

## ATTACHMENT 2

### Proposed Porirua City District Plan – Part 4: Appendices and Schedules APP11 - Future Urban Zone Structure Plan Guidance

*A structure plan is to identify, investigate and address the matters set out below.*

Urban growth	Addresses in Report/ Evidence of:	Comments
<p>1. <i>The future supply and projected demand for residential and business land in the structure plan areas to achieve an appropriate capacity to meet the requirements of the National Policy Statement for Urban Development 2020.</i></p>	<p>Adam Thompson (20 June 2022) Paragraph 36. <i>Given the PDP does not materially increase the potentially for infill/redevelopment when compared to the ODP, this means that greenfield land will need to account for approximately 454 dwellings annually to keep pace with demand (of 500 dwellings per annum).</i></p> <p>Stephanie Blick (20 June 2020) Paragraphs 83-95 (Land Supply); and 95-96 (NPS-UD)</p>	<p>The NPS-UP 2020 (May 2022) objectives require (inter alia) that:</p> <p><b>Objective 2:</b> <i>Planning decisions improve housing affordability by supporting competitive land and development markets.</i></p> <p><b>Objective 6:</b> <i>Local authority decisions on urban development that affect urban environments are:</i></p> <ul style="list-style-type: none"> <li><i>(a) integrated with infrastructure planning and funding decisions; and</i></li> <li><i>(b) strategic in the medium and long-term; and</i></li> <li><i>(c) responsive, particularly in relation to proposals that would supply significant development capacity.</i></li> </ul> <p>It is further noted the NPS-UD requires monitoring by the Council of the amount of land that is “plan-enabled”</p>
<p>2. <i>The phases and timing for the staged release of Greenfield land to a more intensive activity for urban development or for comprehensive redevelopment, in coordination with infrastructure.</i></p>	<p>Infrastructure can be extended to service urban activities on the subject land in accordance with the Infrastructure Report Silverwood Rezoning by Envelope Engineering November 2020.</p>	<p>Infrastructure upgrades will either be directly funded as part of the development of the site, or by the payment of development contributions to the Council.</p>

Attachment 2: Evidence of James Hook (Planner) for Silverwood Corporation Limited

<p>3. <i>The location, type and form of the urban edge, its appropriateness to the structure plan area and the surrounding area and how transitions between the area to be urbanised and other areas with different activities, building types and densities or levels of intensity are to be managed.</i></p>	<p>The Draft Structure plan and associated landscape and urban design assessments by Hudson Associates (November 2020) and Urban Acumen (20 November 2020).</p>	<p>The design reports identify the areas for, and transitions between, urban development clusters and existing natural features on the subject land. Indicative Housing typologies show housing yields of 12-15 du/ha on land of moderate slope, reducing to 8-10 du/ha on steeper “hillside” sites in conjunction with the protection of the stream (duck creek), riparian areas, ridgeline, drainage corridors and significant natural areas.</p>
<p>4. <i>Linkages and integration with existing urban-zoned and/or rural-zoned land adjoining the structure plan area through careful edge or boundary treatment.</i></p>	<p>Refer to “<i>Silverwood Rezoning – (Draft) Proposed Structure Plan</i>”, 20 November 2020 by Urban Acumen.</p>	<p>There are multiple opportunities for multimodal linkages to/from and across the subject land. These include roading access from Waitangirua Link Road, pedestrian and cycle connection to the Recreation Reserve at 104 Arahura Crescent (to the east), to the Belmont Regional Park (to the south) and along Duck Creek (to the east).</p>
<p>5. <i>Opportunities to improve access to landlocked parcels.</i></p>	<p>N/A</p>	
<p><b>Natural resources</b></p>		
<p>1. <i>The protection, maintenance and enhancement of natural resources, particularly those that have been identified in the District Plan in relation to Ngāti Toa Rangatira, areas of Outstanding Natural Features and Landscapes, areas of Coastal High Natural Character Areas and Significant Natural Areas.</i></p>	<p>The draft Structure plan and associated assessments by: Landscape - Hudson Associates (November 2020) Ecology – RMA Ecology (October 2020) Cultural Values – Te Runanga o Toa Rangatira Inc (November 2020)</p>	<p>The draft Structure Plan makes provision for the maintenance, protection and enhancement of natural resources on the subject land, by indicating the protection of land with the highest landscape values, land on steep slopes, and land that provides potential ridgeline or wetland protection opportunities.</p>
<p>2. <i>Demonstrate how proposed subdivision, use, and development will protect, maintain and enhance the</i></p>	<p>As above</p>	

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<p><i>identified values of the resources identified above.</i></p>		
<p>3. <i>The integration of green networks (such as freshwater and coastal water systems, and ecological corridors) with open space and pedestrian and cycle networks, showing how they reflect the underlying natural character values and provide opportunities for environmental restoration and biodiversity.</i></p>	<p>As above</p>	<p>The draft Structure Plan identifies the existing SNA's and additional areas that meet the definition of SNA on the subject land. Specific provision is made for the protection of Duck Creek and its riparian corridor, along with permanent and intermittent watercourses that drain into it. A series of drainage corridors extending to the northern and eastern boundaries have also been identified as opportunities for environmental restoration, stormwater management and water quality enhancement.</p>
<p><b>Natural and built heritage</b></p>		
<p>1. <i>The existence of natural and physical resources that have been scheduled in the District Plan in relation to Historic Heritage Items (Group A), Historic Heritage Items (Group B), Historic Heritage Sites, Notable Trees and Sites and Areas of Significance to Māori.</i></p>	<p>Cultural Values – Te Runanga o Toa Rangatira Inc (November 2020). Ngāti Toa Rangatira exercise <i>Kaitiakitanga</i> over the subject land, with to strengthen their mana and work in partnership (<i>kotahitanga</i>) to ensure holistic and integrated management (<i>ki Uta ki tai</i>) is achieved.</p>	<p>There are no identified Historic Heritage Items, Notable Trees or (specific) Sites and Areas of Significance to Māori.</p> <p>The broad cultural values identified by Te Runanga o Toa Rangatira Inc apply to the land and are recognised in the draft Structure Plan.</p>
<p><b>Use and activity</b></p>		
<p>1. <i>Contribution to a compact urban form and the efficient use of land in conjunction with existing urban areas to give effect to the Regional Policy Statement for the Wellington Region 2013.</i></p>	<p>N.B. the Regional Policy Statement was updated as required by the NPS: UD 2020 in August 2022.</p> <p>The Relevant Section of the RPS is: <i>3.9 Regional form, design and function</i> – which includes the principle of encouraging “...<i>more efficient use of existing infrastructure</i>”.</p>	<p>The subject land is adjacent to an existing urban area, an existing suburban centre (Waitangirua), and SH1 (Transmission Gully).</p> <p>Subdivision and development of the subject land would effectively promote the regional form and infrastructure efficiencies sought by the RPS,</p>

Attachment 2: Evidence of James Hook (Planner) for Silverwood Corporation Limited

	<p>That section of the RPS also recognises that SH1 is part of the primary transport corridor that “...reinforces local centres, supports passenger transport, reduces energy use and makes services more accessible”.</p> <p>A “compact form” of the urban area is encouraged to promote transport efficiency and to maintain the ability of existing centres to grow as community service and employment areas.</p>	<p>while substantially increasing the residential population adjacent to the Waitangirua town centre.</p> <p>The future extension of public transport (bus) services to the subject land will provide future residents with wider options.</p>
<p>2. <i>Establishment of new centres and the expansion of existing centres in ways that complement the hierarchy and network of existing centres. Centres should be located and designed to maximise access by walking, cycling and public transport.</i></p>	<p>N/A No new Centre (or expansion of an existing Centre) is proposed</p>	-
<p>3. <i>A density of development sufficient to support the vitality of centres and communities and to provide housing and transport choice.</i></p>	<p>Refer to “Whitby South Rezoning – Urban Design Site Assessment”, 22 October 2020 by Urban Acumen.</p> <p>The report notes the existing residential density of Waitangirua and Silverwood/Whitby as low density (typically 600m<sup>2</sup> sections).</p>	<p>Development of the subject land is likely to be at a comparable level of density (on average) to adjacent residential land to enable housing development can be appropriately integrated with the existing landscape.</p>
<p>4. <i>A mix and distribution of land uses within the structure plan area, as is appropriate to the area’s size and location, to provide opportunities for business activities and employment, community facilities and open space close to where people live.</i></p>	<p>Refer to “Silverwood Rezoning – (Draft) Proposed Structure Plan”, 20 November 2020 by Urban Acumen.</p>	<p>The location and topographical constraints applicable to the site limit the opportunities for diverse land uses. The intended land uses are residential (housing), roading and infrastructure, landscape protection, protection of vegetation and watercourses, recreational activities.</p>
<p>5. <i>The location and protection of infrastructure and management of reverse sensitivity effects on</i></p>	<p>Refer to “Whitby South Rezoning – Urban Design Site Assessment”, 22 October 2020 by Urban Acumen.</p>	<p>The draft Structure Plan provides for the existing 100kV overhead power lines to be retained, with</p>

Attachment 2: Evidence of James Hook (Planner) for Silverwood Corporation Limited

<p><i>infrastructure from subdivision, use and development.</i></p>	<p>Refer to “<i>Silverwood Rezoning – (Draft) Proposed Structure Plan</i>”, 20 November 2020 by Urban Acumen.</p>	<p>an appropriate development setback (to protect a 25m wide transmission corridor).</p> <p>The Gas Pipeline Corridor will be protected, and located within a road corridor (if/where possible) or subject to building setback controls (if on private land).</p>
<p>6. <i>The location and protection of use and development and management of reverse sensitivity effects on use and development.</i></p>	<p>N/A</p>	<p>There are no adjacent land uses with activities that may be subject to “reverse sensitivity” effects from development of the subject land.</p>
<p><b>Hazards</b></p>		
<p>1. <i>Measures to avoid any increase in risk to people and property from natural hazards.</i></p>	<p>Geotechnical Suitability Report by ENGEO (November 2023) addresses the following natural hazard risks:</p> <ul style="list-style-type: none"> <li>- Flooding and inundation</li> <li>- Seismic Hazards</li> <li>- Slope instability</li> </ul>	<p>The Otaki fault is located immediately to the Southeast of the subject site, and a small portion of the site is included within a “moderate to high” earthquake hazard rating (which is common in the Wellington Region). The Slope failure risk is low to moderate, with a low ground shaking hazard and liquefaction potential. The site is not subject to potential flood risk or likely tsunami inundation.</p>
<p>2. <i>Measures to manage contaminated land.</i></p>	<p>Not Assessed</p>	<p>The subject land will need to be assessed for potential site contamination in accordance with the <i>National Environmental Standard for assessing and managing contaminants in soil to protect human health</i> [NES:SC] as part of the land subdivision process. The assessment is a mandatory requirement of the subdivision process for a site subject to HAIL activities, in accordance with regulations 5(1)(a) and 7(b), and can realistically be undertaken as part of any future Subdivision Consent process.</p>

<b>Urban development</b>		
<p>1. <i>Consistency with the Regional Urban Design Principles, Appendix 2 of the Regional Policy Statement for the Wellington Region 2013.</i></p>	<p>Refer to “Whitby South Rezoning – Urban Design Site Assessment”, 22 October 2020 by Urban Acumen which assesses the seven C’s that encapsulate the seven essential design considerations for quality urban design.</p>	<p>I concur with Urban Acumen’s conclusion that: <i>Informed by a clear understanding of the site’s unique opportunities and constraints, an appropriate development framework can be developed which :</i></p> <ul style="list-style-type: none"> <li>■ <i>provides for the efficient and sustainable use of the land while retaining its landscape value for the wider community</i></li> <li>■ <i>contributes to accommodating growth within Porirua and on land that is well located, accessible and within a logical urban area</i></li> <li>■ <i>enables the city to capture value from existing infrastructure and reduces growth pressure on adjacent rural areas.</i></li> </ul>
<p>2. <i>A desirable urban form at the neighbourhood scale including all of the following:</i></p> <p><i>a. A layout providing pedestrian connectivity with a network of streets and block sizes which allow for a choice of routes, particularly near centres and public transport facilities;</i></p> <p><i>b. Provision of a diversity of site sizes within blocks to enhance housing choice, accommodate local small-scale community facilities and, where appropriate, enable a range of business and mixed-use activities;</i></p> <p><i>c. Provision of open spaces which are highly visible from streets and of a scale and quality to meet identified community needs;</i></p>	<p>Refer to “Whitby South Rezoning – Urban Design Site Assessment”, 22 October 2020 by Urban Acumen, Infrastructure Report Silverwood Rezoning by Envelope Engineering November 2020, and the Landscape Assessment - Hudson Associates (November 2020)</p> <p>Landscape Assessment – Development Areas (paragraphs 69 to 80) describes the 5 distinct development areas proposed (Hillside Living, Whitby Views, Waitangirua Community, Hilltop Clusters, Bush Living).</p> <p>Landscape Assessment - Recommendations Section (paragraph 101): <i>Establish a well-connected open space network for both new and existing residents. This should:</i></p> <ul style="list-style-type: none"> <li>• <i>provide connection to surrounding suburbs,</i></li> <li>• <i>promote diverse outdoor recreation activity,</i></li> </ul>	<p>The draft Structure Plan and associated technical and specialist reports demonstrate the opportunity to establish housing in a “desirable urban form” on the subject land that accommodates a diversity of lifestyle options, a high level of connectivity, the provision of open space, well managed transitions (internally and externally), and well-integrated stormwater management solutions.</p>

Attachment 2: Evidence of James Hook (Planner) for Silverwood Corporation Limited

<p>d. <i>Appropriate transitions within and at the edge of the structure plan area between different land use activities, intensities and densities; and</i></p> <p>e. <i>The application of an integrated stormwater management approach within developments to reduce impacts on the environment while enhancing urban amenity.</i></p>	<ul style="list-style-type: none"> <li>• <i>enhance and expand ecology areas, establishing an ecological corridor for region-wide environmental benefits.</i></li> </ul> <p>Infrastructure Report Section 5.0 – Stormwater <i>Stormwater discharge from the proposed development should be managed to ensure quantity is controlled and stormwater quality is managed to avoid adverse environmental effects.</i></p>	
<p><b>Transport networks</b></p>		
<p>1. <i>Integration of land use and development with the local and strategic transport networks.</i></p>	<p>Transport Summary Report – Stantec (Oct 2020); Silverwood Rezoning (Proposed Structure Plan) – Urban Acumen (20 November 2020).</p>	<p>The <i>Opportunities</i> Plan prepared by Urban Acumen shows four road connection points, two bus stops, a potential multimodal access from the east and an internal roading network which includes a cross site link via the low point in the central ridgeline. The <i>Proposed Structure Plan</i> adopts three of the road access locations, a pair of bus stops is (on Waitangirua Link Road) and a series of E-W walking and cycle connections.</p> <p>The Duck Creek corridor provides the opportunity to establish a pedestrian and cycle link between Belmont Park and Pauatahanui Inlet.</p> <p>The assessed “Development Traffic Impacts” over a 10-year evaluation period show the existing intersections at Warspite Avenue and the James</p>
<p>2. <i>Layout of the transport network and facilities in a manner that is safe, attractive, efficient, and resilient to hazards, well connected to local facilities and integrated with land uses, the surrounding area and the wider transport network.</i></p>	<p>For details of proposed access points refer to the Transport Summary Report – Section 4.1 and the associated Figures 4-1 and 4-2. Opportunities for pedestrian and cycle connections are identified and discussed in the Transport Summary Report – Section 4.2.</p>	
<p>3. <i>Support for transport and accessibility that is multi-modal and interconnected with an appropriate number and location of access points.</i></p>	<p>The nearest bus route (Route 220) would not provide a convenient service to residents of future subdivision of the subject land. A new/extended bus route utilising Waitangirua Link Road would be required to provide regular and accessible public transport options for the subdivision.</p>	
<p>4. <i>Provision of public and active transport linkages.</i></p>		
<p>5. <i>Transport effects on land uses and the management of these effects.</i></p>	<p>Transport Summary Report – Stantec (Oct 2020) assesses the traffic effects based on the trip</p>	

Attachment 2: Evidence of James Hook (Planner) for Silverwood Corporation Limited

	generation and traffic distribution arising from an Assumed total site-wide yield of 500 dwellings.	Cook interchange operate a high level of service and the effects of the full development of the site would maintain an acceptable level of service at all key intersection points.
<b>Infrastructure</b>		
1. <i>The location and protection of existing and planned infrastructure, including infrastructure corridors.</i>	Infrastructure Report Silverwood Rezoning by Envelope Engineering November 2020	The existing 100kV overhead power lines will be retained, with an appropriate development setback.
2. <i>The location, scale and capacity of existing and new infrastructure to serve the structure plan area.</i>	<p>Infrastructure Report Silverwood Rezoning by Envelope Engineering November 2020. Refer to Plan 1515-01-951 P1</p> <p>Wastewater will be reticulated via a (predominantly) gravity system into existing local infrastructure. If only one connection point is used then an on-site pumping station would be required.</p> <p>Water supply will involve the establishment of a water reservoir on the subject land at an approximate height of 210m RL, which will service the anticipated development on land between 100m RL and 200m RL.</p> <p>Electrical supply will be coordinated with Wellington Electricity and is likely to require a networks extension and the provision of localised transformers.</p> <p>Chorus has a fibre network (with capacity) in close proximity to the subject land.</p>	Detailed design for servicing of the subject land will occur as part of the subdivision design stage, and can proceed in conjunction with the staged development of the subject site.



Attachment 2: Evidence of James Hook (Planner) for Silverwood Corporation Limited

<p>3. <i>The location, scale and function of stormwater management facilities based on the principles of an integrated stormwater management approach, including the use of green infrastructure and the primary use of on-site flow and quality controls (to manage stormwater runoff from proposed sites and roads).</i></p>	<p>Infrastructure Report Silverwood Rezoning by Envelope Engineering November 2020 includes a conceptual stormwater solution incorporating stormwater attenuation (utilising on-site storage and ponds) to achieve the proposed mitigation to ensure post development peak runoff is no more than pre-development peak runoff.</p>	<p>The retention of the natural drainage pattern, including watercourses and wetland areas will support the establishment and implementation of an integrated stormwater management solution for the subject land.</p>
<p>4. <i>The location, scale, function and provision of community facilities, including educational, health, welfare and cultural facilities and open space to cater for the needs of communities in the structure plan area and neighbouring areas.</i></p>	<p>Silverwood Rezoning (Proposed Structure Plan) – Urban Acumen (20 November 2020).</p> <p>The draft Scheme Plan provides opportunities for activity and passive recreation within the subject land. Due to the topography of the site, Residents will be reliant the use of existing playing fields elsewhere in the district for training and organised sport/team sports.</p>	<p>Existing schooling, facilities, recreation reserves and retail in Waitangirua and Whitby will be accessible to the residents of the subject land, the additional residential population will support local businesses and create additional demand for further investment/expansion of those activities.</p>
<p><b>Feedback from stakeholders</b></p>		
<p>1. <i>Feedback from landowners, Ngāti Toa Rangatira, infrastructure providers and communities gained through consultation during the structure planning process.</i></p>	<p>Cultural Values – Te Runanga o Toa Rangatira Inc (November 2020).</p> <p>Silverwood Transport Summary- Stantec (Oct 2020), records that Porirua City Council and Waka Kotahi have been invited to provide feedback on the proposed rezoning and draft Structure Plan.</p>	<p>The Cultural Values report from Ngāti Toa Rangatira states that they “...are supportive of the rezoning proposal”.</p>
<p><b>Specialist documents to support the structure plan and plan changes process</b>  The scale and detail of the investigation and reporting required needs to be at a level appropriate to the scale of the area subject to the structure planning process and the complexity of the issues identified by the process. Reports may be required on the matters listed below to support the structure planning and plan change process.</p>		
<p>1. <i>Land use:</i></p>	<p>Refer to completed assessments:</p>	

Attachment 2: Evidence of James Hook (Planner) for Silverwood Corporation Limited

<p>a) <i>Evaluation of the identified role of and principal objectives for the structure plan area in terms of land uses and amenity values;</i></p> <p>b) <i>Assessment against any relevant sub-regional spatial plan; and</i></p> <p>c) <i>Analysis of anticipated land use supply and demand informing the spatial allocation of areas for different activities, intensities and densities.</i></p>	<ul style="list-style-type: none"> <li>• Urban Design Assessment – Whitby South Porirua, Urban Acumen (September 2020)</li> <li>• Economics Evidence – Adam Thompson (20 June 2022)</li> <li>• Landscape Evidence – John Hudson (18 May 2022)</li> <li>• Planning Evidence – Stephanie Blick (20 June 2022)</li> </ul>	
<p>2. <i>Infrastructure:</i></p> <p>a) <i>Integrated catchment management plan - stormwater management plan, including network plans, updates to catchment or zone management plans and variations to existing or new network discharge consents, where relevant;</i></p> <p>b) <i>Integrated transport assessment;</i></p> <p>c) <i>Water and wastewater servicing plan; and</i></p> <p>d) <i>Other infrastructure plans.</i></p>	<p>Refer to completed assessments:</p> <ul style="list-style-type: none"> <li>• Infrastructure Report – Silverwood Rezoning, Envelope Engineering (November 2020)</li> <li>• Infrastructure Report – Silverwood Rezoning, Envelope Engineering (November 2020)</li> <li>• Geotechnical Suitability Report – Silverwood Whitby Porirua, ENGEO (November 2020)</li> </ul>	
<p>3. <i>Impact on natural, historic and cultural values:</i></p> <p>a) <i>Landscape assessment;</i></p> <p>b) <i>Assessment of effects on the cultural wellbeing of Ngāti Toa Rangatira, including mapping of local history and whakapapa;</i></p> <p>c) <i>Archaeological and historic heritage assessment;</i></p>	<p>Refer to completed assessments:</p> <ul style="list-style-type: none"> <li>• Landscape Evaluation, Hudson Associates (November 2020)</li> <li>• Landscape Evidence – John Hudson (18 May 2022)</li> <li>• Record of correspondence with Ngati Toa - Te Runanga o Toa Rangatira (November 2020)</li> </ul>	

Attachment 2: Evidence of James Hook (Planner) for Silverwood Corporation Limited

<p>d) <i>Natural heritage assessment; and</i>  e) <i>Freshwater and ecological assessment.</i></p>	<ul style="list-style-type: none"> <li>• Ecological Assessment for Rezoning, RMA Ecology (October 2020)</li> </ul>	
<p>4. <i>Environmental risk:</i>  a) <i>Geotechnical assessment;</i>  b) <i>Land contamination and remediation assessment; and</i>  c) <i>Health impact assessment.</i></p>	<p>Refer to completed assessments:</p> <ul style="list-style-type: none"> <li>• Geotechnical Suitability Report – Silverwood Whitby Porirua, ENGEO (November 2020)</li> </ul>	<p>A detailed site investigation for soil contaminants (DSI) has not been undertaken, and would need to be completed as part of any future subdivision consent application(s) in order to fulfil the requirements of the NES:SC.</p>
<p>5. <i>Implementation:</i>  a) <i>Staging plan;</i>  b) <i>Funding plan;</i>  c) <i>Affordability assessment;</i>  d) <i>Neighbourhood design statement; and</i>  e) <i>Any other documents depending on the characteristics of the land and water resources of the area.</i></p>	<p>Refer to completed assessments:</p> <ul style="list-style-type: none"> <li>• Landscape Evaluation, Hudson Associates (November 2020)</li> <li>• Silverwood Rezoning – Draft Proposed Structure Plan, Urban Acumen (20 November 2020)</li> <li>• Silverwood – Draft Structure Plan, Egmont Dixon, Envelope Engineering, Urban Acumen, RMA Ecology, Hudson Associates, ENGEO, Stantec (November 2020)</li> </ul>	