) seedling.” ¹³ Parts of the wetland have moderate quality wetland vegetation, while other areas contain a higher proportion of exotic species. ¹⁴	M ¹⁹

¹ Area mapped (in yellow and blue) in the written Presentation (dated 24 October 2021) to the PCC PDP Hearings Panel (Hearing Stream 2), by Ms Robyn Smith: refer page 72.

² Definitions used in the technical evaluation are taken from the Greater Wellington Regional Policy Statement, Policy 25.

³ Ratings are provided using the 7-pt ratings scale recommended by the NZ Institute of Landscape Architects (NZILA): Very Low / Low / Moderate-Low / Moderate / Moderate-High / High / Very High

⁴ Values identified and ratings provided under the Natural Science factor have included input from Nick Goldwater of Wildlands, Porirua City Council’s ecology specialist on the PDP. Wildlands input was provided in a Teams meeting with Isthmus (6 December 2021), and through review of the draft Evaluation, and included consideration of any updates intended by Wildlands for the Reply to Hearings Stream 2 on SNA.

⁵ Wildlands, Statement of Evidence for PCC PDP, 21 September 2021, pg. 33.

⁶ Wildlands, Statement of Evidence for PCC PDP, 21 September 2021, pg. 33.

⁷ Ad advised by Wildlands (Teams, 6 December 2021).

⁸ The Natural Science ratings take into account that the area is not recognised in the Schedules of the Greater Wellington Natural Resources Plan.

⁹ Whitireia Park Restoration Group Presentation, 2 November 2021; pg. 2.

¹⁰ As advised by Wildlands (Teams, 6 December 2021).

¹¹ Wildlands, Statement of Evidence for PCC PDP, 21 September 2021.

¹² The rating is lowered as although values have been identified on a regional basis, the area is not recognised as being regionally significant in the Schedules of the Greater Wellington Natural Resources Plan.

¹³ PCC Online maps for the PDP.

¹⁴ PCC Online maps for the PDP.

¹⁹ The rating acknowledges the inclusion of grassed slopes in the golf course, as well as separated/non-contiguous areas of SNA (as discussed with Wildlands, Teams, 6 December 2021).

				<p>Hydrological connections are intact. The wetland provides locally important water retention and filtration functions, resulting in cleaner water flowing into downstream receiving environments, and lowers risk of erosion downstream from water velocity.¹⁵</p> <p>The area takes in all parts of headwaters and natural seeps/stream channels contributing to the Onepoto Stream, and acknowledges hydrological connections between different (currently separated) parts of SNA 138.¹⁶</p> <p>SNA138 includes a number of small, separated areas of indigenous vegetation. (A riparian buffer is proposed for future planting to connect the disparate parts of the SNA. Wetland vegetation within the riparian buffer is not contiguous and there is very little woody vegetation. Exotic grass is currently dominant in this corridor.¹⁷)</p> <p>A small section of the stream is piped through the golf course.¹⁸</p> <p>The area includes modified landforms, slopes in mowed exotic grass, and groups of exotic trees, at the golf course.</p>	
Sensory Aesthetic values: these values relate to scenic perceptions of the feature or landscape.	MH	Coherence	The patterns of land cover and land use are in harmony with the underlying natural pattern of landform and there are no significant discordant elements of land cover or land use.	<p>Discordant elements of land cover or land use are few, although the mast on RNZ is dominant in some views, particularly on entry to the area from Titahi Bay on Thornley Street/Transmitter Street. In some views the golf course fairways and putting greens slightly disrupt coherence overall, with mowing patterns.</p> <p>Lines of exotic trees in the area reduce coherence, as these do not relate well to natural landform patterns, and stands out distinctively due to colour and form.</p> <p>In summary, the area achieves a visually coherence overall (viewed at a distance from surrounding parts of the Park), although this is reduced slightly by lines of exotic trees in places, and the mowed golf course fairways/putting greens in some views.</p>	MH
		Vividness	The feature or landscape is visually striking and is widely recognised within the local and wider community for its memorable and sometimes iconic qualities.	<p>The character of the area is distinct from the enclosing escarpment landforms, which are generally steeper and have a stronger regenerating character.</p> <p>The rolling complex landforms enclosing a shallow gully system, and including a golf course, stand in vivid contrast to the character of the surrounding regenerating escarpment areas, and steep and rugged coastal areas reached through the Park.</p>	H
		Naturalness	The feature or landscape appears largely unmodified by human activity and the patterns of landform and land cover appear to be largely the result of intact and healthy natural systems.	<p>Landform is modified in parts for the golf course and there are a small number of buildings in the area.</p> <p>Land cover has been historically modified to pasture, and this is dominant in golf course areas. When viewed from a distance (from surrounding parts of the Park) landcover patterns appear predominantly modified rather than intact.</p> <p>In summary, the area appears overall as predominantly natural (that is, natural features dominate over landform modification and built features), although perceptions of naturalness are reduced as the area is seen and “read” against the more highly natural surrounding coastal escarpment landforms and areas of more highly visible indigenous vegetation regeneration.</p>	MH

¹⁵ As advised by Wildlands (Teams, 6 December 2021).

¹⁶ Areas recommended as additions to SNA 138 by Wildlands: Wildlands Statement of Evidence for PCC PDP, 21 September 2021, pg. 64.

¹⁷ Wildlands email, 7 December 2021.

¹⁸ Robyn Smith Submission 168, pg14; Whitireia Park Restoration Group Submission 150; pg 2.

		Expressiveness (legibility)	The feature or landscape clearly shows the formative processes that led to its existing character.	Landform across the area expresses formative processes associated with stream headwaters and flow to the sea, expressed as a whole in the gully system surrounded by enclosing, rolling spur landforms. Legibility of the gully system is increased when considered together with the adjacent landforms, which define it. Legibility of the wetland areas (Onepoto headwater seeps and associated wet areas) is reduced in that its formative processes are less clearly shown by existing character, as expressed within its context. ²⁰	MH
		Transient Values	The consistent and noticeable occurrence of transient natural events, such as seasonal change in vegetation or in wildlife movement, contributes to the character of the feature or landscape.	As cooler weather comes in autumn, the spike sedge (<i>Eleocharis gracilis</i>) turns an orange colour. ²¹	LM
Shared and Recognised Patterns of social activity, spiritual and cultural significance.	H	Recognised values	The feature or landscape is widely known and is highly valued for its contribution to local identity within the immediate and wider community.	The area contains the headwaters of the Onepoto Stream and this is highly valued by the Whitireia Park Restoration Group. ²² The Restoration Group comprises approximately 485 members ²³ , and carries out regular/ongoing restorative work. Recognition of the headwaters will be increased through its use as an educational resource. The extent to which the headwaters are recognised across the district as contributing to local identity is unknown. The area is valued in the district for recreational use by those who play golf.	H ²⁴
		Tangata whenua values ²⁵ (draft)	Māori values inherent in the feature or landscape add to the feature or landscape being recognised as a special place.	Forms a part of the highly valued Whitireia maunga. The headwaters have importance as the source of the Onepoto Stream and a water source for flora and fauna on the Peninsula, and traditionally would have provided for collection of wai by tangata whenua, and likely used for rituals associated with wai and cleansing. The sheltered internal landscape would have provided opportunities for habitation, closely linked to the freshwater source of Onepoto Stream. Includes land of contemporary importance as it provides future potential opportunities for a range of possible uses to further ongoing connections to the Whitireia maunga for Ngāti Toa (through the Ngāti Toa Right for Refusal over parcels of RNZ land).	VH ²⁶
		Historical associations	Knowledge of historic events that occurred in and around the features or landscape is widely held and substantially influences and adds to the value the community attaches to the natural feature or landscape.	Includes an area of habitable land gifted to the Crown on the premise that an Anglican Mission school would be established to educate the children of Ngāti Toa Rangatira. In 1850 the Crown granted the land to the Bishop of Wellington for the purpose of a school. When no school was established at Whitireia, the Crown grant was challenged by Ngāti Toa Rangatira in 1877 in <i>Wi Parata v Bishop of Wellington</i> . The Supreme Court held that Ngāti Toa Rangatira native title to the land was extinguished through the Crown grant, in a decision criticised and challenged by subsequent judgements. ²⁷	H

²⁰ Perceptions of this will depend on the knowledge of the viewer. The reference is to likely perceptions of the general public rather than those with indepth knowledge of the Onepoto headwaters and/or indigenous vegetation species.

²¹ Robyn Smith Presentation (24 October 2021), Attachment A: Assessment against Policy 25 of the Greater Wellington Regional Policy Statement; pg. 16.

²² Robyn Smith Presentation (24 October 2021), Attachment A: Assessment against Policy 25 of the Greater Wellington Regional Policy Statement; pg. 16.

²³ Whitireia Park Restoration Group Presentation; pg. 1.

²⁴ The area provides for golf, but does not include other public recreational opportunities, such as public walking tracks.

²⁵ Tangata whenua landscape values linked to the area have been drafted from discussions at a hui with Te Rūnanga o Toa Rangatira (Teams, 13 December 2021), for confirmation or adjustment by Te Rūnanga. At the time of writing Te Rūnanga has been unable to provide feedback on the draft values included in this Evaluation.

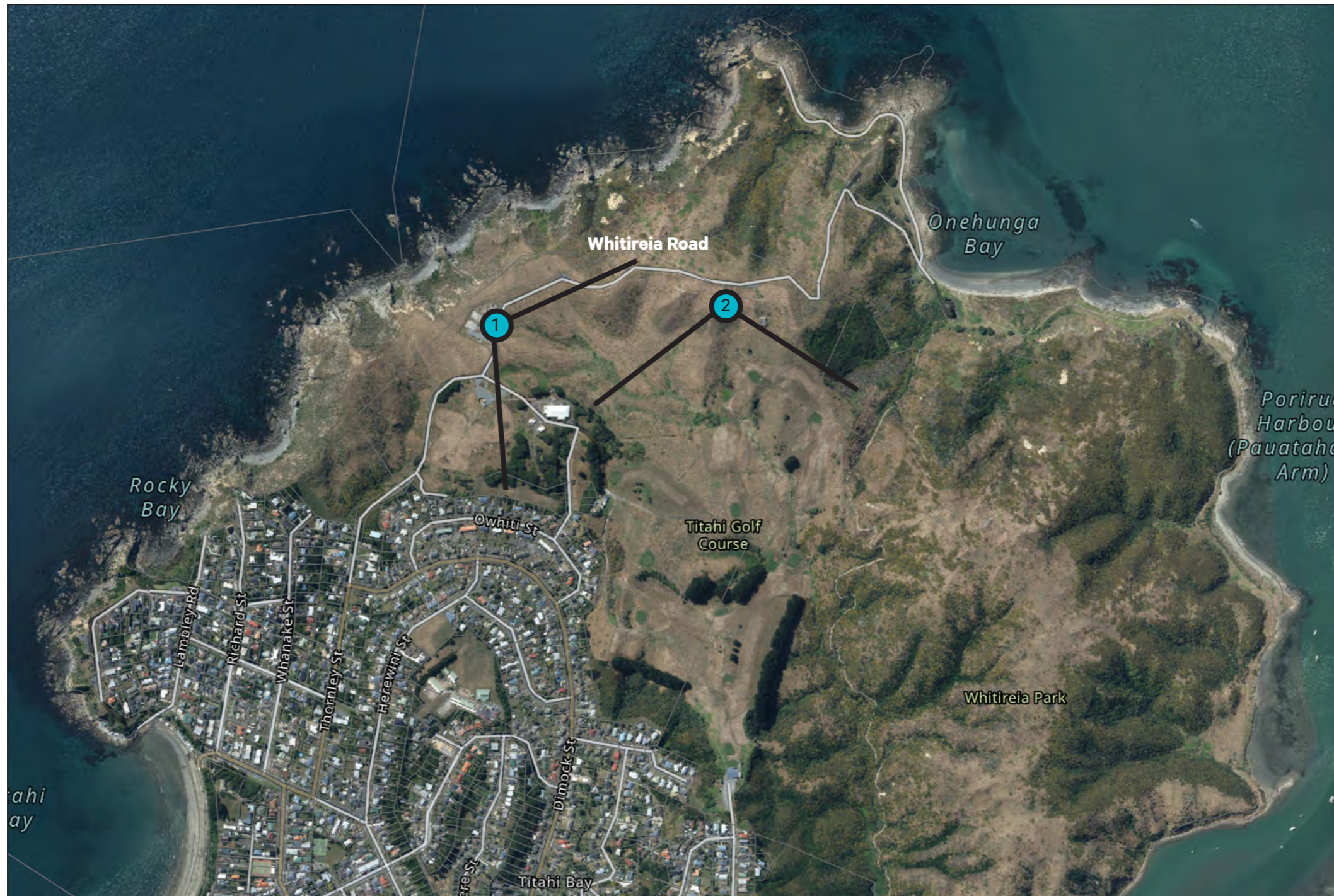
²⁶ The area is not identified as holding Sites of Significance to Māori in the PCC PDP or the Greater Wellington Natural Resources Plan (Schedule C), but does include important contemporary value.

²⁷ Porirua DP Appendix Z1 Statement of Association

Whitireia Park

Appendix A: Viewpoints

Viewpoint Locations



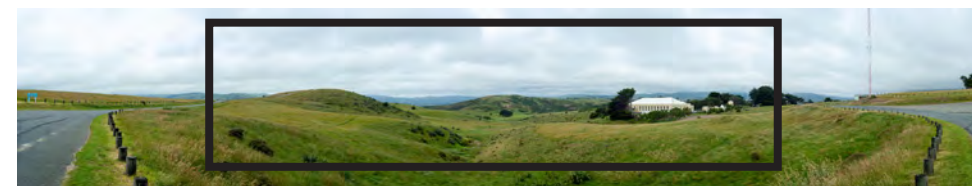
VP Locations
1:10,000 @ A3





Viewpoint 01

View looking east towards from Whitireia Road, Whitireia Park.



Whitireia Road, Whitireia Park, Porirua

Original Photo Rose Armstrong | 50mm | DSLR Nikon D700 | 3:13pm 29 November 2021 | N 54 49439.629 E 1754692.516 (NZTM)

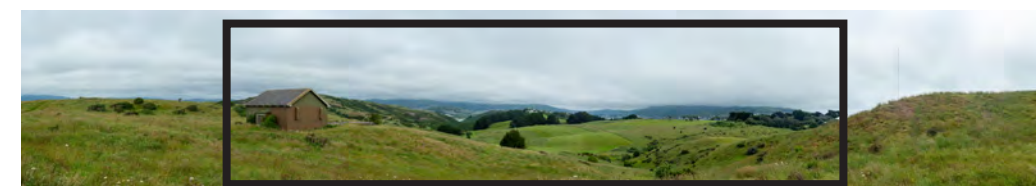
Reading distance for correct scale: 400mm | Viewpoint Elevation: 3.0m :

Field of View Approximately 110° horizontal (across 2 x A3 pages) & 34° vertical



Viewpoint 02:

View looking south towards Titahi Bay, Porirua from beside Whitireia Rd, Whitireia Park.



Whitireia Road, Whitireia Park, Porirua

Original Photo Rose Armstrong | 50mm | DSLR Nikon D700 | 3:27pm 29 November 2021 | N 5449427.769 E 1755252.461 (NZTM)

Reading distance for correct scale: 400mm | Viewpoint Elevation: 6.0 m :

Field of View Approximately 110° horizontal (across 2 x A3 pages) & 34° vertical

Photosimulation Methodology Statement

- Photos were taken with a fixed lens on DSLR camera. Locations were fixed using a handheld GPS unit with accuracy of 5m. These points were cross referenced using GIS information. Reference points in the landscape, such as trees were also located to assist referencing of photo to digital model.
- A sequence of photos was taken from each viewpoint and stitched to form panoramas. Photos were overlapped by approximately 30% and edges cropped prior to stitching to eliminate edge distortion.
- Digital models representing the maximum envelope were created incorporating the various planning constraints. Computer images were generated within the digital scene from the same locations as the photos. The image was overlaid and aligned with the photo using key reference points and visual matching. (Photos were imported in RAW format to avoid degradation of the image, requiring resizing to match the computer image).
- The wire-frame was then switched off leaving the maximum envelopes in their correct location and scale relative to the photo. Lower parts of the maximum envelopes were erased using Photoshop software where they would be behind foreground items.
- The time and weather when the photo was taken was entered to the programme in order to replicate lighting conditions.
- The completed photomontage is presented over two pages:
 - The photos are produced to replicate correct scale at the nominated reading distance (in this case 400mm).
 - Each photomontage is printed across two facing pages to illustrate a field of view of approximately 110° at a reading distance of 400mm. This approximates the field of human binocular vision. (But not peripheral vision which extends to approximately 200°)

Notes on use of Photosimulations:

- The Photosimulations are a useful tool but they cannot not precisely reproduce real life for the following reasons:
 - 2D Photography flattens an image compared to binocular vision.
 - Photography is static, whereas the human vision can scan and remember information.
 - Photographs are passive, whereas the eye seeks out detail.
 - The human eye can see more contrast than can be reproduced through photography.

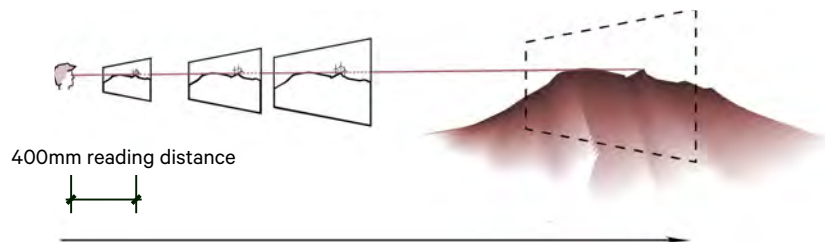


Figure 01: The relationship between reading distance and real life scale.

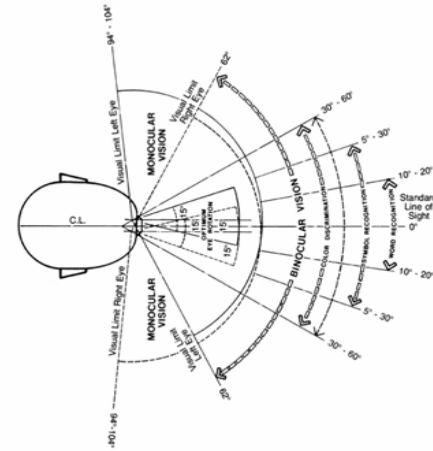


Figure 02: Binocular vision is approximately 124°. Field of view is approximately 110° across 2 x A3 pages at correct scale image for 400mm reading distance (vertical field of view is approximately 33°)

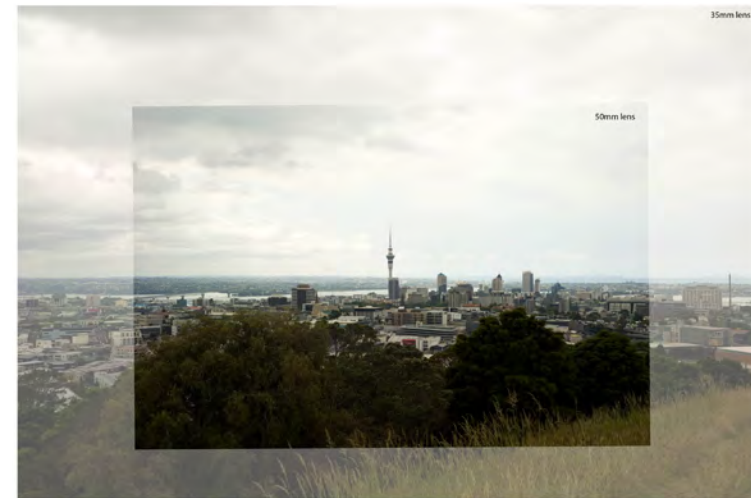


Figure 03: Comparison of 35mm lens and 50mm lens

Two images from the same location. With 35mm and 50mm lenses perspective is influenced by field of view, not by lens focal length. The overlaid portion is identical.

Appendix B: SAL 002 Rangituhi/ Takapūwāhia.

SAL 002: Rangituhi/ Takapūwāhia

Minute 9 request:

“Please identify locations where the skyline of Rangituhi Maunga are visible above the bush line (a map showing approximate areas is sufficient).”

Refer to map Legend for Ridgeline high points, PDP Open Space Zone (containing areas of indigenous vegetation), and SNA in the PDP.



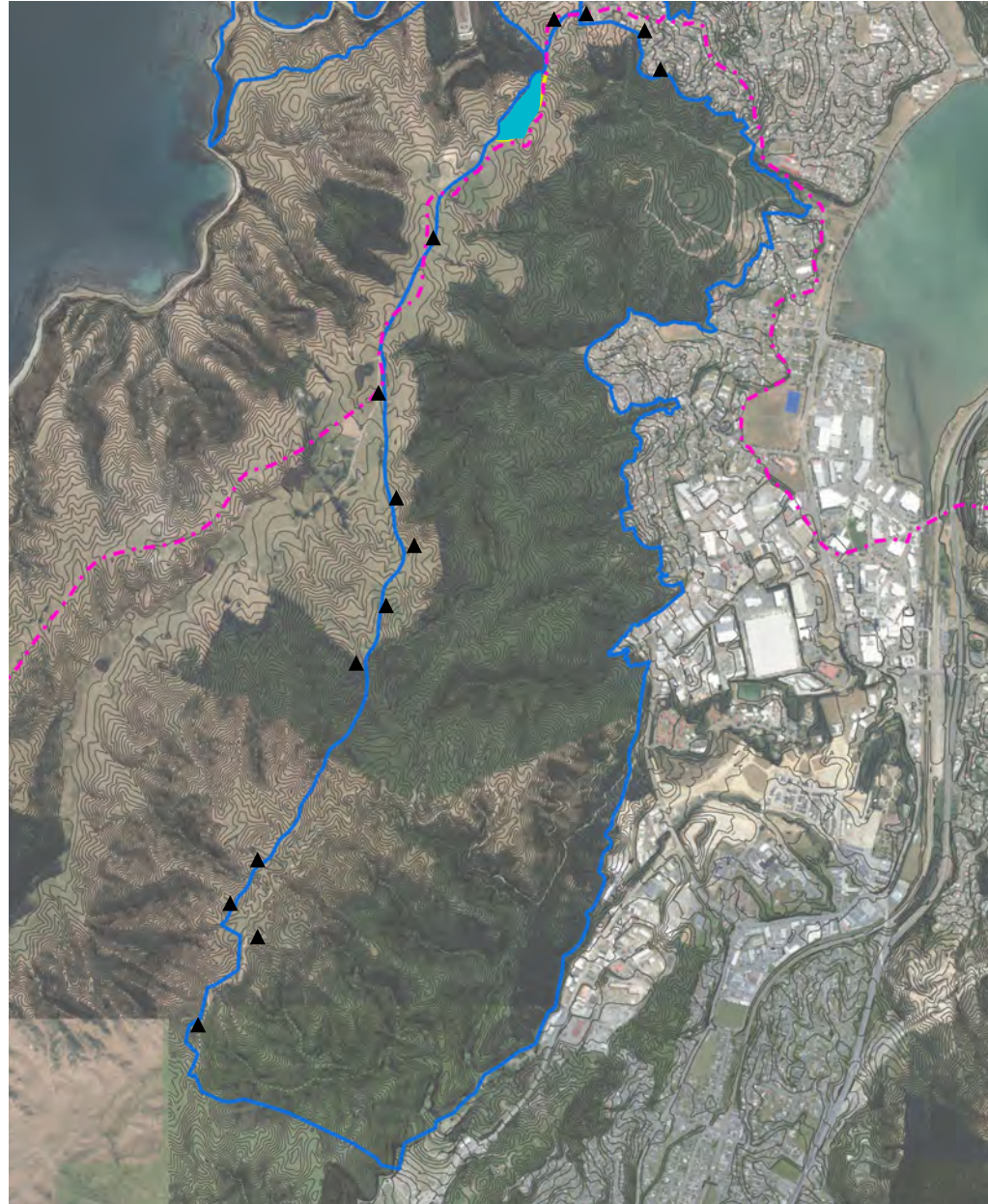
PCC ONLINE MAPS

- Special Amenity Landscape
- General residential Zone
- General Rural Zone
- Medium Density Residential Zone
- Open Space Zone
- Rural Lifestyle Zone


IGL Legend

- Ridgeline high points
- Significant Natural Areas PDP
- Coastal Environment Inland Extent
- 5m Contour Intervals


SAL 002: Recommended boundary adjustment.




PCC ONLINE MAPS

 Special Amenity Landscape 002 in the PDP

IGL Legend

 Proposed Adjustment (removal) to Special Amenity Landscape 002 Boundary

 Ridgeline high points

 Coastal Environment Inland Extent





 5m Contour Intervals

Appendix C: SAL 005 Belmont Hills.

SAL 005: Belmont Hills

Minute 9 request:

“Please provide a map identifying the location of the ridgeline superimposed on the Belmont Hills SAL.”

Legend.	IGL Legend.
 Extract from Submission 164 showing properties owned by Willowbank Trustee Limited.	 Indicative Ridgeline
 Special Amenity Landscape	 Ridgeline high points
	 5m Contour Intervals

