

**OFFICER'S REPORT FOR:**

**Independent Hearing Commissioners:**

**Trevor Robinson (Chair)  
Miria Pomare  
Mark St Clair  
Julia Williams**

**SUBJECT:**

**Proposed Porirua District Plan:  
Part B - Natural Features and Landscapes**

**PREPARED BY:**

**Caroline Rachlin**

**REPORT DATED:**

**24 September 2021**

**DATE OF HEARING:**

**29 October to 15 November 2021**

## Executive Summary

1. This report considers submissions received by Porirua City Council (the Council) in relation to the relevant objectives, policies, rules, definitions, schedules and maps of the Proposed Porirua District Plan (PDP) as they apply to the NFL - Natural Features and Landscapes Chapter. The report outlines recommendations in response to the issues that have emerged from these submissions.
2. There were a number of submissions and further submissions received on the NFL - Natural Features and Landscapes Chapter and the associated schedules for Outstanding Natural Features (ONFLs) and Special Amenity Landscapes (SALs). The following are considered to be the key issues in contention in the chapter:
  - The use of 'identified' and 'characteristics and values' within objectives and policies<sup>1</sup>;
  - The strength of protection for ONFLs;
  - Making the provisions less restrictive for SALs;
  - Amendments to the activity status and provisions for certain activities;
  - The spatial extent and description of certain ONFLs and SALs in SCHED9 and SCHED10; and
  - Amendments to the definitions of ONFL and SAL.
3. This report addresses each of these key issues, as well as any other issues raised by submissions.
4. I have recommended some changes to the PDP provisions to address matters raised in submissions and these are summarised below:
  - Adding an exception to NFL-P3 subdivision, use and development within ONFL and SAL to reference NFL-P12, earthworks, vegetation removal and buildings and structures in the Māori Purpose Zone (Hongoeka) and Takapūwāhia Precinct;
  - Amending NFL-P13, earthworks, vegetation removal and buildings and structures in the Māori Purpose Zone (Hongoeka) and Takapūwāhia Precinct, to recognise cultural elements of building design;
  - Amending the activity status in NFL-R1 for earthworks or land disturbance in a SAL from non-complying to discretionary;
  - Amending the activity status in NFL-R12, the 'catch all' rule, from non-complying to discretionary;
  - Amending the definition of ONFL; and
  - Amending a small number of the schedules for ONFLs and SALs to add further characteristics and values.

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<sup>1</sup> Where Natural Features and Landscapes (NFLs) is used in this report, this refers collectively to ONFLs and SALs.

5. Having considered all the submissions and reviewed all relevant statutory and non-statutory documents, I recommend that PDP should be amended as set out in section Appendix A of this report.
6. For the reasons set out in the Section 32AA evaluation and included throughout this report, I consider that the proposed objectives and provisions, with the recommended amendments, will be the most appropriate means to:
  - achieve the purpose of the Resource Management Act 1991 (RMA) where it is necessary to revert to Part 2 and otherwise give effect to higher order planning documents, in respect to the proposed objectives, and
  - achieve the relevant objectives of the PDP, in respect to the proposed provisions.

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## Interpretation

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

**Table 1: Abbreviations**

Abbreviation	Means
the Act / the RMA	Resource Management Act 1991
the Council	Porirua City Council
the Operative Plan/ODP	Operative Porirua District Plan 1999
the Proposed Plan/PDP	Proposed Porirua District Plan 2020
GWRC	Greater Wellington Regional Council
NES	National Environmental Standard
NES-AQ	National Environmental Standards for Air Quality 2004
NESCS	National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011
NES-ETA	National Environmental Standards for Electricity Transmission Activities 2009
NES-FW	National Environmental Standards for Freshwater 2020
NESMA	National Environmental Standards for Marine Aquaculture 2020
NES-PF	National Environmental Standards for Plantation Forestry 2017
NESSDW	National Environmental Standards for Sources of Drinking Water 2007
NESTF	National Environmental Standards for Telecommunication Facilities 2016
NPS	National Policy Statement
NPSET	National Policy Statement on Electricity Transmission 2008
NPS-FM	National Policy Statement for Freshwater Management 2020
NPS-UD	National Policy Statement on Urban Development 2020
NPS REG	National Policy Statement for Renewable Electricity Generation 2011
NZCPS	New Zealand Coastal Policy Statement 2010
PNRP	Proposed Wellington Natural Resources Plan (Decisions Version) 2019
RPS	Wellington Regional Policy Statement 2013

**Table 2: Abbreviations of Submitters' Names**

Abbreviation	Means
Dept of Corrections	Ara Poutama Aotearoa the Department of Corrections
DOC	Department of Conservation Te Papa Atawhai
FENZ	Fire and Emergency New Zealand
Foodstuffs	Foodstuffs North Island Limited
Forest and Bird	Royal Forest and Bird Protection Society
GWRC	Greater Wellington Regional Council
Harvey Norman	Harvey Norman Properties (N.Z.) Limited
Heritage NZ	Heritage New Zealand Pouhere Taonga
House Movers Association	House Movers section of the New Zealand Heavy Haulage Association Inc
Kāinga Ora	Kāinga Ora – Homes and Communities
KiwiRail	KiwiRail Holdings Limited

NZDF	New Zealand Defence Force
Oil companies	Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited
Oranga Tamariki	Oranga Tamariki – Ministry of Children
PCC	Porirua City Council
QEII	Queen Elizabeth the Second National Trust
RNZ	Radio New Zealand
Survey+Spatial	Survey+Spatial New Zealand (Wellington Branch)
Telco	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited
Transpower	Transpower New Zealand Ltd
TROTR	Te Rūnanga o Toa Rangatira
Waka Kotahi	Waka Kotahi NZ Transport Agency
WE	Wellington Electricity Lines Limited
Woolworths	Woolworths New Zealand Limited

In addition, references to submissions includes further submissions, unless otherwise stated.

## 1 Introduction

### 1.1 Purpose

8. The purpose of this report is to provide the Hearing Panel with a summary and analysis of the submissions received on the NFL - Natural Features and Landscapes chapter and to recommend possible amendments to the PDP in response to those submissions.
9. This report is prepared under section 42A of the RMA. It considers submissions received by the Council in relation to the relevant strategic objectives, objectives, policies, rules, definitions, schedules and maps as they apply to the NFL - Natural Features and Landscapes Chapter in the PDP. The report outlines recommendations in response to the key issues that have emerged from these submissions.
10. This report discusses general issues, the original and further submissions received following notification of the PDP, makes recommendations as to whether or not those submissions should be accepted or rejected, and concludes with a recommendation for changes to the PDP provisions or maps based on the preceding discussion in the report.
11. The recommendations are informed by both the technical evidence provided by Rose Armstrong, which is available on the hearings portal<sup>2</sup>, and the evaluation undertaken by the author. In preparing this report the author has had regard to recommendations made in other related s42A reports.
12. This report is provided to assist the Hearings Panel in their role as Independent Commissioners. The Hearings Panel may choose to accept or reject the conclusions and recommendations of this report and may come to different conclusions and make different recommendations, based on the information and evidence provided to them by submitters.
13. This report is intended to be read in conjunction with Officers' Report: Part A – Overarching which contains factual background information, statutory context and administrative matters pertaining to the district plan review and PDP.

### 1.2 Author

14. My name is Caroline Elizabeth Rachlin. My qualifications and experience are set out in Appendix D of this report.
15. My role in preparing this report is that of an expert planner.
16. I was involved in the preparation of the PDP and contributed to authoring the Section 32 Evaluation Reports for Historic Heritage, Sites and Areas of Significance to Māori, Notable Trees, Natural Character and Public Access.
17. In my previous role as a Planner at Heritage New Zealand Pouhere Taonga (Heritage NZ) I led the feedback provided to the Porirua City Council on the draft Plan.

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<sup>2</sup> pdpportal.porirua.govt.nz

18. Although this is a Council Hearing, I have read the Code of Conduct for Expert Witnesses contained in the Practice Note issued by the Environment Court December 2014. I have complied with that Code when preparing my written statement of evidence and I agree to comply with it when I give any oral evidence.
19. The scope of my evidence relates to the NFL - Natural Features and Landscapes Chapter. I confirm that the issues addressed in this statement of evidence are within my area of expertise as an expert policy planner.
20. Any data, information, facts, and assumptions I have considered in forming my opinions are set out in the part of the evidence in which I express my opinions. Where I have set out opinions in my evidence, I have given reasons for those opinions.
21. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

### 1.3 Supporting Evidence

22. The expert evidence, literature, legal cases or other material which I have used or relied upon in support of the opinions expressed in this report includes the following:
  - Rose Armstrong, Landscape Architect

### 1.4 Key Issues in Contention

23. A number of submissions and further submissions were received on the provisions relating to the NFL - Natural Features and Landscapes chapter and the associated schedules; SCHED9 – Outstanding Natural Features and Landscapes and SCHED10 – Special Amenity Landscapes. The submissions received sought a range of outcomes; including for example amendments to the overall policy approach and removal of sites from specific ONFLs and SALs.
24. I consider the following to be the key issues in contention in the chapter:
  - Inclusion of 'identified' and 'characteristics and values' before referring to ONFLs and SALs in objectives and policies;
  - The need for additional objective and policy direction for any newly identified NFLs;
  - Overall policy approach to ONFLs and SALs including:
    - The strength of protection for ONFLs; and
    - Making the provisions less restrictive for SALs;
  - Amendments to the activity status and provisions for certain activities including for:
    - Removal of indigenous vegetation;
    - Earthworks and land disturbance in SALs
    - Buildings and structures;

- Mining and quarrying; and
  - Plantation forestry
  - The spatial extent of certain ONFLs and SALs;
  - The characteristics and values of ONFLs and SALs contained in SCHED9 and SCHED10; and
  - The definitions of ONFL and SAL
25. I address each of these key issues in this report, as well as any other issues raised by submissions.

## 1.5 Procedural Matters

26. At the time of writing this report there has not been any pre-hearing conferences, clause 8AA meetings or expert witness conferencing in relation to submissions on this chapter.
27. Since the PDP was notified, the Council has identified an issue with some of the characteristics and values listed for a number of the scheduled NFLs in ONFLs in SCHED9 – Outstanding Natural Features and Landscapes and SCHED10 – Special Amenity Landscapes.
28. In summary, the characteristics and values of some NFLs were not correctly transcribed from the Final Landscape Report that was made available as part of the Section 32 Evaluation Report when the PDP was notified<sup>3</sup>. The Final Landscape Report was published on the Council's website at the time of notification of the PDP.
29. The differences between the Final Landscape Report and the PDP Schedule characteristics and values range from how some of the values are expressed (i.e. style of wording used), through to certain characteristics and values being not fully transcribed into the PDP, such as the case for SAL 005 - Belmont Hills.
30. In recognising this error, I understand the Council intends to promulgate a Variation to the PDP to address the issue and would seek to notify this variation to the PDP before the end of 2021.
31. I have attached a red-line tracked change version of the PDP schedules showing the differences between the Final Landscape Report and each of the PDP schedules (SCHED9 – Outstanding Natural Features and Landscapes and SCHED10 – Special Amenity Landscapes) at Appendix C of this report.
32. This report does not assess or make recommendations on this matter. It does however make recommendations on submissions which have been received to the characteristics and values of the NFLs listed in – SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 – Special Amenity Landscapes.

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<sup>3</sup> Porirua City Council Final Landscape Evaluation, Isthmus – June 2020

## 2 Statutory Considerations

### 2.1 Resource Management Act 1991

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

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

34. As set out in Section 32 Evaluation Report Part 1 - Overview to s32 Evaluation, there are a number of higher order planning documents and strategic plans that provide direction and guidance for the preparation and content of the PDP. These documents are discussed in detail within the Section 32 Evaluation Report Part 2: Natural Features and Landscapes. There is further discussion in the Section 32 Evaluation Report Part 1 – Overview to the s32 Evaluation on the approach the Council has taken to giving effect to the NPS-UD and NPS-FM. This is also discussed in the Officer's Report: Part A.

### 2.2 Section 32AA

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

***32AA Requirements for undertaking and publishing further evaluations***

*(1) A further evaluation required under this Act—*

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

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

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

*(d) must—*

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

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

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

36. The required section 32AA evaluation for changes proposed as a result of consideration of submissions with respect to the NFL - Natural Features and Landscapes Chapter is contained within the assessment of the relief sought in submissions in section 3 of this report.

### **2.3 Trade Competition**

37. Trade competition is not considered relevant to the NFL - Natural Features and Landscapes provisions of the PDP.

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

## 3 Consideration of Submissions and Further Submissions

### 3.1 Overview

39. A total of 212 original submissions were received on this topic and a number of common themes that have arisen such as the overall policy approach and stringency of the rules for SALs. A total of 42 further submissions are addressed within the report.

#### 3.1.1 Report Structure

40. Submissions on the NFL - Natural Features and Landscapes Chapter raised a number of issues which have been grouped into sub-topics within this report. Some of the submissions are addressed under a number of topic headings based on the topics contained in the submission. I have considered substantive commentary on primary submissions contained in further submissions as part of my consideration of the primary submission(s) to which they relate.

41. In accordance with Clause 10(3) of the First Schedule of the RMA, I have undertaken the following evaluation on both an issues and provisions-based approach, as opposed to a submission by submission approach. I have organised the evaluation in accordance with the layout of chapters and schedules of the PDP as notified.

42. Due to the number of submission points, this evaluation is generic only and may not contain specific recommendations on each submission point, but instead discusses the issues generally. This approach is consistent with Clause 10(2)(a) of Schedule 1 to the RMA. Specific recommendations on each submission / further submission point are contained in Appendix B.

43. The following evaluation should be read in conjunction with the summaries of submissions and the submissions themselves. Where I agree with the relief sought and the rationale for that relief, I have noted my agreement, and my recommendation is provided in the summary of submission table in Appendix B. Where I have undertaken further evaluation of the relief sought in a submission(s), the evaluation and recommendations are set out in the body of this report. I have provided a marked-up version of the Chapter and the associated schedules (SCHED9 – Outstanding Natural Features and Landscapes and SCHED10 – Special Amenity Landscapes) with recommended amendments in response to submissions as Appendix A.

44. This report only addresses definitions that are specific to this topic. Definitions that relate to more than one topic have been addressed in Hearing Stream 1.

#### 3.1.2 Format for Consideration of Submissions

45. For each identified topic, I have considered the submissions that are seeking changes to the PDP in the following format:

- Matters raised by submitters;
- Assessment;
- Summary of recommendations; and
- Section 32AA evaluation.

46. The recommended amendments to the relevant chapter and Schedules are set out in Appendix A of this report where all text changes are shown in a consolidated manner.
47. I have undertaken a s32AA evaluation in respect to the recommended amendments in my assessment.
48. Note that there are further submissions that support submissions in their entirety:
- The further submission from QEII [FS06.1] supports the submission from Forest and Bird in its entirety;
  - The further submission from QEII [FS06.2] supports the submission from DOC in its entirety;
  - The further submission from Forest and Bird [FS22.11] supports the submission from DOC in its entirety; and
  - The further submission from Forest and Bird [FS52.16] supports the submission from QEII in its entirety;
  - The further submission from TROTR [FS70.37] supports the submission from Richard Falkner in its entirety; and
  - The further submission from TROTR [FS70.50] supports the submission from Te Whanau Horomona in its entirety.
49. In these cases, recommendations in relation to these further submissions reflect the recommendations on the relevant primary submission.

## 3.2 General Submissions

### 3.2.1 Matters raised by submitters

50. Forest and Bird [225.44] seek that provisions in the NFL – Natural Features and Landscapes Chapter adequately protect the ONFLs and SALs and are well integrated in the Indigenous Ecosystems and Biodiversity Chapter to ensure no-net-loss of biodiversity.
51. Transpower [60.79] seek to retain the chapter but if it applies to the National Grid that the provisions are amended to reflect the relief sought in their submission. Transpower are neutral on the provisions in the chapter on the basis that they do not apply to infrastructure, specifically the National Grid.
52. Waka Kotahi [82.123, 82.124, 82.125, 82.128, 82.129] seeks amendments to provisions, including policies, rules and standards to recognise safety and efficiency of the transport network, by way of including additions to or exemptions from provisions. The submitter also seeks to amend NFL-P7 to recognise the ongoing and functional needs of regionally significant infrastructure.
53. Kainga Ora [81.433] request amendments to provisions with direct 'avoid' statements. This issue has been addressed at a high level in the Officers' Report: Part A – Overview, and it is for

the topic based chapters in Part B reports to address whether the use of this term is appropriate in relation to any particular provision.<sup>4</sup>

### 3.2.2 Assessment

54. The NFL - Natural Features and Landscapes Chapter contains provisions that manage the amount of indigenous vegetation clearance and therefore it goes some way to assist in protecting biodiversity values. This is because biodiversity values are an important component of the characteristics and values that define NFLs.
55. In my opinion it is not appropriate to make additional amendments to this chapter to ensure no-net loss of biodiversity. I consider that the provisions relating to the maintenance of indigenous biodiversity throughout the City are already well-integrated across the PDP, and the PDP approach to indigenous biodiversity is addressed through the Strategic Directions – Natural Environment and the ECO - Ecosystems and Indigenous Biodiversity Chapter.
56. I also consider that the NFL – Natural Features and Landscapes Chapter provisions adequately protect ONFLs and SALs, with the exception of the recommended changes elsewhere in this report. Therefore, I agree with this part of Forest and Bird's request.
57. With respect to the infrastructure matter, the provisions in the NFL - Natural Features and Landscapes Chapter do not apply to infrastructure. The Infrastructure chapter manages infrastructure within overlays, with this approach described in Part 1 - General Approach of the PDP. In addition, the introduction to the Infrastructure Chapter states "... *This chapter also manages infrastructure within Overlays, which require management in a different manner from underlying zone provisions...*". Accordingly, I agree with Transpower to retain this approach and I consider there is no need to address their alternative relief.
58. For the same reasons I disagree with Waka Kotahi's request to address the transport network and regionally significant infrastructure.
59. Section 7.1, Overall approach, of the Section 32 Report - Part 2: Natural Features and Landscape (NFL- s32 report), explains why the policy direction is set at 'avoid significant effects to avoid, remedy or mitigate other effects'. In summary the approach:
  - Recognises how identified landscape for different areas (landscapes) values provides for the assessment of appropriateness of an activity while still retaining the direction that "significant" adverse effects must be avoided.
  - Maintains consistency with higher order direction, while still enabling the flexibility to assess the scale of effect, and where this is determined to be significant it must be avoided.
60. In my opinion this remains the appropriate approach. In effect, the use of 'avoid' has been carefully considered in the context of higher order direction while still providing necessary flexibility on a case by case basis. This flexibility, including how policy direction is varied relative to ONFL or SAL, including within or outside of the Coastal Environment. I consider that

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<sup>4</sup> Section 9.1, pages 30 – 31.

application of 'avoid' within the NFL - Natural Features and Landscapes Chapter continues to be the appropriate approach. I note the submitter has not provided any specific assessment of the issue as regards to the subject chapter and the Panel may request the submitter do so at the hearing.

### **3.2.3 Summary of recommendations**

61. I recommend for the reasons given in the assessment above that the submission from Kainga Ora [81.433] and Waka Kotahi [82.123, 82.124, 82.125, 82.128, 82.129] **be rejected**.
62. I recommend for the reasons given in the assessment above that the submissions from Forest and Bird [225.44] and Transpower [60.79] be **accepted in part**.

## **3.3 The use of 'identified' and 'characteristics and values' before referring to ONFLs and SALs in objectives and policies**

### **3.3.1 Matters raised by submitters**

63. Submissions were received on the use of specific terms throughout the NFL - Natural Features and Landscapes Chapter including seeking:
  - To remove the words 'characteristics and values'
  - To remove the word 'identified' before 'characteristics and values'
  - To remove the words 'described in' or 'in' before the schedule titles (SCHED9 and SCHED10)
64. DOC [126.25, 126.26, 126.27] requests the removal of the words 'characteristics and values' from objectives NFL-01, NFL-02 and NFL-03. The reason provided for seeking changes to these three objectives is to protect ONFLs in a complete and holistic manner and that ONFLs identified during the life of the plan should have protections extended to them. I address the second part of DOC's relief sought in section 3.4 of this report.
65. DOC [126.29, 126.30, 126.32] also requests the removal of 'characteristics and values' from NFL-P3-2, and from NFL-P7, and NFL-P12. The reason provided in these submissions is to protect ONFLs in a complete and holistic manner, and support is specifically provided to the intention of NFL-P12.
66. QEII [216.39] request the word 'identified' is removed before 'characteristics and values' from the start of objective NFL-01. The submitter's reason is that the references to 'identified values' in the Chapter inappropriately limit the scope of protection and that this is inconsistent with the GW Natural Resources Plan.
67. QEII [216.41, 216.42, 216.44] also request the removal of 'identified' before 'characteristics and values' in policies NFL-P4, NFL-P6 and NFL-P11. On these same policies QEII [216.41, 216.42, 216.44] requests that the words SCHED9 and SHED10 are removed together with the associated words, including 'described in' The reason for their relief is broadly similar across all of these policies; that protection should not be limited to identified characteristics and values.

### 3.3.2 Assessment

68. I disagree with the request to remove reference to identified characteristics and values from various objectives and policies.
69. The focus on 'characteristics and values' is addressed in Section 7.1 of the NFL -s32 report. This includes how the key characteristics and values for each overlay have been recorded.
70. The characteristics and values for each NFL are contained in the NFL schedules (SCHED9 – Outstanding Natural Features and Landscapes and SCHED10 – Special Amenity Landscapes). Each NFL has been subject to substantial evaluation of its characteristics and values in accordance with Policy 25 of the RPS, so that these have been able to be translated into the Schedules. Removing the term identified would mean that a case by case (consent by consent) evaluation of an NFL's characteristics and values would be required to determine those characteristics and values that are worthy of protection. This is not considered to be either an effective or efficient approach.
71. In my view, the amendments sought by submitters would result in a substantial change in outcome and policy direction, for which the submitters have not provided s32AA or evidence to demonstrate that this would be the most appropriate way to achieve the purpose of the Act than the notified objectives, or that the change in policy direction would better implement the objectives of the PDP. Accordingly, I disagree with the requested submitter relief.
72. In my opinion the notified provisions provide greater certainty about the outcomes to be achieved than the decision requested by DOC. This is because the provisions make it clear that there is a focus on characteristics and values of the scheduled NFLs, and not on a broader set of landscape values or matters. The provisions make it clear to plan users and decision makers that they must consider the impact of proposals on the particular characteristics and values of the subject NFL.
73. A less focused approach in my view would be inconsistent with Policy 26 of the RPS, which requires protection of ONFL values from inappropriate subdivision, use and development. The explanation to this policy refers:
- *“Appropriate subdivision, use and development respects those values identified within the landscape or features. Planning for, developing and undertaking activities within an identified outstanding landscape or natural features must be done with a full understanding of its value ...”*
74. There is clearly higher order policy direction to identify the relevant values and fully consider them in any development proposals. In my opinion, there is risk of not referring to identified characteristics and values within the policy framework. It would create uncertainty about which values (per NFL) would be considered in any proposals for activities in these NFLs.
75. This would risk inappropriate subdivision, use and development occurring, including modifications to these landscapes, such as from a significant individual development or from incremental change, with an overall risk the landscapes values could be eroded to a large or potentially irreversible extent. This could potentially be to the point of impacting on their ONFL or SAL status. There could be a wider effect on the identity and amenity values afforded to the City from these landscapes.

76. The QEII request to remove references to SCHED9 and SCHED10 from policies would remove the connection to the ONFLs and SALs listed in SCHED9 and SCHED10. In my opinion, this would result in uncertainty about which ONFLs and SALs are the subject of the policy and may result in a case by case assessment of whether a site is located in an NFL or not. I consider the inclusion of the schedule titles, which includes links to the schedules given the e-plan structure, provides more specific and clear direction than the submitter requested relief. It is also the consistent approach that has been used through the PDP to reference Schedules. Accordingly, I disagree with QEII.

### **3.3.3 Summary of recommendations**

77. I recommend for the reasons given in the assessment that the submissions from DOC [126.25, 126.26, 126.27, 126.29, 126.30, 126.32] and QEII [216.39, 216.41, 216.42, 216.44] be **rejected**.
78. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

## **3.4 Additional objective and policy direction for any newly identified NFLs**

### **3.4.1 Matters raised by submitters**

79. DOC [126.25, 126.26, 126.27] seeks additional objective and policy direction to apply to any ONFLs identified during the life of the plan and to extend protections to these areas<sup>5</sup>. The submitter states: "ONFLs identified during the life of the plan should have protections extended to them."

### **3.4.2 Assessment**

80. I disagree with this request given that a robust district wide assessment has already been undertaken to identify ONFLs and SALs within Porirua. As such there is no need to introduce further objective and policies. In the event that somehow the district wide assessment had not covered an ONFL or changes to an existing area occur so that its characteristics and values warrant its consideration as an ONFL, it is only appropriate that this occur through a plan change process which allows for public engagement. NFL-P1 sets out the relevant criteria for such an evaluation.

### **3.4.3 Summary of recommendations**

81. I recommend for the reasons given in the assessment above that the submission from DOC [126.25, 126.26, 126.27] be **rejected**.
82. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.
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### 3.5 Avoiding all adverse effects on ONFLs

#### 3.5.1 Matters raised by submitters

83. QEII [216.38] seek amendments to the NFL chapter to ensure all adverse effects on the ONFL are avoided. The reasons cited concern consistency with policy in the PNRP and RPS, the high values and significance warranting higher level of protection, and any adverse effects will be irreversible.

#### 3.5.2 Assessment

84. The request by QEII [216.38] to ensure all adverse effects on ONFLs are avoided represents a substantial change in overall direction.
85. In considering this submission I refer to Section 7.1 - Overall approach of the NFL s32 report<sup>6</sup>. In summary this section outlines that RPS Policy 25 requires "protection" but expressly states the intention is not to prevent change but to ensure it is carefully considered against the given landscape values.<sup>7</sup> Therefore "protection" of ONFLs when read within the context of the policy wording is protection from "inappropriate subdivision, use and development" which acknowledges there may be appropriate subdivision, use and development that could occur.

#### 3.5.3 Summary of recommendations

86. I recommend for the reasons given in the assessment that the submission from QEII [216.38] be rejected.

### 3.6 Avoiding, remedying or mitigating adverse effects on SALs

#### 3.6.1 Matters raised by submitters

87. GWRC [137.56] requests changes to the first part of Policy NFL- P3 (NFL-P3-1) to remove 'significant' before adverse effects and to remove 'and avoid, remedies or mitigates any other adverse effects' after 'significant'. GWRC also seeks to provide separate policy direction for SALs under a new B. to read: "*B. Avoids, remedies or mitigates adverse effects on the identified characteristics and values in SCHED10 – Special Amenity Landscapes*". In its reason, GWRC raises how ONFLs require a higher level of protection than SALs through RPS Policy 26 and section 6 of the RMA.
88. QEII [216.40] request splitting Policy NFL-P3 to separate ONFLs and SALs so that ONFLs can receive a higher level of protection, or otherwise to amend the policy to read as follows<sup>8</sup>:

*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:*

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<sup>6</sup> Section 32 Evaluation Report Part 2: Natural Features and Landscapes, page 29-30.

<sup>7</sup> Although the NFL – s32 report refers to RPS Policy 25, the relevant policy is Policy 26.

<sup>8</sup> I address the request to remove 'identified' and to remove the reference to the schedule titles (SCHED9 and SCHED10) in section 3.3 of this report.

1. Avoids adverse effects on the characteristics and values of Outstanding Natural Features and Landscapes;

2. Avoids significant adverse effects and avoids, remedies, or mitigates any other adverse effects on the characteristics and values of Special Amenity Landscapes; and,

3. ...

89. QEII [216.42] requests largely similar type relief on Policy NFL-P6 Earthworks as the changes sought to Policy NFL-P3. This is to remove from point 1, the word 'significant' before the 'adverse effects' and to add a separate point 2 for SALs focused on avoiding significant adverse effects on these SALs. The submitter seeks all adverse effects are avoided in ONFLs, finding that the characteristics and values of ONFLs warrant a higher level of protection<sup>9</sup>.

### 3.6.2 Assessment

90. The relief sought by GWRC [137.56] on NFL-P3 would have the effect of removing the 'significant' test from NFL-P3 as it relates to ONFLs (outside of the coastal environment).
91. I disagree with this relief for the same reasons I have given on the submission from QEII [216.38] on the topic of ensuring all adverse effects on ONFLs are avoided. I also note that the relief sought by GWRC for SALs would mean the 'significant' test is removed. I consider it is appropriate to retain 'significant' for both types of NFLs, given the rest of the policy ensures the differentiation in landscape values (and how to assess proposals against them respectively) is provided for. An example is the use of 'protect' in 2.a.i in terms of ONFLs, and 'maintain' in 2.a.ii in terms of SALs. As such I disagree with the relief sought.
92. I disagree with QEII's submissions in relation to NFL-P3 and NFL-P6. The removal of 'significant' in relation to ONFLs would result in a policy direction that any or all adverse effects need to be avoided. This is a similar type of request to QEII's more general request as discussed above on the submission from QEII [216.38], therefore I disagree with the submitter's request for the same reasons.

### 3.6.3 Summary of recommendations

93. I recommended for the reasons given in the assessment that the submission from GWRC [137.56] and QEII [216.40, 216.42] be **rejected**.
94. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

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<sup>9</sup> I address the relief sought in this submission [216.42] to remove 'identified' and to remove the reference to schedule titles in section 3.3 of this report.

### 3.7 Introducing context of form and anticipated growth of the city into the approach for SALs

#### 3.7.1 Matters raised by submitters

95. Light House Cinema Limited [199.4, 199.5, 199.6], The Neil Group Limited and Gray Family [241.9, 241.10, 241.11], James Mclaughlan [237.11, 237.12, 237.13], Quest Projects Limited [233.9, 233.10, 233.11], Graham and Janet Reidy [234.9, 234.10, 234.11], John Carrad [231.9, 231.10, 231.11] and Anita and Fraser Press [253.9, 253.10, 253.11], seek the inclusion of a 'context of growth', and in some instances also 'form', into NFL-02 and three policies:

- NFL-P3, Subdivision, use and development within Outstanding Natural Features and Landscapes and Special Amenity Landscapes (Outside the Coastal Environment)
- NFL-P5 – Subdivision in the Rural Lifestyle Zone within a Special Amenity Landscapes
- NFL-P8 – Special Amenity Landscapes (in the coastal environment)

96. In opposing these sections of the Plan, the reason given for the requested amendments is that if an SAL is to be identified within the District Plan, then the provisions should reflect that the SALs exist within the context of a growing city.

97. In relation to NFL-02, these submitters seek the additional wording as shown below:

*The identified characteristics and values of Special Amenity Landscapes are maintained and, where practicable, enhanced within the context of growth of the City.*

98. With respect to NFL-P5, these submitters, seek similar wording changes but to also include the word 'form' as well as 'growth'.

99. The submitters also seek the removal of 'SCHED 10 Special Amenity Landscapes' from NFL-P3-1.

100. The submitters also seek to expand the policy to cover the Settlement Zone or a Precinct Area. These changes sought to NFL-P5 are shown below:

**Subdivision in the Rural Lifestyle Zone, Settlement Zone, or a Precinct Area and within a Special Amenity Landscape**

*Control subdivision in the Rural Lifestyle Zone, Settlement Zone or a Precinct Area and 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 within context of form and anticipated growth of the City.*

101. Milmac Homes [FS59.4] supports the changes requested to NFL-P5 commenting that most lifestyle owners are looking for a bit of space but do not actually want a farm. Those that do could purchase the larger sized areas. The submitter 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. Further, that the proposed amendments will allow for innovative subdivision design.

102. James Mclaughlan [237.21], The Neil Group Limited and Gray Family [241.13], Graham and Janet Reidy 234.13, Quest Projects Limited [233.13], John Carrad [231.13], Anita and Fraser Press [253.13], Light House Cinema Limited [199.8] request similar relief on NFL-P8 – Special Amenity Landscapes (in the coastal environment) to introduce a context of growth. In addition, to replace 'Allow' with 'Only allow' as shown below:

*NFL-P8 Special Amenity Landscapes (in the coastal environment)*

~~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:

1. *The compatibility of the scale, location and design of built form with the identified characteristics and values within context form of the City and anticipated growth;*

### 3.7.2 Assessment

103. The request by these submitters to remove the reference to SCHED10 from NFL-P3-1, would in my opinion leave a significant policy gap at the start of this policy, as the second part of the policy at NFL-P3-2 needs to be read in conjunction with NFL-P3-1.
104. In considering the suggested changes to include references to growth of the city, I consider that the provisions for SALs should not read in isolation. Other provisions of the Plan, for example underlying zone provisions, address matters such as appropriate levels of development and form across the district. The SAL schedules contain the particular characteristics and values for each SAL, which to some degree address matters of form, and development patterns, but from an existing landscape basis.
105. On SALs, the policy approach is one of 'maintain' (not protect as for ONFLs) as per Policy 28 of the RPS, and central to this is managing the effect on identified characteristics and values for SALs. In my opinion the amendments sought by these submissions would not give effect to RPS Policy 28. Policy 28 contains three matters to consider when introducing policies, rules and/or methods, as noted below. None of the points include a future pattern of development form or growth:
- (a) existing land uses that contribute to these landscape values,*
  - (b) predominant existing land uses that are provided for within the underlying zoning, and*
  - (c) other lawfully established activities*
106. I disagree with removing SCHED10 – Special Amenity Landscapes from NFL-P3. This would mean the 'significant' test is removed and also the direction to avoid, remedy or mitigate other adverse effects, on identified characteristics and values would be removed. In my opinion it is necessary to retain this part of the policy as relates to SALs.
107. The submitters do not provide specific reasons for including Settlement Zones or Precinct Areas within the policy. I consider the approach taken in the policy is appropriate as outlined in section 7.4, under 'Subdivision' of the NFL - s32 report.

108. I also disagree with the request for the NFL-P8 to begin with the 'Allow ...'. In my opinion this is not an appropriate policy direction for SALs in the coastal environment which has an overall policy direction to avoid significant adverse effects and avoid, remedy or mitigate other adverse effects, on identified characteristics and values, having regard to particular matters.

### 3.7.3 Summary of recommendations

109. I recommend for the reasons given in the assessment above that the submission from Light House Cinema Limited [199.4, 199.5, 199.6, 199.8], The Neil Group Limited and Gray Family [241.9, 241.10, 241.11, 241.13 ], James Mclaughlan [237.11, 237.12, 237.13, 237.21], Quest Projects Limited [233.9, 233.10, 233.11, [233.13]], Graham and Janet Reidy [234.9, 234.10, 234.11, 234.13], John Carrad [231.9, 231.10, 231.11, 231.13] and Anita and Fraser Press [253.9, 253.10, 253.11, 253.13] be **rejected**.
110. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

## 3.8 Introducing consideration of what is appropriate in the underlying zoning into the policy framework for SALs

### 3.8.1 Matters raised by submitters

111. Willowbank Trustee Limited [164.9], request an additional new point is added to NFL-P3 as follows:
- '3. It is otherwise appropriate in the underlying zone, (for example primary production in the Rural Zone).'*
112. The submitter outlines in the reason that in determining whether subdivision, use or development is appropriate within an ONFL or SAL, that regard should be had to the activities permitted in the underlying zone.<sup>10</sup>
113. Willowbank Trustee Limited's [164.10] seek a similar type of relief on NFL-P4 to add:
- '3. It is otherwise appropriate in the underlying zone'.*
114. Fulton Hogan [262.19, 262.20] request a new point 3 is added to NFL-P3 and NFL-P4 as follows
- 3. Can demonstrate it is appropriate for the underlying zone, such as primary production in the Rural Zone.'*
115. The submitter seeks a change in NFL-P4-2, to replace 'farming' with 'primary production':
- 2. It is associated with farming primary production 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.*

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<sup>10</sup> I note that their primary submission is that Willowbank Farm land should not be included in SAL – Belmont Hills, and this is addressed separately at section 3.19 of this report.

116. The submitter's reason is that:

*Farming activities' should be replaced with 'primary production activities' as 'Farming activities' is not defined in the PPDP; and the activities envisaged within the underlying zoning should be part of the policy assessment of any proposed use or development.*

### **3.8.2 Assessment**

117. I consider the submissions regarding what is appropriate in the underlying zoning collectively, given that they largely seek similar relief. This issue is to some extent similar to that of adding context of form and growth as discussed in the section above. I note in particular that Policy 28 of the RPS contains direction about what to consider when preparing provisions, which is set out above under Policy 28 (a) to (c), and which includes matters regarding existing and predominant land uses.
118. In my opinion it is not appropriate to include this additional and specific direction. Allowing all land use and development otherwise anticipated in a zone would defeat the purpose of assessing special characteristics identified in an overlay. The RPS Policy 28 approach applied in the PDP is one of 'maintaining' values of SALs, and central to this is managing the effects on the identified characteristics and values for SALs. In addition, it should be recognised that for SALs change is not to be prevented but needs to be carefully managed.
119. In my opinion it is not appropriate to replace 'farming' with 'primary production' in NFL-P4-2. This would significantly change the policy direction by extending the range of activities considered under NFL-P4-2, given that the definition of primary production includes a range of activities, for example agricultural and pastoral activities, mining, quarrying and forestry. Some of these activities, if they not appropriately managed, may result in significant adverse effects on the characteristics and values of NFLs.
120. Further, the requested change could result in inconsistencies in policy direction within other policies of this chapter. The submitter has not provided any section 32AA evaluation or evidence to support this change in policy direction and to demonstrate how it would better achieve the outcomes of the NFL objectives. For these reasons I disagree with the submitter's request.

### **3.8.3 Summary of recommendations**

121. I recommend for the reasons given in the assessment that the submissions from Willowbank Trustee Limited [164.9, 164.10] and Fulton Hogan [262.19, 262.20] be **rejected**.
122. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

### 3.9 Māori Purpose Zone (Hongoeka) and Takapūwāhia Precinct and SALs

#### 3.9.1 Matters raised by submitters

123. Te Whānau Horomona seek changes to policies NFL-P3, NFL-P12 and NFL-P13<sup>11</sup>.
124. Te Whānau Horomona's [249.5] request in relation to NFL-3, is to add an exception to the start of the policy so that the policy starts: "*Except as provided for in NFL-P5, and NFL – P12, only allow subdivision, use and development within identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes where it:...*" The reason is that it is appropriate to mention exemptions for the Māori Purpose Zone (MPZ) as well as Rural Lifestyles Zones.
125. Policies NFL-P12 and NFL-P13 are set out below and include Te Whānau Horomona's [249.6, 249.7] requested changes:

#### **NFL-P12 – Maori 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:*

1. *Uphold the mana of the whenua<sup>12</sup> ~~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 Maori 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 uphold the mana of the whenua ~~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, where practicable;*
2. *Remediation or rehabilitation for any vegetation removal; and*
3. *The location of any new building or structure and use of external materials and colour, where this does not impact cultural elements of building design (where applicable)*

<sup>11</sup> I note the requested amendments to NFL-P13 have been attributed to NFL-P3 in the Summary of Decisions Requested report. The amendments appear however to be on NFL-P13 given the wording of the policy.

<sup>12</sup> The Summary of Decisions Requested does not show 'Uphold the mana of the whenua' as underlined, however they do not form part of the notified policy as they form part of the submitter's request.

126. With respect to NFL-P12, Te Whānau Horomona's provides support to the policy to bring consistency between the NFL chapter and MPZ-05 but considers: "the drafted wording prioritises environmental amenity over the ability for tangata whenua to strengthen their whakapapa connections through living upon their land in papakāinga-style developments."
127. The submitter seeks a rebalancing of the policy. On NFL-P13, the submitter supports the intent of this policy but considers that it is inconsistent with proposed amendments to NFL-P13.
128. The further submission of TROTR supports the submission of Te Whānau Horomona on the basis that they support and uphold cultural values, intergenerational wellbeing and Ngāti Toa's role as mana whenua.

### 3.9.2 Assessment

129. In interpreting this relief to be on NFL-P3, I agree with the inclusion of the exception into NFL-P3 to reference NFL-P12 as this provides for increased consistency with other exceptions included in the policy.
130. I also agree with the amendment to NFL-P13-3 and acknowledge that there are cultural considerations for elements of building design.
131. However, I do not agree with the removal of the requirement to "avoid, remedy or mitigate" any adverse effects on the identified characteristics in SCHED10 from NFL-P12 and NFL-P13. These policies form matters of control and discretion and provide specific values for the proposal to be assessed against, including information required to be assessed by a suitably qualified landscape architect. Further, I consider introducing 'where practicable' is not necessary. In my view the nature of the policy direction which has a 'provide for' focus already incorporates the ability to address 'where practicable'.

### 3.9.3 Summary of recommendations

132. I recommend for the reasons given in the assessment, that the Hearings Panel:
- a. **Amend** NFL-P3 and NFL-P13 as shown below and set out in Appendix A.

<b>NFL-P3</b>	<b>Subdivision, use and development within Outstanding Natural Features and Landscapes and Special Amenity Landscapes (outside the Coastal Environment)</b>
	<p>Except as provided for in NFL-P5 <a href="#">and NFL-P12</a>, only allow subdivision, use and development within identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes where it:</p> <ol style="list-style-type: none"> <li>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 (...)</li> </ol>
<b>NFL-P13</b>	<b>Earthworks, vegetation removal and buildings and structures in the Māori Purpose Zone (Hongoeka) and Takapūwāhia Precinct</b>
	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:

1. Measures to minimise the extent and form of any earthworks and maintain the existing landform;
2. Remediation or rehabilitation for any vegetation removal; and
3. The location of any new building or structure and use of external materials and colour, where this does not impact cultural elements of building design.

133. I recommend for the reasons given in the assessment that the submission from Te Whānau Horomona [249.5], be **accepted**.
134. I recommend for the reasons given in the assessment that the submission from Te Whānau Horomona [249.7], be **accepted in part**.
135. I recommend for the reasons given in the assessment that the submission from Te Whānau Horomona [249.6], be **rejected**.
136. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

#### **3.9.4 Section 32AA Summary of recommendations**

137. I address the changes to NFL-P3 and NFL-P12 collectively. In my opinion the amendments are more appropriate in achieving the objectives of the PDP than the notified provisions. In particular, I consider that:
- Including the exception for NFL-P12 into NFL-P3 provides certainty that the activities provided for under NFL-P12 are separately considered.
  - The addition to NFL-P13 recognises there are particular cultural considerations in elements of building design for Ngāti Toa, which more appropriately recognises and provides for s6(e) and 8 of the RMA.
  - The proposed changes will better achieve objective NFL-02 and other parts of the PDP including Strategic Directions - TW-01, TW-02 and TW-03.
  - The recommended amendments will not have any greater environmental, economic, social, and cultural effects than the notified provisions. However, there will be benefits from improved plan interpretation and more efficient plan administration.

### **3.10 Approach to clearance of indigenous vegetation clearance in NFLs**

#### **3.10.1 Matters raised by submitters**

138. Robyn Smith [168.84, 168.85] requests amendments to policies, rules and standards, especially as they relate to ONFL003 (Whitireia Peninsula) so that clearance of indigenous and endemic vegetation regardless of scale or purpose within ONFL003 is a non-complying activity. With respect to NFL-R2 (and associated standard NFL-S2), the submitter finds there should be no

need for indigenous vegetation clearance in ONFL003 and "... in the unlikely event clearance is required then it should be subject to a consent process."

139. DOC [126.33] seek an amendment to NFL-R2 so that it is a restricted discretionary activity status when NFL-S2 is complied with and accompanied by an ecological survey, otherwise it should be a discretionary activity. DOC also seek that activities unaccompanied by an ecological survey should be prohibited, with an exception being to allow for removal of indigenous vegetation, where it poses a risk to human health. DOC provides no detail on the need for an ecological survey to accompany any resource consent, especially with respect to how this specifically supports consideration of effects on landscape values.

### 3.10.2 Assessment

140. Section 7.4 of the NFL - s32 report outlines the approach to the notified rules with regards to removal of indigenous vegetation, and how indigenous vegetation coverage within the overlays is one of the contributing landscape values and therefore its removal can result in adverse effects. It sets out that:

*... 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 ...*

141. Exceeding the permitted standards under NFL-R2 would mean a resource consent is required as a restricted discretionary activity. This ensures the effects of any such clearance on a particular NFL can be considered.
142. Such an assessment as restricted discretionary would be focused on the effects of any removal on the identified values and characteristics of the particular NFL, of which indigenous vegetation may contribute to. However, any such assessment under NFL-R2, does not require an assessment of effects on indigenous biodiversity values (in contrast to the ECO chapter). Accordingly, there are differences between the functions of the provisions to achieve the respective objectives of the ECO and NFL chapter.
143. As such, I disagree with both submitters' request to increase the activity status, and in the case of DOC to change the associated requirements (i.e. the need for an ecological survey).
144. I consider that it is appropriate and reasonable to provide for some degree of vegetation removal in NFLs as a permitted activity as outlined in the s32 report for this topic. No s32AA or evidence has been provided as to why such a change in approach, which would make the rules more stringent, would better meet the NFL objectives including why an ecological survey is necessary. It is important to note that this chapter should also be read together with the ECO - Ecosystems and Indigenous Biodiversity Chapter as a consent for vegetation removal may be required under that chapter.

### 3.10.3 Summary of recommendations

145. I recommend for the reasons given in the assessment that the submissions from Robyn Smith [168.84, 168.85] and DOC [126.33], be **rejected**.
146. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

### 3.11 Approach to buildings and structures

#### 3.11.1 Matters raised by submitters

147. DOC [126.34] seeks that NFL-R3 should be controlled (instead of permitted) for buildings and structures where they comply with NFL-S3. The submitter considers that an opportunity to assess building design is appropriate, and that buildings and structures should not be encouraged within an ONFL or SAL.
148. In regards to NFL-R4, DOC [126.35] seeks that compliance with NFL-S3 should be controlled (instead of a permitted activity) to allow an opportunity to assess design. The reason is that new buildings or structures located within a SAL in the coastal environment should not be permitted without consideration.
149. Robyn Smith [168.82, 168.83] seeks an addition to rules and standards so the discretionary activity status part of the rule (NFL-R4-3), which if for ONFL in the coastal environment, requires compliance with NFL-S3, and where NFL-S3 is not met the activity becomes non-complying.<sup>13</sup> The submitter provides general support to these provisions and is opposed to amendments that would result in incompatibility with sections 6(a) and 6(c) of the RMA.
150. Marilyn Wallace [229.2] objects to the imposition of colour palettes and seeks to have these provisions removed from the Plan. The reasons concern once a building is placed on the land it will almost already be visible; how colour is subjective; and the impact of colour palettes on the City, including on character.

#### 3.11.2 Assessment

151. I consider that NFL-R3, the rule which manages buildings and structures in ONFLs and SALs (outside of the coastal environment), and NFL-R4 which manages buildings and structures in SALs in the coastal environment as permitted where NFL-S3 is met are appropriate. The standards adequately provide for the management of buildings and structures in these landscapes at a scale that would not compromise the characteristics and values of any NFLs. Therefore, I disagree with DOC's request.
152. In my opinion, the discretionary activity status for ONFLs under NFL-R4 as proposed in the notified provisions is appropriate. It provides a pathway to test whether any new buildings or structures would avoid significant adverse effects or avoid, remedy or mitigate other adverse effects on the identified characteristics and values of the ONFLs in the Coastal Environment. In particular, I note the specific and directive policy direction in NFL-P8 Special Amenity Landscapes (in the coastal environment), which will support the assessment of new buildings and structures.
153. I do not consider it is appropriate to remove the colour palette provisions from these provisions. These are a design method included in the permitted standards, which contribute to achieving design outcomes for new buildings and structures in SALs that maintain the characteristics and values of SALs. As such I disagree with the relief sought.

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<sup>13</sup> Shown incorrectly as NFL-R4-1

### 3.11.3 Summary of recommendations

154. I recommend for the reasons given in the assessment that the submissions from, DOC [126.34, 126.35], Robyn Smith [168.82, 168.83], and Marilyn Wallace [229.2], be **rejected**.

## 3.12 Approach to mining and quarrying in SALs

### 3.12.1 Matters raised by submitters

155. Willowbank Trustee Limited [164.12] seek NFL-P9-2 is amended as shown below:

*~~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.*

156. The submitter's reason is that without prejudice to its primary submission, support is given to quarrying activities in SALs but that the policy needs to be amended to more appropriately allow quarrying activities in SALs, while still avoiding, remedying and mitigating effects.
157. DOC [126.31] seeks SALs are removed from NFL-P9-2 and moved into NFL-P1-1, for the reason that mining and quarrying activities are not considered to be appropriate activities within SALs.
158. The submission from Fulton Hogan [262.22] supports the provision for quarrying activities in a SAL area and seeks amendments to NFL-P9 as shown below. The submitter supports provision for quarrying activities in a SAL overlay. No specific reason was provided for the detailed wording changes beyond the reasons given in the cover letter.

*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.*

159. Two further submissions were received opposing the Fulton Hogan submission. DOC's [FS39.29] further submission was concerned that 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 - Special Amenity Landscapes – just as new mining and quarrying activities would be required to.
160. Forest and Bird's [FS52.17] reason was that the proposed amendments are inconsistent with the RMA and that 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.

161. In relation to the quarry or mining rule in an SAL (NFL-R9) submissions from Willowbank Trustee Limited [164.16] and Fulton Hogan [262.24] request a change in activity status from discretionary to restricted discretionary, with the matters of discretion restricted to: "The scale of modification and its effect on the identified characteristics and values described in SCHED10 - Special Amenity Landscapes."
162. The reason given by Willowbank Trustee Limited (without prejudice to the primary submission) is that such an amendment recognises that the provisions that apply to ONFLs are more restrictive than those applying to SALs within the PDP. No specific reason was provided by Fulton Hogan for the request to amend the activity status beyond the reasons in the cover letter.
163. Ian and Helen Gear [193.1] seek quarrying and mining is a prohibited activity in the Taupō catchment. The submitter seeks increased certainty that this activity will not take place in this location and highlights the particular values of the area, including that it is a unique vulnerable significant natural area.
164. The submitter has not specifically identified the area of the Taupō catchment. A further submission was made in support by TROTR [FS70.38] for the reasons that this amendment supports the health and wellbeing of te taiao (our environment) in that area and it also protects an area that is historically and culturally significant to Ngāti Toa Rangatira.
165. Tiaki and Amanda Pritchard [220.2] request:
- Specifically, Wairaka Farm – marked as GRUZ Lot 14 and Lot 16 DP 88001 be amended to ensure 'quarrying/mining/extraction activities' are 'non-complying' due to being located in the Taupō Swamp Catchment (outstanding natural wetland). The submitter consider that 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<sup>14</sup>.*
166. This reasons given are the high values of this landscape area and landform and that the PDP identifies the GRUZ (General Rural Zone) as "areas suitable for quarrying/extraction/mining activities, with those protected under Significant, or Outstanding status, given some slight protection, making these discretionary activities". The submitter refers to previous efforts to stop purchase of the land.

### 3.12.2 Assessment

167. The policy for mining and quarrying activities in SALs does not differentiate between new or expanding activity. It has the direction of:
- Only allow ... 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.*
168. I do not agree with the proposed change in wording to 'Allow ... provided that...' In my opinion, a high test is appropriate for this activity, whether it is a new or expanded activity, within these

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<sup>14</sup> These two lots fall within SAL 007 – Hongoeka/Wairaka

landscapes which are acknowledged for their importance. The policy direction clearly signals this. I therefore disagree with the requests from Willowbank Trustee Limited and Fulton Hogan.

169. In my opinion the request by DOC to amend the policy direction for quarrying and mining in SALs to an overall 'avoid' direction with no consideration of avoiding significant adverse effects or to avoid, remedy, or mitigate all other adverse effects on the identified characteristics and values, would be a too high a test for SALs. I consider it would be inconsistent with NFL-02 Special Amenity Landscapes which seeks to maintain the identified characteristics and values of SALs. Accordingly, I disagree with the submitter's request.
170. On the submissions seeking a change to restricted activity status I do not consider this is appropriate. Discretionary activity under the notified provisions status allows for a broad assessment against the objectives and policies of the Plan as a whole, for example SD-RE-01 and the underlying rural zone provisions, in addition to the specific policy direction for mining and quarrying in SALs. As such, I disagree with the relief sought from Willowbank Trustee Limited and Fulton Hogan
171. I also disagree with the submitters seeking to change the activity status to a non-complying and prohibited activity status. Prohibited activity status would necessitate a plan change to an operative plan should any applicant wish to apply to undertake this activity. The submitters have not provided undertaken an evaluation of the appropriateness of their proposed activity status. Prohibited activity status is a high bar which requires robust evidence to justify its use.
172. Similar to my assessment above, the discretionary activity status enables a broad assessment against the Plan. This includes in relation to natural and cultural values, for example against the strategic direction NE-01 Natural character, landscapes and features and ecosystems, and any other relevant overlays and provisions, such as within the ECO - Indigenous Ecosystems and Biodiversity Chapter. This provides for a broad assessment of effects. It is not clear what adverse effects are sought to be controlled through the submission. I would note that discharges of contaminants to land or water are managed by the PNRP in accordance with sections 15 and 30 of the RMA.
173. Tiaki and Amanda Pritchard [220.2] request for Council and government [to purchase the land is not a district plan matter. As such I disagree with this request.

### ***3.12.3 Summary of recommendations***

174. For the reasons given in the assessment above I recommend that the submissions from Willowbank Trustee Limited [164.12, 164.16], Fulton Hogan [262.22, 262.24], DOC [[126.31], Ian and Helen Gear [193.1], and Tiaki and Amanda Pritchard [220.2] be **rejected**.
175. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

## **3.13 Approach to plantation forestry**

### 3.13.1 Matters raised by submitters

176. Three submissions were received on the approach to plantation forestry including one on the policy specific to ONFLs, and two on the rules.

177. QEII [216.44] seek to amend NFL-P11 as follows:

*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.*

178. The reason given by the submitter is that the significance of ONFLs warrants avoidance of all adverse effects and restrictions to identified characteristics and values should be removed to ensure appropriate protection for these areas.

179. DOC [126.36] request an amendment to NFL-R8 so that new plantation forestry in a SAL is a discretionary activity to allow for suitable consideration of the activity and the ability for consents where appropriate be refused. In its reason, DOC points to the NPS-PF and how Afforestation must not occur within a SNA or ONFL. A rule reflecting this direction while acknowledging the step-down approach taken towards managing SALs is appropriate.

180. Milmac Homes Ltd [FS59.6] made a further submission in opposition for reasons of the activity being an option for making an economic return on land in their ownership.

### 3.13.2 Assessment

181. Section 4.4.2 and 7.3 of the NFL – s32 report address plantation forestry including setting out the regulations under the NES-PF.<sup>15</sup> In referring to the s32, I consider that the approach taken to the plantation forestry in ONFLs and the activity status for plantation forestry in SALs remains the right approach to managing this activity.

182. In section 3.3 of this report, I addressed the issue of the use of both 'identified' and 'described'. For the same reasons given within my assessment I disagree with the requests to remove these terms from the policy.

### 3.13.3 Summary of recommendations

183. For the reasons given in the assessment above, I recommend that the submissions from QEII [216.44], and DOC [126.36], be **rejected**.

184. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

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<sup>15</sup> NFL - 32 report – NFL, pages 9-10 and page 40.

### 3.14 Approach to land adjacent to NFLs

#### 3.14.1 Matters raised by submitters

185. Robyn Smith [168.77] requests amendments to the PDP to include development controls on land adjacent to SNA/ONFL, or land in the same catchment as SNA/ONFL because development on other land is able to significantly affect the values of those areas. The reason for the relief is that provisions are needed to adequately manage activities that are able to adversely affect significant natural features/areas even though those activities are undertaken on land that is not within the SNA/ONF but may be directly related because it is connected by a physical or natural purpose (e.g. it is in the same catchment).
186. A similar request is made by Robyn Smith [168.114] to amend the PDP 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. The submitter considers that development controls on land adjacent to an SAL should acknowledge that development on other land is able to affect those landscape values.

#### 3.14.2 Matters raised by submitters

187. I note that no spatial extent has been advised for the requested relief other than 'adjacent'. The submitter may wish to clarify this in any appearance in front of the Hearings Panel. For example, is this any property directly adjoining, or a set distance or 'buffer' area.
188. In my view, such controls are not justified because the areas adjacent to these SALs and ONFLs do not have the characteristics and values that mean they need merit an added protection.

#### 3.14.3 Summary of recommendations

189. For the reasons given the assessment above I recommend that the submission of Robyn Smith [[168.77], [168.114] be **rejected**.

### 3.15 Definitions

#### 3.15.1 Definitions of ONFL and SAL

#### 3.15.2 Matters raised by submitters

190. Forest and Bird [225.46] seek to clarify in plan definitions and schedules that the scheduled ONFLs and SALs are overlays.
191. Robyn Smith [168.112, 168.115] seeks that differentiation between an Outstanding Natural Feature and an Outstanding Natural Landscape would be achieved if there were more meaningful definitions, and requests that the definition for SAL is amended to make it clear that land identified as a SAL cannot also be identified as an ONL. The submitter's reason includes that *"to differentiate between a SAL and an ONL a more meaningful definition would be useful."*
192. Amendments are sought to the NFL definition from Forest and Bird [225.65] as follows:

*means an area of outstanding natural features and landscapes identified in SCHED9 - Outstanding Natural Features and Landscapes and shown as an overlay on the Planning maps*

*means an area identified as an outstanding natural feature or landscape in SCHED9 - Outstanding Natural Features and Landscapes and as an Overlay shown as an overlay on the Planning maps managed through provisions in the district wide NFL Chapter*

193. The reason provided by Forest and Bird is that the definition fails to clarify that these areas are managed as overlays in the plan.

### **3.15.3 Assessment**

194. I consider that the definition of overlays is clear that scheduled NFLs form 'overlays', as this term is defined by the PDP as anything listed in schedules 2 to 11. Therefore, I consider it is unnecessary to add to the definitions of ONFLs and SALS that they are 'overlays'.<sup>16</sup>
195. In relation to differentiating between ONF and ONL, I refer to section 5.2 of the NFL – s32 report which addresses this matter including that Policy 26 of the RPS does not direct such a differentiation. As such I disagree with the submitter's request.
196. I disagree with amending the Plan to make it clear that land identified as SAL cannot also be identified as an ONFL. The areas have been identified, assessed and scheduled as an ONFL or SAL in the Plan, consistent with Policy 25 and Policy 26 of the RPS. There is no overlap in the spatial definition of the overlays in the planning maps. In my opinion this addition to the PDP is not required.
197. I also disagree with the submission from Forest and Bird to include wording to reflect these NFLs as being shown on the planning maps and to refer to the provisions of the NFL chapter. The How the Plan works section of the PDP sets out how the electronic planning maps spatially define overlays and other features in the Plan. The inclusion of references to planning maps and also the NFL chapter would result in unnecessary duplication.

### **3.15.4 Summary of recommendations**

198. I recommend for the reasons given in the assessment that the submissions from Forest and Bird [225.46, 225.65] and Robyn Smith [168.112 168.115] be **rejected**.
199. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

## **3.16 Policies**

### **3.16.1 Policy NFL-P1 - Identification of Outstanding Natural Features and Landscapes**

#### **3.16.1.1 Matters raised by submitters**

200. DOC [126.28] seeks that the policy should adopt criteria from Policy 15 of the NZCPS where appropriate for consistency.
201. GWRC [137.60] seeks that the policy be deleted. The reason provided by the submitter is that the actions in the policy have been completed (i.e. ONFLs have been identified and included in

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<sup>16</sup> I note that the definition of 'overlays' has been addressed in the Definitions and Definitions and Nesting Tables Section 42a Report in Hearing Stream 1.

the PDP), and including the policy will likely result in confusion for plan users, "...as it implies that consent applicants must identify these type of sites in their applications and assessment of environmental effects."

### 3.16.1.2 Assessment

202. I disagree with the DOC relief to include criteria from Policy 15 of the NZCPS. NFL-P1 is informed by the direction in RPS Policy 25. It is not appropriate to expand this to reflect Policy 15 criteria. This would create inconsistency with Policy 25.
203. I agree with GWRC insofar as a district wide assessment has been undertaken and NFLs have been included in the Plan.
204. However, I consider it is more appropriate to retain the policy as it provides certainty about the process which was undertaken to introduce these overlays into the Plan and why they are outstanding. It provides the necessary links to the over-arching objective and other NFLs policies, and it provides the framework for any future landscape evaluation that may occur, such as through a plan change, where for example any adjustments to boundaries or updating the sections on characteristics and values may be necessary.
205. In summary, it is the function of the Council to specifically identify, list and schedule these NFLs in the Plan. Retention of this policy provides certainty of the process that is undertaken and which would be followed in the future, where necessary. Further, I note that this form of policy direction is a feature of the other overlay chapters. The removal of this policy would create an inconsistent approach throughout the PDP and GWRC has also not sought that these other "identification" policies be deleted. I am unclear why GWRC considers only this policy should be deleted and not the others. As such, although I recognise the point by GWRC I do not consider it is appropriate to remove NFL-P1. Accordingly, I disagree with the submission.

### 3.16.1.3 Summary of Recommendations

206. I recommended for the reasons given in the assessment that the submissions from DOC [126.28] and GWRC [137.60] be **rejected**.
207. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

## 3.16.2 Policy NFL-P2 – Identification of Special Amenity Landscapes

### 3.16.2.1 Matters raised by submitters

208. Fulton Hogan [262.18] requests NFL-P2 excludes those areas which are dominated by primary production activities. Although supporting identification of SALS, the submitter considers that they should not capture areas dominated by primary production.
209. In its further submission, DOC [FS39.27] seeks this submission is disallowed, finding that the relief sought would prevent any areas containing agricultural activity from being identified as SAL. In its further submission DOC outlines:

*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 Special Amenity Landscape.*

### 3.16.2.2 Assessment

210. Policy NFL-P2 has been prepared taking direction from Policy 27 of the RPS which sets out the process of identifying, assessing and scheduling SALs in the Plan. There is no policy directive under Policy 28 to exclude certain areas of the city which are dominated by any activity. Excluding certain types of land uses would be inconsistent with this policy. I therefore disagree with the relief from Fulton Hogan and agree with the relief from DOC.

### 3.16.2.3 Summary of Recommendations

211. I recommend for the reasons given that the submission from Fulton Hogan [262.28] be **rejected**.
212. I recommend for the reasons given that the further submission from DOC [FS39.27]. be **accepted**.
213. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

## 3.16.3 Policy NFL-P6 – Earthworks

### 3.16.3.1 Matters raised by submitters

214. The Neil Group Limited and Gray Family [241.12], James Mclaughlan [237.20], Quest Projects Limited [233.12], Graham and Janet Reidy [234.12], John Carrad [231.12], Anita and Fraser Press [253.12], and Light House Cinema Limited [199.7], request an amendment to NFL-P6 Earthworks for the policy to start 'Allow ...', instead of 'Only allow ...' The submitters considers that if a SAL is to be identified then the provisions need to reflect they exist within the context of a growing city.

### 3.16.3.2 Assessment

215. NFL-P6 is for earthworks in ONFLs and SALs. In my view the requested change would be inconsistent with the overall and necessary direction of NFL-P6 which is to avoid significant adverse effects on the identified characteristics and values of ONFLs and SALs and avoid, remedy, or mitigate any other adverse effects. I note that the submitters' do not provide a specific reason or s32 analysis for the requested change. I therefore disagree with the relief sought.

### 3.16.3.3 Summary of recommendations

216. I recommend for the reasons given in the assessment that the submission from Neil Group Limited and Gray Family [241.12], James Mclaughlan [237.20], Quest Projects Limited [233.12], Graham and Janet Reidy [234.12], John Carrad [231.12], Anita and Fraser Press [253.12], and Light House Cinema Limited [199.7], **be rejected**.

### 3.17 Rules

#### 3.17.1 Rule NFL-R1 – Earthworks or land disturbance within an Outstanding Natural Feature and Landscape or Special Amenity Landscape

##### 3.17.1.1 Matters raised by submitters

217. A number of submitters seek a change in activity status for SALs where earthworks or land disturbance in SALs does meet NFL-R1-2.b and NFL-R1-2.c.
218. Fulton Hogan [262.23] and Willowbank Trustee Limited [164.14] seek that the activity status should be discretionary rather than non-complying.
219. 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]) oppose this section of the PDP as it relates to SALs and finds that if a SAL is to be identified then the provisions need to reflect they exist within context of a growing city. These submitters also seek the activity status under NFL-R1-3 is amended from non-complying to discretionary.
220. QEII's [216.45] relief sought is to retain the rule as written, albeit with consequential amendments based on changes sought to NFL Policies. Part of the reason relates to changes the ECO Chapter and that the rule, "... will ensure adverse effects of activities on ONFL are avoided."

##### 3.17.1.2 Assessment

221. I have addressed the relief sought from QEII on the chapter policies for which I have recommended no change. Accordingly, no consequential amendments are necessary.
222. I agree with the submitters seeking an amendment to discretionary. In my opinion discretionary activity is more appropriate for SALs where there is non-compliance with the maximum area and height provisions under NFL-R2.b and NFL-R1.2.c. Discretionary activity status also more appropriately responds to the relative significance of NFLs and SALs, noting the outcomes under the objectives focused on 'maintain' for SALs compared to 'protect' for ONFLs.
223. Discretionary activity status would provide for a case-by case test and at discretionary this does not mean that an activity triggered under this rule is either anticipated or likely to be granted. This is because the test or 'threshold' at discretionary is still high, and at discretionary a broad assessment is still provided for. As such, discretionary activity status provides a 'pathway' for this activity in SALs, but which still provides for a broad and robust assessment of the effects.

##### 3.17.1.3 Summary of recommendations

224. I recommend for the reasons given in the assessment, that the Hearings Panel:
- a. **Amend** NFL-R1 as set in Appendix A.
225. I recommend for the reasons given in the assessment that the submissions from Fulton Hogan [262.23], Willowbank Trustee Limited [164.14], 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] be **accepted**.

226. I recommend for the reasons given in the assessment that the submission from QEII [216.45] **be rejected.**

#### *3.17.1.4 Section 32AA evaluation*

227. In my opinion, the amendments to NFL-R1 is more appropriate in achieving the objectives of the PDP than the notified provisions. In particular, I consider that:

- The change in activity status to discretionary will better enable a broad assessment on a case by case basis of the earthwork activity, including adverse effects arising from the activity, measures proposed to avoid, mitigate or remedy those effects, and any positive effects. For example, the role of the earthworks in enabling land use activities that contribute to the maintenance of the values and characteristics of the landscape. As such this activity status is more efficient and effective than the notified provisions in achieving the objectives of the PDP.
- The recommended amendments will not have any greater environmental, economic, social, and cultural effects than the notified provisions. However, there will be benefits from improved plan interpretation and more efficient plan administration.

### **3.17.2 Rule NFL-R12 - 'Default' activity status for non-specified activities**

#### *3.17.2.1 Matters raised by submitters*

228. Multiple submissions were received on NFL-R12 seeking to change the activity status from non-complying to discretionary. This is the 'default' rule where an activity is not otherwise listed as permitted, controlled, restricted discretionary, discretionary or non-complying.
229. 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]. The reason provided by the submitters (similar to the reason on other submission points from this group of submitters), is opposition to the section of the Plan as it relates to SALs and that if a SAL is to be identified within the District Plan, the provisions need to reflect that they exist within the context of a growing city.
230. PCC [11.51] seeks a change in the activity status for NFL-R12 from non-complying to discretionary. PCC's reason is that the "Catch-all rule" should be discretionary to be consistent with other overlays.
231. GWRC [FS40.12] opposes this amendment, for the reason that 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.
232. Transpower [60.82] seek the rule is retained but if the rule applies to the National Grid, amend the provision to reflect the relief sought in the submission and provide a discretionary activity status for the planning and development of the National Grid.

*3.17.2.2 Assessment*

233. I agree with the submissions to amend the activity status of NFL-R12 to discretionary. I do not consider non-complying is appropriate for unspecified activities in the NFL chapter.
234. If this rule were triggered, it would be necessary to consider the relevant objectives and the policies as a whole, and apply them on a case by case basis, including the over-arching objectives which focus on 'protect' in the case of ONFLs and 'maintain' for SALs.
235. It is my opinion that a discretionary activity status is more appropriate. It provides for a case-by-case test, and would be consistent with other overlays, except for the ECO - Ecosystems and Indigenous Biodiversity Chapter, for which this issue is being addressed separately in the Officer's Report Part B: Indigenous Biodiversity and Ecosystems.
236. I recognise the concerns or reasons of the submitters seeking either retention of the rule, or in the case of GWRC opposing the rule. However, I would note that an amendment to change the activity status to discretionary does not mean an activity triggered under this rule is either anticipated or likely to be granted. This is because the test, or 'threshold' at discretionary is still high, and at discretionary a broad assessment is still provided for.
237. As such, discretionary activity status provides a 'pathway' for any unspecified activities in ONFLs and SALs, but which still provides for a broad and robust assessment of the effects.
238. I agree with Transpower to retain this rule for the reasons that the Infrastructure chapter manages infrastructure within overlays. For the reasons I have set out earlier in respect to how Infrastructure is addressed in the PDP, I have not evaluated the alternative request.

*3.17.2.3 Summary of Recommendations*

239. I recommend for the reasons given in the assessment, that the Hearings Panel:
- a. **Amend** NFL-R12 as shown below and set out in Appendix A.

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

240. I recommend for the reasons given in the assessment that the submissions from 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] and PCC [11.51] be **accepted**.
241. I recommend for the reasons given in the assessment that the submission from Transpower [60.82] be **accepted in part**.
242. I recommend for the reasons given in the assessment that the submission from Fulton Hogan [262.28], be **rejected**.
243. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

### 3.17.2.4 S32AA evaluation

244. In my opinion, the amendment to NFL-R12 is more appropriate in achieving the objectives of the PDP than the notified provisions. In particular, I consider that:

- The change in activity status to discretionary will better enable a broad assessment on a case by case basis of the relevant activity, including adverse effects arising from the activity, measures proposed to avoid, mitigate or remedy those effects, and any positive effects. As such this activity status is more efficient and effective than the notified provisions in achieving the objectives of the PDP.
- The recommended amendments will not have any greater environmental, economic, social, and cultural effects than the notified provisions.

## 3.18 Non-regulatory

### 3.18.1 Matters raised by submitters

245. In relation to seeking the inclusion of Waitangirua Hill as a new ONFL and supporting the Belmont Hills SAL, Richard Falkner (147.5] seeks to have these areas reforested by and made accessible to local residents. The submitter outlines the importance of the Belmont Hills and Waitangirua Hill in terms of landscape reasons, for example the views to and from these features. In addition, how these features effect climate and several other environmental factors.

### 3.18.2 Assessment

246. The relief sought for reforesting these areas and making them accessible to local residents is not a district plan matter. As such I disagree with this request.

### 3.18.3 Summary of recommendations

247. I recommend for the reasons in the assessment that further submission from Richard Falkner [147.5], be **rejected**.

## 3.19 SCHED9 – ONFLs and SCHED10 – Special Amenity Landscapes

### 3.19.1 Matters raised by submitters

248. Submissions were received seeking changes to the ONFL and SALs schedules and their spatial extents as shown on the planning maps. The changes can be summarised as::

- Request to include a new ONFL within SCHED9 – Outstanding Natural Features and Landscapes;
- Requests to amend part of an ONFL so that it is categorised as SAL;
- Specific sites be removed from inclusion in NFL overlays; and
- Amendments to the characteristics and values of some of the NFLs in SCHED9 – Outstanding Natural Features and Landscapes and SCHED10 – Special Amenity Landscapes

249. I address these matters in Table 3 below, in the order of the ONFLs and SALs in the PDP. Ms Rose Armstrong's evidence sets out the relevant landscape assessment. In Table 3 I have set out the submissions seeking changes to the schedules; Ms Armstrong's overall recommendation; and my assessment and summary of recommendations.
250. In general, I agree and rely on the evidence of with Ms Armstrong. Where I consider it necessary to expand on my recommendation, I have also included this in the table.

**Table 3: Recommendations on Submissions: SCHED9– Outstanding Natural Features and Landscapes and SCHED10 – Special Amenity Landscapes**

Submitter Name and Number	Matters raised by Submitters	Rose Armstrong's Assessment and Recommendation	Caroline Rachlin's Assessment and Summary of Recommendations
<b><i>ONFL 002 Taupo Swamp Complex – Amendment to Schedule</i></b>			
QEII [216.37]	Seeks to amend the schedule for ONFL 002 Taupo Swamp Complex to acknowledge the natural values of the Taupō Swamp Complex have been acknowledged in planning documents.	<p>The assessment and recommendation are set out in paragraphs 101 – 103 of Ms Armstrong's evidence.</p> <p>Ms Armstrong recommends that SCHED9 for Taupō Swamp Complex is amended to include the additional values as sought.</p>	<p>Accept submitter request (consistent with Ms Armstrong's recommendation).</p> <p>In recommending accept, I recognise that the Taupō Swamp Complex and the Taupō Stream are identified in the PNRP and subject to appeal. I consider it is appropriate to reference this planning document in the schedule, noting that the proposed wording identifies the 'proposed' status.</p> <p><b><i>Summary of recommendations</i></b> I recommend that the Hearings Panel:</p> <ol style="list-style-type: none"> <li>a. Amend the schedule entry for ONFL002 Taupo Swamp Complex as set out in Appendix A.</li> </ol> <p>I recommend that the submission from QEII [216.37] be <b>accepted</b>.</p>

Submitter Name and Number	Matters raised by Submitters	Rose Armstrong’s Assessment and Recommendation	Caroline Rachlin’s Assessment and Summary of Recommendations
<b>ONFL 003 Whitireia Peninsula - Amendment to Spatial Extent / Boundary</b>			
<p>Andrew Brunton [221.4], Edmund Stephen-Smith [245.4], Fraser Ebbett [243.4], Paula Birnie [236.4], Luke Davia [226,3], Nathan Cottle [257.4], Luke Davia [226.3], Anita Hilliam [269.4], Yasemin leana Kavas [268.4], Adibah Saad [270.4], Friends of Taupo Swamp &amp; Catchment Inc [178.4], David Nicholson [171.4] Donna Lee Ford-Tuveve [197.4], Thomas Graham [208.4], Josh Twaddle [206.4],</p>	<p>Multiple submitters seek the inclusion of all of Whitireia Park within the area covered by ONFL 003 Whitireia Peninsula, except for small footprints of modified landforms in the golf club and the Radio NZ mast and building areas.</p> <p>In seeking the same relief as the submitters listed Robyn Smith [168.7] also seeks the ONFL area is not reduced.</p> <p>Radio NZ [FS60.65, FS60.66] oppose these submissions for the reason that the ONFL should not apply to land currently occupied, or surrounding their facilities but otherwise has no objection to parts of their land being subject to ONFL003.</p> <p>With respect to Robyn Smith’s submission [168.7] Radio NZ also comments: <i>“It is unlikely that the requirements of NFL-P1 are met. Natural components in this area are unlikely to dominate over the influence of human activity, as represented by RNZ’s transmitting equipment.”</i></p>	<p>The assessment and recommendation are set out in paragraphs 32 - 41 of Ms Armstrong’s evidence.</p> <p>Ms Armstrong recommends that there should be no amendment to the boundary of ONFL 003 Whitieria Peninsula.</p>	<p>Reject submitters’ request (consistent with Ms Armstrong’s recommendation).</p> <p><b>Summary of recommendations</b> I recommend for the reasons given in the assessment that the submissions on ONFL 003<sup>17</sup> be <b>rejected</b>.</p> <p>My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.</p>

<sup>17</sup> The submissions listed under in column 1 under the title ONFL003 Whitireia Peninsula - Amendment to Spatial Extent / Boundary

Submitter Name and Number	Matters raised by Submitters	Rose Armstrong's Assessment and Recommendation	Caroline Rachlin's Assessment and Summary of Recommendations
Whitireia Park Restoration Group [150.4], Miriam Freeman-Plume (166.4), Geoff Marshall [161.5], Emma Weston [142.4], Nikita Howe [133.4], Tina Watson [132.4], Zachariah Paraone Wi-Neera [131.4], Rebecca Cray [128.4], Melissa Radford [127.4], Sharon Hilling [129.4], Robert Hughes [80.4], Lesley Wilson [3.4], Chrissie Areora, [88.5], Tatiana Areora [87.4], Gay Ojaun [105.4], <i>Radio NZ</i> [FS60.5, FS60.66]  Robyn Smith [168.7], Radio NZ FS60.67  Robyn Smith [168.113], Radio NZ FS60.68]	Robyn Smith [168.113] requested all land owned/administered by GWRC and Radio NZ be included in the ONFL. Radio NZ [FS60.68] opposed this submission for the same reasons, (referring to NFL-P1). In another submission on ONFL 003, Robyn Smith [168.116] seeks all of Whitireia Park be an SAL or ONL.		

Submitter Name and Number	Matters raised by Submitters	Rose Armstrong's Assessment and Recommendation	Caroline Rachlin's Assessment and Summary of Recommendations
Robyn Smith [168.116]			
<b><i>ONFL 005 Te Rewarewa – Amendment to Spatial Extent</i></b>			
Kathleen Ashton [145.1, 145.3]	<p>Seeks to remove Hongoeka Block 4A from ONFL 005 Te Rewarewa and remap this area as SAL above the bushline and have the foreshore section free of any restrictions.</p> <p>The submitter is concerned that the area in question has lower values, and restrictions may impact on the potential for future development of the land.</p>	<p>The assessment and recommendation are set out in paragraphs 42 – 52 of Ms Armstrong's evidence.</p> <p>Ms Armstrong recommends that:</p> <ul style="list-style-type: none"> <li>• That the boundary to ONFL 005 is maintained as defined in the PDP.</li> </ul>	<p>Reject submitters' request (consistent with Ms Armstrong's recommendation).</p> <p>In making this recommendation, I recognise the concerns raised by the submitter about how the ONFL may impact on any future development plans. However, I do not consider this means that the area should be free of the overlay and associated provisions. This would result in proposed activities not being against the ONFL with the potential for significant adverse effects on its values.</p> <p><b><i>Summary of recommendations</i></b> I recommend for the reasons given in the assessment that the submission from Kathleen Ashton [145.1, 145.3] be <b>rejected</b>.</p>
<b><i>ONFL 006 Pikarere (Southern Escarpment) – Amendment to Spatial Extent and Amendment to Schedule</i></b>			
Pikarere Farm Limited [183.6]	Seeks in relation to Pikarere Farm and ONFL006; that it is no different from other bush areas on the farm and at most should be designated SNA; and to amend	The assessment and recommendation are set out in paragraphs 53 – 56, and	Reject submitters' request (consistent with Ms Armstrong's recommendation).

Submitter Name and Number	Matters raised by Submitters	Rose Armstrong’s Assessment and Recommendation	Caroline Rachlin’s Assessment and Summary of Recommendations
	<p>description so that the vegetation or bush is not described as remnant.</p> <p>The reason provided concerns how the area has been used over the last 70 years (in terms of grazing), its current state, and that it is not correct to describe the vegetation or bush as remnant as the cliffs have been "as is" for centuries.</p>	<p>paragraphs 104 - 106 of Ms Armstrong’s evidence.</p> <p>She recommends no boundary adjustment to ONFL 006 Pikarere (Southern Escarpment).</p> <p>Ms Armstrong recommends no change to SCHED9 for ONFL Pikarere (Southern Escarpment)</p>	<p><b>Summary of recommendations</b></p> <p>I recommend for the reasons given in the assessment that the submission from Pikarere Farm Limited [183.6] be <b>rejected</b>.</p>
<p><b><i>New ONFL schedule request - Waitangirua Hill</i></b></p>			
<p>Richard Falkner [147.3]</p> <p>TROTR [FS70]</p>	<p>The submitter seeks the inclusion of Waitangirua Hill as an ONFL for reasons of its values and features including visual prominence, and climate and other environmental factors.</p> <p>TROTR made a further submission in support of this submission.</p>	<p>The assessment and recommendation in relation to including the new ONFL are set out in paragraphs 57 – 70 of Ms Armstrong’s evidence.</p> <p>Ms Armstrong recommends that Waitangirua Hill is not included as an ONFL but that there should be amendments to SCHED10 for Cannons Creek SAL (SAL004), subject to confirmation from TROTR.</p>	<p>Accept submitter’s request in part (consistent with Ms Armstrong’s recommendation) as relates to the ONFL request.</p> <p><b>Summary of recommendations</b></p> <p>I recommend that the Hearings Panel:</p> <ol style="list-style-type: none"> <li>a. Amend the schedule entry for SAL004 Cannons Creek set out in Appendix A, (subject to confirmation from TROTR).</li> </ol> <p>I recommend for the reasons given in the assessment that the submission from Richard Falkner [147.3] be <b>accepted in part</b>.</p> <p>My recommendations in relation to further submissions reflect the</p>

Submitter Name and Number	Matters raised by Submitters	Rose Armstrong’s Assessment and Recommendation	Caroline Rachlin’s Assessment and Summary of Recommendations
			recommendations on the relevant primary submission.
<b><i>SAL 001 Pāuatahanui and SAL 006 Kakaho – Amendments to spatial extent of SAL or alternative relief to provisions</i></b>			
<p>In relation to SAL001 Pāuatahanui:</p> <p>Trustees of the Ken Gray No. 1 Family Trust &amp; Ken Gray No. 2 Family Trust [211.2], Light House Cinema Limited [199.12], Trustees of the Blue Cottage Trust [210.1], Quest Projects Limited [233.3, 233.4] Graham and Janet Reidy [234.3, 234.4], Anita and Fraser Press [253.3, 253.4], James Mclaughlan [237.3, 237.4], Milmac Homes Limited [258.2, 258.3]</p>	<p>Multiple submitters seek the removal of the overlay SAL001 Pāuatahanui from their land or alternative relief regarding the provisions.<sup>18</sup></p> <p>Joyce Constance Grey [209.2] seeks to remove land from SAL006 – Kakaho.</p> <p>The submitters’ alternative relief is generally similar across these submissions and can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• Amend the NFL - Natural Features and Landscape Chapter provisions so that they are less restrictive for subdivision and development in an SAL; or</li> <li>• Enable appropriate development consistent with rural lifestyle development, and that the provisions are not overly prescriptive; or</li> <li>• That the PDP provisions that affect their property: <ul style="list-style-type: none"> <li>- <i>are unreasonable given the severe impact they will have on the</i></li> </ul> </li> </ul>	<p>N/A</p>	<p>I recommend the submitters’ relief is accepted in part in relation to their alternative relief.</p> <p>The submitters have not provided landscape specific reasons or a landscape assessment to support the removal of the SAL from their land. As such I consider it would not be appropriate to accept their primary relief. The submitters’ may wish to address this matter when they appear before the Hearings Panel.</p> <p>In regard to the submitters’ alternative relief, I note the reasons provided are particularly concerned with the provisions of the NFL - Natural Features and Landscapes Chapter being too prescriptive, especially in the context of the underlying zoning and the surrounding development. I do not</p>

<sup>18</sup> Their submissions have been attributed in the Summary of Decisions Requested Reports to the Schedule and/or to the Chapter and are addressed collectively in this section the report.

Submitter Name and Number	Matters raised by Submitters	Rose Armstrong's Assessment and Recommendation	Caroline Rachlin's Assessment and Summary of Recommendations
<p>Milmac Homes Limited [FS59.2]</p> <p>In relation to SAL006: Joyce Constance Gray [209.2] Milmac Homes Ltd [FS59.31]</p>	<p><i>sustainable management and use of the property; and</i></p> <ul style="list-style-type: none"> <li>- <i>are not the result of adequate analysis and evaluation under s32 and s32AA of the RMA; and</i></li> <li>- <i>will not enable social and economic wellbeing through the appropriate use and development of the property; and, therefore</i></li> <li>- <i>will not meet the foreseeable needs of future generations.</i></li> </ul> <p>Other reasons provided are the need for a broader approach to development of commercial activities in the Settlement Zone than what the Natural Hazard and SAL provide for, and to allow better alignment with the objectives of the Growth Strategy 2048 and of the Settlement Zone in the PDP.</p> <p>Other submitters seek similar provisions as surrounding areas (rural residential), and consistency in activity status and the planning framework to better implement objectives for the Rural Lifestyle Zone or Settlement one.</p> <p>Milmac Homes Limited [FS59.2] made a further submission supporting James Mclaughlan's [237.2] submission,</p>		<p>consider the provisions of this Chapter as a whole are overly restrictive.</p> <p>In my opinion, they are consistent with the 'maintain' identified characteristics and values of objective of NFL0-02. I have, however, recommended amendments to specific provisions of the chapter including to activity status for earthworks and landscape disturbance in SALs (from non-compliance to discretionary). As such, I agree with the submitters in part. In my opinion it would not be appropriate to make further changes to the Chapter provisions on the basis of the general alternative relief sought in these submissions.</p> <p><b>Summary of recommendations</b></p> <p>I recommend for the reasons given in the assessment that the submissions from Trustees of the Ken Gray No. 1 Family Trust &amp; Ken Gray No. 2 Family Trust [211.2], Light House Cinema Limited [199.12], Trustees of the Blue Cottage Trust [210.1], Quest Projects Limited</p>

Submitter Name and Number	Matters raised by Submitters	Rose Armstrong's Assessment and Recommendation	Caroline Rachlin's Assessment and Summary of Recommendations
	<p>commenting 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, 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. The submitter considers the proposed amendments will allow for innovative subdivision design.</p> <p>Milmac Homes Ltd [FS59.31] also made a further submission to Joy Constance Gray's [209.2] submission (on SAL006) commenting that the plan needs to include rules and processes to make conversion of land from General Rural to Rural Lifestyle easier to achieve and how the Section 32 report identified farming is no longer a profitable option but the plan proposed more restrictions and costs on landowners making it more difficult for landowners to achieve alternative economic options.</p>		<p>[233.3, 233.4], Graham and Janet Reidy [234.3, 234.4], Anita and Fraser Press [253.3, 253.4], James Mclaughlan [237.3237.4], and Milmac Homes Limited [258.3] and Joyce Constance Gray [209.2] be <b>accepted in part.</b></p>
<b><i>SAL 001 Pāuatahanui and SAL 006 Kakaho – Amendments to spatial extent of SAL</i></b>			
The Neil Group Limited and Gray Family [241.4]	Seeks an amendment to the planning map to better reflect the extent of the SAL in accordance with a report attached to the submission.	N/A	Although the submitter attaches a landscape assessment, this addresses the wider development plans in relation to the SAL and does

Submitter Name and Number	Matters raised by Submitters	Rose Armstrong's Assessment and Recommendation	Caroline Rachlin's Assessment and Summary of Recommendations
	The submissions as a whole addresses future potential development plans.		<p>not make specific recommendations on any boundary changes to the SAL.</p> <p>The submission is not specific on what boundary adjustment should be made to the SAL and only requests amendments at a more general level, and does not specify what the changes would be to reflect, or 'be in accordance' with the report which was attached to the submission. As such I disagree with the submitter's request.</p> <p>I recommend for the reasons given in the assessment that the submission from The Neil Group Limited and Gray Family [241.4] be <b>rejected</b>.</p>
<b><i>SAL 001 Pauatahanui &amp; SAL 006 Kakaho – Amendments to spatial extent of SALs – 'visibility' matters</i></b>			
Marilyn Wallace [229.1],  Hannah Bridget Gray No2 Trust [108.2, 108.11]	Marilyn Wallace [229.1] seeks that 1 Jones Deviation is removed from SAL001 Pāuatahanui given that the land is a considerable distance from the Pāuatahanui Inlet; the part of the land included in the SAL not being highly visible from the inlet or elsewhere; and there are no significant areas of native vegetation on the land.	Ms Armstrong addresses these three submissions collectively in her evidence at paragraphs 71 – 78.  Ms Armstrong recommends no amendments are made to the boundaries of either SAL001 Pāuatahanui or SAL006 Kakaho	Reject submitters' request (consistent with Ms Armstrong's recommendation).  <b><i>Summary of recommendations</i></b> I recommend for the reasons given in the assessment that the submissions from Marilyn Wallace [229.1] and Hannah Bridget Gray No2 Trust [108.2, 108.11]

Submitter Name and Number	Matters raised by Submitters	Rose Armstrong's Assessment and Recommendation	Caroline Rachlin's Assessment and Summary of Recommendations
	<p>Hannah Bridget Gray No2 [108.2, 108.11] Trust requests an amendment to the mapped areas of SAL001 and SAL006 - Kakaho to exclude land within the property which lies within an enclosed valley for landscape 'visibility' reasons, including there are no views of the land from the harbour and it does not meet the definition of SAL.</p>		<p>be rejected.</p>
<b><i>SAL 001 Pauatahanui, SAL 006 Kakaho and SAL007 - Hongoeka/Wairaka – Amendments to schedule – context of growth</i></b>			
<p>In relation to SAL 001 Pauatahanui:</p> <p>Light House Cinema Limited [199.11], James Mclaughlan [237.19], Graham and Janet Reidy (234.20), Anita and Fraser Press (253.20)</p> <p>In relation to SAL001 and SAL006:</p> <p>Quest Projects Limited [233.19],</p> <p>In relation to SAL007 - Hongoeka/Wairaka:</p> <p>John Carrad [231.32]</p>	<p>The submitters' collectively seek amendments to the schedule for SAL001, SAL 006 and SAL 007 to reflect the landscape values are within a broader context of a growing City, with these mostly relating to SAL 001.</p> <p>Quest Projects Limited's request is in relation to SAL 001 and to SAL 006 Kakaho, and John Carrad's submission is in relation to SAL 007 - Hongoeka/Wairaka</p> <p>The submitters' reasons are that if a SAL is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.</p>	<p>The assessment and recommendation are set out in paragraphs 57 – 70 of Ms Armstrong's evidence.</p> <p>Ms Armstrong recommends no changes are made to these schedules.</p>	<p>Reject submitters' request (consistent with Ms Armstrong's recommendation).</p> <p><b><i>Summary of recommendations</i></b></p> <p>I recommend for the reasons given in the assessment that the submissions from Light House Cinema Limited [199.11], Quest Projects Limited [233.19], James Mclaughlan [237.19], Graham and Janet Reidy (234.20), Anita and Fraser Press (253.20) and John Carrad [231.32] be <b>rejected</b>.</p>

Submitter Name and Number	Matters raised by Submitters	Rose Armstrong's Assessment and Recommendation	Caroline Rachlin's Assessment and Summary of Recommendations
<b><i>SAL 001 Pauatahanui and SAL 006 Kakaho – Amendments to schedule – Recognition of the value of revegetation</i></b>			
<p>In relation to SAL 001 Pauatahanui: Christine and Alan Stanley and Gray [106.1], Hannah Bridget Gray No2 Trust [108.1] TROTR [FS70.46]</p> <p>In relation to SAL 006 Hannah Bridget Gray No2 Trust [108.12], Te Awarua-o-Porirua Harbour Catchments Community Trust, and Guardians of Pāuatahanui Inlet [77.14]</p>	<p>These submissions seek similar amendments to the characteristics and values set out in the Schedule for SAL 001 and SAL006 to acknowledge pastoral farming and revegetation and environmental restoration.</p> <p>The submitters are concerned that the notified characteristics and values for schedules place too much emphasis on the bare hills and refer to the value of revegetation and environmental restoration.</p> <p>TROTR submitted in support of Hannah Bridget Gray No2 Trust</p>	<p>The assessment and recommendation are set out in paragraphs 107-116 Ms Armstrong's evidence.</p> <p>Ms Armstrong recommends amendments to the characteristics and values for SAL 001 Pāuatahanui and SAL 006 - Kakaho</p>	<p>Accept submitters' request (consistent with Ms Armstrong's recommendation).</p> <p><b><i>Summary of recommendations</i></b> I recommend for the reasons given in the assessment that the submissions from Christine and Alan Stanley and Gray [106.1], Hannah Bridget Gray No2 Trust [108.1, 108.12] and Te Awarua-o-Porirua Harbour &amp; Catchments Community Trust, and Guardians of Pauatahanui Inlet [77.14] <b>be accepted.</b></p> <p>My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.</p>
<b><i>SAL 002 - Rangituhi/Takapūwāhia and SAL 003 - Rukutane/Titahi Bay – Amendment to spatial extent of SAL</i></b>			
Pikarere Farm Limited [183.7]	Seeks amendments to SAL –002 Rangituhi/Takapūwāhia to have the SAL boundary moved closer to the boundary	<p>The assessment and recommendation are set out in paragraphs 79-92 of Ms Armstrong's evidence.</p> <p>Ms Armstrong recommends that the boundary of SAL 002 Rangituhi/Takapūwāhia or SAL</p>	<p>Reject submitters' request (consistent with Ms Armstrong's recommendation).</p> <p><b><i>Summary of recommendations</i></b> I recommend for the reasons given in the assessment that the submission from Pikarere Farm</p>

Submitter Name and Number	Matters raised by Submitters	Rose Armstrong's Assessment and Recommendation	Caroline Rachlin's Assessment and Summary of Recommendations
	<p>with Porirua City to exclude land not required to protect the backdrop<sup>19</sup>.</p> <p>Seeks amendments to SAL –003 Rukutane/Titahi Bay so that the boundary of the SAL should follow the boundary of the Komanga title.</p>	003 - Rukutane/Titahi Bay is not amended.	Limited [183.7] be <b>rejected</b> .
<b><i>SAL 004 Cannons Creek and SAL 005 Belmont Hills</i></b>			
Transpower [60.121,60.122]	Seeks amendments to the characteristics and values listed for SAL 004 Cannons Creek and SAL 005 Belmont Hills so that it includes reference to the presence of the National Grid.	<p>The assessment and recommendation are set out in paragraphs 117 – 122 of Ms Armstrong's evidence</p> <p>Ms Armstrong recommends that the schedules of SAL 004 Cannons Creek and SAL 005 Belmont Hills be amended.</p>	<p>Accept submitters' request (consistent with Ms Armstrong's recommendation).</p> <p><b>Summary of recommendations</b> I recommend that the Hearings Panel:</p> <p>a. Amend the schedule for Cannons Creek and SAL 005 Belmont Hills as set out in Appendix A.</p> <p>I recommend the submission of Transpower [60.121,60.122] be <b>accepted</b>.</p>
<b><i>SAL005 – Belmont Hills – Amendment to spatial extent</i></b>			
Willowbank Trustees Limited [164.35], Fulton Hogan [262.33]	Willowbank Trustees Limited [164.35], Limited seek to remove Willowbank Farm from SAL 005 and amend Schedule 10 -	The assessment and recommendation are set out in paragraphs 93 – 100 of Ms Armstrong's evidence	Reject submitters' request (as per Ms Armstrong's recommendation).

<sup>19</sup> This submission is shown in the Summary of Decisions Requested Report to SAL 003, but it relates to SAL 002 as well as SAL 003.

Submitter Name and Number	Matters raised by Submitters	Rose Armstrong’s Assessment and Recommendation	Caroline Rachlin’s Assessment and Summary of Recommendations
	<p>Special Amenity Landscapes - Belmont Hills to reflect this change.</p> <p>Fulton Hogan[262.33] also seeks that the Willowbank Farm property be excluded from the SAL Overlay.</p> <p>The reasons provided by these submitters is largely similar. They outline that the areas of Willowbank Farm within the SAL005 - Belmont Hills do not exhibit the identified characteristics and values associated with the overlay area and that the areas in the SAL are not highly visible from Transmission Gully, or from the residential areas of Waitangirua, Cannons Creek and Aotea. Further, that the specifically identified characteristics and values for this overlay are more appropriately reflected in the Belmont Regional Park and Maara Roa Reserve area.</p>	<p>Ms Armstrong recommends that the boundary of SAL 005 Belmont Hills is not amended.</p>	<p>In making this recommendation I note the section earlier in this report where I outline the need for a variation to address schedule errors. However, and in considering the assessment from Ms Armstrong, I do not consider that this prevents making a recommendation on the extent of the SAL and the need for any boundary change.</p> <p><b>Summary of recommendations</b></p> <p>I recommend for the reasons given in the assessment that the submission from Willowbank Trustees Limited [164.35], and Fulton Hogan [[262.33] be <b>rejected</b>.</p>
<b><i>SAL007 - Hongoeka/Wairaka – Amendment to spatial extent of SAL</i></b>			
John Carrad [231.4]	<p>Seeks the removal of the SAL from the land or amendment to the Natural Features and Landscape provisions to provide a less restrictive planning framework for subdivision and development within a SAL.</p>	N/A	<p>I recommend the submitters’ relief is accepted in part in relation to their alternative relief.</p> <p>The submitter has not provided landscape specific reasons or a landscape assessment for the removal of the SAL from their land.</p>

Submitter Name and Number	Matters raised by Submitters	Rose Armstrong's Assessment and Recommendation	Caroline Rachlin's Assessment and Summary of Recommendations
	<p>The submitter sets out a development plan for the area subject to the overall submission (the end of Rawhiti Road, Pukerua Bay).</p> <p>The submitter seeks amendments to the PDP to better achieve the purpose of the RMA and the Principles of the Growth Strategy, and sets out reasons for seeking amendments to the Planning Maps and to the Future Urban Zone provisions.</p> <p>No specific reasons are provided in relation to the notified SAL overlay.</p>		<p>As such I consider it would be not be appropriate to accept their primary relief to remove the SAL 007 Hongoeka/Wairaka from the land.</p> <p>I further note, that is not clear from the submission what, if any part of the land falls within the boundary of SAL007.</p> <p>The submission does not show the SAL in relation to the indicative residential structure plan attached to the submission. It appears that the structure plan area is largely out of the SAL, although there may be some small parts on the western boundary which fall within the SAL. The submitter may wish to address this matter when appearing before the Hearings Panel.</p> <p>As noted in my assessment for submissions on (SAL 001 and SAL 006 above - in relation to removal or land or alternative relief on chapter provisions), I have recommended amendments to specific provisions of the chapter, therefore I agree with the submitter in part.</p>

Submitter Name and Number	Matters raised by Submitters	Rose Armstrong’s Assessment and Recommendation	Caroline Rachlin’s Assessment and Summary of Recommendations
			<p><i>Summary of recommendation</i></p> <p>I recommend for the reasons given in the assessment that the submissions from John Carrad [231.4] be <b>accepted in part.</b></p>

### 3.20 Minor Errors

251. I recommend that amendments are made to NFL - Natural Features and Landscapes Chapter and SCHED9 – Outstanding Natural Features and Landscapes and SCHED10 – Special Amenity Landscapes as shown in Appendix A.
252. I recommend that the SAL shown on Lot 2 DP 489799, 18 State Highway 1, Plimmerton needs to be removed from the planning maps given that the PDP does not apply to this Lot, which was subject to Plan Change 18 to the ODP.
253. These amendments could have been made after PDP was notified through the RMA clause 16 process to correct minor errors, but I recommend the amendments are made as part of the Hearing Panel's recommendations for completeness and clarity. The recommended amendments are set out in Appendix A.

## 4 Conclusions

254. Submissions have been received in support of, and in opposition to the PDP.
255. Having considered all the submissions and reviewed all relevant statutory and non-statutory documents, I recommend that the PDP should be amended as set out in Appendix A of this report.
256. For the reasons set out in the Section 32AA evaluation included throughout this report, I consider that the proposed objectives and provisions, with the recommended amendments, will be the most appropriate means to:
- achieve the purpose of the Resource Management Act 1991 (RMA) where it is necessary to revert to Part 2 and otherwise give effect to higher order planning documents, in respect to the proposed objectives; and
  - achieve the relevant objectives of the PDP, in respect to the proposed provisions.

### Recommendations:

I recommend that:

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

### Signed:

Name and Title		Signature
Report Author	Caroline Rachlin	

## **Appendix A. Recommended Amendments to Definitions, NFL - Natural Features and Landscapes Chapter, SCHED9 – Outstanding Natural Features and Landscapes and SCHED10 – Special Amenity Landscapes**

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

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

# Definitions

**Outstanding  
natural  
features  
and  
landscapes**

means an area ~~of outstanding natural features and  
landscapes~~<sup>20</sup> identified in SCHED9 - Outstanding Natural  
Features and Landscapes.

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<sup>20</sup> 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- Outstanding Natural Features and Landscapes O1

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

<b>NFL- O2</b>	<b>Special Amenity Landscapes</b>
The identified characteristics and values of Special Amenity Landscapes are maintained and, where practicable, enhanced.	
<b>NFL- O3</b>	<b>Natural features and landscapes within the coastal environment</b>
The identified natural features and landscape values within the landward extent of the coastal environment are protected from inappropriate subdivision, use and development.	
<b>Policies</b>	
<b>NFL- P1</b>	<b>Identification of Outstanding Natural Features and Landscapes</b>
Identify and list within SCHED9 - Outstanding Natural Features and Landscapes the natural features or landscapes in Porirua City where: <ol style="list-style-type: none"> <li>1. They are exceptional or out of the ordinary; and</li> <li>2. Their natural components dominate over the influence of human activity;</li> </ol> Taking into account the following factors: <ol style="list-style-type: none"> <li>1. Natural science;</li> <li>2. Sensory; and</li> <li>3. Shared or recognised.</li> </ol>	
<b>NFL- P2</b>	<b>Identification of Special Amenity Landscapes</b>
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.	
<b>NFL- P3</b>	<b>Subdivision, use and development within Outstanding Natural Features and Landscapes and Special Amenity Landscapes (outside the Coastal Environment)</b>
Except as provided for in NFL-P5 <a href="#">and NFL-P12<sup>21</sup></a> , only allow subdivision, use and development within identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes where it: <ol style="list-style-type: none"> <li>2. 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</li> <li>3. Can demonstrate that it is appropriate by taking into account: <ol style="list-style-type: none"> <li>a. 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"> <li>i. Protected in the case of Outstanding Natural Features and Landscapes; or</li> <li>ii. Maintained in the case of Special Amenity Landscapes;</li> </ol> </li> <li>b. The capacity of the landscape to absorb change;</li> </ol> </li> </ol>	

<sup>21</sup> Te Whānau Horomona [249.5]

- c. The scale of modification and its effect on the identified characteristics and values described in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes;
- d. The measures to mitigate adverse effects, including any proposed building platforms, on the characteristics and values in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes, through:
  - i. Minimising the scale and prominence of the location of any buildings or structures;
  - ii. Reducing visibility, reflectivity and colour of any buildings or structures;
  - iii. Minimising any access or driveway construction;
  - iv. Avoiding or minimising removal of indigenous vegetation and the necessity for future earthworks and changes to the landform; and
  - v. Landscaping and fencing;
- e. How buildings and structures, including any proposed building platforms, are integrated into the landscape to:
  - 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
- f. The extent to which the proposed activity recognises and provides for tangata whenua cultural and spiritual values and practices.

**NFL- P4 Appropriate use and development in Outstanding Natural Features and Landscapes and Special Amenity Landscapes**

Allow use and development where:

1. It is of a scale and nature that maintains or restores the identified characteristics and values described in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes, including landscape restoration and conservation activities; or
2. It is associated with farming activities for an established working farm and maintains the identified characteristics and values in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes.

**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.

**NFL- P6 Earthworks**

Only allow earthworks within an identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes<sup>22</sup> where it:

1. Avoids significant adverse effects on the identified characteristics and values described in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes; and,
2. Avoids, remedies or mitigates any other adverse effects on the identified characteristics and values described in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes; and
3. Can demonstrate that it is appropriate, by taking into account:
  - a. The degree to which the earthwork areas can be restored or rehabilitated;
  - b. Measures to minimise changes to the landform;
  - c. Visual amenity impact on the surrounding landscape; and
  - d. The extent to which the proposed earthworks recognise and provide for Tangata Whenua cultural and spiritual values and practices.

**NFL- P7 Outstanding Natural Features and Landscapes (in the coastal environment)**

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.

**NFL- P8 Special Amenity Landscapes (in the coastal environment)**

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:

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:
  - 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**

1. Avoid mining and quarrying activities within Outstanding Natural Features and Landscapes in SCHED9 - Outstanding Natural Features and Landscapes<sup>23</sup>; and

<sup>22</sup> Minor correction under Clause 16

<sup>23</sup> Clause 16 to RMA

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**

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:

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:

4. Measures to minimise the extent and form of any earthworks and maintain the existing landform;
5. Remediation or rehabilitation for any vegetation removal; and
6. The location of any new building or structure and use of external materials and colour, where this does not impact cultural elements of building design.<sup>24</sup>

**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

<sup>24</sup> Te Whānau Horomona's [249.6, 249.7]

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**

Where:

- 1 Compliance is achieved with NFL-S1.

Note: The ECO provisions are also applicable.

**All zones**

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with NFL-S1; and
- b. The maximum area of earthworks does not exceed:
  - i. 500m<sup>2</sup> within an Outstanding Natural Feature and Landscape; or,
  - ii. 1000m<sup>2</sup> within a Special Amenity Landscape; and
- c. The maximum height of any cut or fill above ground level does not exceed 3.0m.

Matters of discretion are restricted to:

1. The matters of discretion of any infringed standard;
2. The matters in NFL-P6.

Note: Applications under this rule must provide the following in addition to the standard information requirements pursuant to s88(3) of the RMA:

- 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**

**3. Activity status: Discretionary<sup>26</sup>**

**Special Amenity Landscapes<sup>25</sup>**

Where:

- 1 Compliance is not achieved with NFL-R1-2.b, or NFL-R1-2.c.<sup>27</sup>

Note: Applications under this rule must provide the following in addition to the standard information requirements pursuant to s88(3) of the RMA:

<sup>25</sup> 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]

<sup>26</sup> Ibid

<sup>27</sup> Ibid

	<ul style="list-style-type: none"> <li>• <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><sup>28</sup></li> </ul>
	<p><b>All zones</b>      <del>34</del><sup>30</sup>. Activity status: <b>Non-complying</b></p> <p><b><u>Outstanding Natural Features and Landscapes</u></b><sup>29</sup></p> <p>Where:</p> <ol style="list-style-type: none"> <li>1 Compliance is not achieved with NFL-R1-2.b, or NFL-R1-2.c<sup>31</sup>.</li> </ol> <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"> <li>• An assessment by a suitably qualified landscape architect to assess the proposal against the identified characteristics and values of the Special Amenity Landscape.</li> </ul>
<b>NFL-R2      Indigenous vegetation removal within an Outstanding Natural Feature and Landscape or Special Amenity Landscape</b>	
	<p><b>All zones</b>      1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Compliance is achieved with NFL-S2.</li> </ol>
	<p><b>All zones</b>      2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Compliance is not achieved with NFL-S2.</li> </ol> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1 The matters of discretion of any infringed standard.</li> </ol> <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"> <li>• 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.</li> </ul>
<b>NFL-R3      Buildings and structures in an Outstanding Natural Feature and Landscape or Special Amenity Landscape</b>	
	<p><b>All zones</b>      1. Activity status: <b>Permitted</b></p>

<sup>28</sup> Ibid<sup>29</sup> Ibid<sup>30</sup> Ibid

	<p>Where:</p> <p>a. Compliance is achieved with NFL-S3.</p>
<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></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> <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"> <li>• 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.</li> </ul>
<b>NFL-R4</b>	<b>New buildings and structures within Outstanding Natural Features and Landscapes or Special Amenity Landscape within the Coastal Environment</b>
<b>All zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The building or structure is located within a Special Amenity Landscape; and</p> <p>b. Compliance is achieved with NFL-S3.</p>
<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with NFL-R4-1.b.</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.</p>
<b>All zones</b>	<p><del>43</del><sup>32</sup>. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. The building or structure is located within an Outstanding Natural Feature and Landscape.</p>
<b>NFL-R5</b>	<b>Earthworks or land disturbance associated with the development of papakāinga within a Special Amenity Landscape and residential development within the Takapūwāhia Precinct</b>

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<sup>32</sup> Clause 16 to RMA

	<p><b>Māori Purpose Zone (Hongoeka)</b></p> <p><b>General Residential Zone within the Takapūwāhia Precinct</b></p>	<p>1. Activity status: <b>Controlled</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The earthworks are directly required for;             <ol style="list-style-type: none"> <li>i. The development of papakāinga within a Special Amenity Landscape; or</li> <li>ii. For a residential development within a Special Amenity Landscape within the Takapūwāhia Precinct;</li> </ol> </li> <li>b. The earthworks are outside an identified Coastal High Natural Character area or and Outstanding Natural Feature and Landscape;</li> <li>c. The maximum area of earthworks for any development must not exceed a 3000m<sup>2</sup> area within a Special Amenity Landscape per existing title that existed at 26 August 2020; and</li> <li>d. The maximum height of any cut or fill above ground level does not exceed 3.0m.</li> </ol> <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> <li>1. The matters in NFL-P12.</li> </ol> <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"> <li>• An assessment by a suitably qualified landscape architect to assess the proposal against the identified characteristics and values of the Special Amenity Landscape.</li> </ul>
	<p><b>Māori Purpose Zone (Hongoeka)</b></p> <p><b>General Residential Zone within the Takapūwāhia Precinct</b></p>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with NFL-R5-1.c or NFL-R5-1.d; and</li> <li>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.</li> </ol> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The matters in NFL-P5;</li> <li>2. The matters in NFL-P11; and</li> <li>3. The matters in NFL-P12.</li> </ol> <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"> <li>• An assessment by a suitably qualified landscape architect to assess the proposal against the identified characteristics and values of the Special Amenity Landscape.</li> </ul>

	<p><b>Māori Purpose Zone (Hongoeka)</b></p> <p><b>General Residential Zone within the Takapūwāhia Precinct</b></p>	<p>3. Activity status: <b>Non-complying</b></p> <p>Where:</p> <p>a. Compliance is not achieved with NFL-R5-1.a, NFL-R5-1.b or NFL-R5-2.b.</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"> <li>• 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.</li> </ul>
<p><b>NFL-R6 Indigenous vegetation removal associated with the development of papakāinga within a Special Amenity Landscape and residential development in the Takapūwāhia Precinct</b></p>		
	<p><b>Māori Purpose Zone (Hongoeka)</b></p> <p><b>General Residential Zone within the Takapūwāhia Precinct</b></p>	<p>1. Activity status: <b>Controlled</b></p> <p>Where:</p> <p>a. The removal of vegetation is directly required for;</p> <p>i. The development of papakāinga within a Special Amenity Landscape; or</p> <p>ii. For a residential development within a Special Amenity Landscape within the Takapūwāhia Precinct;</p> <p>b. The removal of vegetation is outside an identified Coastal High Natural Character Area or Outstanding Natural Feature and Landscape; and</p> <p>c. The maximum area of indigenous vegetation removed for any development must not exceed 3000m<sup>2</sup> per existing title that existed at 26 August 2020.</p> <p>Matters of control are limited to:</p> <p>1. The matters in NFL-P13.</p>
	<p><b>Māori Purpose Zone (Hongoeka)</b></p> <p><b>General Residential Zone within the Takapūwāhia Precinct</b></p>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with NFL-R6-1.a or NFL-R6-1.c</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters in NFL-P3;</p> <p>2. The matters in NFL-P12; and</p> <p>3. The matters in NFL-P13.</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"> <li>An assessment by a suitably qualified landscape architect to assess the proposal against the identified characteristics and values of the Special Amenity Landscape.</li> </ul>
<b>Māori Purpose Zone (Hongoeka)</b>  <b>General Residential Zone within the Takapūwāhia Precinct</b>	<p>2. Activity status: <b>Non-complying</b></p> <p>Where:</p> <p>a. Compliance is not achieved with NFL-R6-1.b.</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"> <li>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.</li> </ul>
<b>NFL-R7 Buildings and structures for papakāinga development in a Special Amenity Landscape and residential development in the Takapūwāhia Precinct</b>	
<b>Māori Purpose Zone (Hongoeka)</b>  <b>General Residential Zone within the Takapūwāhia Precinct</b>	<p>1. Activity status: <b>Controlled</b></p> <p>Where:</p> <p>a. The buildings and structures are for;</p> <p>i. The development of papakāinga within a Special Amenity Landscape; or</p> <p>ii. For a residential development within a Special Amenity Landscape within the Takapūwāhia Precinct;</p> <p>b. The buildings and structures are outside an identified Coastal High Natural Character Area or Outstanding Natural Feature and Landscape; and</p> <p>c. Compliance is achieved with NFL-S4.</p> <p>Matters of control are limited to:</p> <p>a. The matters in NFL-P13.</p>
<b>Māori Purpose Zone (Hongoeka)</b>  <b>General Residential Zone within the Takapūwāhia Precinct</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with NFL-R7-1.a or NFL-R7-1.c;</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>The matters in NFL-P3;</li> <li>The matters in NFL-P12; and</li> <li>The matters in NFL-P13.</li> </ol> <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"> <li>An assessment by a suitably qualified landscape architect to assess the proposal against the characteristics and values of the Special Amenity Landscape.</li> </ul>
	<b>Māori Purpose Zone (Hongoeka)</b>  <b>General Residential Zone within the Takapūwāhia Precinct</b>	<p>3. Activity status: <b>Non-complying</b></p> <p>Where:</p> <p>a. Compliance is not achieved with NFL-R7-1.b.</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"> <li>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.</li> </ul>
	<b>NFL-R8</b>	<b>New plantation forestry within a Special Amenity Landscape</b>
	<b>All zones</b>	<p>1. Activity status: <b>Controlled</b></p> <p>Matters of control are restricted to:</p> <p>1. The matters in NFL-P10.</p>
	<b>NFL-R9</b>	<b>Quarry or mining activities within a Special Amenity Landscape</b>
	<b>All zones</b>	1. Activity status: <b>Discretionary</b>
	<b>NFL-R10</b>	<b>New plantation forestry within an Outstanding Natural Feature and Landscape</b>
	<b>All zones</b>	1. Activity status: <b>Non-complying</b>
	<b>NFL-R11</b>	<b>Quarry or mining activities within an Outstanding Natural Feature and Landscape</b>
	<b>All zones</b>	1. Activity status: <b>Non-complying</b>
	<b>NFL-R12</b>	<b>Any activity not otherwise listed as permitted, controlled, restricted discretionary, discretionary or non-complying</b>
	<b>All zones</b>	1. Activity status: <b><del>Non-complying</del> <u>Discretionary</u></b> <sup>33</sup>
<b>Standards</b>		
	<b>NFL-S1</b>	<b>Earthworks</b>
	<b>All zones</b>	<p>1. Earthworks must :</p> <p>a. Not exceed maximum cut or fill height greater than</p> <p>The matters of discretion are restricted to:</p> <p>1. The degree of change to the natural landform;</p>

<sup>33</sup> 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],

	<p>1.0m above ground level; and</p> <p>b. Not exceed a maximum area within any five year continuous period per site of:</p> <p>i. 50m<sup>2</sup> within an Outstanding Natural Features and Landscape;</p> <p>ii. 350m<sup>2</sup> within a Special Amenity Landscape; and</p> <p>c. Have all exposed faces are treated or screened.</p> <p>Except that:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• Disturbance associated with primary production activities is exempt (except for quarry and mining activities which are not exempt).</li> </ul> <p>Note: Earthworks associated with the <u>construction</u>, maintenance <u>and upgrading or creation</u> of public cycling or walking tracks <u>undertaken by Porirua City Council or its nominated contractor</u> are managed by the Infrastructure chapter<sup>34</sup>.</p>	<p>2. The effect of the earthworks on the identified characteristics and values within SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes.</p>
<b>NFL-S2</b>	<b>Vegetation removal</b>	
<b>All zones</b>	<p>1. Removal of indigenous vegetation must not exceed, in total area:</p> <p>a. 50m<sup>2</sup> within any five year continuous period per site within an Outstanding</p>	<p>The matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The scale of the vegetation removal; and</li> <li>2. The effect of the vegetation removal the on identified values and</li> </ol>

<sup>34</sup> PCC [11.49]

	<p>Natural Features and Landscape; or</p> <p>b. 100m<sup>2</sup> within any five year continuous period per site within a Special Amenity Landscape.</p> <p>The following are exempt to the maximum permitted area of removal:</p> <ul style="list-style-type: none"> <li>• 1m either side of, or within, an existing formed road, stock crossing or accessway; or</li> <li>• 1m of a fence, or other lawfully established structure; or</li> <li>• 3m of an existing lawfully established residential unit.</li> </ul> <p>Note: Vegetation removal associated with the <del>construction, maintenance and upgrading of or creation of</del> public cycling or walking tracks <del>undertaken by Porirua City Council or its nominated contractor</del> are managed by the Infrastructure chapter<sup>35</sup>.</p>	<p>characteristics within SCHED9 - Outstanding Natural Features and Landscapes or SCHED10 - Special Amenity Landscapes.</p>
<b>NFL-S3 Buildings and structures</b>		
<b>All zones</b>	<p>1. Buildings and structures within an Outstanding Natural Features and Landscape must:</p> <p>a. Comply with the permitted activity standards for the underlying zone, except for the following which supersede the relevant permitted standards:</p> <ol style="list-style-type: none"> <li>i. There must be no more than one building or residential unit per site; and</li> <li>ii. The GFA of the building or structure on a site must not exceed 50m<sup>2</sup>;</li> </ol>	<p>The matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>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;</li> <li>2. The effect of the scale and location on the identified characteristics and values within SCHED9 - Outstanding</li> </ol>

<sup>35</sup> <sup>35</sup> PCC [11.50]

	<ul style="list-style-type: none"> <li>iii. The building or structure must not exceed one storey and must not exceed a maximum height of 5m;</li> <li>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.</li> </ul>	<p>Natural Features and Landscapes; and</p> <p>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>
<b>All zones</b>	<p>2. Buildings and structures within a Special Amenity Landscape must:</p> <ul style="list-style-type: none"> <li>a. Comply with the permitted activity standards for the underlying zone, except for the following which supersede the relevant permitted standards: <ul style="list-style-type: none"> <li>i. There must be no more than one residential unit per site; and</li> <li>ii. Any building or structure must not exceed one storey and must not exceed a maximum height of 5m;</li> </ul> </li> <li>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.</li> </ul>	<p>The matters of discretion are restricted to:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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</li> <li>3. The effect of the reflectivity and colour of external materials on the identified characteristics and values within SCHED10 - Special Amenity Landscapes.</li> </ul>
<b>NFL-S4</b>	<b>Buildings and structures</b>	
<p><b>Māori Purpose Zone (Hongoeka)</b></p> <p><b>General Residential Zone within the Takapūwāhia Precinct</b></p>	<p>1. Buildings within a Special Amenity Landscape must:</p> <ul style="list-style-type: none"> <li>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</li> </ul>	<p>The matters of discretion are restricted to;</p> <ul style="list-style-type: none"> <li>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;</li> </ul>

<p>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</p> <p>2. All buildings must not exceed a cumulative total building footprint of 2000m<sup>2</sup> per existing title that existed at 26 August 2020.</p>	<p>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</p> <p>3. The effect of the reflectivity and colour of external materials on the identified characteristics and values within SCHED10 - Special Amenity Landscapes.</p>
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## 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;
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 Taupō<sup>36</sup> Swamp Complex

##### Characteristics and values

##### Natural Sciences

1. Taupō<sup>37</sup> 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. 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)<sup>38</sup>;
3. Taupō Stream (and all its tributaries) is listed as a River with Significant Indigenous Ecosystems in the PNRP

<sup>36</sup> Clause 16 RMA

<sup>37</sup> Ibid

<sup>38</sup> QEII [216.37]

and Regional Policy Statement (RPS) for the Wellington Region<sup>39</sup>:

~~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);

~~4-6~~ Important for research and education as a Scientific Reserve and subject of several studies – known habitat of diverse aquatic species such as kokopu, eels, galaxiids and waterfowl (Directory of Wetlands in New Zealand, DoC 1992) (Moar, 1949);

~~5-7~~ Wildlife corridor (terrestrial and aquatic).

### Sensory

1. Simple broad swamp vegetation pattern remains coherent along valley floor;
2. Highly legible and visible; an enclosed 'landform' and edge to SH1; forms a memorable 'landmark' along northern gateway into Porirua;
3. Natural wetland values and ecological processes remain clearly apparent, albeit surrounded by major transportation corridors;
4. Opportunities to experience wildlife enhance sensory associations including seasonal variation with birds feeding and flowering flax.

### Shared and Recognised

1. The wetland holds special cultural and spiritual value for tangata whenua;
2. An important source of mahinga kai and mahinga raranga for the Toa Rangatira settlement at Taupō<sup>40</sup> Pā;
3. Taupō<sup>41</sup> 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 Taupō<sup>42</sup> 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;

<sup>39</sup> Ibid

<sup>40</sup> Clause 16 RMA

<sup>41</sup> Ibid

<sup>42</sup> Ibid

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.

#### 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;

	<ol style="list-style-type: none"> <li>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;</li> <li>5. The coast of the peninsula remains an important area for the gathering of kaimoana;</li> <li>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;</li> <li>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;</li> <li>8. Highly recognised landform within the district - prominent peninsula seen from many of Porirua's residential areas and national transport corridors;</li> <li>9. High recreational values with popular coastal walk and rock-climbing destination;</li> <li>10. Whaling station at Onepoto Beach mid-1800s;</li> <li>11. Land purchased by Smith &amp; Smith as rt of their 100th anniversary celebrations in 1975 and gifted to community;</li> <li>12. Active Friends group undertaking restoration projects.</li> <li>13. Onepoto waters provide a widely recognised setting to the Whitireia landform.</li> </ol>
<b>ONFL004 Paekākāriki Escarpment</b>	
<b>Characteristics and values</b>	<p><b>Natural Sciences</b></p> <ol style="list-style-type: none"> <li>3. Steep coastal scarp with rocky outcrops modified by major transport corridors of rail and road;</li> <li>4. Steep fault line escarpment containing vegetation representative of the Cook Strait Ecological District (Department of Conservation, 1987) subject to maritime climate with frequent gales;</li> <li>5. Coastal remnant vegetation provides seed source for several ecological restoration projects of the district;</li> <li>6. Includes a Key Native Ecosystem (KNE) (GWRC, 2016);</li> <li>7. Increasing natural science values due to active restoration projects.</li> </ol> <p><b>Sensory</b></p> <ol style="list-style-type: none"> <li>1. Highly visible and memorable northern gateway into Porirua where road follows dramatic coastline;</li> <li>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;</li> <li>3. Highly expressive steep, rocky coastal scarp with extensive regeneration;</li> <li>4. Coastal weather effects including waves, high winds, slips and coastal erosion enhance wild and transient values.</li> </ol> <p><b>Shared and Recognised</b></p>

	<ol style="list-style-type: none"> <li>1. Historic Māori village of Paripari was located at the base of the slope;</li> <li>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;</li> <li>3. Highly visible, scenic route for road and rail users and wider community;</li> <li>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.;</li> <li>5. Active 'Nga Uruora' Friends group restoring quarry, undertaking restoration planting, managing plant and animal pests and bird monitoring.</li> </ol>
<b>ONFL005 Te Rewarewa</b>	
<b>Characteristics and values</b>	<p><b>Natural Sciences</b></p> <ol style="list-style-type: none"> <li>2 Highly representative of rocky headland and steep escarpment along Wellington's western coastline;</li> <li>3 Plant communities' representative of coastal cliffs and shingle beaches which occur in the region (Department of Conservation, 1990);</li> <li>4 Part of the coastal edge modified by localised past quarrying activity;</li> <li>5 Natural regeneration of coastal scrub on hillside with goats and pest plants evident;</li> <li>6 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 scree affected by salt-laden wind and frequent gales, with high biodiversity values supporting the only mainland population of Whitakers skink and other lizards.</li> </ol> <p><b>Sensory</b></p> <ol style="list-style-type: none"> <li>a. Natural landform and landcover predominates with evidence of st quarry activity gradually fading;</li> <li>b. Few structures with no permanent or incongruous elements;</li> <li>c. Very distinctive vegetated headland provides 'bookend' to Hongoeka Bay;</li> <li>d. Steep eroding scarps and incised gullies highly expressive of formative coastal processes;</li> <li>e. Strong influence of tides and wind around coast - evident in vegetation patterns and species.</li> </ol> <p><b>Shared and Recognised</b></p> <ol style="list-style-type: none"> <li>1. Hongoeka Marae establishes strong connection to this area for Ngāti Toa;</li> <li>2. Pā and kainga on the coast between Te Rewarewa Point and Wairaka;</li> <li>3. Pā sites and urupā located along Wairaka ridge;</li> </ol>

	<ol style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>6. Rocky headland provides clear definition and identity for Hongoeka Bay and wider community.</li> </ol>
<b>ONFL006 Pikarere (Southern Escarpment)</b>	
<b>Characteristics and values</b>	<p><b>Natural Sciences</b></p> <ul style="list-style-type: none"> <li>• Representative of Porirua's steep, western coastal escarpment edge;</li> <li>• Intact landform;</li> <li>• Contains pockets of remnant coastal vegetation and extensive regeneration on cliff faces and steep slopes.</li> </ul> <p><b>Sensory</b></p> <ol style="list-style-type: none"> <li>1 Forms part of a prominent, distinctive and clearly legible escarpment;</li> <li>1 Appears as highly natural and remote;</li> <li>1 Cohesive landcover patterns without discordant elements or structures;</li> <li>1 Dramatic landform - forms part of a distinctive skyline (as seen together with wider context - coastal escarpment to the south);</li> <li>1 Expressive of coastal processes.</li> </ol> <p><b>Shared and Recognised</b></p> <ul style="list-style-type: none"> <li>• Tutamaurangi Pā was historically located at Rock Point, and used as a place of refuge in times of trouble;</li> <li>• Archaeological sites at Rock Point and at southern end of Open Bay;</li> <li>• Popular fishing and diving spot;</li> <li>• Western coastal edge provides seafood gathering.</li> </ul>

## SCHED10 - Special Amenity Landscapes

<b>SAL001 Pāuatahanui</b>	
<b>Characteristics and values</b>	<p><b>Natural Sciences</b></p> <ol style="list-style-type: none"> <li>1. Gently rolling hills and valley flats/eroded river gullies - a good example of an ancient drowned river system with</li> </ol>

branching valleys and ma<sup>a43</sup>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 Harbour<sup>44</sup>;
- ~~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

1. A low-density settled landscape comprising a small village surrounded by lifestyle lots and pastoral farms in a rural<sup>45</sup> 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 hills<sup>46</sup> 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.

<sup>43</sup> Clause 16 RMA

<sup>44</sup> Christine and Alan Stanley and Gray [106.1] and Hannah Bridget Gray No2 Trust [108.1]

<sup>45</sup> Ibid

<sup>46</sup> Ibid

**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 ~~has~~ 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;
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.

**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.

	<p><b>Sensory</b></p> <ol style="list-style-type: none"> <li>1. Largely cohesive undeveloped backdrop with advanced native regeneration from lower to steep upper slopes;</li> <li>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;</li> <li>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;</li> <li>4. Eroded peneplain remnant of Colonial Knob remains legible;</li> <li>5. Opportunity to experience wildlife however</li> </ol> <p><b>Shared and recognised</b></p> <ol style="list-style-type: none"> <li>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;</li> <li>2. Provides the maunga backdrop for the highly valued Takapūwhāhia village, Marae and urupā;</li> <li>3. Areas in close association with the landscape - at Takapūwhāhia Marae and urupā, and the wider Takapūwhāhia village - form strong associations with Rangituhi and the harbour - since disrupted through reclamation along the southern harbour edge; Takapūwhāhia village has been a focal point for Toa Rangatira settlement since the 1860s;</li> <li>4. Highly recognised and valued open space values, including opportunities for walking and mountain biking tracks;</li> <li>5. Presence of two historic water reservoirs in Colonial Knob Scenic Reserve.</li> </ol>
<b>SAL003 Rukutane/Titahi Bay</b>	
<b>Characteristics and values</b>	<p><b>Natural Sciences</b></p> <ol style="list-style-type: none"> <li>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;</li> <li>2. Contains areas of modified landcover (pasture), but with regeneration occurring in gullies and on steeper slopes;</li> <li>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;</li> <li>4. Active restoration projects mean increasing natural science values on beach dunes;</li> </ol>

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).

#### **Sensory**

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.

#### **Shared and recognised**

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'.

### **SAL004 Cannons Creek**

#### **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;

	<p>5. Highly visible from Transmission Gully route-;</p> <p><u>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.</u><sup>47</sup></p> <p><b>Shared and recognised</b></p> <p>1. Inland forested areas with important resources and links to other areas for Māori;</p> <p><del>2. Northern end forms backdrop to Maraeroa Marae in Waitangirua</del><sup>48</sup>;</p> <p><u>2. Waitangirua Hill at the north end of the SAL forms the backdrop to Maraeroa Marae</u><sup>49</sup>;</p> <p><u>3. Waitangirua Hill is a recognised landform feature within the community. The name Waitangirua refers to two important streams in the broader area, formed by the tears of iwi as they mourned the death of Te Rangihaeata's wife, Te Rongo</u><sup>50</sup>;</p> <p><u>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 form</u><sup>51</sup>;</p> <p><del>3.</del> <u>4. Part of Belmont Regional Park which forms local backdrop for Aotea/Cannons Creek and wider area;</u></p> <p><del>4.</del> <u>5. Includes walkway entrance to Belmont Regional Park from Porirua through Waitangirua Farm and Cannons Creek Lakeside Reserve;</u></p> <p><del>5.</del> <u>6. Landcorp farm - historic values associated with Belmont Regional Park including Old Coach Road - the original route between Normandale and Pāuatahanui and crosses Waitangirua Farm-;and</u><sup>52</sup></p> <p><u>7. Presence of the National Grid</u><sup>53</sup>.</p>
<b>SAL005 Belmont Hills</b>	
<b>Characteristics and values</b>	<p><b>Natural Sciences</b></p> <p>1. Large areas of modified landcover (pasture, exotic shelterbelts and exotic forestry) with indigenous vegetation/regeneration at Maaroa Reserve;</p> <p>2. Predominantly unmodified landform;</p> <p>3. Maara Roa Reserve promotes natural classroom values;</p> <p>4. Pasture with some deep gullies supporting vegetated waterways is relatively typical of this area of Porirua's rural environment.</p>

<sup>47</sup> Richard Falkner [147.3]<sup>48</sup> Ibid<sup>49</sup> Ibid<sup>50</sup> Ibid<sup>51</sup> Ibid<sup>52</sup> Ibid<sup>53</sup> Transpower [60.121]

	<p><b>Sensory</b></p> <ol style="list-style-type: none"> <li>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;</li> <li>2. Predominantly natural backdrop to the city to the east;</li> <li>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;</li> <li>4. Changes in light and shadow add a dramatic context to this open pastoral backdrop;</li> <li>5. Highly visible from Transmission Gully route.</li> </ol> <p><b>Shared and recognised</b></p> <ol style="list-style-type: none"> <li>1. Belmont Regional Park is highly valued for a diverse range of active recreational opportunities which include walking, cycling, running and horse-riding;</li> <li>2. Views from these hills provide open vistas onto the wider Porirua area and harbour to Mana Island;</li> <li>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;</li> <li>4. <u>Presence of the National Grid</u><sup>54</sup>;</li> <li>4.5. Contained inland forested areas with important resources and links to other areas for Māori.</li> </ol>
<p><b>SAL006 Kakaho</b></p>	
<p><b>Characteristics and values</b></p>	<p><b>Natural Sciences</b></p> <ol style="list-style-type: none"> <li>1. Highly representative of open rolling landform characteristic of much of Porirua's rural hinterland;</li> <li>2. Predominantly unmodified landform;</li> <li>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><sup>55</sup></li> <li>3.4. Primarily managed as pasture with low ecological value;</li> <li>4.5. Indigenous revegetation in a number of gullies identified as Significant Natural Areas.</li> </ol> <p><b>Sensory</b></p> <ol style="list-style-type: none"> <li>1. Landform remains largely open and intact with few incongruous elements; minor farm tracks, pylons and a single block of exotic forest;</li> </ol>

<sup>54</sup> Transpower [60.122]

<sup>55</sup> Hannah Bridget Gray No2 Trust [108.12], Te Awarua-o-Porirua Harbour Catchments Community Trust, and Guardians of Pāuatahanui Inlet [77.14]

	<ol style="list-style-type: none"> <li>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;</li> <li>3. Despite extensive pastoral use, landform remains relatively natural with limited modification;</li> <li>4. Distinctive valleys and open rolling tops highlight bold changes in shadow and light.</li> </ol> <p><b>Shared and recognised</b></p> <ol style="list-style-type: none"> <li>1. Contained inland forested areas with important resources for Māori and associated with Pā and mahinga kai at Taupo;</li> <li>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;</li> <li>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.</li> <li>4. <u>The gradual revegetation and environmental restoration around the Inlet is highly valued.</u><sup>56</sup></li> </ol>
<b>SAL007 Hongoeka/Wairaka</b>	
<b>Characteristics and values</b>	<p><b>Natural Sciences</b></p> <ol style="list-style-type: none"> <li>1. Typical Porirua rural landscape with gully-eroded slopes and rounded hilltops;</li> <li>2. Eroded peneplain remnant;</li> <li>3. Whole gambit of landform from hilltop to foothills;</li> <li>4. Small forest remnants present within farmland (e.g. Rangi's Bush) and regeneration in gullies at Pukerua Bay; but predominant lack of gully revegetation results in lower ecological value overall;</li> <li>5. Ecological values on Hongoeka land.</li> </ol> <p><b>Sensory</b></p> <ol style="list-style-type: none"> <li>1. Highly cohesive landcover of continuous pasture emphasises steep and dramatic hills and gullies;</li> <li>2. Fences lines create strong visual division between farming and regenerating bush;</li> <li>3. Few structures and limited evidence of farm tracks or erosion;</li> <li>4. Striking open rural backdrop visible and memorable from State Highway 1 along northern gateway leaving Porirua;</li> <li>5. Form of eroded peneplain remnant remains clearly evident;</li> <li>6. Quality of light at different times of day and seasons which highlights landform.</li> </ol>

<sup>56</sup> Hannah Bridget Gray No2 Trust [108.12], Te Awarua-o-Porirua Harbour Catchments Community Trust, and Guardians of Pāuatahanui Inlet [77.14]

**Shared and recognised**

- 1 Continued Māori land ownership and settlement; Hongoeka Marae is a continued centre of Ngāti Toa Rangitira;
- 1 Toa Rangitira urupā at Hongoeka;
- 1 Contained inland forested areas with important resources for Māori;
- 1 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 B. Recommended Responses to Submissions and Further Submissions**

The recommended responses to the submissions made on this topic are presented in Table B 1 below.

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?
<b>General</b>							
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:  <del>1- 3. Activity Status: Discretionary</del>	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; <del>and</del></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"> <li>• 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:</li> <li>• Disturbance associated with primary production activities is exempt (except for quarry and mining activities which are not exempt).</li> </ul> <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><b>The use of 'identified' and 'characteristics and values' before referring to ONFLs and SALs in objectives and policies [3.3]</b>  <b>Additional objective and policy direction for any newly identified NFLs [3.4]</b>  <b>Avoiding, remedying or mitigating adverse effects on SALs [3.6]</b>  <b>Approach to plantation forestry [3.13]</b></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 <del>identified</del> 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 <del>identified</del> characteristics and values of <del>described in SCHED9</del> – Outstanding Natural Features and Landscapes and <del>SCHED10</del> – 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 <del>identified</del> characteristics and values of <del>in SCHED9</del> – Outstanding Natural Features and Landscapes and <del>SCHED10</del> – 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 <del>an identified</del> Outstanding Natural Features and Landscapes or Special Amenity Landscapes where it:  1. Avoids <del>significant</del> adverse effects on the <del>identified</del> characteristics and values of <del>described in SCHED9</del> – Outstanding Natural Features and Landscapes <del>and SCHED10</del> – Special Amenity Landscapes;  2. <u>Avoids significant adverse effects and avoids, remedies, or mitigates any other adverse effects on the <del>identified</del> 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><del>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</del> <u>SCHED10 – Special Amenity Landscapes; and</u></p> <p><del>B) Avoids, remedies or mitigates adverse effects on the identified characteristics and values in SCHED10 – Special Amenity Landscapes.</del></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 <del>significant</del> adverse effects on the <del>identified</del> characteristics and values <del>of described in SCHED9</del> – 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> <del>SCHED10</del> – 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 <del>identified</del> Outstanding Natural Features and Landscapes while providing for existing plantation forestry and associated activities where these <del>avoid, remedy or mitigate any</del> adverse effects on the <del>identified</del> characteristics and values <del>of described in SCHED9</del> – Outstanding Natural Features and Landscapes.</p>	3.3 3.13	Reject	See body of the report	No
<b>3.5 Avoiding all adverse effects on ONFLs</b>							

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
216.38 <sup>57</sup>	QEII	General	Amend to ensure all adverse effects on the ONFL are avoided. [Refer to original submission for full decision requested]	3.5	Reject	See body of the report	No
<b>Introducing context of form and anticipated growth of the city into the approach for SALs</b>							
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 <sup>58</sup>	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 <sup>59</sup>	Anita and Fraser Press	NFL-O2	Amend the objective as follows:  NFL-O2	3.7	Reject	See body of the report	No

<sup>57</sup> DOC– Support [FS39.20]

<sup>58</sup> Milmac Homes Ltd – Support [FS59.11]

<sup>59</sup> 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>				
199.4	Light House Cinema 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
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 <del>SCHED 10 – Special Amenity Landscapes</del> ; 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 <sup>60</sup>	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 <del>SCHED 10 – Special Amenity Landscapes</del> ; 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:	3.7	Reject	See body of the report	No

<sup>60</sup> Milmac Homes Ltd – Support [FS59.12]

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>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> <ol style="list-style-type: none"> <li>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</li> <li>2. Can demonstrate that it is appropriate by taking into account: <ol style="list-style-type: none"> <li>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"> <li>1. Protected in the case of Outstanding Natural Features and Landscapes; or</li> <li>2. Maintained in the case of Special Amenity Landscapes;</li> </ol> </li> <li>2. The capacity of the landscape to absorb change;</li> <li>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;</li> <li>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"> <li>1. Minimising the scale and prominence of the location of any buildings or structures;</li> <li>2. Reducing visibility, reflectivity and colour of any buildings or structures;</li> <li>3. Minimising any access or driveway construction;</li> <li>4. Avoiding or minimising removal of indigenous vegetation and the necessity for future earthworks and changes to the landform; and</li> <li>5. Landscaping and fencing;</li> </ol> </li> <li>5. How buildings and structures, including any proposed building platforms, are integrated into the landscape to: <ol style="list-style-type: none"> <li>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</li> <li>2. Maintain the identified characteristics and values in SCHED10 - Special Amenity Landscapes <u>within context of anticipated growth of the City</u>; and</li> </ol> </li> <li>6. The extent to which the proposed activity recognises and provides for tangata whenua cultural and spiritual values and practices.</li> </ol> </li> </ol>				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
234.10	Graham and Janet Reidy	NFL-P3	Amend the policy as follows:  NFL-P3  Except ... where it:  1. Avoids significant adverse effects ... Outstanding Natural Features and Landscapes and <del>SCHED 10 – Special Amenity Landscapes</del> ; 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
233.10	Quest Projects Limited	NFL-P3	Amend the policy as follows:  NFL-P3  Except ... where it:  1. Avoids significant adverse effects ... Outstanding Natural Features and Landscapes and <del>SCHED 10 – Special Amenity Landscapes</del> ; 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
253.10 <sup>61</sup>	Anita and Fraser Press	NFL-P3	Amend the policy as follows:  NFL-P3  Except ... where it:  1. Avoids significant adverse effects ... Outstanding Natural Features and Landscapes and <del>SCHED 10 – Special Amenity Landscapes</del> ; and  2. Can demonstrate ...	3.7	Reject	See body of the report	No

<sup>61</sup> 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>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>				
262.19	Fulton Hogan	NFL-P3	<p>Amend policy 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><u>3. Can demonstrate it is appropriate for the underlying zone, such as primary production in the Rural Zone.</u></p>	3.7	Reject	See body of the report	No
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><i>NFL-P3</i></p> <p><i>Except ... where it:</i></p> <p><i>1. Avoids significant adverse effects ... Outstanding Natural Features and Landscapes and SCHED 10 – Special Amenity Landscapes; and</i></p> <p><i>2. Can demonstrate ...</i></p> <p><i>e. How buildings ...</i></p> <p><i>ii. Maintain the identified characteristics and values in SCHED10 – Special Amenity Landscapes <u>within context of anticipated growth of the City;</u></i></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, or a Precinct Area and within a Special Amenity Landscape</u></p> <p>Control subdivision in the Rural Lifestyle Zone, <u>Settlement Zone or a Precinct Area and within a Special Amenity Landscape</u> 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>	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?
			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:  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> ;				
253.11 <sup>62</sup>	Anita and Fraser Press	NFL-P5	Amend the policy as follows:  NFL-P5  Subdivision in the Rural Lifestyle Zone, <u>Settlement Zone, or a Precinct Area and</u> within a Special Amenity Landscape  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:  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>  NFL-P5 Subdivision in the Rural Lifestyle Zone, <u>Settlement Zone or Precinct Area</u> within a Special Amenity Landscape  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:  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> ;	3.7	Reject	See body of the report	No
231.11	John Carrad	NFL-P5	<i>NFL-P5</i>  <i>Subdivision in the Rural Lifestyle Zone, <u>Settlement Zone, or a Precinct Area and</u> within a Special Amenity Landscape</i>  <i>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:</i>	3.7	Reject	See body of the report	No

<sup>62</sup> 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>1. <i>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>NFL-P5</p> <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>1. <i>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>	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>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> <p>Subdivision in the Rural Lifestyle Zone, <u>Settlement Zone</u>, or a <u>Precinct Area</u> and within a Special Amenity Landscape</p> <p>Control subdivision in the Rural Lifestyle Zone, <u>Settlement Zone</u>, or a <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 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</u>, or a <u>Precinct Area</u> and within a Special Amenity Landscape</p> <p>Control subdivision in the Rural Lifestyle Zone, <u>Settlement Zone</u> or a <u>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</u> or <u>Precinct Area</u> within a Special Amenity Landscape</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?
			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:  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> ;				
241.11 <sup>63</sup>	The Neil Group Limited and Gray Family	NFL-P5	Amend the policy as follows:  NFL-P5 Subdivision in the Rural Lifestyle Zone, <u>Settlement Zone, or a Precinct Area and</u> within a Special Amenity Landscape  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:  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>  NFL-P5 Subdivision in the Rural Lifestyle Zone, <u>Settlement Zone or Precinct Area</u> within a Special Amenity Landscape  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:  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> ;	3.7	Reject	See body of the report	No
237.21	James Mclaughlan	NFL-P8	Amend:  NFL-P8 Special Amenity Landscapes (in the coastal environment)  <del>Only</del> 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:	3.7	Reject	See body of the report	No

<sup>63</sup> 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?
			<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>				
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><del>Only</del> 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> <p>NFL-P8 Special Amenity Landscapes (in the coastal environment)</p> <p><del>Only</del> 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
233.13	Quest Projects Limited	NFL-P8	<p>Amend the policy as follows:</p> <p>NFL-P8 Special Amenity Landscapes (in the coastal environment)</p> <p><del>Only</del> 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
231.13	John Carrad	NFL-P8	<p><b>NFL-P8 Special Amenity Landscapes (in the coastal environment)</b></p> <p><del>Only</del> 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
253.13	Anita and Fraser Press	NFL-P8	<p>Amend the policy as follows:</p> <p>NFL-P8 Special Amenity Landscapes (in the coastal environment)</p> <p><del>Only</del> 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
199.8	Light House Cinema Limited	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 within context form of the City and anticipated growth;				
<b>Introducing consideration of what is appropriate in the underlying zoning into the policy framework for SALs</b>							
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: ...  <u>3. It is otherwise appropriate in the underlying zone, (for example primary production in the Rural Zone).</u>	3.8	Reject	See body of the report	No
164.10	Willowbank Trustee Limited	NFL-P4	Amend:  Allow use and development where: ...  2. It is associated with <del>farming</del> <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.  <u>3. 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 <del>farming</del> <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.  <u>3. 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
<b>Māori Purpose Zone (Hongoeka) and Takapūwāhia Precinct and SALs</b>							
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 <del>uphold the mana of the whenua</del> <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:-</u>  1. Measures to minimise the extent and form of any earthworks and maintain the existing landform, <u>where practicable</u> ;	3.9	Accept in part	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?
			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>				
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:  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:  1. Uphold the mana of the whenua <del>Avoid significant adverse effects on the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes; and</del>  Avoid, remedy or mitigate any <u>other</u> adverse effects on those identified characteristics and values.	3.9	Reject	See body of the report	No
<b>Approach to clearance of indigenous vegetation clearance in NFLs</b>							
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 <sup>64</sup>	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 <sup>65</sup>	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
<b>Approach to buildings and structures</b>							
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

<sup>64</sup> Oppose – Kāinga Ora [FS65.250]

<sup>65</sup> 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?
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	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
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
<b>Approach to mining and quarrying in SALs</b>							
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:  <del>Only</del> 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. <del>Only</del> 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	3.12	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?
			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.				
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>				
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 <sup>66</sup>	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>	3.12	Reject	See body of the report	No

<sup>66</sup> 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?
			The scale of modification and its effect on the identified characteristics and values described in SCHED10 - Special Amenity Landscapes.				
<b>Approach to plantation forestry</b>							
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		Opposes. Submitters is concerned about impacts on potential other profitable options making economic returns on the land. This could potentially take away options.				
<b>Approach to land adjacent to NFLs</b>							
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 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.	3.14	Reject	See body of the report	No
<b>Definitions</b>							
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:  <b>Outstanding natural features and landscapes</b>  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

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
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>				
<b>Policies</b>							
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 <sup>67</sup>	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
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 but excluding those areas which are dominated by primary production activities.	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 <sup>68</sup>	The Neil Group Limited and Gray Family	NFL-P6	Amend policy as follows:  NFL-P6 Earthworks  <del>Only</del> allow earthworks ...	3.16	Reject	See body of the report	No
237.20	James Mclaughlan	NFL-P6	Amend:  NFL-P6 Earthworks  <del>Only</del> 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  <del>Only</del> allow earthworks ...	3.16	Reject	See body of the report	No

<sup>67</sup> Kāinga Ora – Support [FS65.248]

<sup>68</sup> Support - Milmac Homes Ltd [FS59.14]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
234.12	Graham and Janet Reidy	NFL-P6	Amend the policy as follows:  NFL-P6 Earthworks  <del>Only</del> allow earthworks ...	3.16	Reject	See body of the report	No
231.12	John Carrad	NFL-P6	<del>NFL-P6 Earthworks</del>  <del>Only</del> allow earthworks ...	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 <sup>69</sup>	Anita and Fraser Press	NFL-P6	Amend policy as follows:  NFL-P6 Earthworks  <del>Only</del> allow earthworks ...	3.16	Reject	See body of the report	No
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  <del>Only</del> 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
<b>Rules</b>							
241.14 <sup>70</sup>	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  <del>All Zones 3. Activity Status: Non-complying</del>  <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 <b>or</b> amendment to the Natural Features and Landscape (NFL) provisions to	3.19	Accept in part	See body of the report	Yes

<sup>69</sup> Support - Milmac Homes Ltd [FS59.21]

<sup>70</sup> Support - Milmac Homes Ltd [FS59.15]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			provide a less restrictive planning framework for subdivision and development within a SALA.				
237.14	James Mclaughlan	NFL-R1	Amend:  NFL-R1 Earthworks or land disturbance within an Outstanding Natural Feature and Landscape or Special Amenity Landscape  <del>All Zones 3. Activity Status: Non-complying</del>  <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 <sup>71</sup>	John Carrad	NFL-R1	<b>NFL-R1 Earthworks or land disturbance within ... or Special Amenity Landscape</b>  <del>All Zones 3. Activity Status: Non-complying</del>  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
233.14	Quest Projects Limited		Amend the rule as follows:  NFL-R1 Earthworks or land disturbance within ... or Special Amenity Landscape  <del>All Zones 3. Activity Status: Non-complying</del>  <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  <del>All Zones 3. Activity Status: Non-complying</del>  <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 <sup>72</sup>	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 <sup>73</sup>	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

<sup>71</sup> Support - Kāinga Ora [FS65.249]

<sup>72</sup> Support – DOC [FS39.21]

<sup>73</sup> Oppose – DOC [FS39.30]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
253.14 <sup>74</sup>	Anita and Fraser Press	NFL-R1	Amend the rule as follows:  NFL-R1 Earthworks or land disturbance within ... or Special Amenity Landscape  <del>All Zones 3. Activity Status: Non-complying</del>  <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  <del>All Zones 3. Activity Status: Non-complying</del>  <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
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	No
199.10	Light House Cinema Limited	NFL-R12	Amend the rule as follows:  <del>NFL-R12 Any activity not otherwise listed as permitted, controlled, restricted discretionary, discretionary or non-complying</del>  <del>All zones 1. Activity Status: Non-complying</del>  <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 <sup>75</sup>	Anita and Fraser Press	NFL-R12	Amend the rule as follows:  <del>NFL-R12 discretionary or non-complying</del>  <del>All zones 1. Activity Status: Non-complying</del>	3.17	Accept in part	See body of report	Yes

<sup>74</sup> Support - Milmac Homes Ltd [FS59.22]

<sup>75</sup> 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?
			<u>Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.</u>				
234.15	Graham and Janet Reidy	NFL-R12	Amend the rule as follows:  <del>NFL R12 discretionary or non-complying</del>  <del>All zones 1. Activity Status: Non-complying</del>  <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:  <del>NFL R12 Any activity not otherwise listed as permitted, controlled, restricted discretionary, discretionary or non-complying</del>  <del>All zones 1. Activity Status: Non-complying</del>  <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	<del>NFL R12 Any activity not otherwise listed as permitted, controlled, restricted discretionary, discretionary or non-complying</del>  -  <del>All zones 1. Activity Status: Non-complying</del>  <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
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 <sup>76</sup>	The Neil Group Limited and Gray Family	NFL-R12	Amend the rule as follows:  <del>NFL R12 Any activity not otherwise listed as permitted, controlled, restricted discretionary discretionary or non-complying</del>  <del>All Zones 1. Activity Status: Non-complying</del>  <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

<sup>76</sup> Support - Milmac Homes Ltd [FS59.16]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
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 <sup>77</sup>	PCC	NFL-R12	Amend the rule as follows:  1. Activity status: <del>Non-complying</del> <u>Discretionary</u>	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> <del>or creation of public cycling or walking tracks undertaken by Porirua City Council or its nominated contractor</del> 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
11.50	PCC	NFL-S2	Amend the standard as follows:  Note:  Vegetation removal associated with the <u>construction, the maintenance and upgrading of or creation of public cycling or walking track</u> <del>public walking and cycling tracks undertaken by Porirua City Council or its nominated contractor</del> are managed by the Infrastructure chapter.	N/A	Accept	Agree with submitter <sup>78</sup>	Yes
249.8	Te Whānau Horomona	NFL-S3	Retain as drafted.	N/A	Accept	Agree with submitter	No
<b>Non-regulatory</b>							
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"> <li>To have these areas reforested by and made accessible to local residents.</li> </ul>	3.18	Accept in part	See body of the report	Yes

<sup>77</sup> Support - Kāinga Ora [FS65.252]

<sup>78</sup> 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?
			[Refer to original submission for full decision requested]				
<b>NFL SCHEDULES:</b>							
<b>SCHED9 Outstanding Natural Features and Landscapes</b>							
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
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"> <li>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)</li> </ul> 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

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
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 Kavaz	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 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

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
FS17.6	[Name withheld for privacy reasons]		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				
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		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.				
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		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 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.				
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

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
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
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		<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>				
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"> <li>It is no different from other bush areas on the farm and at most should be designated SNA.</li> </ul>	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?
			<ul style="list-style-type: none"> <li>Amend description so that the vegetation or bush is not described as remnant.</li> </ul>				
<b>Request for new ONFL</b>							
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
<b>SCHED10 – Special Amenity Landscapes<sup>79</sup></b>							
262.5	Fulton Hogan	General	<p>[Not specified, refer to original submission]</p> <p>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.</p> <p>I note that this specific request in relation to SAL 005 Belmont Hills is addressed under submission 164.35.</p>	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	<p>Removal of the Significant Amenity Landscape Area (SALA) from the land</p> <p>or</p> <p>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]</p>	3.19	Accept in part	See body of the report	Yes
233.4	Quest Projects Limited	General	<p>Removal of the Significant Amenity Landscape Area (SALA) from the land at 243 and 271 Grays Road, Pāuatahanui and Paekākāriki</p> <p>Hill Road.</p> <p>or</p> <p>Amendment to the Natural Features and Landscape (NFL) provisions to provide a less restrictive planning framework for subdivision and development within a SALA.</p>	3.19	Accept in part	See body of the report	Yes
258.3	Milmac Homes Limited	General	<p>The removal of the Special Amenity Landscapes overlay from the property [Paekakariki Hill Road (Lot 2 85726)]</p> <p>or, in the alternative</p> <p>The incorporation of a policy framework and associated rule that enable appropriate development within the Special Amenity Landscapes overlay area consistent with</p>	3.19	Accept in part	See body of the report	Yes

<sup>79</sup> 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?
			rural lifestyle development, with such provisions to not be overly prescriptive and constraining				
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 <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
237.3	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 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:	N/A	N/A	The Hearings Panel may wish to ask the submitter to clarify what they request at the hearing.	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?
			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.				
106.1	Christine and Alan Stanley and Gray	SAL001 Pauatahanui	<p>Amend:</p> <p><b>Natural Sciences</b></p> <ol style="list-style-type: none"> <li>1. 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;</li> <li>2. A modified landscape with mixed landcover including exotic shelterbelts, pasture, and areas of indigenous vegetation;</li> <li>3. 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;</li> <li>4. Provides water catchment for the Pauatahanui Inlet;</li> <li>5. 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;</li> <li>6. 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.</li> </ol> <p><b>Sensory</b></p> <ol style="list-style-type: none"> <li>1. A low-density settled landscape comprising a small village surrounded by lifestyle lots <del>in a rural setting</del> and pastoral farms, connected to the Pauatahanui Inlet;</li> <li>2. Structures are generally well-integrated with few discordant elements;</li> <li>3. Land-water edge is modified with roading, but still provides a vivid and dynamic interplay between land and water;</li> <li>4. Natural landform and natural elements remain dominant overall;</li> <li>5. Highly visible edge and backdrop landscape to the Pauatahanui Inlet; seen from extensive residential areas and State Highway 1 heading north;</li> <li>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;</li> <li>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.</li> </ol> <p><b>Shared and recognised</b></p>	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?
			<ol style="list-style-type: none"> <li>1. The inlet has occupied a central place in Ngati Toa's livelihood and identity as a people since their arrival in Porirua;</li> <li>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;</li> <li>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;</li> <li>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;</li> <li>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;</li> <li>6. The Inlet has vast potential for environmental restoration and this is highly valued by Ngati Toa;</li> <li>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;</li> <li>8. Changing light on the rolling hills and through the seasons are often the subject depicted in paintings and are frequently photographed;</li> <li>9. The special character and qualities of the Pauatahanui Village Zone are recognised in the Porirua City Council District Plan;</li> <li>10. Historic highway north around inlet with Pauatahanui Village Hotel and staging post.</li> <li>11. Inlet waters provide a widely recognised setting to the landform;</li> <li>12. The Inlet has vast potential for environmental restoration and this is highly valued by Ngati Toa;</li> <li>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></li> <li>14. <u>The gradual revegetation and environmental restoration around the inlet is highly valued.</u></li> </ol>				
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

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
108.1	Hannah Bridget Gray No2 Trust	SAL001 Pauatahanui	<p>Amend:</p> <p><b>Natural Sciences</b></p> <ol style="list-style-type: none"> <li>1. 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;</li> <li>2. A modified landscape with mixed landcover including exotic shelterbelts, pasture, and areas of indigenous vegetation;</li> <li>3. 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;</li> <li>4. Provides water catchment for the Pauatahanui Inlet;</li> <li>5. 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;</li> <li>6. 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.</li> </ol> <p><b>Sensory</b></p> <ol style="list-style-type: none"> <li>1. A low-density settled landscape comprising a small village surrounded by lifestyle lots <del>in a rural setting</del> and pastoral farms, connected to the Pauatahanui Inlet;</li> <li>2. Structures are generally well-integrated with few discordant elements;</li> <li>3. Land-water edge is modified with roading, but still provides a vivid and dynamic interplay between land and water;</li> <li>4. Natural landform and natural elements remain dominant overall;</li> <li>5. Highly visible edge and backdrop landscape to the Pauatahanui Inlet; seen from extensive residential areas and State Highway 1 heading north;</li> <li>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;</li> <li>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.</li> </ol> <p><b>Shared and recognised</b></p> <ol style="list-style-type: none"> <li>1. The inlet has occupied a central place in Ngati Toa's livelihood and identity as a people since their arrival in Porirua;</li> <li>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;</li> </ol>	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?
			<ol style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>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;</li> <li>6. The Inlet has vast potential for environmental restoration and this is highly valued by Ngati Toa;</li> <li>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;</li> <li>8. Changing light on the rolling hills and through the seasons are often the subject depicted in paintings and are frequently photographed;</li> <li>9. The special character and qualities of the Pauatahanui Village Zone are recognised in the Porirua City Council District Plan;</li> <li>10. Historic highway north around inlet with Pauatahanui Village Hotel and staging post.</li> <li>11. Inlet waters provide a widely recognised setting to the landform;</li> <li>12. The Inlet has vast potential for environmental restoration and this is highly valued by Ngati Toa;</li> <li>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></li> <li>14. <u>The gradual revegetation and environmental restoration around the inlet is highly valued.</u></li> </ol>				
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 Paekakariki 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

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
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  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]	3.19	Accept in part	See body of the report	Yes
233.3 <sup>80</sup>	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	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

<sup>80</sup> 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?
	and Gray Family						
183.7	Pikarere Farm Limited	SAL003 Rukutane/Titahi Bay	In relation to Pikarere Farm and SAL003: <ul style="list-style-type: none"> <li>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.</li> <li>The boundary of the SAL should follow the boundary of the Komanga title.</li> </ul> <p>[Refer to original submission for full decision requested, including attachments]</p>	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	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"> <li>Inland forested areas with important resources and links to other areas for Maori;</li> <li>Northern end forms backdrop to Maraeroa Marae in Waitangirua;</li> <li>Part of Belmont Regional Park which forms local backdrop for Aotea/Cannons Creek and wider area;</li> <li>Includes walkway entrance to Belmont Regional Park from Porirua through Waitangirua Farm and Cannons Creek Lakeside Reserve;</li> <li>Landcorp farm - historic values associated with Belmont Regional Park including Old Coach Road - the original route between Normandale and Pauatahanui and crosses Waitangirua Farm.</li> <li><u>Presence of the National Grid.</u></li> </ol> <p>And</p> <p>Any consequential amendments.</p>	3.19	Accept	See body of the report	Yes
60.122	Transpower	SAL005 Belmont Hills	Amend SAL005 as follows: ..... Shared and recognised <ol style="list-style-type: none"> <li>Belmont Regional Park is highly valued for a diverse range of active recreational opportunities which include walking, cycling, running and horse-riding;</li> <li>Views from these hills provide open vistas onto the wider Porirua area and harbour to Mana Island;</li> <li>Historic associations include the original Belmont Coach Road from Wellington, built as the area came under increasing pressure from settlement in the 1860s - the</li> </ol>	3.19	Accept	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?
			original route between Normandale and Pauatahanui, now a recreational track through Belmont Regional Park;  4. Contained inland forested areas with important resources and links to other areas for Maori.  <u>5. Presence of the National Grid.</u>  And  Any consequential amendments.				
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	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.  [Refer to original submission for full decision requested]	3.19	Reject	See body of the report	No
262.33	Fulton Hogan	SAL005 Belmont Hills	Requests that the Willowbank Farm property be excluded from the SAL Overlay. Willowbank Farm comprises the land parcels shown in Attachment A.  [Refer to original submission for Attachment A]	3.19	Reject	See body of the report	No
209.2	Joy Constance Gray	SAL006 Kakaho	Removal of the Special Amenity Landscapes overlay from Pt Lot 2 DP 85726; 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
FS59.31	Milmac Homes Ltd		<i>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 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	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

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
	Harbour & Catchments Community Trust, and Guardians of Pauatahanui Inlet						
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 C. Comparison of SCHED9 -Outstanding Natural Features and Landscapes and SCHED10 – Special Amenity Landscapes with the Final Landscape Report

The following shows PDP SCHED9 – Outstanding Natural Features and Landscapes and SCHED10 – Special Amenity Landscapes with:

- Text that is in the Final Landscape Report<sup>81</sup> but not in the PDP schedules as underlined.
- Text that is not in Final Landscape Report but not in the PDP schedules as ~~struckthrough~~.

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<sup>81</sup> Porirua City Council Final Landscape Evaluation, Isthmus – June 2020

# 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;

	<ol style="list-style-type: none"> <li>2. The island was discovered by Kupe and bears his name as Te Mana o Kupe ki Aotearoa;</li> <li>3. Under the rohe of Toa Rangatira, Mana Island became the principle home of Te Rangihaeata;</li> <li>4. Mana was, and remains, an important area for customary fishing;</li> <li>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';</li> <li>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;</li> <li>7. Wool from Mana Island sheep was among the earliest exported from New Zealand;</li> <li>8. Ongoing community and Department of Conservation restoration programmes.</li> </ol>
<b>ONFL002 Taupo Swamp Complex</b>	
<b>Characteristics and values</b>	<p><b>Natural Sciences</b></p> <ol style="list-style-type: none"> <li>1. Taupo 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;</li> <li>2. 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;</li> <li>3. Regionally unique and diverse vegetation and succession stages. Includes several at-risk species of flora and fauna (Bagnall and Ogle, 1981);</li> <li>4. 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);</li> <li>5. Wildlife corridor (terrestrial and aquatic).</li> </ol> <p><b>Sensory</b></p> <ol style="list-style-type: none"> <li>1. Simple broad swamp vegetation pattern remains coherent along valley floor;</li> <li>2. Highly legible and visible; an enclosed 'landform' and edge to SH1; forms a memorable 'landmark' along northern gateway into Porirua;</li> <li>3. Natural wetland values and ecological processes remain clearly apparent, albeit surrounded by major transportation corridors;</li> <li>4. Opportunities to experience wildlife enhance sensory associations including seasonal variation with birds feeding and flowering flax.</li> </ol> <p><b>Shared and Recognised</b></p>

	<ol style="list-style-type: none"> <li>1. The wetland holds special cultural and spiritual value for tangata whenua;</li> <li>2. An important source of mahinga kai and mahinga raranga for the Toa Rangatira settlement at Taupo Pā;</li> <li>3. Taupo 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 Taupo Swamp and hold numerous sites of significance for tangata whenua;</li> <li>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;</li> <li>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;</li> <li>6. Taupo Swamp flax was harvested to supply the flax industry from the 1880s up to 1960 – flax was transported to Foxton flax mills.</li> </ol>
<b>ONFL003    Whitireia Peninsula</b>	
<b>Characteristics and values</b>	<p><b>Natural Sciences</b></p> <ol style="list-style-type: none"> <li>1. Demonstrates the whole continuum of the Wellington coastal landscape from rocky cliffs to sandy beaches;</li> <li>2. Geologically unique formation - the only peninsula in Porirua;</li> <li>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;</li> <li>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;</li> <li>5. Freshwater inlet sitting over Onepoto arm of Te Awarua o Porirua;</li> <li>6. Increasing natural science values due to active Friends group undertaking rehabilitative work.</li> </ol> <p><b>Sensory</b></p> <ol style="list-style-type: none"> <li>1. Peninsula landform appears prominent and highly visible from main transport corridors and forms sentinel defining entrance to Porirua Harbour; highly memorable;</li> <li>2. Few discordant elements with notable exception of transmission mast accentuating the peninsula's prominent and exposed location;</li> <li>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;</li> </ol>

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 (anchorage 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**

##### **Natural Sciences**

1. Steep coastal scarp with rocky outcrops modified by major transport corridors of rail and road;
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;
3. Coastal remnant vegetation provides seed source for several ecological restoration projects of the district;
4. Includes a Key Native Ecosystem (KNE) (GWRC, 2016); **and threatened and At Risk species;**

	<p>5. Increasing natural science values due to active restoration projects.</p> <p><b>Sensory</b></p> <p>5. Highly visible and memorable northern gateway into Porirua where road follows dramatic coastline;</p> <p>6. Rail and road cut along coastal edge, however natural elements predominate with no apparent residential development evident along the dramatic, and exposed escarpment landform;</p> <p>7. Highly expressive steep, rocky coastal scarp with extensive regeneration;</p> <p>8. Coastal weather effects including waves, high winds, slips and coastal erosion enhance wild and transient values.</p> <p><b>Shared and Recognised</b></p> <p>6. Historic Māori village of Paripari was located at the base of the slope;</p> <p>7. 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;</p> <p>8. Highly visible, scenic route for road and rail users and wider community;</p> <p>9. 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.;</p> <p>10. Active 'Nga Uruora' Friends group restoring quarry, undertaking restoration planting, managing plant and animal pests and bird monitoring.</p>
<b>ONFL005 Te Rewarewa</b>	
<b>Characteristics and values</b>	<p><b>Natural Sciences</b></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> <p>4. Natural regeneration of coastal scrub on hillside with goats and pest plants evident;</p> <p>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.</p> <p><b>Sensory</b></p> <p>1. Natural landform and landcover predominates with evidence of st quarry activity gradually fading;</p>

2. Few structures with no permanent or incongruous elements;
3. Very distinctive vegetated headland provides 'bookend' to Hongoeka Bay;
4. Steep eroding scarps and incised gullies highly expressive of formative coastal processes;
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 escarpment landform representative of tectonic uplift and coastal processes;
3. Contains pockets of remnant coastal vegetation and extensive regeneration on cliff faces and steep slopes; the escarpment face is identified as a Significant Natural Area for Porirua;
4. Fossils at Rock Point are listed in the proposed Wellington Natural Resources Plan as Nationally and Regionally Significant Geological Features (Schedule J).

##### Sensory

1. Forms part of a prominent, distinctive and clearly legible escarpment;
2. Appears as highly natural and remote and wild;
3. Simple Cohesive landcover patterns without discordant elements or structures;
4. Bold, Ddramatic landform - forms part of a distinctive skyline (as seen together with wider context - coastal escarpment to the south); an identifiable landscape element within the district;
5. Clearly Expressive of coastal processes;
6. Transient experiences associated with coastal effects - tides, wind, weather, light, sea birds.

**Shared and Recognised**

1. Tutamaurangi Pā was historically located at Rock Point, In the early 1800s this Ngāti Ira pā was the home to Te Kekerengu, Whanake's son, and Through time the Pā was used as a place of refuge in times of trouble;
- ~~2. Archaeological sites at Rock Point and at southern end of Open Bay;~~
- 3 Backdrop to Ppopular fishing and diving spots;
4. Western coastal edge – rocky reef extent 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 marshy flats where streams flow into the inlet;
2. A modified landscape with mixed landcover including exotic shelterbelts, pasture, and areas of indigenous vegetation;
3. 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. Provides water catchment for the Pāuatahanui Inlet;
5. 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. 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

1. A low-density settled landscape comprising a small village surrounded by lifestyle lots in a rural 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, although modifications are clearly evident;
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 hills 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 has vast potential for environmental restoration and this is highly valued by Ngāti Toa;
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;
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.~~

**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.~~

1. Colonial Knob is highly representative of a flat-topped eroded peneplain remnant;
2. Used by school groups for education purposes and seed collection for restoration projects, including Mana Island;
3. The largest remaining remnant of native bush left in the Tawa-Porirua Basin; provides a rare example of lowland forest supporting podocarp, coastal kohekohe and tawa.

#### 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 peneplain remnant of Colonial Knob remains legible;
5. Opportunity to experience wildlife however several plant and animal pests are also present.

#### 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 Takapūwhāhia Marae and urupā, and the wider Takapūwhāhia village - form strong associations with Rangituhi and the harbour - since disrupted through reclamation along the southern harbour edge; Takapūwhāhia village has been a focal point for Toa Rangatira settlement since the 1860s;
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.

### SAL003 Rukutane/Titahi Bay

#### Characteristics and values

#### Natural Sciences

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;

	<ol style="list-style-type: none"> <li>2. Contains areas of modified landcover (pasture), but with regeneration occurring in gullies and on steeper slopes;</li> <li>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;</li> <li>4. Active restoration projects mean increasing natural science values on beach dunes;</li> <li>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).</li> </ol> <p><b>Sensory</b></p> <ol style="list-style-type: none"> <li>1. Dramatic and highly legible coastal edge with limited development on the outer, enclosing headlands;</li> <li>2. Sandy beach framed by boat sheds and low key residential development: remains relatively coherent with few incongruous elements;</li> <li>3. Rocky coastal headlands and distinct crescent beach form a striking visual relationship with Mana Island;</li> <li>4. Transient coastal associations heightened through exposure to high prevailing westerly winds; light at sunset emphasises open landforms.</li> </ol> <p><b>Shared and recognised</b></p> <ol style="list-style-type: none"> <li>1. Presence of a significant fortified, headland pā (Komanga Rautawhiri) – a sacred, very important tapu site;</li> <li>2. Tauranga waka (waka landing place) at Komanga - first visited by Kupe;</li> <li>3. Important area for kai moana harvesting;</li> <li>4. Titahi Bay forms an accessible and popular beach setting within Porirua's dramatic coastal edge;</li> <li>5. Historic boats sheds;</li> <li>6. Green Point retains a strong physical and visual relationship with Mana Island historically connected with Mana Island by a shallow land 'bridge'.</li> </ol>
<b>SAL004</b>	<b>Cannons Creek <u>Ridge</u></b>
<b>Characteristics and values</b>	<p><b>Natural Sciences</b></p> <ol style="list-style-type: none"> <li>1. Large areas of modified landcover (pasture, exotic shelterbelts and exotic forestry) with indigenous vegetation/regeneration at Maaroa Reserve;</li> <li>2. Predominantly unmodified landform;</li> <li>3. Maara Roa Reserve promotes natural classroom values;</li> <li>4. Pasture with some deep gullies supporting vegetated waterways is relatively typical of this area of Porirua's rural environment.</li> </ol> <p><b>Sensory</b></p> <ol style="list-style-type: none"> <li>1. Striking open rural backdrop with rolling landform, provides strong sense of enclosure to Eastern Porirua,</li> </ol>

	<p>visible from residential areas of Waitangirua, Cannons Creek and Aotea;</p> <ol style="list-style-type: none"> <li>2. Predominantly natural backdrop to the city to the east;</li> <li>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;</li> <li>4. Changes in light and shadow add a dramatic context to this open pastoral backdrop;</li> <li>5. Highly visible from Transmission Gully route.</li> </ol> <p><b>Shared and recognised</b></p> <ol style="list-style-type: none"> <li>1. <u>Contained</u> inland forested areas with important resources and links to other areas for Māori;</li> <li>2. Northern end forms backdrop to Maraeroa Marae in Waitangirua;</li> <li>3. Part of Belmont Regional Park which forms local backdrop for Aotea/Cannons Creek and wider area;</li> <li>4. Includes walkway entrance to Belmont Regional Park from Porirua through Waitangirua Farm and Cannons Creek Lakeside Reserve;</li> <li>5. Landcorp farm - historic values associated with Belmont Regional Park including Old Coach Road - the original route between Normandale and Pāuatahanui and crosses Waitangirua Farm.</li> </ol>
<b>SAL005 Belmont Hills</b>	
<b>Characteristics and values</b>	<p><b>Natural Sciences</b></p> <p><del>1. Large areas of modified landcover (pasture, exotic shelterbelts and exotic forestry) with indigenous vegetation/regeneration at Maaroa Reserve;</del></p> <p><del>2. Predominantly unmodified landform;</del></p> <p><del>3. Maara Roa Reserve promotes natural classroom values;</del></p> <p><del>4. Pasture with some deep gullies supporting vegetated waterways is relatively typical of this area of Porirua's rural environment.</del></p> <p><u>1. Sharply defined ridge system contiguous with elevated representative peneplain remnants which include Boulder Hill within Belmont Regional Park;</u></p> <p><u>2. Ecosystem function along open hilltops has been compromised by grazing practices with more significant areas of native regeneration adjoining Dry Creek.</u></p> <p><b>Sensory</b></p> <p><del>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;</del></p> <p><del>2. Predominantly natural backdrop to the city to the east;</del></p> <p><del>3. The mix of grazed pasture on the hills, shelterbelts and exotic forest plantations, with bush-filled gullies, has</del></p>

	<p><del>created distinctive patterns of open spaces with few prominent or incongruous structures;</del></p> <p><del>4. Changes in light and shadow add a dramatic context to this open pastoral backdrop;</del></p> <p><del>5. Highly visible from Transmission Gully route.</del></p> <p><u>1. While vegetation has been cleared, there is little modification to remains of the underlying landform;</u></p> <p><u>2. The hills form the visually striking southern backdrop and skyline to Porirua;</u></p> <p><u>3. The broad, undulating, rounded hilltops which include Boulder hill are highly expressive of the uplifted ancient peneplain;</u></p> <p><u>4. Open ridges and spurs generate dynamic interplay of shadows during different times of the day.</u></p> <p><b>Shared and recognised</b></p> <p>1. <u>Contained inland forested areas with important resources and links to other areas for Māori;</u></p> <p><del>2.</del> 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 (<u>Greater Wellington Regional Council, 2011</u>);</p> <p><del>3-4</del> <u>Historical associations with BRP - protected as a working farm with open hilltops as surrounding area is increasingly subdivided and developed 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;</u></p> <p><del>4. Contained inland forested areas with important resources and links to other areas for Māori.</del></p>
<b>SAL006</b>	<b>Kakaho</b>
<b>Characteristics and values</b>	<p><b>Natural Sciences</b></p> <ol style="list-style-type: none"> <li>Highly representative of open rolling landform characteristic of much of Porirua's rural hinterland;</li> <li>Predominantly unmodified landform;</li> <li>Primarily managed as pasture with low ecological value;</li> <li>Indigenous revegetation in a number of gullies identified as Significant Natural Areas.</li> </ol> <p><b>Sensory</b></p> <ol style="list-style-type: none"> <li>Landform remains largely open and intact with few incongruous elements; minor farm tracks, pylons and a single block of exotic forest;</li> <li>Folded landform creates a vivid 'rumpled blanket' effect which remains highly visible from State Highway 1 at the</li> </ol>

	<p>Paremata Road Bridge and large areas of Porirua's existing northern residential areas;</p> <ol style="list-style-type: none"> <li>3. Despite extensive pastoral use, landform remains relatively natural with limited modification;</li> <li>4. Distinctive valleys and open rolling tops highlight bold changes in shadow and light.</li> </ol> <p><b>Shared and recognised</b></p> <ol style="list-style-type: none"> <li>3. Contained inland forested areas with important resources for Māori and associated with Pā and mahinga kai at Taupo;</li> <li>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;</li> <li>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.</li> </ol>
<b>SAL007 Hongoeka/Wairaka</b>	
<p><b>Characteristics and values</b></p>	<p><b>Natural Sciences</b></p> <ol style="list-style-type: none"> <li>1. Typical Porirua rural landscape with gully-eroded slopes and rounded hilltops;</li> <li>2. Eroded peneplain remnant;</li> <li>3. Whole gambit of landform from hilltop to foothills;</li> <li>4. Small forest remnants present within farmland (e.g. Rangi's Bush) and regeneration in gullies at Pukerua Bay; but predominant lack of gully revegetation results in lower ecological value overall;</li> <li>5. Ecological values on Hongoeka land.</li> </ol> <p><b>Sensory</b></p> <ol style="list-style-type: none"> <li>1. <u>Fences lines create strong visual division between farming and regenerating bush in some parts to the south; but overall a highly cohesive landcover of continuous pasture emphasises steep and dramatic hills and gullies;</u></li> <li>2. <del>Fences lines create strong visual division between farming and regenerating bush;</del></li> <li>3. Few structures and limited evidence of farm tracks or erosion;</li> <li>4. Striking open rural backdrop visible and memorable from State Highway 1 along northern gateway leaving Porirua;</li> <li>5. Form of eroded peneplain remnant remains clearly evident;</li> <li>6. Quality of light at different times of day and seasons which highlights landform.</li> </ol> <p><b>Shared and recognised</b></p> <ol style="list-style-type: none"> <li>1. Continued Māori land ownership and settlement; Hongoeka Marae is a continued centre of Ngāti Toa Rangitira;</li> <li>2. Toa Rangitira urupā at Hongoeka;</li> </ol>

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 D. Report Author's Qualifications and Experience

I hold the following qualifications: Bachelor of Arts (in History and Geography) from the University of Canterbury, and a Master of Resources Studies (in Environmental Planning) from Lincoln university.

I have been employed by the Porirua City Council since March 2020 as a Senior Policy Planner within the Environment and City Planning Team.

I have 15 years' experience working as a planner in New Zealand, and five years' experience in planning in the United Kingdom.

Before being employed by Porirua City Council, I held a Planner role at Heritage New Zealand Pouhere Taonga for the Central Region Office. My role included providing planning advice in relation to proposals under the Resource Management (RMA). Prior to this I held senior planner positions at Upper Hutt City Council and Christchurch City Council, where my work was primarily focused on the preparation of Council led plan changes (under the RMA). During my work at Christchurch City Council I was involved in the proposed Christchurch Replacement District Plan, including assisting in drafting chapter proposals (including for Natural and Cultural Heritage) and providing evidence before the Independent Hearings Panel.

Before these positions, I was employed in planning positions in the United Kingdom in development control (similar to New Zealand resource consents planning), and by the Selwyn District Council in a policy planner role. I am an associate member of the New Zealand Planning Institute.