

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

Under Schedule 1 of the Resource Management Act 1991

In the matter of the Proposed Porirua District Plan

Between **Various**

Submitters

And **Porirua City Council**

Respondent

**Statement of supplementary landscape evidence of Rose Armstrong on behalf
of Porirua City Council**

Date: 27 June 2022

INTRODUCTION:

- 1 My full name is Rose Armstrong. I am employed as a Landscape Architect at Isthmus Group Limited, in Wellington. I have been engaged by Porirua City Council (the Council) for the purpose of the Proposed Porirua District Plan (PDP).
- 2 I have prepared this supplementary statement of evidence on behalf of the Council in respect of landscape-related technical matters arising from the submissions and further submissions on the PDP.
- 3 Specifically, this statement of evidence relates to the matters in Chapter FUZ – Future Urban Zone, in Part 2 of the PDP, with regards to Submission 172 from Silverwood Corporation Ltd (“Silverwood”), which seeks for part of SAL004 Cannons Creek in the PDP to be re-zoned from Rural to Future Urban Zone (FUZ).
- 4 I have read the Statement of Evidence provided by Silverwood’s landscape expert, John Hudson, Landscape Architect, Hudson Associates.
- 5 This supplementary statement is in response to points raised in Mr. Hudson’s Statement of Evidence.
- 6 I am authorised to provide this evidence on behalf of the Council.

QUALIFICATIONS, EXPERIENCE AND CODE OF CONDUCT

- 7 My qualifications and experience are set out in paragraphs 6 – 9 of my Statement of Evidence (Landscape Evidence)¹ for the council, in relation to Chapter FUZ in the PDP.

¹ Statement of Evidence, Rose Armstrong, 20 December 2021.

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

SCOPE OF EVIDENCE

9 My supplementary statement of evidence addresses points of disagreement between Mr. Hudson and myself, relating to potential risks to the values identified for SAL004 Cannons Creek in the PDP (in Schedule 10 Special Amenity Landscapes (SCHED10)), from the proposed re-zoning from Rural to FUZ.

10 The first part of this statement provides a brief summary of my understanding on the points of agreement and disagreement, between Mr. Hudson and myself.

MATTERS IN AGREEMENT - SUMMARY

11 Mr Hudson and I agree that there is potential for inclusion of urban development in the SAL which, with sensitive design, will be able to maintain and enhance the identified values of the SAL.

12 We agree that risks to SAL values from the development can be managed through a Structure Plan for the area.

MATTERS OF DISAGREEMENT - SUMMARY

13 Mr Hudson and I disagree on the potential risks posed to SAL values by the proposed interim re-zoning to FUZ (as a "holding" zone, prior to final re-zoning);

14 Related to that, we appear to hold differing opinions on the best timing for inclusion of a Structure Plan as part of the re-zoning process, to reduce risks to SAL values.

15 I will address each of these matters in turn:

RISKS OF THE PROPOSED FUZ ZONE; TIMING FOR INCLUSION OF A STRUCTURE PLAN

- 16 Mr. Hudson considers that FUZ is appropriate given the land has capacity for urban development, and that (in his understanding), the FUZ does not assume that the subsequent / future rezoning will comprise blanket small lot residential development across the entire site.² He notes that the FUZ zone does not require that all future zones within that area must be residential, nor does it anticipate or require eventual comprehensive landscape change.³
- 17 I agree that the SAL land has some capacity for urban development, (such as in “pockets” – as described by Mr. Hudson).⁴
- 18 With regards to the extent of change anticipated by the zone, FUZ-P1 (Identifying future urban areas) in the PDP specifies to identify new FUZ areas where these are of a size, scale and location which could provide for “comprehensive” urban development. The PDP does not include a definition for “comprehensive”. While I acknowledge that I am not an expert in interpreting planning provisions, this does appear (on the face of it) to imply anticipation of (or at least provision for) a scale of development in the FUZ beyond “pockets”. This would need to be reconciled with other provisions in the PDP requiring the maintenance and enhancement of SAL values.
- 19 Mr. Hudson considers that any potential risks to SAL values can be managed in a Structure Plan to be developed at a later date, under the FUZ provisions.

² Statement of Evidence, John Hudson, 18 May 2022, paragraph 12.

³ Statement of Evidence, John Hudson, 18 May 2022, paragraph 44.

⁴ Statement of Evidence, John Hudson, 18 May 2022, paragraph 11.

- 20 I am of the opinion that, while it may eventuate that risks to values are effectively managed this way, the interim FUZ zoning would open up potential risks to SAL values in the development of the later Structure Plan (for reasons set out in my Statement of Evidence,⁵ and further explained above), and that inclusion of a Structure Plan as part of the FUZ re-zoning process would provide certainty to the Council that risks to SAL values will be effectively managed.
- 21 An alternative approach could be to make application for a single re-zone (to the final zone) through a plan change, with inclusion of a Structure Plan as part of that process. This would remove the interim FUZ zoning, and any related risks to SAL values.
- 22 This approach was used for the Plimmerton Farm urban development area recently included in the Porirua City District Plan. This area was re-zoned from Rural to Plimmerton Farm Zone, with a Structure Plan included as part of the process, along with specific provisions to ensure sensitive development in the SAL part of the Farm.⁶

Date: 27 June 2022

Rose Armstrong

Senior Landscape Architect/Design
Planner, Isthmus Group

A handwritten signature in blue ink, appearing to read 'Rose Armstrong', is displayed on a light green rectangular background.

⁵ Statement of Evidence dated 20 December 2021.

⁶ Plan Change 18 Plimmerton Farm is now operative and forms part of the Operative District Plan.