

**OFFICER'S REPORT FOR:**

**Independent Hearing Commissioners:**

**Trevor Robinson**

**Mark St Clair**

**Julia Williams**

**David McMahon**

**SUBJECT:**

**Proposed Porirua District Plan: Strategic  
Directions Rural Environment and UFD-O5**

**PREPARED BY:**

**Gina Sweetman**

**REPORT DATED:**

**14 April 2022**

**DATE OF HEARING:**

**16-18, 20, 23-25 and 27 May 2022**

## Executive Summary

1. This report considers submissions received by Porirua City Council (the Council) in relation to the Rural Environment Strategic Objectives RE-O1 and RE-O2 and the Urban Form and Development Strategic Objective UFD-O5 and their introductory text in the Proposed Porirua District Plan (PDP). The report outlines recommendations in response to the issues that have emerged from these submissions. The submissions on UFD-O4 are addressed in the Future Urban Zone Section 42A report and the remaining Urban Form and Development strategic objectives will be addressed in a future hearing stream.
2. There were fourteen submissions and two further submissions received on Strategic Objectives RE-O1 and RE-O2 and six submissions and two further submissions received on Strategic Objective UFD-O5 and their introductory text. The submissions received were primarily to provide greater clarity and certainty of interpretation.
3. This report addresses these submission points.
4. I have recommended some changes to the PDP provisions to address matters raised in submissions which are to provide clarity and certainty of interpretation.
5. 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.
6. For the reasons included throughout this report, I consider that the proposed objectives, 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.

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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
NES-CS	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
NES-MA	National Environmental Standards for Marine Aquaculture 2020
NES-PF	National Environmental Standards for Plantation Forestry 2017
NES-SDW	National Environmental Standards for Sources of Drinking Water 2007
NES-TF	National Environmental Standards for Telecommunication Facilities 2016
NPS	National Policy Statement
NPS-ET	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 Strategic Objectives RE-O1, RE-O2 and UFD-O5 and their introductory text, and to recommend possible amendments to the PDP in response to those submissions. Submissions on UFD-O4 are addressed in the Future Urban Zone Section 42A report. The remaining Urban Form and Development Strategic Objectives will be addressed through a future Hearing stream.
9. This report is prepared under section 42A of the RMA. It considers submissions received by the Council in relation to Strategic Objectives RE-O1, RE-O2 and UFD-O5 and their introductory text in the PDP. The report outlines recommendations in response to the key issues that have emerged from these submissions. The remaining Urban Form and Development strategic objectives will be addressed through a future hearing stream.
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. 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.
12. This report is intended to be read in conjunction with Officers' Report: Part A – Overview which contains factual background information, statutory context and administrative matters pertaining to the district plan review and PDP.

## 1.2 Author

13. My name is Gina Sweetman. My qualifications and experience are set out in Appendix C of this report.
14. My role in preparing this report is that of an expert planner.
15. I was involved in the preparation of the PDP and peer-reviewed all of the PDP including the Section 32 Evaluation Reports. I was directly involved in drafting all the Strategic Objectives.
16. 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.
17. The scope of my evidence relates to Strategic Objectives RE-O1, RE-O2 and UFD-O5 and their introductory text. I confirm that the issues addressed in this statement of evidence are within my area of expertise as an expert policy planner.

18. 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.
19. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

### **1.3 Key Issues in Contention**

20. Fourteen submissions and two further submissions received on Strategic Objectives RE-O1, RE-O2 and six submissions and two further submissions received on Strategic Objective UFD-O5 and their introductory text. The submissions received were primarily to provide greater clarity and certainty of interpretation.

### **1.4 Procedural Matters**

21. 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 Strategic Objectives RE-O1, RE-O2 and UFD-O5.



## 2 Statutory Considerations

### 2.1 Resource Management Act 1991

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

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

23. 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. 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.

24. I have considered whether the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 means that any of the submissions on these strategic objectives need to be considered through the required Variation to give effect to that Act and the NPS-UD. In my opinion, I consider that it is unlikely that these strategic objectives would need to form part of the future Variation, given that:

- RE-O1 and RE-O2 are on the rural environment
- UFD-O5 is focussed on the integration of subdivision, use and development and transport, which is not a matter that the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 amends. I note that I do recommend that this objective be amended to refer to infrastructure rather than transport.

### 2.2 Section 32AA

25. 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).*

26. The required section 32AA evaluation for changes proposed as a result of consideration of submissions with respect to Strategic Objectives RE-O1, RE-O2 and UFD-O5 and their introductory text is contained within the assessment of the relief sought in submissions in section 3 of this report as required by s32AA(1)(d)(ii).

### **2.3 Trade Competition**

27. Trade competition is not considered relevant to Strategic Objectives RE-O1, RE-O2 and UFD-O5 and their introductory text of the PDP.
28. There are no known trade competition issues raised within the submissions.

### 3 Consideration of Submissions and Further Submissions

#### 3.1 Overview

29. Fourteen submissions and two further submissions received on Strategic Objectives RE-O1 and RE-O2 and six submissions and two further submissions received on Strategic Objective UFD-O5 and their introductory text.

##### 3.1.1 Report Structure

30. Given the low number of submissions received on Strategic Objectives RE-O1, RE-O2 and UFD-O5 and in accordance with Clause 10(3) of the First Schedule of the RMA, I have undertaken the following evaluation on a submission by submission approach for each provision. I have organised the evaluation in accordance with the layout of chapters of the PDP as notified.

31. Due to the low number of submission points, this evaluation contains specific recommendations on each submission point where an amendment to the PDP is sought. Specific recommendations on each submission point are contained in Appendix B.

32. 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 with recommended amendments in response to submissions as Appendix A.

##### 3.1.2 Format for Consideration of Submissions

33. 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.

34. The recommended amendments to the Rural Environments chapter and to UFD-O5 are set out in Appendix A of this report where all text changes are shown in a consolidated manner.

35. I have undertaken a s32AA evaluation in respect to the recommended amendments in my assessment.

#### 3.2 Rural Environment – General submissions

##### 3.2.1 Matters raised by submitters

36. Forest and Bird [225.29] seeks that provision be made for biodiversity to be maintained across the rural environment. The submitter is concerned that Porirua's rural environment is at serious risk of being swallowed up by housing and these strategic objectives need to be more explicit of the

requirement to protect areas of significant indigenous vegetation and significant habitats of indigenous fauna. They also consider it is unclear as to how rural character can be retained while ensuring sufficient land is available for urban growth. This is opposed by Milmac Homes Ltd [FS59.28] on the basis that these are two separate issues.

37. On a similar vein, Forest and Bird [225.98] seek that the introduction be amended to include better explicit wording around the protection of significant indigenous flora and fauna in the rural environment. This is for the same reason as the earlier submission and that the description is not clear that indigenous biodiversity values are an important part of the rural environment.

### **3.2.2 Assessment**

38. I addressed how the Proposed District Plan works in the Natural Environment s42A report. It is further described in the Proposed District Plan itself and within the Overarching s32A report. For the same reasons as I set out in my Natural Environment s42A report, I disagree with the relief sought by Forest and Bird.

39. In respect of their concern whether rural character can be retained while ensuring sufficient land for urban growth; I note that the PDP identifies areas for urban growth as the Future Urban Zone, leaving a large portion of Porirua with a Rural Zone. The extent of land required for urban growth which has assisted to determine the extent of land zoned Future Urban is set out in the Overarching s32 evaluation report. In my view, the rural character of those areas remaining within the Rural Zone can be retained, while growth is accommodated through the Future Urban Zone.

### **3.2.3 Summary of recommendations**

40. I recommend for the reasons given in the assessment, that the submissions from Forest and Bird [225.29 and 225.98] be **rejected**.
41. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

## **3.3 RE-O1**

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

42. Te Awarua-o-Porirua Harbour & Catchments Community Trust, and Guardians of Pāuatahanui Inlet [77.6] seek that RE-O1 be amended as follows, for the reason that the apparent emphasis on retaining a rural character might be interpreted as retaining a pastoral landscape; that maintenance of such a landscape could have adverse effects on the harbour, and it is questionable how much of the rural environment can be productive.

Porirua has a ~~productive~~ rural environment that:

1. Contributes to the City's social and economic wellbeing;
  2. Retains its ~~rural~~ non-urban character; and
  3. Provides an open ~~rural~~ backdrop to the City.
43. Forest and Bird [225.99] seek that the objective be amended to include specific provision for the protection of indigenous biodiversity. The submitter is concerned that there is no recognition of the Council's function to maintain indigenous biodiversity or what an open backdrop is, and whether this is consistent with retaining indigenous vegetation.

### 3.3.2 Assessment

44. I agree in part with Te Awarua-o-Porirua Harbour & Catchments Community Trust, and Guardians of Pāuatahanui Inlet. Based on the evidence set out in Section 5.1 of the Section 32 evaluation report for the Rural Zones, I am of the view that there are elements of Porirua's rural area that are productive and that overall, its character is predominantly rural and this needs to be recognised. I agree with the removal of rural from clause 3, as I consider it is unnecessary to include it in describing the character of the backdrop. In terms of the reference to productive in the chapeau of the objective, instead of its removal, I recommend that a new clause 1 be added as follows "accommodates appropriate productive rural activities". In my view, the use of "appropriate" is appropriate in this context, as what is appropriate is addressed through the Rural Zone objectives and policies. I do not agree with the replacement of "rural" with "non-urban". The term "non-urban" is unclear and the nature of the rural zone is that it is generally rural in nature, as the term is generally understood in its plain English meaning.
45. In terms of the submitter's concerns about adverse effects on the harbour, this concern is addressed through the Natural Environment Strategic Objectives and other objectives and policies in the Proposed District Plan, which need to be read as a whole.
46. My assessment under 3.2.2 equally applies to Forest and Bird [225.99].

### 3.3.3 Summary of recommendations

47. I recommend for the reasons given in the assessment, that the Hearings Panel:

- a. **Amend** RE-O1 as set out below and in Appendix A;

#### **RE-O1 Rural environment**

Porirua has a ~~productive~~ rural environment that:

1. Accommodates appropriate productive rural activities;
- ~~2.~~ Contributes to the City's social and economic wellbeing;
- ~~3.~~ Retains its rural character; and
- ~~4.~~ Provides an open rural backdrop to the City.

48. I recommend for the reasons given in the assessment that the submission from Te Awarua-o-Porirua Harbour & Catchments Community Trust, and Guardians of Pāuatahanui Inlet [77.6] be **accepted in part**.
49. I recommend for the reasons given in the assessment that the submission from Forest and Bird [225.99] be **rejected**.

### 3.3.4 Section 32AA evaluation

50. In my opinion, for the reasons provided in my evaluation, the amendment to RE-O1 is more appropriate in achieving the purpose of the RMA than the notified objective. In particular, as explained in my evaluation, I consider that the amendment will better describe the outcome sought for the rural environment and improve both plan useability and clarity. Consequently, it is more appropriate than the notified objective in achieving the purpose of the Act.

### 3.4 RE-O2

#### 3.4.1 Matters raised by submitters

51. Forest and Bird [225.100] seek that the objective be amended to include specific provision for the protection of indigenous biodiversity for the reason that development of the rural environment will impact on the natural environment.
52. The Aggregate and Quarry Association [104.2] seek that the objective be amended by adding a new clause 6 "designed and located to avoid, remedy or mitigate reverse sensitivity effects on existing or permitted activities". This is for the reason that a reverse sensitivity objective needs to be included at the strategic level.

#### 3.4.2 Assessment

53. My assessment under 3.2.2 equally applies to Forest and Bird [225.100].
54. In respect to Aggregate and Quarry Association [104.2], in my opinion the matter of reverse sensitivity is sufficiently addressed under FC-O3 and does not need to be repeated through RE-O2. Reverse sensitivity effects are directly addressed in the Rural Lifestyle Zone provisions, and in particular, RLZ-P4 and RLZ-P6.

#### 3.4.3 Summary of recommendations

55. I recommend for the reasons given in the assessment that the submission from Forest and Bird [225.100] and Aggregate and Quarry Association [104.2] be **rejected**.
56. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

### 3.5 UFD-O5

#### 3.5.1 Matters raised by submitters

57. Te Awarua-o-Porirua Harbour Catchments Community Trust and Guardians of Pāuatahanui Inlet [77.7] seek that the objective be amended by adding "protects Porirua's natural environmental values and has no adverse effects on the function or ecology of the harbour and its contributing catchment". This is for the reason that the objectives do not mention anything related to the environment and managing adverse effects on the catchment and harbour.
58. WE [85.12] seek that the objective be amended to include reference to network utilities. This is for the reason that subdivision generates further demand on infrastructure services. The objective should also reference network utility infrastructure and not just focus on transportation.
59. Waka Kotahi [82.35] seek that the objective be amended to read:  

*"Subdivision, use and development is integrated with a safe and connected transport network with multi-modal transport options and supports Porirua's current and future needs"*.
60. The submitter's reason is that the objective needs to refer to multi-modal options which is in line with the Porirua Growth Strategy.

### 3.5.2 Assessment

61. I do not consider the amendment sought by Te Awarua-o-Porirua Harbour Catchments Community Trust and Guardians of Pāuatahanui Inlet [77.7] is necessary for the same reasons as set out in 3.2.2 above. In particular, the Harbour and its catchment are addressed through the Natural Environment Strategic Objectives.
62. I have carefully considered the submission points from WE and Waka Kotahi. In respect to Waka Kotahi's request to refer to a multi-modal transport network, the definition of Transport Network itself already includes multi-modal transport and I see no need to repeat that in the objective.
63. However, I agree with WE that the objective as it is currently worded is too narrow in just its specific reference to the transport network and not wider infrastructure. Policy 58 of the RPS, Co-ordinating land use with development and operation of infrastructure, which is a matter for consideration in reviewing a district plan, sets out that particular regard shall be given to whether a proposed subdivision, use or development is located and sequenced to:
- Make efficient and safe use of existing infrastructure capacity; and / or
  - Coordinate with the development and operation of new infrastructure.
64. In addition, Objective 6 and Policy 10(b) of the NPS-UD require that:
- Local authority decisions on urban development that affect urban environments are integrated with infrastructure planning and funding decisions.
  - local authorities engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning.
65. In my opinion, widening UFD-O5 to refer to infrastructure better implements Policy 58 of the RPS and Objective 6 and Policy 10(b) of the NPS-UD. I do not agree with the use of the term network utility, as this is not used within the PDP.
66. I have considered whether the term "safe and connected" needs to be added to the objective. In my opinion, FC-O1 already incorporates the safety and connectivity of infrastructure and there is no need to repeat it within this objective. This objective is implemented at a more specific level through the INF – Infrastructure, TR – Transport, THWT – Three Waters and SUB- Subdivision Chapters.

### 3.5.3 Summary of recommendations

67. I recommend for the reasons given in the assessment, that the Hearings Panel:

- b. **Amend** UFD-O5 as set out below and in Appendix A;

#### **UFD-O5 Subdivision, use and development**

Subdivision, use and development is integrated with infrastructure ~~the transport network~~, and supports Porirua's current and future needs.

68. I recommend for the reasons given in the assessment that the submission from WE [85.12] and Waka Kotahi [82.35] be **accepted in part**.

69. I recommend for the reasons given in the assessment that the submission from Te Awarua-o-Porirua Harbour Catchments Community Trust and Guardians of Pāuatahanui Inlet [77.7] be **rejected**.
70. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

#### **3.5.4 Section 32AA evaluation**

71. In my opinion, for the reasons provided in my evaluation, the amendment to UFD-O5 is more appropriate in achieving the purpose of the RMA than the notified objective. In particular, as explained in my evaluation, I consider that the amendment will better implement Policy 58 of the RPS and provides better direction within the PDP itself. Consequently, it is more appropriate than the notified objective in achieving the purpose of the Act.



## 4 Conclusions

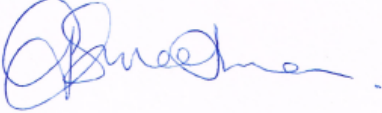
72. Submissions have been received in support of, and in opposition to Strategic Objectives RE-01, RE-05 and UFD-05 and their introductory text in the PDP.
73. Having considered all the submissions and reviewed all relevant statutory and non-statutory documents, I recommend that PDP should be amended as set out in Appendix A of this report.
74. For the reasons included throughout this report, I consider that the proposed objectives, 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.

### 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
Gina Sweetman Consultant Planner	

## Appendix A. Recommended Amendments to Strategic Directions - Rural Environment and UFD-O5

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

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

### RE - Rural Environment

Porirua's rural environment contributes to the City's social and economic wellbeing. It has rural character and amenity values that are valued by the rural community, as well as the wider community as an open backdrop to the City. Primary production and other rural-based activities and rural lifestyle development need to be provided for while maintaining these underlying values.

The strategic objectives set the direction for the District Plan and help to implement the Council's community outcomes set out in its Long Term Plan. They reflect the intended outcomes to be achieved through the implementation of the District Plan.

The objectives, policies and rules in Parts 2 and 3 of the District Plan implement the strategic objectives and reconcile any tensions between them.

The strategic objectives will be particularly relevant for any future changes to the Plan and any significant resource consent applications. Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.

#### Strategic objectives

##### RE-O1 Rural environment

Porirua has a ~~productive~~ rural environment that:

1. Accommodates appropriate productive rural activities;
2. Contributes to the City's social and economic wellbeing;
3. Retains its rural character; and
4. Provides an open rural<sup>1</sup> backdrop to the City.

##### RE-O2 Rural lifestyle living

There are lifestyle living opportunities in parts of the rural environment where these are:

1. Close to urban areas;
2. Consistent with protecting Porirua's natural environmental values;
3. Able to be safely accessed from a road network with sufficient capacity;

<sup>1</sup> Te Awarua-o-Porirua Harbour & Catchments Community Trust, and Guardians of the Pāuatahanui Inlet

4. At no significant risk from natural hazards; and
5. Consistent with ensuring sufficient land is available for urban growth.

#### **UFD-05 Subdivision, use and development**

Subdivision, use and development is integrated with infrastructure<sup>2</sup> ~~the transport network~~, and supports Porirua's current and future needs.

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<sup>2</sup> WE [85.12]

## **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 – RE-O1 and RE-O2

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>								
264.33	TROTR	General	Retain as notified	n/a	Accept	Agree with submitter	No	
225.29	Forest and Bird	General	Provision needs to be made for biodiversity to be maintained across the rural environment.	3.2	Reject	See body of the report	No	
FS59.28	Milmac Homes Ltd	Oppose	<p><i>It is our view that these are separate issues. The section 32 report states that farming is no longer profitable in the Porirua area due to a wide range of factors. The only way to get an economic return is to subdivide and at present there is high demand.</i></p> <p><i>Protecting vegetation etc is a very different exercise to retaining rural character but there could be a compromise that work for both objectives</i></p> <p><i>Protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna can not be linked to retaining the rural environment, other compromise solutions need to be developed to match the goals of rural land owners and the requirements of Council</i></p>					
225.98	Forest and Bird	General	Amend to include better explicit wording around the protection of significant indigenous flora and fauna in the rural environment.	3.2	Reject	See body of the report	No	
<b>RE-O1</b>								
77.6	Te Awarua-o-Porirua Harbour & Catchments Community Trust, and Guardians of Pāuatahanui Inlet	RE-O1	<p>Amend:</p> <p>Porirua has a <del>productive</del> rural environment that:</p> <ol style="list-style-type: none"> <li>Contributes to the City's social and economic wellbeing;</li> <li>Retains its rural <del>rural</del> non-urban character; and</li> <li>Provides an open rural backdrop to the City.</li> </ol>	3.3	Accept in part	See body of the report	Yes	
81.226	Kāinga Ora	RE-O1	Retain objective as notified	n/a	Accept in part	Accept in part, subject to amendments made in response to other submissions	No	
137.20	GWRC	RE-O1	Retain	n/a	Accept in part	Accept in part, subject to amendments made in response to other submissions	No	
164.8	Willowbank Trustee Limited - Lupis, Francelle	RE-O1	Retain as proposed	n/a	Accept in part	Accept in part, subject to amendments made in response to other submissions	No	
225.99	Forest and Bird	RE-O1	Amend to include specific provision for the protect indigenous biodiversity.	3.3	Reject	See body of the report	No	
262.12	Fulton Hogan	RE-O1	Retain as proposed	n/a	Accept in part	Accept in part, subject to amendments made in response to other submissions	No	
<b>RE-O2</b>								
225.100	Forest and Bird	RE-O2	Amend to include specific provision for the protect indigenous biodiversity.	3.4	Reject	See body of report	No	
137.70	GWRC	RE-O2	Retain	n/a	Accept in part	Accept in part, subject to amendments made in response to other submissions	Yes	
81.227	Kāinga Ora	RE-O2	Retain objective as notified	n/a	Accept in part	Accept in part, subject to amendments made in response to other submissions	No	
104.2	Aggregate and Quarry Association	RE-O2	Amend:	3.4	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>RE-O2 Rural lifestyle living</p> <p>There are lifestyle living opportunities in parts of the rural environment where these are:</p> <ol style="list-style-type: none"> <li>1. Close to urban areas;</li> <li>2. Consistent with protecting Porirua's natural environmental values;</li> <li>3. Able to be safely accessed from a road network with sufficient capacity;</li> <li>4. At no significant risk from natural hazards; and</li> <li>5. Consistent with ensuring sufficient land is available for urban growth.</li> <li>6. <u>Designed and located to avoid, remedy or mitigate reverse sensitivity effects on existing or permitted activities.</u></li> </ol>					
FS70.27	TROTR	Support	<i>TROTR supports the inclusion of a reverse sensitivity objective because it provides a basic design guide that supports the health and wellbeing of te taiao, our environment.</i>					
82.31	Waka Kotahi	RC-O2	<p>Amend provision:</p> <p>"3. Able to be safely accessed <del>connect from a road network to the Transport Network</del> with sufficient capacity."</p>	n/a	Accept	Agree with submitter	Yes	

Table B 2: Recommended responses to submissions and further submissions – UFD-05

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
77.7 <sup>3</sup>	Te Awarua-o-Porirua Harbour & Catchments Community Trust, and Guardians of Pāuatahanui Inlet	UFD-05	<p>Amend:</p> <p>Subdivision, use and development is integrated with the transport network, supports Porirua's current and future needs, <u>protects Porirua's natural environmental values and has no adverse effects on the function or ecology of the harbour and its contributing catchment.</u></p>	3.5	Reject	See body of the report	No

<sup>3</sup> Oppose – Kāinga Ora [FS65.85]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?	
81.238	Kāinga Ora	UFD-05	Retain objective as notified	n/a	Accept in part	Accept in part, subject to amendments made in response to other submissions	No	
85.12	WE	UFD-05	Amend the objective as below:  Subdivision, use and development is integrated with <del>the</del> <u>network utility</u> and transport networks, and supports Porirua's current and future needs.	3.5	Accept in part	See body of report	Yes	
86.13	KiwiRail	UFD-05	Retain as proposed	n/a	Accept in part	Accept in part, subject to amendments made in response to other submissions	No	
82.35	Waka Kotahi	UFD-05	Amend provision:  "Subdivision, use and development is integrated with <u>a safe and connected</u> <del>the</del> transport network <u>with multi-modal transport options</u> and supports Porirua's current and future needs."	3.5	Accept in part	See body of report	No	
FS40.92	GWRC	Support	<i>Aligns with draft RLTP 2021 Policy 2.6: Advocate for transport infrastructure in new developments that is designed to enable safe, connected and attractive walking, cycling, micro-mobility and public transport services, and is consistent with relevant best-practice guidance</i>					
144.16	Harvey Norman	UFD-05	Retain as notified	n/a	Accept in part	Accept in part, subject to amendments made in response to other submissions	No	

## Appendix C. Report Author's Qualifications and Experience

I hold the following qualifications: Masters of Planning (First Class Honours) from the University of Auckland. I am a full member of the New Zealand Planning Institute. I have over 28 years' experience in working as a planner for local and central government and as a private consultant. I am an experienced Independent Commissioner with Chair endorsement and a government-appointed Development Contributions and Freshwater Commissioner.

My work experience includes, amongst other matters:

- Independent technical review for several district and regional plan reviews
- Expert witness in the Environment Court
- Author of various chapters of district plans
- Manager, Resource Management Practice, Ministry for the Environment
- Contractor at Te Puni Kōkiri, Office of Treaty Settlements and the Ministry of Agriculture and Forestry

I have been engaged by the Porirua City Council since 2015 as a Consultant Planner for the Environment and City Planning Team.