

RMA FORM 5



Submission on publicly notified Proposed Porirua District Plan

Clause 6 of the First Schedule, Resource Management Act 1991

To: Porirua City Council

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2. This is a **submission** on the **Proposed District Plan** for Porirua.

3. I could I could not
gain an advantage in trade competition through this submission.
(Please tick relevant box)

If **you could** gain an advantage in trade competition through this submission please complete point four below:

4. I am I am not
directly affected by an effect of the subject matter of the submission that:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.
(Please tick relevant box if applicable)

Note:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. I wish I do not wish
 To be heard in support of my submission
 (Please tick relevant box)

6. I will I will not
 Consider presenting a joint case with other submitters, who make a similar submission, at a hearing.
 (Please tick relevant box)

Please complete section below (insert additional boxes per provision you are submitting on):

The specific provision of the proposal that my submission relates to:
Proposed District Plan Planning Maps
Do you: Support? Oppose? Amend?
Amend
What decision are you seeking from Council?
What action would you like: Retain? Amend? Add? Delete?
<p>Silverwood Corporation Limited seeks that the 'Silverwood and Landcorp sites' be rezoned from Rural to 'Future Urban Zone' and this new zoning be included on the Proposed District Plan Planning Maps:</p> <p>Specifically, Siverwood Corporation Limited seeks that the rural zoned portions of the following allotments be rezoned 'Future Urban':</p> <ul style="list-style-type: none"> • Lot 6 North (Sec 9 SO475749, 1.5Ha), • Lot 6 South (Sec 10 SO475749, 42.3Ha), • Lot 1 South (Sec 7 SO475749, 8.3Ha) • 90 Arahura Crescent or the 'Landcorp' site (Lot 2 DP 389024 and Lot 34 DP 29428, 62.19ha)
Reasons:
<p>It is appropriate for the site to be rezoned Future Urban for the reasons outlined in the attached Site Evaluation and Rezoning Report. The report confirms that the proposed rezoning to FUZ meets the criteria identified in FUZ-P1 and includes the following plans and technical reports:</p> <p>Appendix One: Draft Structure Plan Appendix Two: Draft Structure Plan Report Appendix Three: Urban Design Assessment Appendix Four: Infrastructure Report Appendix Five: Ecological Assessment Appendix Six: Landscape Evaluation Appendix Seven: Transport Summary Report Appendix Eight: Geotechnical Assessment Appendix Nine: Ngati Toa Correspondence</p>

Ultimately, the District Plan review process presents the opportunity to realise the growth potential of the Site in line with the Growth Strategy. It will also provide housing supply that will assist in supporting the projected population growth within Porirua. As further described in this report, the proposed rezoning -

- Is strongly aligned with the intent of the Growth Strategy and serves to implement the various principles of the strategy.
- Is consistent with the relevant objectives and policies of the Regional Policy Statement, including Objective 22 relating to compact urban form.
- Is consistent with the Regional Urban Design Principles included in Appendix 2 of the Regional Policy Statement.
- Will assist Councils in meeting its obligations under the NPS-UD to provide sufficient housing supply and sufficient housing choice.
- Responds to the various matters set out in Part 2 of the Act and in turn it can be concluded that the rezoning, subject to further refinement of the Structure Plan, can safeguard the life-supporting capacity of air, water, soil, and ecosystems, and will promote the sustainable management of natural and physical resources.
- Will enable people and communities to provide for their social, economic, and cultural wellbeing, and (at the same time) safeguard the environment through the avoidance, remediation or mitigation of adverse effects.
- Will generate positive effects in terms of providing for the social and economic wellbeing of the local community. Further, while the Sites some important natural features and landscapes, the activity will occur in a sensitive and sustainable manner which include the enhancement of ecosystems and the provision public access to, and opportunities for, active recreation, and cultural, social and economic engagement.
- Can be developed so as to ensure alignment with the NPS-FM and NES-FM.
- Can be adequately serviced in line with the applicable infrastructure strategies and the LTP.
- Provides opportunities to enhance public engagement with the Belmont Regional Park that will support the development of a masterplan for the park in line with the Greater Wellington Regional Council Toitū Te Whenua Parks Network Plan 2020-2030.

The specific provision of the proposal that my submission relates to:
Part 3: Area Specific Matters > Special Purpose Zones > FUZ – Future Urban Zone
Do you: Support? Oppose? Amend?
Amend
What decision are you seeking from Council?
What action would you like: Retain? Amend? Add? Delete?
<p>Silverwood Corporation Limited seeks that the ‘Silverwood and Landcorp sites’ be rezoned from Rural to ‘Future Urban Zone’. Specific relief sought to give effect to this submission is as follows:</p> <p>Amend to the <i>introductory statement in the FUZ – Future Urban Zone chapter</i> as follows:</p> <p><i>The Future Urban Zone applies to the Northern Growth Area, Judgeford Hills and Judgeford Flat and Silverwood. The Northern Growth Area, and Judgeford Hills, and Silverwood are identified as being needed and suitable for residential development. Judgeford Flats is identified as being needed and suitable for industrial use.</i></p> <p>Amend Objective FUZ-01 – Purpose of the Future Urban Zone as follows:</p> <p><i>The Future Urban Zone allows for the continued operation of existing activities and the establishment of new rural use and development that does not compromise the potential of:</i></p> <p>1. <i>The Judgeford Hills and Northern Growth Area, and Silverwood to accommodate</i></p>

- integrated, serviced and primarily residential urban development;*
2. *The Judgeford Flats area to accommodate integrated, serviced and primarily industrial urban development; and*
 3. *Any other areas that have been subsequently included in the Future Urban Zone, and are able to accommodate integrated and serviced urban development.*

Amend **Policy FUZ-P3 – Intended use of future urban areas** as follows:

Recognise that the intended use of the Northern Growth Area, and Judgeford Hills and Silverwood is primarily for residential purposes, while Judgeford Flats is primarily for industrial purposes.

Reasons:

It is appropriate for the site to be rezoned Future Urban for the reasons outlined in the attached Site Evaluation and Rezoning Report and appendices.

The specific provision of the proposal that my submission relates to:

Part 2: District-Wide Matters > Strategic Directions > HO – Housing Opportunities

Do you: Support? Oppose? Amend?

Amend

What decision are you seeking from Council?

What action would you like: Retain? Amend? Add? Delete?

Silverwood Corporation Limited seeks that the ‘Silverwood and Landcorp sites’ be included in Strategic Direction Housing Opportunity Objective O3 -

The Northern Growth Area ~~and~~ Judgeford Hills, and Silverwood areas of the Future Urban Zone will help meet the City’s identified medium to long-term housing needs.

Reasons:

It is appropriate for the site to be rezoned Future Urban for the reasons outlined in the attached Site Evaluation and Rezoning Report. Specifically, the proposed changes this objective will mean that it appropriately covers all future growth areas that are identified in the Growth Strategy.

Please return this form no later than **5pm on Friday 20 November 2020** to:

- Proposed District Plan, Environment and City Planning, Porirua City Council, PO Box 50-218, PORIRUA CITY or
- email dpreview@pcc.govt.nz

Signature of submitter
(or person authorised
to sign
on behalf of
submitter):



Date: 20 November 2020

A signature is not required if you make your submission by electronic means



SILVERWOOD FUTURE URBAN ZONE

Site Evaluation and Rezoning Report

..... in support of a submission for rezoning under the Porirua
City Council District Plan Review

November 2020



DOCUMENT CONTROL

AUTHOR

A handwritten signature in black ink, appearing to read 'S. Blick'.

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1. SUMMARY AND INTRODUCTION

This Site Evaluation and Rezoning report has been prepared to support the submission by Silverwood Corporation Limited (“SCL”) to rezone the following properties from ‘Rural Zone’ to ‘Future Urban Zone’ (“FUZ”) in the Porirua City Proposed District Plan (“the Proposed Plan”):

- Lot 6 North (Sec 9 SO475749, 1.5Ha),
- Lot 6 South (Sec 10 SO475749, 42.3Ha),
- Lot 1 South (Sec 7 SO475749, 8.3Ha)
- 90 Arahura Crescent or the “Landcorp site” (Lot 2 DP 389024 and Lot 34 DP 29428, 62.19ha)

All of the subject properties, with the exemption of Lot 34 DP 29428, that is held under the Landcorp title, and small residentially zoned portions of Lot 6 North, Lot 6 South and Lot 1 South, are currently zoned Rural in the Operative Porirua City District Plan (the “District Plan”), and have retained this zoning in the Proposed Plan. **The SCL submission relates only to the sites and portions of sites that are zoned Rural.**

SCL are the registered owners of Lot 6 North, Lot 6 South and Lot 1 South and Landcorp Holdings Limited are the registered owner of the Landcorp site. The Landcorp site was listed as a ‘Deferred Settlement Property’ in the Ngāti Toa Rangatira Deed of Settlement. While the timeframes for the purchase of DSP properties has now lapsed, Ngāti Toa have confirmed they intend on initiating discussions with the Crown regarding the purchase of this site. So, for the purposes of this submission and throughout the development of the Draft Structure Plan, SCL and its project team have engaged with Ngāti Toa and Landcorp; both of whom have both confirmed support for the rezoning request.

For the purposes of this report, the land that SCL are requesting to have rezoned is collectively referred to as “the Site”. Refer **Figure One** below.



FIGURE ONE: SUBJECT SITES (SOURCE: Silverwood Rezoning Landscape Evaluation, Hudson Associates Landscape Architecture)



There are a number of district plan overlays and features pertaining to the Site that have either carried over from the District Plan or are new features that are proposed in the Proposed Plan. Importantly, the SCL submission *does not seek* to amend or remove any of these overlays or notations. Rather, these features and overlays have been integrated into the Draft Structure Plan.

The Site has been identified as a potential urban growth area in the Porirua City Council (“**Council**”) Growth Strategy 2048 (“**the Growth Strategy**”). The Growth Strategy, adopted in March 2019, provides context around how the District is forecast to experience over the next 30 years and, in order to provide for the forecast growth, presents a spatial framework outlining where growth is expected to occur, and what type of growth is anticipated in those locations.

The Growth Strategy was adopted by Council after a streamlined yet robust public consultation process, thereby signalling that the community is aware that, in the future, the Site will likely undergo change to a more urbanised environment.

The Site has been identified for future urban growth and accordingly, SCL have requested in its submission that the Site is rezoned to the FUZ; a zoning that has been introduced in the Proposed Plan. The Section 32 report for the FUZ chapter of the Proposed Plan describes this zone as –

“...a ‘holding’ zone where land can continue to be used for a range of rural activities in the interim but cannot be subdivided, used or developed for urban purposes until the land is rezoned in accordance with a structure plan prepared in accordance with approved guidance. The structure planning approach helps ensure that an optimal type and form of development is achieved, which is enabled through future re-zoning.”

The FUZ chapter of the Proposed Plan includes the following policy that sets out the criteria for sites to be rezoned FUZ:

FUZ-P1 – Identifying future urban areas

Identify areas for future urban development as the Future Urban Zone where these:

1. Are consistent with the Porirua Urban Growth Strategy 2048 (2019); and
 - a. Avoid significant adverse effects and avoid, remedy or mitigate any other adverse effects on the identified characteristics and values of any areas identified in SCHED9 - Outstanding Natural Features and Landscapes, SCHED7 - Significant Natural Areas, SCHED11 - Coastal High Natural Character Areas and SCHED10 - Special Amenity Landscapes; and
 - b. Will not result in an increase in risk to people’s lives and properties within any area located in a Natural Hazard Overlay or a Coastal Hazard Overlay; or
2. Are of a size, scale and location which could accommodate comprehensive and integrated future development that:
 - a. Is serviced by infrastructure or planned to be serviced by infrastructure in the Council’s Long Term Plan;
 - b. Is connected to or planned to be connected to the transport network;
 - c. Avoids significant adverse effects and avoids, remedies or mitigates any other adverse effects on the identified characteristics and values of any areas identified in SCHED9 - Outstanding Natural Features and Landscapes, SCHED7 - Significant Natural Areas, SCHED11 - Coastal High Natural Character Areas and SCHED10 - Special Amenity Landscapes; and
 - d. Will not result in an increase in risk to people’s lives and properties within any area located in a Natural Hazard Overlay or a Coastal Hazard Overlay.

Clause (2) of Policy FUZ-P1 provides for land that is not identified in the Growth Strategy to be considered for rezoning to FUZ. As the site is identified in the Growth Strategy, this clause does not apply.

Ultimately, the District Plan review process presents the opportunity to realise the growth potential of the Site in line with the Growth Strategy. It will also provide housing supply that will assist in supporting the projected population growth within Porirua. As further described in this report, the proposed rezoning -

- Is strongly aligned with the intent of the Growth Strategy and serves to implement the various principles of the strategy.



- Is consistent with the relevant objectives and policies of the Regional Policy Statement, including Objective 22 relating to compact urban form.
- Is consistent with the Regional Urban Design Principles included in Appendix 2 of the Regional Policy Statement.
- Will assist Councils in meeting its obligations under the NPS-UD to provide sufficient housing supply and sufficient housing choice.
- Responds to the various matters set out in Part 2 of the Act and in turn it can be concluded that the rezoning, subject to further refinement of the Structure Plan, can safeguard the life-supporting capacity of air, water, soil, and ecosystems, and will promote the sustainable management of natural and physical resources.
- Will enable people and communities to provide for their social, economic, and cultural wellbeing, and (at the same time) safeguard the environment through the avoidance, remediation or mitigation of adverse effects.
- Will generate positive effects in terms of providing for the social and economic wellbeing of the local community. Further, while the Sites some important natural features and landscapes, the activity will occur in a sensitive and sustainable manner which include the enhancement of ecosystems and the provision public access to, and opportunities for, active recreation, and cultural, social and economic engagement.
- Can be developed so as to ensure alignment with the NPS-FM and NES-FM.
- Can be adequately serviced in line with the applicable infrastructure strategies and the LTP.
- Provides opportunities to enhance public engagement with the Belmont Regional Park that will support the development of a masterplan for the park in line with the Greater Wellington Regional Council Toitū Te Whenua Parks Network Plan 2020-2030.

Importantly, as further described in Section 8.1, the proposed rezoning and the assessment and analysis work completed to support the proposal satisfies the criteria of proposed Policy FUZ-P1.

1.1 PHASE ONE WORKS AND SCOPE OF THIS REPORT

The inclusion of the Site as a potential growth area in the Growth Strategy sends a clear signal that Council would support a submission that requests that the site be rezoned to FUZ. Council Officers confirmed this but noted that sufficient technical information must be provided that confirms the suitability of the site for residential development.

In order to provide Council sufficient certainty that rezoning of the site will satisfy the relevant matters of FUZ-P1, SCL engaged a team of experts to undertake site investigation and analysis work.

While the preparation of a structure plan is not explicitly required to confirm consistency with Policy FUZ-P1, and therefore may not necessarily be required to enable the site to be rezoned to FUZ, the site assessments and analysis undertaken by the Project Team has led to the development of a Draft Structure Plan and associated technical reports. This phase, that has been summarised in this report, has been termed “**Phase One**”.

If the submission is successful and the site is rezoned to FUZ, the “Phase Two” works would include the further refinement of the Draft Structure Plan in accordance with the structure plan guidance provided in Appendix 11 of the Proposed Plan. For FUZ zoned sites, Policy FUZ-P2 of the Proposed Plan sets out that urban development within the zone will only be provided when –

1. *A comprehensive structure plan for this area has been developed in accordance with the guidelines contained in APP11 – Future Urban Zone Structure Plan Guidance and adopted by Porirua City Council; and*
2. *The area has been rezoned as a Development Area which enables urban development*

So, while a significant amount of work has already been undertaken that has culminated in this report and the accompanying Draft Structure Plan and technical documents, a future structure planning / plan change process will still need to be advanced for future development of the site to occur. In this regard, this report and accompanying reports includes recommendations for further investigation and structure plan refinement work that will be undertaken if the submission is successful.



1.2 STRUCTURE OF THIS REPORT

This report contains the following sections:

- Section 2 provides a summary of relevant site details.
- Section 3 provides rationale for the rezoning of the site.
- Section 4 provides detail on the strategic and statutory context.
- Section 5 provides summaries of the technical evaluations of the site.
- Section 6 provides details of the project team workshop, initial stakeholder engagement undertaken to date and a brief description of further work that will be undertaken after the rezoning of the site to FUZ in order to advance the subsequent structure planning and plan change process.
- Section 7 provides a description of the key features of the Draft Structure Plan.
- Section 8 provides a summary and an overall assessment of the proposal against Policy FUZ-P1.

The preparation of the Draft Structure Plan is supported by a number of site ASSESSMENTS by technical experts and, along with the Draft Structure Plan, these reports that are attached as appendices as follows:

- Appendix One: Draft Structure Plan prepared by Lauren White and Summer Xu of Urban Acumen Limited ('Urban Acumen).
- Appendix Two: Draft Structure Plan Report prepared by Lauren White and Summer Xu of Urban Acumen.
- Appendix Three: Urban Design Assessment prepared by Lauren White and Summer Xu of Urban Acumen.
- Appendix Four: Infrastructure report and plans prepared by Andrew Jackson and Ryan Rose of Envelope Engineering.
- Appendix Five: Ecological Assessment prepared by Tony Payne of RMA Ecology.
- Appendix Six: Landscape Evaluation prepared by John Hudson and Chelsea Kershaw of Hudson Associates
- Appendix Seven: Transport Summary prepared by Jamie Whittaker and Mark Georgeson of Stantec.
- Appendix Eight: Geotechnical Assessment prepared by Thomas Vollebregt and Guy Cassidy of ENGE0.
- Appendix Nine: Ngāti Toa correspondence.

2. THE SUBJECT SITE

The following sections provide a brief summary of the Site, the zoning and other district plan overlays and notations identified in the Proposed Plan. Thorough site evaluations and assessments undertaken by the Project Team are included in the accompanying technical reports.

2.1 GENERAL SITE DETAILS AND ZONING

The subject site comprises the following land parcels:

- Lot 6 North (Sec 9 SO475749, 1.5Ha);
- Lot 6 South (Sec 10 SO475749, 42.3Ha);
- Lot 1 South (Sec 7 SO475749, 8.3Ha); and,
- 90 Arahura Crescent or the 'Landcorp' site (Lot 2 DP 389024 and Lot 34 DP 29428, 62.19ha).

As noted, Lot 1, Lot 6 North, and Lot 6 South are owned by Silverwood Corporation and the Landcorp site is owned by Landcorp Holdings Limited.

The sites are located between Waitangirua to the west, the future Waitangirua Link Road to the north, Transmission Gully to the east and Belmont Regional Park to the south, and all have a legal frontage to the Waitangirua Link Road when this is completed.



The zoning of the site included in the Proposed Plan, along with other proposed overlays and features are illustrated in **Figure Two** below.

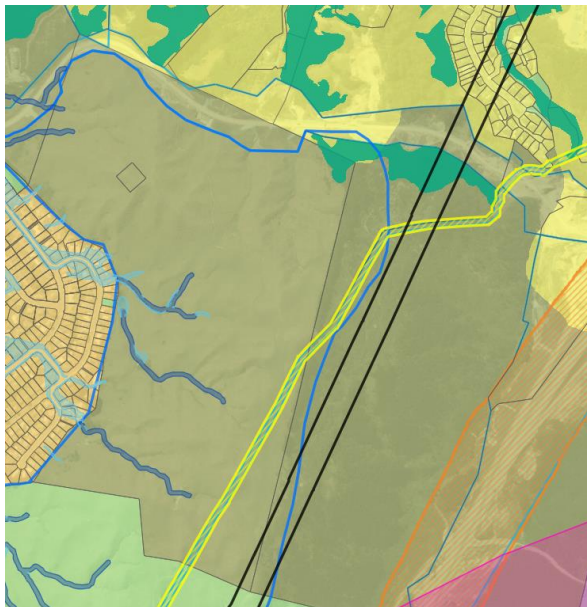


FIGURE TWO: SITE ZONING, OVERLAYS AND NOTATIONS IN THE PROPOSED PLAN (Source: PCC Proposed District Plan)

In summary:

- All sites are proposed to be zoned Rural with the exemption of a significant portion of Lot 6 North and two small portions of Lot 1 South and Lot 6 South that are zoned General Residential. **The areas zoned General Residential are excluded from this submission;**
- A Significant Natural Area ('SNA') is located on Lot 1 and a portion of an SNA is located on Lot 6 North;
- A Special Amenity Landscape ('SAL') is located across the entirety of the Landcorp site and across the main ridgeline within Lot 6 North;
- The National Grid Corridor bisects Lot 1 and Lot 6 South;
- A gas pipeline corridor bisects Lot 6 South;
- The southern portion of Lot 6 South is located within the Transmission Gully noise corridor and vibration corridor;
- A very small portion of Lot 6 South is located within the Fault Rupture Zone; and,
- Flood hazard inundation and overland flow-path areas are located within the Landcorp site.

The submission of SCL does not seek to amend or remove any of the proposed overlays and notations proposed across the Site. Instead, these features were captured in opportunities and constraints analysis undertaken by the Project Team, and, have subsequently been taken into account in the development of the Draft Structure Plan. Ultimately, the Project Team is of the view that the site can be rezoned and developed in line with the Draft Structure Plan whilst still protecting / maintaining key features on the site.

The proposed overlays are described in more detail in the following sections.



2.2 NATURAL ENVIRONMENT VALUES OVERLAYS

2.2.1 SIGNIFICANT NATURAL AREAS (SNA084: EXPLORATION DRIVE KANUKA FOREST AND SNA083: DUCK CREEK AND SALTMARSH)

The Regional Policy Statement for the Wellington Region 2013 (“the RPS”) sets out criteria that must be followed to identify Significant Natural Areas (“SNA’s”) in District Plans. Between November 2017 and January 2018, Wildlands Ecological Consultants undertook a reassessment of sites identified in earlier studies and from this identified 222 potential significant natural areas or 17% of the Districts land area.

As part of this process Council have identified “SNA084 – Exploration Drive Kanuka Forest”. This SNA is located in Lot 1, covering approximately two thirds of this allotment, and a portion of the Landcorp site. Refer green area in **Figure Three** below.



FIGURE THREE: PROPOSED SIGNIFICANT NATURAL AREA SN084

Council also identified “SNA083: Duck Creek and Saltmarsh” which is partially located on Lot 6 North. Refer **Figure Four** below.

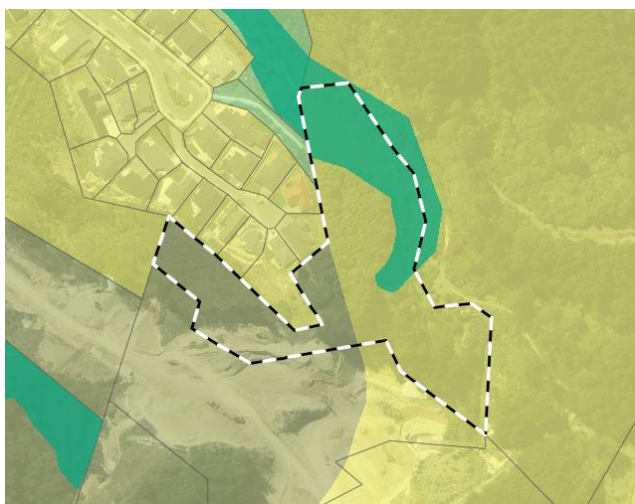


FIGURE THREE: PROPOSED SIGNIFICANT NATURAL AREA SN083

The values and ecological significance of this SNA are discussed in detail in the *Ecological Assessment* (refer **Appendix Five**).

The Proposed Plan contains a chapter with provisions that seek to manage the effects of activities on the biodiversity values of SNAs. Among other things, the rules control indigenous vegetation removal, subdivision and new buildings



within SNAs. For example, for a subdivision of a lot containing a SNA, a future building platform must be located outside of the SNA area.

2.2.2 SPECIAL AMENITY LANDSCAPES (CANNONS CREEK RIDGE)

In early 2018, Boffa Miskell were engaged by Council to update the landscape assessment they undertook in 2013 to inform the Landscape Management Strategy. The assessment was undertaken in accordance with the criteria within Policy 25 of the RPS. Boffa Miskell identified five 'Outstanding Natural Features' and seven 'Special Amenity Landscapes' ("SAL's") including the Cannons Creek Ridge (refer **Figure Four** below) that is located over the Landcorp site and a portion of Lot 1 and Lot 6 South.

In mid-2019, Isthmus were engaged by Council to review the work and assessment already undertaken by Boffa Miskell and to engage with Ngāti Toa regarding the proposed features and landscapes. Through this review process, some of the boundaries / extents of some of the SAL's were revised. Isthmus prepared the 'Draft Landscape Evaluation'¹ that was published on Council's website in 2019. Isthmus' key findings in relation to the Cannons Creek Ridge are as follows:

- *2018 western boundary follows property boundaries rather than landform;*
- *2018 south-western boundary follows a catchment approach, rather than landform approach.*
- *Landform slopes at the southern extent (excluded from the 2018 draft SAL) contribute amenity and this will continue post-Transmission Gully, particularly with proposed associated planting mitigation (the route passes adjacent to this area).*

In the report, Isthmus recommended that western boundary of the SAL be adjusted to follow the contour / landform more closely. Relevant to the subject sites, there was no recommendation to extend or adjust the northern or eastern boundaries.

The Proposed Plan includes a chapter that seeks to manage the effects of subdivision, use, and development within SALs and ensure the landscape values are maintained or enhanced. This has been considered in the *Landscape Evaluation* that has informed the development of the Draft Structure Plan (refer **Appendix Six**).



FIGURE FOUR: PROPOSED SPECIAL AMENITY LANDSCAPE – CANNONS CREEK RIDGE (Source: Porirua City Proposed District Plan)

¹ https://porirua.govt.nz/documents/3085/Isthmus_Draft_Porirua_Landscape_Evaluation_2019.pdf



2.3 ENERGY INFRASTRUCTURE AND TRANSPORT OVERLAYS

2.3.1 NATIONAL GRID CORRIDOR

An overhead 110kV transmission power line (identified as the 'National Grid Corridor') bisects Lot 1 and Lot 6 South (refer **Figure Five** below). This overlay has been carried over from the Operative District Plan.

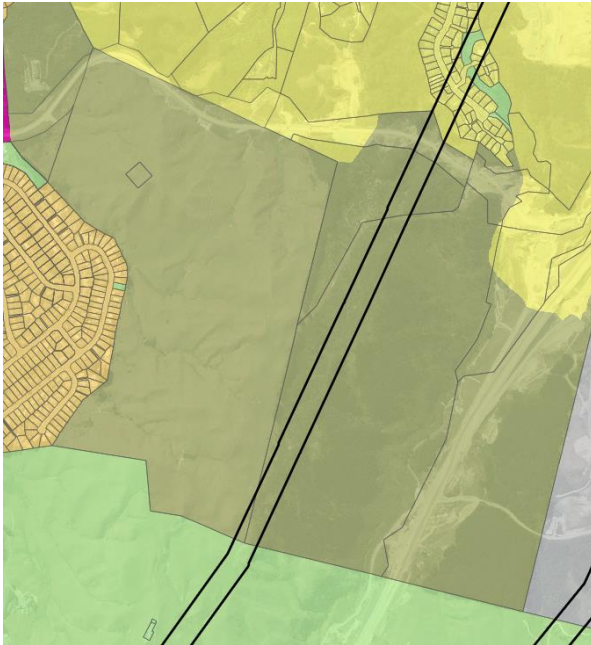


FIGURE FOUR: NATIONAL GRID CORRIDOR (Source: Porirua City Proposed District Plan)

Envelope Engineering advise that, as with previous developments across Whitby, due to the size and cost involved in underground the lines, any development is likely to be designed around the power line. This is the assumption the Project Team adopting for the development of the Draft Structure Plan.

The Proposed Plan includes provisions in the District-Wide infrastructure chapter that seek to manage the scale of earthworks and the effects of sensitive activities, building platforms located within the National Grid Yard and subdivision within the National Grid Corridor. As the transmission line is 110kV, the corridor is 32m either side of the centre line of the line. The 'National Grid Yard' is the area located within 12m either side of the centreline of the transmission line.

Policy INF-P5(2) seeks to protect the safe and efficient operation, maintenance and repair, upgrading, removal and development by allowing only subdivision within the National Grid Corridor where it can be demonstrated that any adverse effects on and from the National Grid, including public health and safety, will be avoided, remedied or mitigated, taking into account –

- a. *The impact of subdivision layout and design on the operation and maintenance, and potential upgrade and development of the National Grid;*
- b. *The ability of any potential future development to comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances;*
- c. *The extent to which the design and layout of the subdivision demonstrates that a suitable building platform(s) for a dwelling can be provided outside of the National Grid Yard for each new lot;*
- d. *The risk to the structural integrity of the National Grid;*



- e. *The extent to which the subdivision design and consequential development will minimise the risk of injury and/or property damage from the National Grid and the potential reverse sensitivity on and amenity and nuisance effects of the National Grid assets;*

The operation, maintenance, upgrading, relocation or removal of an electricity transmission line and ancillary structures that existed prior to 14 January 2010 and remain part of the National Grid is largely controlled by the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NESETA). Except as provided for by these Regulations, no rules in the Proposed Plan apply to activities regulated by the NESETA.

Under Proposed Rule SUB-R15, subdivision of land to create new allotment(s) within the National Grid Corridor is a Restricted Discretionary Activity provided that a proposed building platform is identified for each proposed allotment that is of accommodating a building which is located entirely outside of the National Grid Yard.

The location of the National Grid Corridor across the site was assessed by the Project Team in the constraints and opportunities analysis.

2.3.2 GAS TRANSMISSION PIPELINE CORRIDOR

A Gas Transmission Pipeline Corridor bisects Lot 6 South (refer **Figure Six** below). This overlay has been carried over from the Operative District Plan.

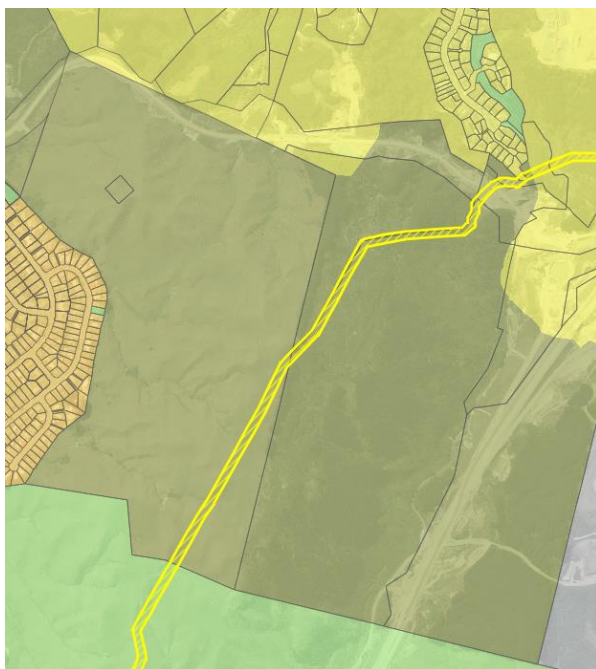


FIGURE SIX: GAS TRANSMISSION PIPELINE CORRIDOR (Source: Porirua City Proposed District Plan)

The Proposed Plan includes provisions in the District-Wide infrastructure chapter that seek to manage the effects of subdivision, use, development and earthworks on the corridor.

Policy INF-P5(3) and INF-P5(5) seeks to protect the safe and efficient operation, maintenance and repair, upgrading, removal and development of Regionally Significant Infrastructure from being unreasonably compromised by:

3. *Only allowing sensitive activities within the Gas Transmission Pipeline Corridor where these are of a scale and nature that will not compromise the Gas Transmission Network;*
5. *Requiring any buildings or structures to be of a nature and scale and to be located and designed to maintain safe distances within the National Grid and Gas Transmission Network;*

Proposed Policy INF-P25 includes the following matters that would be considered when assessing any buildings, structures and activities proposed within the Gas Transmission Pipeline Corridor -



1. *The extent to which the proposed development design and layout avoids or mitigates any conflict with the Gas Transmission Network, including construction-related activities;*
2. *The extent to which any building or structure may compromise, restrict or prevent legal or physical access to the Gas Transmission Network;*
3. *Risks relating to health or public safety, including the risk of property damage;*
4. *The extent to which the development will avoid the potential reverse sensitivity effects on the Gas Transmission Network; and*
5. *Technical advice provided by the owner and operator of the Gas Transmission Network.*

Proposed Policy SUB-R16 subdivision of land to create new allotments within the Gas Transmission Pipeline Corridor is a Restricted Discretionary Activity where –

- a. *A proposed building platform is identified for each proposed allotment that is capable of accommodating a building which is located entirely outside of the Gas Transmission Pipeline Corridor.*

The location of the Gas Transmission Pipeline Corridor and a review of implications for future development was undertaken by Envelope and included in the *Infrastructure Report*. The corridor is also included on the project team constraints map.

2.4 HAZARDS AND RISKS OVERLAYS

2.4.1 FLOOD HAZARD

Flood hazard stream corridor and ponding areas are located within the Landcorp site (refer **Figure Eight** below).

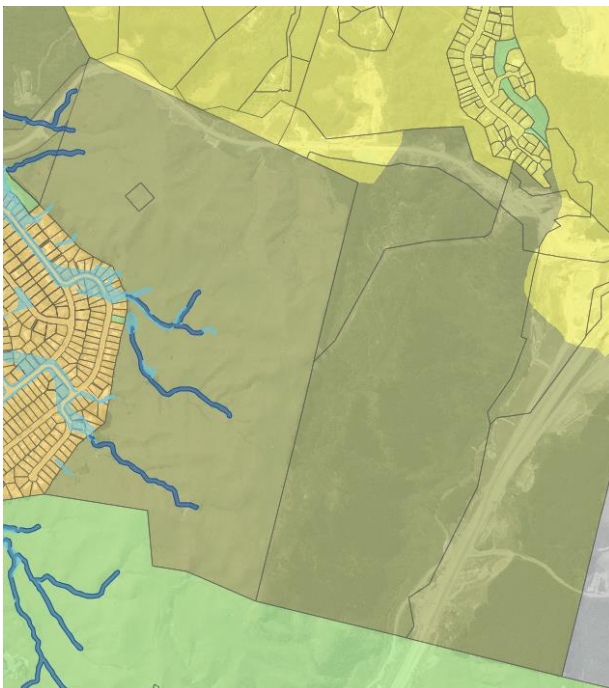


FIGURE EIGHT: PROPOSED FLOOD HAZARD OVERLAYS (Source: Porirua City Proposed District Plan).

Proposed Policy NHP7 seeks to only allow the establishment of buildings associated with Hazard-Sensitive Activities (that includes residential activities) and Potentially-Hazard-Sensitive Activities within a Flood Hazard – Ponding Overlay where the floor level is below the 1:100 flood level and where it can be demonstrated that:



1. *The nature of the activity means the risk to people's lives and wellbeing is low or the potential for damage from flooding is reduced to a low level; or*
2. *Mitigation measures are incorporated into the design of the development so that the risk to people's lives is low or the potential for damage from flooding is reduced to a low level; and*
3. *People can safely evacuate from the property during a flood event.*

Any development will seek to avoid natural hazards and recognise the potential for natural hazards management. Further, with respect to the potential for climate change to cause or exacerbate natural hazard events will be given particular regard for future stormwater modelling work undertaken. Also, the Site is far enough away from the coastal environment to not be susceptible to anticipated sea level rise.

It is acknowledged that the Proposed Plan risk-based provisions related to subdivision, use and development would apply to future development.

2.4.2 FAULT RUPTURE ZONE

A very small portion of Lot 6 South is located within the Fault Rupture Zone (refer **Figure Nine** below).

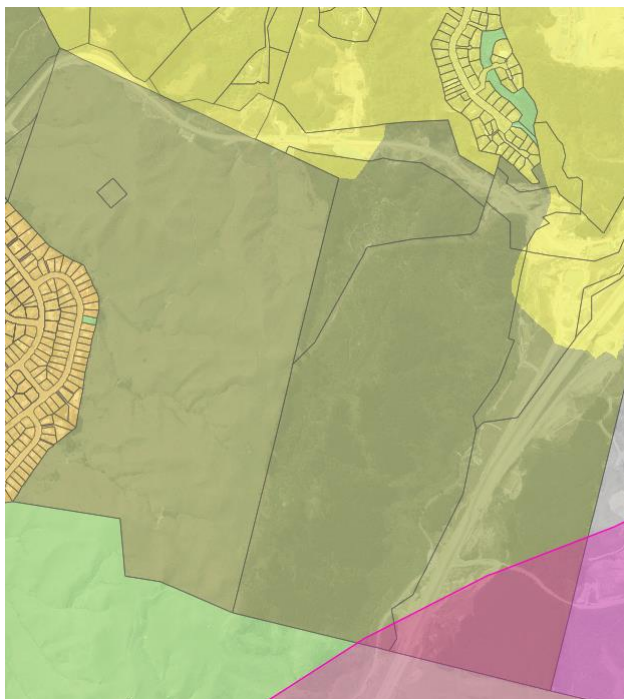


FIGURE NINE: PROPOSED FAULT RUPTURE ZONE (Source: Porirua City Proposed District Plan)

The proposed rules related to fault hazard restrict buildings and activities from being located no closer than 20m from either side of either the Pukerua Fault Rupture Zone or the Ohariu Fault Rupture Zone. As further detailed in the following sections of this report, the *Geotechnical Suitability Report* has identified that the Ohariu Fault is located approximately 100m from the southern boundary.

2.5 GENERAL DISTRICT-WIDE MATTERS OVERLAYS

2.5.1 NOISE CORRIDOR

The southern portion of Lot 6 South is located within the Transmission Gully noise corridor (refer **Figure Ten** below).

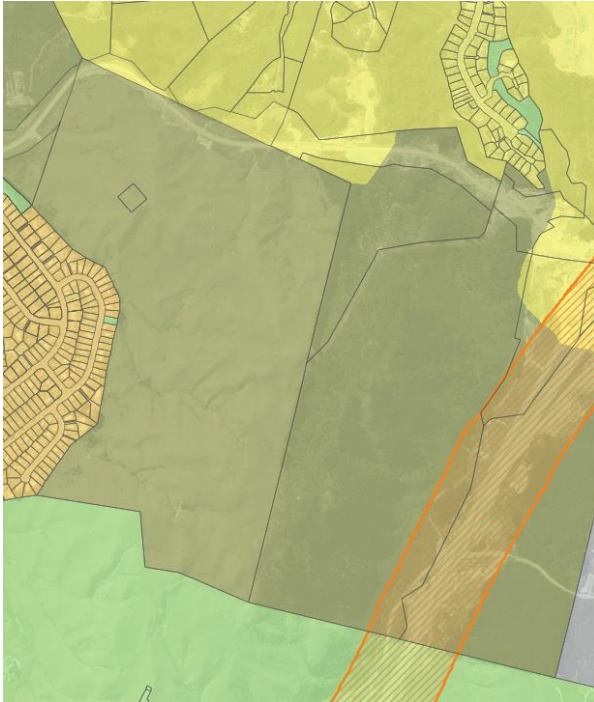


FIGURE TEN: PROPOSED NOISE CORRIDOR (Source: Porirua City Proposed District Plan)

Proposed Objective NOISE-O2 seeks to ensure that the function and operation of existing and permitted noise generating activities are not compromised by adverse effects, including reverse sensitivity effects, from noise-sensitive activities. Proposed Policy NOISE-P4 seeks to enable noise-sensitive activities and places of worship locating adjacent to existing State Highways and the Rail Network that are designed, constructed and maintained to achieve indoor noise levels and provide for other habitable rooms when they minimise the potential for reverse sensitivity effects from noise, having regard to:

1. *The outdoor amenity for occupants of the noise-sensitive activity;*
2. *The location of the noise-sensitive activity in relation to the State Highway or Rail Network;*
3. *The ability to appropriately locate the activity within the site;*
4. *The ability to meet the appropriate levels of acoustic insulation through screening, alternative technologies or materials;*
5. *Any adverse effects on the State Highway or Rail Network; and*
6. *The outcome of any consultation with the New Zealand Transport Agency or KiwiRail.*

Proposed rules and standards in the noise chapter of the Proposed Plan seek to control buildings and activities, including requirements for acoustic insulation, within the noise corridor.



3. RATIONALE FOR REZONING

The Site has been identified as a growth area for Porirua City. Housing and business land capacity assessments referred to the Section 32 documentation of the Proposed Plan outlines that there is a need for 10,200 houses by 2048 and, while sufficient development capacity exists to meet 3-year and 10-year demand, capacity does not meet the 10+ year demand including the NPS-UD 15% buffer. The Site provides the capacity to absorb some of this potential housing demand brought about by population increase and changes to household composition and demographics.

The Site is located within the Rural Zone of the District Plan and the Proposed Plan. The Rural Zone provisions in the Proposed Plan only permit the use of the site for rural based activities and does not provide for residential growth in this area that is envisaged in the Growth Strategy. Therefore, it is considered that the current and continued / proposed rural zoning is not appropriate for the city's growth aspirations and is not in line with the Growth Strategy.

For development to occur on the Site that will assist in meeting Council's expectations for growth, a change in zoning needs to occur. While the rezoning of the site will result in physical changes to the Site, through the adoption of a structure plan approach (as required under the FUZ framework), and through the involvement of a number of disciplines in the structure plan development process, many effects associated with the development of the site will be positive and the structure plan can be developed to ensure potential adverse effects can be mitigated to an acceptable level.

From a strategic planning and growth point of view, rezoning of the site presents mutually beneficial outcomes for –

- SCL, Landcorp and Ngāti Toa through the enabling of a more appropriate mix of sustainable urban development, conservation and land uses for the Site;
- The Porirua East, Silverwood and wider Porirua community via the introduction of new and varying housing opportunities as well as employment opportunities through the construction and development phases; and,
- Council through assisting in providing sufficient residentially zoned land to accommodate 30+ years of population growth as required in the NPS-UD.

Rezoning of the site will:

- Align with Council's proposed approach to the rezoning of greenfield sites that have been identified as growth areas in the Growth Strategy.
- Provide additional housing capacity to meet expected housing demand brought about by projected population increase over the next 30 years.
- Deliver a range of housing typologies to the market to meet a wide range of demographics. This was identified as a key issue through the District Plan review public engagement process.
- Complement the existing urban environment and contribute to a compact urban form.
- Support the viability of the Waitangirua town centre.
- Ensure development of the site occurs in a comprehensive, integrated, and co-ordinated manner.
- Enable a more efficient and integrated use of the strategic land resource; and,
- Providing, through the construction and operation of the Waitangirua Link Road, opportunities to ensure the new communities are well connected with established neighbourhoods as well as the Waitangirua town centre.
- Not generate adverse reverse sensitivity effects on retained rural land. In this respect, the Site is not bound by any Rural Zoned land.

The letter provided by Ngāti Toa (refer **Appendix Nine**) also outlines how the proposed rezoning aligns with the values Ngāti Toa holds in relation to the Silverwood site, the Landcorp site, and more broadly, the Eastern Porirua area. Values identified include *Oranga / Ohanga*, being –



Sustainable housing and economic development opportunities are valued by Ngāti Toa. The ability to invest in sustainable opportunities to grow the tribal assets and also the provision of healthy homes is a priority. Tribal wellbeing (cultural, economic, environment) is a key measure of success in this development.

And Rangitiratanga –

Self-determination and the ability to determine one’s own direction and approach to sustainable development. This recognises Ngāti Toa’s desire to introduce a unique approach to co-govern and co-manage urban develop projects moving forward.

4. RELATIONSHIP WITH KEY PLANNING DOCUMENTS

Rezoning of the Site needs to consider both local and national government plans and policies. This section provides an assessment of the strategic and statutory context that influences the proposed rezoning.

4.1 STRATEGIC CONTEXT

4.1.1 PORIRUA GROWTH STRATEGY 2048

The Growth Strategy was developed and consulted on under the Local Government Act 2002 and is intended to guide and influence the future growth of the City. It provides a framework for how and where the city will grow over the next 30-years. It was formally adopted by Council in March 2019, replacing the 2009 Porirua Development Framework.

SCL lodged a submission on the draft Growth Strategy for the sites to be included as a future growth area and presented at the Council feedback meetings. Council accepted the submission and the Site has been identified in the Growth Strategy as a “Potential Residential Area – Medium Term”. Refer **Figure Five** below.

The Site is located adjacent to the Waitangirua Link Road which is identified in the Growth Strategy as a future public transport route “Potential West-East Public Transport”.

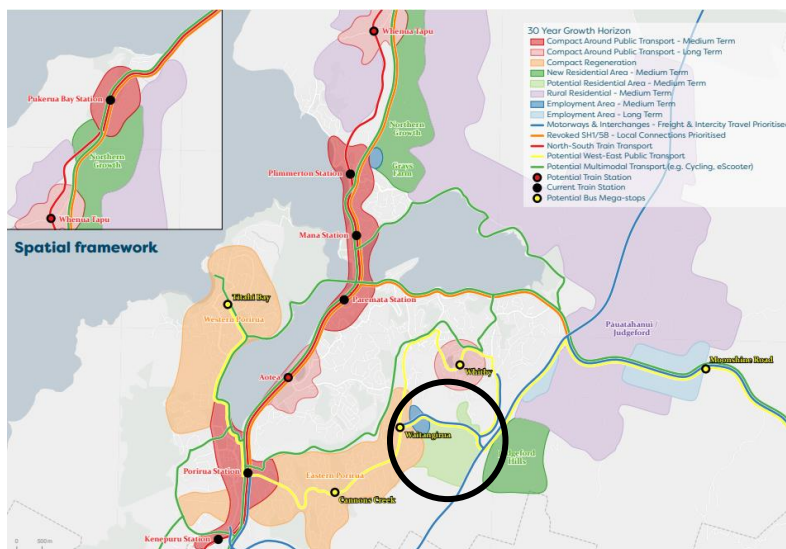


FIGURE FIVE: PORIRUA GROWTH STRATEGY 2048 SPATIAL FRAMEWORK

Importantly, it is acknowledged that the other residential areas illustrated on the Spatial Framework (refer dark green areas), are proposed to be rezoned FUZ in the Proposed Plan. Correspondence with Council Officers confirmed that, the Site was not included as a FUZ in the Proposed Plan as insufficient information was provided to confirm the site was suitable for residential development. The assessment work required to confirm suitability has now been completed and has culminated in this report and appendices.



Regarding the identified growth areas, and of particular relevance to the site, the Growth Strategy outlines that [emphasis added] –

*“Our urban boundary will be extended in the east from the Lanes Flat interchange in the north, to Kenepuru in the south and between Waitangirua/Cannons Creek to the Transmission Gully Motorway (TGM) (with the exception of Judgeford Hills). **This means land to the east of Whitby/Waitangirua and Cannons Creek up to Transmission Gully Motorway can be considered for residential zoning through the Proposed District Plan review.**”*

Relevant to the rezoning of Site to FUZ, the Growth Strategy includes the following key directions:

- *Plan for neighbourhoods that encourage a diverse range of living options for people that rent, and for people that own their own homes.*
- *Integrate design principles that reflect the diversity of Porirua, including the place of Ngāti Toa.*
- *Encourage development of homes that match our communities’ changing preferences, with a range of options – including standalone, medium density and high-density housing.*
- *Ensure sufficient land is available to meet the need for regeneration and for developing new communities and do this in a way that works with and enhances the health of our natural environment.*
- *Make walking, cycling, and public transport choices for more people of varying abilities.*
- *Improve safety for pedestrians and cyclists as well as other transport network users, to eliminate death and serious injury.*

These directions have been considered through the development of the Draft Structure Plan.

4.1.2 PORIRUA COMMERCIALLY FEASIBLE RESIDENTIAL CAPACITY ASSESSMENT UPDATE – JANUARY 2020

The Porirua Commercially Feasible Residential Capacity Assessment Update was an update of the 2019 Residential Development Capacity Assessment used to help inform the Porirua Housing and Business Land Capacity Assessment. It involved updating the assessment to incorporate the provisions of the draft District Plan as at September 2019 including the FUZ, and 2019 QV ratings figures.

The assessment utilises 2018 as the base year, and then 2021 (3-year short term period), 2028 (medium term 10-year period), and 2048 (long term 30-year period). Its findings relevant to the FUZ include:

- The current housing composition is 80% standalone, 15% terraced and 5% apartments.
- Changes in household structure are not expected to be at a scale or rate that will significantly change market demand for high density residential houses for the foreseeable future.
- Families with children will remain the main household type.
- Standalone housing will remain the dominant house type sought over the forecast period.
- Over the long-term period, 10,200 houses are required to meet demand.
- Total realisable, feasible capacity for infill and comprehensive housing is 2,926 houses.
- Greenfield development capacity is 5,980 dwellings.

Overall, the assessment found that there is sufficient feasible capacity to meet short term and medium-term housing need, but not long term should high growth rates continue. In particular, the NPS-UD requirement for 15% additional capacity requirement in the long term (10 – 30 years) would not be achieved.

4.1.3 PORIRUA INFRASTRUCTURE STRATEGY 2018 – 2048

The Porirua Infrastructure Strategy 2018 – 2048 is a component of the Long-Term Plan (LTP) and identifies infrastructure projects, upgrades and new facilities required to support anticipated growth and development in the City over the next 30-years.



Key capital programmes identified in the Strategy that will support new housing include:

Drinking Water

- New reservoirs
- Water pipeline renewals (continuous)

Wastewater

- WWTP upgrades (2021 and 2038)
- Local network improvements (continuous to 2040)
- Trunk network improvements (continuous to 2042)

Roading

- Transmission Gully link roads (by 2020)
- New cycleways – various up to 2026
- Whitford Brown Road/Papakowhai Road intersection upgrade – 2019

The project engineers have undertaken a review of the upgrades included in the LMP as part of the assessment of services.

4.1.4 EASTERN PORIRUA REGENERATION PROJECT

The Eastern Porirua Regeneration Project is underway and will provide 2000 additional homes (both state houses and affordable and market homes) as well as great neighbourhoods and resilient communities. The project will help to improve the wellbeing of Eastern Porirua residents including new employment opportunities for local people and businesses. The Site is located directly adjacent to Waitangirua which is included in the regeneration study area.

As well as seeking to integrate the new development on the site with the existing community, there may be wider opportunities to resolve infrastructure issues associated with the regeneration project as part of the development of the Site. For example, the provision of water reservoirs on the Site to service both the new development and wider catchment. In addition, development of the site will further support the visibility and vitality of the Waitangirua mall which is being upgraded as part of the project as well as existing and future services and facilities.

4.1.5 WELLINGTON REGIONAL GROWTH FRAMEWORK – DRAFT FRAMEWORK REPORT 2020

The Wellington Regional Growth Framework (“the Framework”) is a spatial plan that has been developed by local government, central government and iwi partners in the Wellington-Horowhenua region to provide councils and iwi in the region with an agreed regional direction for growth and investment, and deliver on the Urban Growth Agenda objectives of the Government.

In developing the Framework planning and analysis already undertaken in work such as city- and district-scale spatial plans (including Wellington City’s Planning for Growth), district plan changes (for instance in Porirua City and Hutt City), iwi management plans and central government policies such as those in the Climate Change Response (Zero Carbon) Amendment Act 2019 was taken into account.

The Framework outlines the Future Urban Development Areas in the next 30 years that require regional identification, assistance, and recognition. With respect to the Future Urban Areas, the Framework notes that -

Widespread medium-density developments in Future Urban Areas (greenfield) where topography makes them possible, with fewer traditional stand-alone housing types being built. This is a change from current development patterns and is needed to fully utilise the limited amount of well located greenfield available in the region. It will require planning changes and a different and more integrated approach to development.



4.1.6 GREATER WELLINGTON REGIONAL COUNCIL TOITŪ TE WHENUA PARKS NETWORK PLAN 2020-2030

At the outset of the project, the Project Team identified the proximity of the site to the Belmont Regional Park as a key recreational opportunity for future residential development of the site. During consultation with Greater Wellington Regional Council (“**the Regional Council**”), Council Officers recommended that the Project Team review the Draft Toitū Te Whenua Parks Network Plan 2020-2030 that is currently open for review and comment.

In relation to the Belmont Regional Park, the Draft Network Plan outlines that master planning is proposed for the whole park in collaboration with community. The purpose of this is to determine more detailed guidance for recreation facilities and guide park-wide larger scale restoration work and to identify recreational facilities such as trails, possible adaptive reuses of park buildings and areas of focus for restoration work.

Relevant to the rezoning of the Site, the actions for Belmont Regional Park included in the Draft Network Plan include:

- *A159: Develop a master plan for the park west of Transmission Gully with a focus on areas closest to adjoining residential areas to identify a conservation/recreation focused blueprint for revitalisation of the park:*
 - *Reflecting mana whenua aspirations for the park*
 - *Identifying a range of public access improvements including existing carpark facilities at Waihora Crescent*
 - *Reflect Whaitua programme goals and implementation recommendations (using this modelling and other knowledge)*
 - *Wetland and forest restoration opportunities following overall strategic priorities in this Plan*
 - *Review existing and map new trails throughout this part of the park for enhancement and development prior to restoration activities commencing*
 - *Explore possible adaptive reuses of various park buildings for conservation, recreation and community purposes*
 - *Identify new accessible trail opportunities from adjoining residential areas*
 - *Natural hazard management including fire threat*
- *A171: Open the park directly to visitors at Waihora Crescent, Waitangirua and enable use of existing parking area. Install orientation signage and identify other facility or service needs through master planning with mana whenua and community*
- *A172: Improve public access to the park from adjoining residential areas in East Porirua (Tawa, Cannons Creek, Whitby and Waitangirua, other residential developments) in liaison with others. Identify new trail connections or routes from residential streets, possible trail realignments and connections to Transmission Gully motorway underpasses for access to eastern parts of the park*
- *Improve Belmont Road northern park access and vehicle parking utilising opportunities with neighbouring residential developments. Investigate northern Belmont paper road access opportunities.*

The Draft Network Plan also includes a series of plans illustrating potential enhancements. Refer **Figure Six** below (the Site is circled for reference)



Belmont Regional Park Potential enhancements

- Key destination**
- a. Stratton Street mountain bike hub
 - b. Korokoro Valley
 - c. Oakleigh Street picnic area
 - d. Belmont Taumata
 - e. Puke Ariki traverse
 - f. Kelson trails and picnic area
 - g. Porirua to the Hutt Valley Connection
 - h. Hill Road heritage hub
 - i. Park buildings and structures
 - j. Waitangarua entry hub
- Amenity**
- A177 North-south connections
 - A178 Kelson area bridge
 - A181 Kelson area trails
- Areas for potential tracks - to be explored through master planning process**
- Local bus stops
 - Train stations
 - Train lines

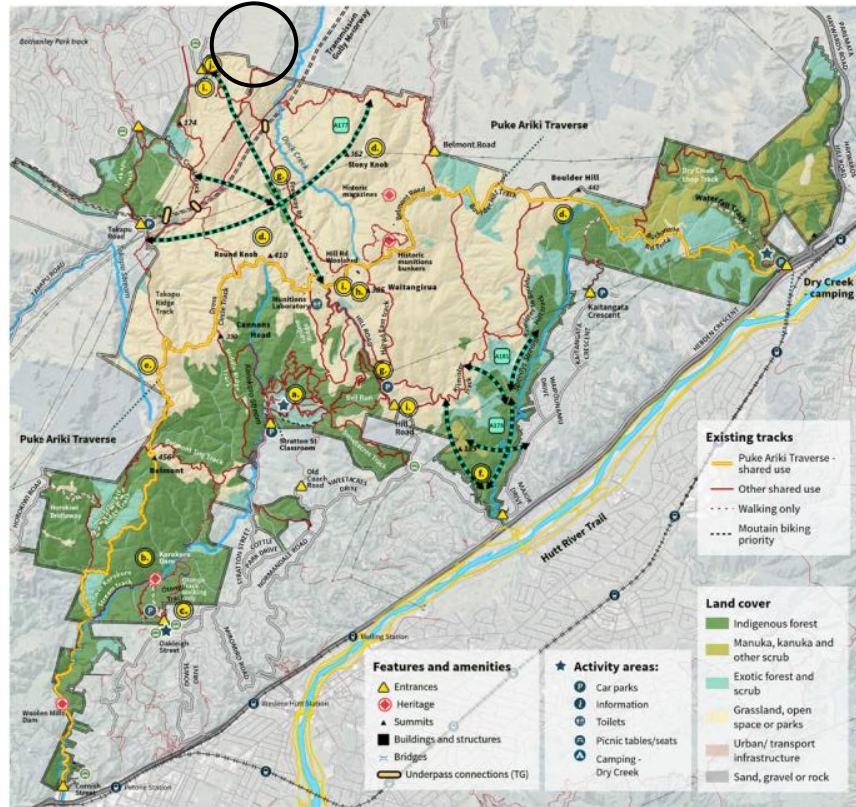


FIGURE SIX: DRAFT TOITŪ TE WHENUA PARKS NETWORK PLAN 2020-2030 – BELMONT REGIONAL PARK ENHANCEMENTS

Further work in Phase Two will include further engagement with the Regional Council (as land owner of Belmont Regional Park), Ngāti Toa and key stakeholders to further explore opportunities for connections through to Belmont Regional Park.

4.2 STATUTORY CONTEXT

A number of policies and plans inform the nature of rezoning of the site. A summary of legislation and relevant policy and plans that have informed the project teams technical assessments and the Draft Structure Plan is provided below.

4.2.1 NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT CAPACITY 2020

The NPS-UD was gazetted on 23 July 2020 and came into effect on 20 August 2020. It replaces the National Policy Statement on Urban Development Capacity 2016. The NPS-UD aims to support well-functioning urban environments to provide for current and future community well-being and requires that plans provide adequate opportunity for land development for business and housing to meet community needs and sets out the objectives and policies for providing development capacity under the Resource Management Act 1991 (“the Act”).

The NPS-UD provides direction to decision-makers under the Act on planning for urban environments. It recognises the national significance of well-functioning urban environments, with particular focus on ensuring that local authorities, through their planning, both:

- enable urban environments to grow and change in response to the changing needs of the communities, and future generations; and
- provide enough space for their populations to happily live and work. This can be both through allowing development to go “upwards” by intensifying existing urban areas, and “outwards” by releasing land in greenfield areas.



The NPS-UD covers development capacity for both housing and business, in recognition that the mobility and connectivity between both are important to achieving well-functioning urban environments and requires that, at any one time, there is sufficient development capacity consisting of:

- Short term (3-years): Development capacity that is feasible, reasonably expected to be realised, zoned and serviced with development infrastructure.
 - Medium term (10 years): Development capacity that is feasible, reasonably expected to be realised, zoned and either:
 - Serviced with development infrastructure, or
 - The funding for development infrastructure is identified in the Long Term Plan.
- Long Term (30-years): Development capacity must be feasible, identified in relevant plans and strategies, and associated development infrastructure is identified in an Infrastructure Strategy.

Even if there was not a shortfall in housing supply, Clause 3.22 of the NPS-UD calls for a competitiveness margin² that is required in order to support choice and competitiveness in housing and business land markets. The margins call for a 20% oversupply of feasible development to be provided in the short and medium term, and a 15% oversupply in the long-term.

In this regard, the NPS-UD recognises that, for a range of reasons, not all feasible development capacity will be taken up and acknowledges that competition is important for land and development markets because supply will meet demand at a lower price when there is competition. There are several key features of a competitive land and development market. These include providing plenty of opportunities for development. Planning can impact on the competitiveness of the market by reducing overall opportunities for development and restricting development rights to only a few landowners.

The NPS-UD requires councils to provide in their plans enough development capacity to ensure that demand can be met. This includes both the total aggregate demand for housing and business land, and also the demand for different types, sizes and locations. This development capacity must also be commercially feasible to develop, and plentiful enough to recognise that not all feasible development opportunities will be taken up.

Another key theme running through the NPS-UD is for planning to occur with a better understanding of land and development markets, and in particular the impact that planning has on these. This NPS-UD requires local authorities to prepare a housing and business development capacity assessment and to regularly monitor market indicators, including price signals, to ensure there is sufficient development capacity to meet demand.

Also, the NPS-UD requires tier 1 and 2 local authorities to prepare a Future Development Strategy (FDS) every 6 years and in time to inform, or at the same time as, the preparation of the next long-term plan of each relevant local authority. Clause 3.12(5) of the NPS-UD states that an FDS may be prepared or published as a stand-alone document, or be treated as part of any other document (such as a spatial plan). Clause 3.14(1)(d) states that every FDS must be informed by –

(d) Maori, and in particular, tangata whenua, values and aspirations for urban development.

Of relevance to the requested rezoning of the Site, the Part 1 Section 32 Report for the Proposed Plan, outlines how the Proposed Plan seeks to give effect to the NPS-UD. This includes –

- *Introducing a Future Urban Zone for greenfield sites which can be up-zoned following appropriate structure planning and infrastructure capacity becoming available. As such, the FUZ is intended to help meet both shorter term housing needs and provides a buffer for future needs.*
- *Memoranda of understanding will be entered into with FUZ greenfield landowners to advance up-zoning of their sites. These determine roles and responsibilities for advancing plan changes or major resource consent applications, confirm programme timeframes and procedural matters, and confirm cost recovery mechanisms.*

² Being a margin of development capacity, over and above the expected demand that tier 1 and 2 local authorities are required to provide.



4.2.2 NATIONAL POLICY STATEMENT ON FRESHWATER MANAGEMENT

The NPS-FM 2020 came into force on 3 September 2020 and from that date replaced the NPS-FM 2016. The NPS-FM applies to the management of fresh water through a framework that considers and recognises Te Mana o te Wai as an integral part of freshwater management. Freshwater must be managed in a way that improves degraded water bodies, and maintains or improves all others using national bottom lines.

While it is regional councils that are largely responsible for the implementation of the NPS-FM, the requirements of the NPS-FM, have been taken into account by the project ecologist and project engineers in relation to identifying suitable areas for development and suitable servicing and stormwater disposal methods.

Further work that will be undertaken in Phase Two will be further engagement with Ngāti Toa to ensure future development will be consistent with the Te-Awarua-o-Porirua: Ngāti Toa Rangatira Statement on the Te Awarua-o-Porirua Whaitua Implementation Programme, particularly in relation to stormwater and wastewater disposal.

4.2.3 REGIONAL POLICY STATEMENT FOR THE WELLINGTON REGION 2013

The Regional Policy Statement for the Wellington Region (“the RPS”) identifies the regionally significant issues around the management of the regions natural and physical resources and sets out what needs to be achieved in the form of objectives and a policy framework for achieving the objectives.

An assessment of the proposed rezoning against the most relevant provisions of the RPS is provided below.

Section 3.3 Energy, Infrastructure and Waste

Objective 10 *The social, economic cultural and environmental benefits of regionally significant infrastructure are recognised and protected.*

Policy 8 Protecting regionally significant infrastructure.

The Transmission Gully Motorway, immediately east of the site, is regionally significant infrastructure. The Project Team have had preliminary discussions with Waka Kotahi regarding the rezoning proposal, and the Draft Structure Plan has provided an appropriate response with respect to reverse sensitivity effects.

Section 3.4 Freshwater

Objective 12 *The quantity and quality of fresh water:*

(b) safeguard the life supporting capacity of water bodies.

Policy 40 Safeguarding aquatic ecosystem health in waterbodies.

Policy 42 Minimising contamination in stormwater from development

Objective 13 *The region’s rivers, lakes and wetlands support healthy functioning ecosystems. Policy 43 Protecting aquatic ecological function of water bodies.*

Objective 8 *Public access to and along the coastal marine area, lakes and rivers is enhanced*

Policy 53 Public access to and along the coastal marine area, lakes and rivers

The *Infrastructure Report* acknowledges that the quality and quantity of stormwater discharge from the site will be to be managed, including through Water Sensitive Design and the protection and enhancement of Significant Natural Areas, drainage protection corridors, as well as protection areas. These solutions will provide for the ecological health and function of receiving waterways.

The Draft Structure Plan provides for public access to and along Duck Creek.



Section 3.6 Indigenous ecosystems

Objective 16 *Indigenous ecosystems and habitats with significant biodiversity values are maintained and restored to a healthy functioning state.*

Policy 23 Identifying indigenous ecosystems and habitats with significant indigenous biodiversity values.

Policy 24 Protecting ecosystems and habitats with significant biodiversity values.

Policy 47 Managing effects on indigenous ecosystems and habitats with significant indigenous biodiversity values.

Two Significant Natural Areas have been identified on the Site. In addition, site investigations have identified other significant areas. As further described in the following sections, the Draft Structure Plan provides for additional protection and enhancement of indigenous ecosystems, habitats and biodiversity.

Section 3.7 Landscape

Objective 17 *The region's outstanding natural features and landscapes are identified and their landscape values protected from inappropriate subdivision use and development.*

Policy 25 Identifying outstanding natural features and landscapes.

Policy 26 Protecting outstanding natural features and landscape values.

Objective 18 *The region's special amenity landscapes are identified and those landscape values that contribute to amenity and the quality of the environment are maintained or enhanced.*

Policy 27 Identifying special amenity landscapes.

Policy 28 Managing special amenity landscape values.

The Site contains Special Amenity Landscape. As further described in the following sections, based on the findings of the *Landscape Evaluation*, the Draft Structure Plan provides an appropriate response to the SAL, where, coupled with further refinement of the structure plan and integration of the recommendations in the *Landscape Evaluation*, will ensure the values of the SAL are maintained.

Section 3.8 Natural Hazards

Objective 19 *The risks and consequences to people, communities, their businesses, property and infrastructure from natural hazards and climate change effects are reduced.*

Policy 29 Avoiding inappropriate subdivision and development in areas at high risk from natural hazards.

Policy 51 Minimising the risks and consequences of natural hazards.

Objective 20 *Hazard mitigation measures, structural works and other activities do not increase the risk and consequences of natural hazard events.*

Policy 52 Minimising adverse effects of hazard mitigation measures.

Objective 21 *Communities are more resilient to natural hazards, including the impacts of climate change, and people are better prepared for the consequences of natural hazard events.*

Policy 29 Avoiding inappropriate subdivision and development in areas at high risk from natural hazards.

Policy 51 Minimising the risks and consequences of natural hazards



Flood Hazard Areas have been identified on the Landcorp site and a small portion of Lot 6 South is located within the Fault Rupture Zone. The Draft Structure Plan provides an appropriate response to these areas in that no development is proposed in these areas.

Future development of the site will be subject to the provisions in the Proposed Plan that take a risk-based approach to managing subdivision, use and development in respect of the these areas.

Section 3.9 Regional Form, Design and Function

Objective 22 *A compact well designed and sustainable regional form that has an integrated, safe and responsive transport network and:*

(e) urban development in existing urban areas, or when beyond urban areas, development that reinforces the region's existing urban form;

(g) a range of housing (including affordable housing);

(h) integrated public open spaces;

(i) integrated land use and transportation; and

(j) improved east-west transport linkages;

(k) efficiently use existing infrastructure (including transport network infrastructure);

Policy 31 Identifying and promoting higher density and mixed use development.

Policy 54 Achieving the Region's urban design principles.

Policy 55 Maintaining a compact, well designed and sustainable regional form.

Policy 57 Integrated land use and transportation.

Policy 58 Co-ordinating land use with development and operation of infrastructure.

Objective 22 and the associated policies seek to ensure a compact, well designed and sustainable regional form that provides a range of housing options. The area is identified for residential growth within the Porirua Growth Strategy 2048 as a logical extension of existing urban areas. As identified in the Growth Strategy [emphasis added] –

*“Our urban boundary will be extended in the east from the Lanes Flat interchange in the north, to Kenepuru in the south and between Waitangirua/Cannons Creek to the Transmission Gully Motorway (TGM) (with the exception of Judgeford Hills). **This means land to the east of Whitby/Waitangirua and Cannons Creek up to Transmission Gully Motorway can be considered for residential zoning through the Proposed District Plan review.**”*

Objective 22 and the associated policies also seek to ensure that development is undertaken within an existing urban environment in a manner which represents the efficient use of existing infrastructure. The Site is located adjacent to future transport infrastructure (Transmission Gully Motorway and the Waitangirua Link Road) and can be serviced by an extension of existing infrastructure and the installation of new on-site infrastructure.

The proposed rezoning will facilitate well-designed residential development within the site that cannot be achieved under the existing zoning. The site is located in proximity to regional transport links and a number of public amenities (recreational facilities, schools and local shops).



Section 3.10 Resource Management with Tangata Whenua

Objective 23 *The region's iwi authorities and local authorities work together under Treaty partner principles for the sustainable management of the region's environment for the benefit and wellbeing of the regional community, both now and in the future.*

Objective 24 *The principles of the Treaty of Waitangi are taken into account in a systematic way when resource management decisions are made.*

Objective 25 *The concept of kaitiakitanga is integrated into the sustainable management of the Wellington region's natural and physical resources.*

Objective 26 *Mauri is sustained, particularly in relation to coastal and fresh waters.*

Objective 27 *Mahinga kai and natural resources used for customary purposes, are maintained and enhanced, and these resources are healthy and accessible to tangata whenua.*

Objective 28 *The cultural relationship of Māori with their ancestral lands, water, sites, wāhi tapu and other taonga is maintained.*

Policy 48 Principles of the Treaty of Waitangi

Policy 49 Recognising and providing for matters of significance to tangata whenua

As noted, Ngāti Toa have an interest and a possible future ownership opportunity on the Landcorp site. Correspondence has been provided in support of the rezoning as it enables the opportunity to future development. Further refinement of the Structure Plan with Ngāti Toa will ensure the cultural values associated with the area are integrated into the plan and supporting documents.

Section 3.11 Soils and Minerals

Objective 29 *Land management practices do not accelerate soil erosion*

Policy 15 Minimising the effects of earthworks and vegetation clearance

Policy 41 Minimising the effects of earthworks and vegetation disturbance

The *Infrastructure Report* accompanying this report acknowledges that, as future development enabled via the rezoning of the site involves carrying out earthworks on moderately steep land adjacent to a number of streams, developing robust erosion and sediment controls will be important. The report provides high level details regarding possible erosion and sediment controls and outlines that, adherence to earthworks and construction management plans which include details of appropriate control measures and monitoring programmes, would be required via consent conditions of future Council and Greater Wellington Regional Council resource consents.

STRUCTURE PLAN DEVELOPMENT

Specific to the development of structure plans, Policy 55 – Maintaining a compact, well designed and sustainable regional form, states –

When considering an application for a resource consent, or a change, variation or review of a district plan for urban development beyond the region's urban areas (as at March 2009), particular regard shall be given to whether:

(a) the proposed development is the most appropriate option to achieve Objective 22; and

(b) the proposed development is consistent with the Council's growth and/or development framework or strategy that describes where and how future urban development should occur in that district; and/or



(c) a structure plan has been prepared.

The explanation to this policy includes the Porirua City Development Framework 2009 in examples of growth and/or development frameworks or strategies. This plan has been superseded by the Growth Strategy.

The explanation to this policy outlines that structure planning integrates land use with infrastructure – such as, transport networks, community services and the physical resources and that structure planning should also deliver high quality urban design.

While the explanation outlines that the content and detail of structure plans will vary depending on the scale of development, it notes that, structure plans, as a minimum, should address:

- Provision of an appropriate mix of land uses and land use densities;
- How environmental constraints (for example, areas at high risk from natural hazards) and areas of value (for example, indigenous ecosystems, rivers, streams and ephemeral streams, wetlands, areas or places with historic heritage, outstanding landscapes, or special amenity landscapes) are to be managed;
- Integration with existing and proposed infrastructure services, such as, connections to existing and proposed transportation systems and provision of public and active transport linkages by undertaking an integrated transport assessment;
- The integration of the development with adjoining land use activities including measures to avoid, remedy or mitigate reverse sensitivity effects;
- Integration of social infrastructure and essential social services as necessary;
- Development staging or sequencing; and,
- How the region's urban design principles will be implemented.

The Regions Urban Design Principles are described in Appendix 2 of the RPS and have been considered by the Project Urban Designer, Lauren White, through the development of the Draft Structure Plan.

4.2.4 PORIRUA CITY COUNCIL PROPOSED DISTRICT PLAN

As noted, this report supports the submission by SCL that recommends that the site be rezoned to FUZ in the Proposed Plan. As noted, that SCL are not seeking to dispute or amend any of the other overlays or features pertaining to the Site including the SAL and SNAs.

Therefore, of relevance to the rezoning of the Site and future development are the following chapters:

- Part 2 – District Wide Matters – Strategic Direction
 - FC: Functioning City
 - HO: Housing Opportunities
 - NE: Natural Environment
 - REE: Resilience, Efficiency and Energy
 - TW: Tangata Whenua
 - UFD: Urban Form and Development
- Part 2 – District Wide Matters – Energy, Infrastructure and Transport (all matters)
- Part 2 – District Wide Matters – Hazards and Risks
 - NH: Natural Hazards
- Part 2 – District Wide Matters – Natural Environmental Values
 - ECO: Ecosystems and Indigenous Biodiversity
 - NFL: Natural Features and Landscapes
 - PA: Public Access
- Part 2 – District Wide Matters – General



- EW: Earthworks
- PK: Papakainga
- Part 3 – Area Specific Matters – Special Purpose Zones
 - FUZ: Future Urban Zone

FUTURE URBAN ZONE

The Section 32 Report for the Future Urban Zone chapter outlines that the FUZ responds to a critical need to supply more land in the City for housing and business purposes. The provisions in the FUZ chapter clearly establish the FUZ as a transitional zone that sets a clear expectation for the future urban use of the land.

In order to incorporate the Site into this chapter, a small number of amendments are proposed as outlined on the Form 5 Submission Form. SCL do not oppose, and have not sought changes to the framework that has been set in this chapter to manage and control existing activities and future development on sites within this zone .

STRATEGIC DIRECTION

The Overall Section 32 Evaluation to the Proposed Plan outlines that the strategic objectives in the Strategic Direction chapter of the PDP identify and provide guidance on the key issues facing the City and its future direction. These objectives provide city-wide strategic considerations and all other objectives and policies in the District Plan are to be read and achieved in a manner consistent with these strategic objectives.

The objectives in this chapter are also intended on providing an interpretation of the following higher-level directions within the Porirua context: Part 2 of the RMA, relevant national policy statements, the RPS or other high level planning policies or strategies, and why, under s32(1)(a) of the RMA, they are the most appropriate means of achieving the purpose of the Act. Council have identified that the strategic objectives will be particularly relevant for any future changes to the Plan and any significant resource consent applications.

An assessment of the proposed rezoning against the relevant Strategic Direction objectives is provided in **Table One** below.

TABLE ONE: PROPOSED DISTRICT PLAN STRATEGIC OBJECTIVES		
OBJECTIVE	COMMENT	
EASTERN PORIRUA		
EP-01	The regeneration of Eastern Porirua occurs in a comprehensive manner that enables the co-ordinated development of housing, local centres, transport, infrastructure and the provision of open space, and results in a high quality urban form and improved social, cultural and economic wellbeing.	Along with increasing the supply of housing and range of housing types, the project includes redesigning neighbourhoods, revitalising local centres, upgrading parks and infrastructure, and providing warm, dry, healthy homes. The regeneration aims to contribute to the City’s environmental, social, cultural and economic wellbeing. Representatives of SDL and the Project Team have met with a representative of Kaianga Ora, and while not entirely clear at this early stage, there could be opportunities to coordinate development. Also, development of the Site will further enhance the viability of the nearby Waitangirua town centre that is signalled for redevelopment.
FUNCTIONING CITY		
FC-01	INFRASTRUCTURE	As further described in the following sections of this report, the <i>Infrastructure Report</i> confirms



TABLE ONE: PROPOSED DISTRICT PLAN STRATEGIC OBJECTIVES

OBJECTIVE	COMMENT
<p>Effective, efficient, resilient and safe infrastructure throughout the City that:</p> <ol style="list-style-type: none"> 1. Provides essential, reliable and secure services, including in emergencies; 2. Facilitates local, regional and national connectivity; 3. Contributes to the economy and supports a high standard of living; 4. Has sufficient capacity to accommodate existing and planned growth; 5. Integrates with development; and 6. Enables people and communities to provide for their health and wellbeing. 	<p>that the site is suitable for residential development and can be adequately serviced in terms of roading, stormwater, wastewater, potable water, electricity, telecommunications, and, if required, gas.</p>
<p>FC-02 NATIONAL GRID The significance of the National Grid is recognised, and sustainable, secure and efficient electricity transmission is provided through and within the city.</p>	<p>The location of the National Grid Corridor has been considered in the site assessments and in the development of the Draft Structure Plan. Also, future development of the site will be subject to the proposed rules in relation to setbacks from the corridor.</p>
<p>FC-03 EXISTING ACTIVITIES The ongoing operation, character and amenity values of existing lawful activities are protected from incompatible activities.</p>	<p>The National Grid Corridor and the Gas Pipeline Corridor have been considered in the site assessments and in the development of the Draft Structure Plan.</p>
<p>HISTORIC AND CULTURAL SIGNIFICANCE</p>	
<p>HCH-01 HISTORIC AND CULTURAL HERITAGE The buildings, items, sites, areas and natural features that have been identified as having special qualities and values and which contribute to Porirua and Ngāti Toa Rangatira’s sense of place and identity are protected and maintained.</p>	<p>There are no heritage items or sites of significance proposed on the Site. Irrespective, future work to refine the structure plan will include preparing an Archaeological Assessment and a Cultural Impact Assessment.</p>
<p>HCH-02 CHARACTER AND IDENTITY Porirua’s character and identity is reflected throughout the City.</p>	<p>The Draft Structure Plan has provided an appropriate response with respect to integration with adjacent neighbourhoods. Also, the scale of the development provides the opportunity for the development to create its own identity and character.</p>
<p>HOUSING OPPORTUNITIES</p>	
<p>HO-01 HOUSING VARIETY There are a variety of housing types, sizes and tenures available in quality living environments throughout the City that meet the community’s diverse housing needs.</p>	<p>As further described in the following sections of this report, the Draft Structure Plan does not preclude a variety of housing types. This includes medium density, standard density, large lot and rural lifestyle.</p>
<p>HO-02 HOUSING DENSITY Higher density housing is enabled on greenfield and brownfield sites across the city where it:</p> <ol style="list-style-type: none"> 1. Has access to the transport network and is served by multi-modal transport options; 2. Is located within or near a commercial centre and close to public open space; 3. Has access to social infrastructure; and 	<p>As further described in the following sections of this report, the Draft Structure Plan has sought to cluster development based on a number of considerations including access to transport and location to adjacent neighbourhoods. The identified clusters will likely have varying densities based on these considerations.</p>



TABLE ONE: PROPOSED DISTRICT PLAN STRATEGIC OBJECTIVES

OBJECTIVE		COMMENT
	<p>4. Avoids areas of significant natural hazard risk.</p>	<p>While the Site may be ideally located for medium density development, landscape, topography and ecological constraints has led to a clustered development approach.</p>
<p>HO-03</p>	<p>FUTURE URBAN SUPPLY The Northern Growth Area and Judgeford Hills areas of the Future Urban Zone will help meet the City's identified medium to long-term housing needs.</p>	<p>This submission seeks to amend this Objective to include the Site. That way, this objective will appropriately cover all future growth areas that are identified in the Growth Strategy.</p>

NATURAL ENVIRONMENT

<p>NE-01</p>	<p>NATURAL CHARACTER, LANDSCAPES AND FEATURES AND ECOSYSTEMS The natural character, landscapes and features and ecosystems that contribute to Porirua's character and identity and Ngāti Toa Rangatira's cultural and spiritual values are recognised and protected.</p>	<p>As noted, the proposed rezoning does not seek to amend or remove any of the overlays or notations including the identified SNA's and SAL, but rather seeks to integrate these features within the development thereby turning them from constraints to development opportunities. As noted in the correspondence provided from Ngāti Toa, this aligns with the values that Ngāti Toa holds in relation to the Silverwood site, the Landcorp site, and more broadly, the Eastern Porirua area.</p>
<p>NE-02</p>	<p>OPEN SPACE Porirua's community has access to a diverse and connected network of open spaces within which: <ol style="list-style-type: none"> 1. There is a wide range of recreational opportunities and experiences; and 2. Areas with natural, ecological and landscape values are protected. </p>	<p>The location of the site adjacent to Belmont Regional Park presents a significant opportunities to enhance access through to this park. As further detailed in this report, the Draft Structure Plan protects areas with natural and ecological values and has sought to maintain the values of the identified SAL.</p>
<p>NE-03</p>	<p>PREVENTING FURTHER DEGRADATION OF TE AWARUA-O-PORIRUA HARBOUR Subdivision, use and development does not contribute to any further degradation of Te Awarua-o-Porirua Harbour and its catchment.</p>	<p>The development of the Site will be hydraulically neutral and will employ water sensitive urban design in accordance with the provisions in the Proposed Plan as well as the requirements of the Natural Resources Plan for the Wellington Region.</p>
<p>NE-04</p>	<p>HEALTH AND WELLBEING OF TE AWARUA-O-PORIRUA HARBOUR The health and wellbeing of Te Awarua-O-Porirua Harbour is maintained and protected and, where possible, enhanced.</p>	

RESILIENCE, EFFICIENCY, ENERGY

<p>REE-01</p>	<p>ENERGY EFFICIENCY The City makes efficient use of energy in its urban form and in how it functions.</p>	<p>Opportunities for enhanced energy efficiency and conservation will be explored through the further refinement of the structure plan.</p>
<p>REE-02</p>	<p>RENEWABLE ENERGY AND ENERGY CONSERVATION There is reduced reliance on non-renewable sources of energy, increased use of renewable sources of energy and greater energy conservation.</p>	
<p>REE-03</p>	<p>RESILIENCE</p>	


TABLE ONE: PROPOSED DISTRICT PLAN STRATEGIC OBJECTIVES

OBJECTIVE		COMMENT
	There is no significant increase in the risk from natural hazards, including the effects of climate change, to people, property and infrastructure as a result of subdivision, use and development.	Any development will seek to avoid natural hazards or reduce this impact of such hazards and recognise the potential for natural hazards management. With respect to the potential for climate change to cause or exacerbate natural hazard events will be given particular regard for future stormwater modelling work undertaken. Also, the Site is far enough away from the coastal environment to not be susceptible to anticipated sea level rise.
REE-O4	ADAPTING TO CLIMATE CHANGE Porirua is prepared to adapt to the effects of climate change and recognises the opportunities and risks associated with those effects.	
REE-O5	RESOURCE EFFICIENCY Porirua's natural and physical resources are used efficiently and meet the community and environment's needs both now and in the future.	The development response proposed in the Draft Structure Plan strikes an appropriate balance between providing additional housing supply to meet the City's increasing population, whilst ensuring the protection and enhancement of the environment.
TANGATA WHENUA		
TW-O1	NGĀTI TOA RANGATIRA'S VALUES, RIGHTS AND INTERESTS The values, rights and interests of Ngāti Toa Rangatira are recognised and protected.	The correspondence provided from Ngāti Toa (refer Appendix Nine) outlines how the proposed rezoning aligns with values that Ngāti Toa hold in relation to the site and wider Porirua East area. Ngāti Toa has been involved through the development of the Draft Structure Plan and will play an integral role in the further structure planning work.
TW-O2	ACTIVE PARTICIPATION Ngāti Toa Rangatira is a partner in District Plan development and implementation.	
TW-O3	KAITIAKITANGA AND CUSTOMARY ACTIVITIES Ngāti Toa Rangatira is able to exercise customary activities and sustain themselves through the use and development of their land, including through papakāinga and marae.	
URBAN FORM AND DEVELOPMENT		
UFD-O1	URBAN GROWTH Porirua grows in a planned, compact and structured way.	The proposed rezoning is consistent with these objectives as it: <ul style="list-style-type: none"> Aligns with Councils proposed approach to the rezoning of greenfield sites that have been identified as growth areas in the Growth Strategy. Provides additional housing capacity to meet expected housing demand brought about by projected population increase over the next 30 years. Will deliver a range of housing typologies to the market to meet a wide range of demographics. This was identified as a key issue through the District Plan review public engagement process.
UFD-O2	URBAN LAND SUPPLY There is a sufficient supply of land available at all times, which is feasible for development, to meet the city's medium-term housing, commercial, industrial and recreational needs.	
UFD-O3	URBAN FORM Porirua's urban areas are connected, accessible and safe and support the community's wellbeing.	
UFD-O6	QUALITY URBAN FORM AND PLACE MAKING Good quality design is achieved in all urban form and place making.	



TABLE ONE: PROPOSED DISTRICT PLAN STRATEGIC OBJECTIVES		
OBJECTIVE		COMMENT
		<ul style="list-style-type: none"> • Complements the existing urban environment and contribute to a compact urban form. • Supports the viability of the Waitangirua town centre. • Will occur in a comprehensive, integrated and co-ordinated manner through the adoption of a structure plan approach. • Enables a more efficient and integrated use of the strategic land resource; and, • Provides, through the construction and operation of the Waitangirua Link Road, opportunities to ensure the new communities are well connected with established neighbourhoods as well as the Waitangirua town centre.
UFD-O4	<p>FUTURE URBAN AREAS</p> <p>Future urban growth areas are able to be serviced by infrastructure that has sufficient capacity to accommodate the form and type of development anticipated.</p>	As further described in the following sections of this report, the <i>Infrastructure Report</i> confirms that the site is suitable for residential development and can be adequately serviced in terms of roading, stormwater, wastewater, potable water, electricity, telecommunications, and, if required, gas.

5. EXPERT CONTEXT ANALYSIS AND SITE EVALUATIONS

The work to support the SCL submission has included undertaking of site evaluations and assessments by the Project Team experts. Each expert has identified site opportunities and constraints and recommendations with respect to how rezoning and future development of the site can resolve constraints. Importantly, all experts in the Project Team have confirmed they support the Draft Structure Plan.

The expert evaluations are summarised in the following sections.

5.1 ECOLOGICAL ASSESSMENT

Activities associated with the urbanisation of a site that will be facilitated through site rezoning and the implementation of a structure plan have the potential to affect ecological values of the site and wider locality include earthworks for land development, removal of existing vegetation, modification of existing drainage and the generation of stormwater as a result of new buildings and hardstand such as roading.

To inform decisions regarding appropriate zoning along with the development of the Draft Structure Plan an *Ecological Assessment* (refer **Appendix Five**) was prepared by Tony Payne of RMA Ecology. This assessment was also undertaken to ensure that any ecological features (including SNAs) within the site are well understood and to ensure that future development of the site will not adversely impact on the local or regional environment.

The scope of the assessment included:

- A literature and database review to assess likely biodiversity values;



- A site walkover to identify and assess the extent (mapping) and general condition (values assessment) of ecological features, in particular vegetation, watercourses, wetlands, and habitat of indigenous wildlife;
- Input into a project team workshop, and review of draft rezoning options and draft Structure Plan concepts.

Section 2 of the *Ecological Assessment* provides an overview of terrestrial, freshwater and native fauna environments and includes an assessment of the proposed SNA's. In addition, the assessment identifies further sites that are considered to have ecological importance. Mr Payne has recommended considering the additional sites during ongoing site development planning.

Section 3 of the Ecological Site Assessment outlines the most important ecological values of the site as follows:

- The main stem of Duck Creek and its tributaries;
- The existing listed indigenous forest areas SNA083 and SNA084;
- The riparian margins surrounding the Duck Creek catchment;
- The kanuka forest beneath the transmission lines; and
- The mosaic of streams and potential wetlands within the gullies on the Landcorp portion of the site.

Section 4 of the *Ecological Assessment* outlines how the ecological values of the site have been incorporated into the Draft Structure Plan and outlines that –

The results from our assessment, together with our input into the draft structure plan confirms suggest that residential development on the site can be compatible with protection and enhancement of ecological values of the Site. This is possible for several reasons:

1. *The topography of the property creates areas that would be difficult to develop and should be included as part of areas set aside for ecological enhancement and possible offsetting;*
2. *The relatively large size of the site compared to the size of the SNAs, enables flexibility in development and protection options;*
3. *The proposed development areas identified on the draft Structure Plan predominantly avoid watercourses, including streams and wetlands on site, and include appropriate buffers that will protect ecological values.*

5.1.1 ECOLOGY RECOMMENDATIONS AND DRAFT STRUCTURE PLAN RESPONSES

Section 4.1 of the *Ecological Assessment* identifies the following values that will need to be addressed during further development of the structure plan and future development generally on the site:

1. *The protection for SNAs listed in the PPCCDP on the site;*
2. *The protection of additional sites should they meet SNA criteria on the site. If the full protection of these areas should not be possible, offsetting should be enabled via the effects management hierarchy outlined in the PPDP;*
3. *The main stem stream of Duck Creek which may meet the requirement for a 20 m wide esplanade reserve under the Resource Management Act, whereby a 20 m wide esplanade reserve is required to be set aside if land is subdivided to allotments of less than 4 hectares and is adjacent to a stream of 3 m or greater in width. Restoring this riparian margin as native plantings would have great ecological benefits;*
4. *Policy protection of all streams on the property from reclamation, included those outside of SNAs, by way of Policy P102 in the PNRP which states that the reclamation or drainage of the beds of lakes and rivers and of wetland shall be avoided (with the exemption of ephemeral flow paths among other things) unless there are no other practicable alternative methods of providing for the activity;*
5. *For wetlands that meet the definition under the NPSFM of a 'natural inland wetland', the NESFW requires these are avoided from reclamation, and that a 10 m setback surrounding these are also included. Furthermore, within 100 m of the natural inland wetlands there are likely to be other development constraints, where retaining the maintenance of hydrological conditions may need to be*



considered as part of any future site development, in particular when considering an increase in impervious surfaces. For wetlands that are not natural inland wetlands under the NPSFM, the PNRP may place restrictions on modification. Wetlands on this site encompass streams and riparian values, hence protection of wetlands will also preserve and restore associated ecological values; and,

6. *The generally steep contour of the site, potentially requiring relatively large volumes of earthworks for development, and the need for best practice methods of site development and of erosion and sediment control.*

Section 4.2 of the *Ecological Assessment* identifies potential ecological impacts of development and Section 4.3 outlines that many of the constraints and potential adverse significant ecological effects can be avoided, mitigated or remedied, with any significant adverse residual effects remaining being offset through onsite restoration activities. The Assessment outlines that elements likely to be proposed that should be considered in the further development of the structure plan to manage potential effects on ecological values include:

1. *Permanent protection of SNAs and other ecologically important habitats by way of vesting in public agencies, joint private ownership through some type of body corporate or other communal ownership structure, or covenant registered against the titles of individual Lots;*
2. *Pest and weed control measures;*
3. *Planting using native species to establish shrubland and forest on priority areas, including watercourses and buffers surrounding SNAs; and*
4. *Best practice stormwater design including incorporation of water sensitive design measures and hydraulic neutrality.*

ECOLOGICAL ASSESSMENT CONCLUSIONS

The *Ecological Assessment* concludes as follows -

“From our involvement in the preparation of the draft Structure Plan, and from our knowledge of the site and its ecological values, we are of the view that the development of the subject site can be undertaken at an appropriate level and layout that protects important ecological values.

The development of the site offers the opportunity to significantly enhance degraded ecological values, that may not occur under the current land use. Overall, there a range of accepted management tools, and available opportunities on the site to appropriately address, and where necessary offset, the potential adverse ecological effects associated with the proposed concept rezoning and Masterplan development designs.”

5.2 LANDSCAPE EVALUATION

As the rezoning of the site and potential adoption of a structure plan in a future plan change process will inevitably result in physical and visual changes to the site, an evaluation of the landscape values and amenity of the site was undertaken by Hudson Associates (refer **Appendix Six**).

Essentially, the *Landscape Evaluation* estimates the capacity of the landscape to absorb change, and the extent of potential development which may be achieved, while maintaining the identified landscape and amenity values. It also identifies opportunities to further enrich the ecological, amenity, recreational and cultural values, particularly in the steep gullies and prominent ridgelines which are unsuitable for development. Recommendations are included in the report to ensure the Draft Structure Plan aligns with the values, constraints, opportunities and landscape values of the site.

The report is summarised in the following sections.

5.2.1 LANDSCAPE VALUES

Paragraph 52 of the *Landscape Evaluation* outlines the values of the Cannons Creek Ridge SAL that are outlined in the Proposed Plan and the authors confirm agreeance with these values. To this end, the SCL submission does not dispute the SAL nor its identified values.



Paragraphs 61 – 65 provide an analysis of the landscapes capacity for change -

- *The Cannon's Creek SAL is by and large highly visible, and highly valued. Thus, development within these areas should be carefully considered. Yet, there are some areas within the SAL which are less vulnerable and may be considered for housing. For example, the northern basin, and areas east of the ridgeline which are mostly screened by existing landform.*
- *One of the Cannons Creek SAL values is the 'striking open rural backdrop' it provides. This is a distinctive feature of Porirua's suburban boundary. However, due to construction of Transmission Gully, the surrounding context is changing, and an entirely rural character may not be appropriate at the northern end of the SAL. According to the Porirua Growth Strategy, the extent of the proposed rural area is being pushed beyond Transmission Gully towards Belmont Hills. If this eventuates it weakens the rationale for preserving rural character across the entirety of the site, or for retaining the hard boundary against Waitangirua Link Road and suburb. Instead, peri-urban living along this interface could ensure Judgeford Hills development is visually integrated with Porirua's existing suburbs.*
- *However, this would only be appropriate if the 'distinctive patterns of open spaces' of more prominent areas were maintained and enhanced. This includes Cannons Creek ridgeline and areas of high elevation on the west aspect, which are highly visible and form the 'predominantly natural backdrop to the city'. We determine that ensuring continuity across Cannons Creek ridgeline, is fundamental to maintaining the SAL values.*
- *The pasture landcover is deemed to contribute to this amenity by revealing 'changes in light and shadow'. It is our interpretation, that this emphasises the contribution of natural landform, rather than the significance of pasture grass or low ecological value it provides.*

To determine the visual sensitivity of the Site, a viewshed analysis was undertaken from numerous viewpoints and to further inform the capacity for change a slope analysis was also undertaken. These analysis' were considered through the development of the Draft Structure Plan, including the identification of appropriate locations for residential development.

The *Landscape Evaluation* provides an overview of the Draft Structure Plan and, notes that via collaboration of the project team, the development areas have largely been determined by landscape conditions, topography, the proximity to the existing urban catchments.

In relation to the proposed protection areas, the *Landscape Evaluation* points out that the SAL emphasises that the ridgeline holds significant amenity value. As a result, it has been identified in the draft structure plan and marked as a ridgeline protection area.

The *Landscape Evaluation* also outlines that a current value of the SAL is the '*large areas of modified landcover (pasture, exotic, shelterbelts and exotic forestry) with indigenous vegetation/regeneration at Maara Roa Reserve*'. The authors identify that this value could be enhanced by converting more landcover to regenerating bush. As a result, opportunities for this have been provided in the Draft Structure Plan.

Also perating to the SAL, the *Landscape Evaluation* outlines that the waterways and vegetation in gullies also hold considerable value. In response to this, the Draft Structure Plan intends to maintain the ecological significance of these areas and enhance them with additional planting in 'drainage corridor protection' areas placed around wetlands and/or riparian corridors.

LANDSCAPE EVALUATION RECOMMENDATIONS

The *Landscape Evaluation* includes the following recommendations for the continued development and refinement of the Draft Structure Plan and Phase Two works –

- *Refine the values of Cannons Creek SAL in relation to the proposed development through further consultation. In particular, the value of the SAL to local iwi as the 'backdrop to Maraeroa Marae in Waitangirua', requires more articulation to determine the appropriateness of residential dwellings at the base of this hillside. Furthermore, the extent to which value is placed on pasture to create 'changes in light and shadow', comparative to the value of indigenous landcover. This will determine the most suitable treatment of the ridgeline protection area.*



- *At a later stage, utilise the final Structure Plan to guide future development. This would be achieved by incorporating the Structure Plan into the Operative Porirua City District Plan and setting provisions to control the siting of infrastructure, buildings, and planting. These should aim to:*
 - *Maintain the prominent unmodified ridgelines, and ensure it is free from incongruous structures.*
 - *Avoid development within deep gullies and promote revegetation of these waterways and wetlands.*
 - *Encourage development that is low impact, integrated and designed sensitively in response to the existing terrain to limit prominence.*
 - *Maintain open space as a characteristic land use.*
 - *Enable public access through networks across the site and along the ridge, enabling walking and biking access to Belmont Regional Park. Over time, this could link in with the Cannons Creek Bothamley Park Walkway via Niagara Street, and Whitby via Banks Boulevard, and Duck Creek.*
- *Require a Landscape Development Plan for lots and infrastructure within the Cannons Creek SAL. This should be prior to Resource Consent and subject to a Landscape and Visual Assessment with consideration given to the earthworks, vegetation, buildings density, and structures as part of the subdivision.*
- *Maintain and enhance the values of the Cannons Creek SAL through inclusion of specific design controls at subdivision that will manage:*
 - *Earthworks; building density, setbacks, and heights; building materials and reflectivity; site coverage; street trees; streetlights; fencing; planting.*

With regards to the collector road, its location was determined to be appropriate based on engineering, topographical, ecological, traffic and landscape considerations. It crosses over the ridgeline at the low point of the saddle that has been identified as being less visible than the remainder of the ridgeline.

Due to the sensitivity of the ridgeline and the western aspect, the Landscape Evaluation includes recommendations related to the development of controls for the controls in order to mitigate the possible landscape and visual amenity of these roads, this includes:

- *Required testing of roading parameters such as placement, width, and gradients, to minimise visibility of the road and the earthworks associated.*
- *Rehabilitate fill batters with planting to merge with surrounding landscape patterns, and to provide visual screening.*
- *No visible cut slopes along the collector road where the road crosses over the saddle of the ridgeline, when viewed from Waitangirua, Cannons Creek, and Aotea.*
- *No streetlights along the collector road where the road crosses over the saddle of the ridgeline, to maintain 'distinctive patterns of open spaces with few prominent or incongruous structures'.*

LANDSCAPE EVALUATION CONCLUSIONS

The *Landscape Evaluation* makes the following conclusions –

Much of the site is identified as a Special Amenity Landscape partially due to its proximity to the Eastern Porirua suburban areas of Waitangirua, Cannons Creek and Aotea. For this reason, it also an appropriate site for development.

While the landscape has numerous developmental constraints, there are pockets within the topography which are well-suited for residential dwellings if implemented in a sensitive and low impact manner.

The approach to development is therefore crucial. The Draft Structure Plan is intended to provide guiding principles which will inform a future plan change process if the site is rezoned to FUZ and the future resource consent applications which would follow.

Through incorporation of the recommendations set out in this landscape assessment, significant adverse landscape amenity effects could be adequately avoided, remediated, or mitigated. However, considerably more



work is required to ensure the site is developed in a manner which maintains and enhances the values of the Cannons Creek Ridge Special Amenity Landscape.

If this is done rigorously, we are confident that development of the site could positively contribute to the urban fabric of the surrounding suburbs and enhance this landscape for the wider Porirua Region.

5.3 URBAN DESIGN ASSESSMENT

An *Urban Design Assessment* (refer **Appendix Three**) was prepared by Lauren White of Urban Acumen to inform the development of the Draft Structure Plan. The assessment has the purpose of, from an urban design perspective, understanding and assessing the contextual issues and opportunities relating to the future development of the site. The assessment identifies opportunities and constraints in relation to the site's unique location and environment and includes a number of recommendations to ensure that the design response gives appropriate regard to such opportunities and constraints.

The *Urban Design Assessment* is informed by the Urban Design Compendium, New Zealand Urban Design Protocol and the Wellington Region Urban Design Principles (contained in Appendix 2 of the WRPS).

The *Urban Design Assessment* makes a number of critical observations and responses regarding the context of the site, including:

- The site's location and proximity to high order transport infrastructure (Transmission Gully Motorway and associated Link Roads) is an asset and presents an opportunity to utilise the highly accessible land resource in an efficient and responsible way.
- The Transmission Gully Motorway defines the potential edge of the urban area of Porirua.
- The elevation, visibility and landform of the site presents a challenge to development as well as an opportunity to recognise the unique landform and maximise sun and views.
- The Porirua East Regeneration Project provides an opportunity to collaborate with Porirua City Council, Porirua Development.

In response to site topography specifically, with a view to achieving visual integration of buildings and vegetation a number of strategies were reviewed in the *Urban Design Assessment*. This includes:

- Respecting natural drainage patterns where feasible;
- Minimising impervious surfaces on lots;
- Utilising retaining walls to reduce the total amount of grading required;
- Alignment of allotments to follow hillside contours;
- Avoiding encroachment of development into areas with sensitive ecological values;
- Clustering development and infrastructure to minimise the need for grading;
- Locating dwellings close together on higher ground and surrounding open space managed collectively in the location shown on the draft Structure Plan;
- Providing flexibility and allowances for irregular lot sizes and shapes in order to maximise the number of steep hillsides to be preserved; and,
- Locating buildings close to streets with garden space falling to the rear site boundary.

The *Urban Design Assessment* also identifies that architectural strategies could be employed to integrate buildings within the topography, which includes providing steps in building foundations, and employing varying building platforms.

The steep topography of the site will make it difficult to achieve standardised allotment sizes. In this respect, generally, it is likely that lot sizes will be larger on steeper slopes with the exemption of clustered development where elevation, topography and location to services dictates.



The *Urban Design Assessment*, coupled with evaluations of the other technical experts has culminated in the preparation of constraints and opportunities plans, that have formed the basis of the development of the Draft Structure Plan.

5.3.1 URBAN DESIGN RECOMMENDATIONS AND CONCLUSIONS

Section 5 of the *Urban Design Assessment* makes recommendations with respect to the key drivers for guiding the future development of the site. The drivers are grouped into the following matters that align with the design priorities identified in the Urban Design Compendium:

- Existing context and adjacent communities
- Access and connectivity
- Land form, topography and visibility
- Planning, infrastructure and interfaces

The key drivers recommended by the project team Urban Designer has formed the basis for the Draft Structure Plan document that, as a working document, all members of the project team have contributed to.

The Urban Design Assessment makes the following conclusion with respect to the development of the draft Structure Plan –

Informed by a clear understanding of the site's unique opportunities and constraints, an appropriate development framework can be developed which:

- *Provides for the efficient and sustainable use of the land while retaining its landscape value for the wider community*
- *Contributes to accommodating growth within Porirua and on land that is well located, accessible and within a logical area*
- *Enables the city to capture value from existing infrastructure and reduces growth pressure on adjacent rural areas.*

5.4 TRANSPORT SUMMARY

A *Transport Summary Report* (refer **Appendix Seven**) was prepared by Jamie Whittaker of Stantec New Zealand, to inform the development of the Draft Structure Plan and to confirm whether the site could be adequately accessed. The scope of this report was to provide commentary on the following matters:

- Site Context and Location;
- Development Proposal;
- Site Access and Connectivity;
- Traffic Generation and Distribution;
- Impacts on the Wider Network Operation;
- Internal Roding Layouts; and,
- Recommendations

5.4.1 TRANSPORT CONTEXT

Section 2 of the *Transport Summary* provides a summary of the surrounding transport networks including the future Transmission Gully Motorway, Waitangirua Link Road, and the Whitby Link Road and includes an assessment of the likely volumes of traffic on these roads using the Northern Wellington Area SATURN Model.



5.4.2 SITE ACCESS AND CONNECTIVITY

VEHICLE ACCESS

Section 4 of the *Transport Summary* outlines the proposed access arrangements illustrated on the Draft Structure Plan and notes that the proposed access points have been adopted from where provisional access locations were shown on the Waitangirua Link Road construction plans. The figures provided in the report illustrate the locations of the proposed access.

The *Transport Summary* outlines that confirmation of the ability to achieve minimum sight distance requirements for the new roads will be demonstrated through further refinement of the Draft Structure Plan.

PEDESTRIAN AND CYCLE CONNECTIONS

Section 4.2 of the *Transport Summary* identifies the following walking and cycling connections that have been illustrated on the Draft Structure Plan -

- *Walking and cycling 'local connection' opportunity through to Arahura Crescent;*
- *Opportunity to provide pedestrian and cycle connection through Lot 6 North, to link with Banks Boulevard, which delivers a convenient connection to possible future bus stops on the Waitangirua Link Road for existing development to the north;*
- *Duck Creek walking and cycling routes; and*
- *Ridgeline walk / improved active mode connections through the site to Belmont Regional Park.*

PUBLIC TRANSPORT

Section 4.3 of the *Transport Summary* identifies there are existing bus stops located approximately 5-10 minutes walk from the Landcorp site and outlines that a new future bus route operating along the Waitangirua Link Road would provide an opportunity for future residents to be within 10 minutes of a bus stop. In this respect it is noted that the Waitangirua Link Road is identified in the Growth Strategy as a future public transport route "Potential West-East Public Transport".

5.4.3 TRAFFIC GENERATION

Section 5 of the *Transport Summary* provides an assessment of the likely traffic generation associated with future development and Section 6 provides an assessment of traffic impacts on the adjacent road network. The assessment finds that, overall, with the full development of the site (being up to 500 dwellings), there will be adequate capacity on the local road network to accommodate the forecast development traffic while maintaining adequate levels of service at key intersection points.

5.4.4 INTERNAL ROADING ARRANGEMENTS

Section 7 of the *Transport Summary* outlines that a series of roading typologies that meet the standards of the NZS4404:2010 'Land Development and Subdivision Infrastructure' and that are appropriate to the level and nature of activity within the Site would be developed in future phases to support the plan change.

5.4.5 TRANSPORTATION CONCLUSIONS

The *Transport Summary* makes the following conclusions -

- *traffic arising from development of the FUZ can be adequately accommodated within the adjacent roading network, with the future planned roading infrastructure providing good connectivity to the local Waitangirua neighbourhood centre and the regional transport corridor of TGM;*
- *the indicative location of individual site connections to the external roading network are assessed as appropriate, with future consideration of detailed intersection layout and design ensuring that the anticipated demands can be suitably accommodated;*



- *the Draft Structure Plan provides some real benefits and opportunities to support and encourage local access and connectivity for active mode users; and*
- *there is no apparent traffic engineering or transportation planning reasons to preclude the rezoning of the Site to FUZ*

5.5 EARTHWORKS AND INFRASTRUCTURE

An *Infrastructure Report* and accompanying preliminary development plans (refer **Appendix Three**) were prepared by Envelope Engineering to support the structure plan development process. The report evaluates the feasibility of earthworks, water supply, wastewater, gas and telecommunications to service development facilitated via the rezoning of the site.

The assessments provided in the *Infrastructure Report* are summarised in the following sections.

5.5.1 EARTHWORKS

Section 2 of the *Infrastructure Report* outlines that the geotechnical investigations undertaken by ENGEO have reported that the site is generally suitable for residential development and notes that, earthworks will be necessary due to land topography, the creation of building sites and to construct roads to Council standards.

While an earthworks design has not be undertaken at this stage, the *Infrastructure Report* confirms that, subject to detailed design, the extent of earthworks required to development the site is feasible and similar in extent to typical developments in the area.

EROSION AND SEDIMENT CONTROL

Section 2.2 of the *Infrastructure Report* outlines that, as future development enabled via the rezoning of the site involves carrying out earthworks on moderately steep land adjacent to a number of streams, development robust erosion and sediment controls is important. The report provides high level details regarding possible erosion and sediment controls and outlines that, adherence to earthworks and construction management plans which include details of appropriate control measures and monitoring programmes would be required via consent conditions of future Council and Regional Council resource consents.

5.5.2 ROADING

Section 3 of the *Infrastructure Report* provides a description of the four likely access points that have been identified where it is envisaged these could be constructed independently from each other to enable the various parts of the site to be developed at different stages or independently from each other.

5.5.3 WASTEWATER

Section 4 of the *Infrastructure Report* outlines that, due to the sloping nature of the site most of the development could be serviced with a gravity-based wastewater reticulation network. With respect to the current off-site reticulation network, the *Infrastructure Report* identifies capacity constraints caused by a combination of pump station constraints, pipe sizing and infiltration problems. The authors summarise their understanding of the planned upgrades as follows:

- *Planned upgrades to the Porirua Wastewater Treatment Plant mean that the WWTP has sufficient capacity to cater for development of the site.*
- *The existing public wastewater reticulation located downstream of the site (either through Whitby or Waitangirua), leading to the WWTP, has some capacity to service the site. This capacity is constrained during wet weather, and attenuation is likely to be required to enable to fully developed site to be serviced.*
- *Upgrades to the Porirua East wastewater network may mean that this is the preferred connection point for a larger proportion of the site.*

Accordingly, the report details a number of wastewater disposal options for future development of the site. These options are summarised below.



DEVELOPMENT RETICULATION

Envelope Engineering advise that due to the sloping nature of the site and based on the Draft Structure Plan, most of the development could be serviced with gravity-based wastewater reticulation network but there may be parts of the site that would be difficult to get a gravity connection to. In these locations a small wastewater pump station would be required.

Envelope Engineering assume that a gravity based system would be based on their being two connection points with the Silverwood land connected to Banks Boulevard and the Landcorp land connected to Warspite Avenue. If only one connection point is utilised, then a pump station will be required to pump wastewater up to the ridgeline.

CENTRALISED 'PUBLIC' CONTROL OF PEAK FLOWS

Envelope Engineering advise that controlling peak flows from the site could be done by providing detention storage with discharge to existing reticulation at off-peak periods. Storage would be via a series of tanks which do not all need to be in one place. Storage and pumping equipment could be installed progressively to suit the development. Part of the control of peak flows could include sustainable options such as the re-cycling of greywater for toilet flushing, which would reduce overall water demand and also reduce the overall volume of wastewater generated by the development and directed to the WWTP.

PRIVATE PEAK FLOW CONTROL

One further option for controlling wastewater peak flows has been discussed with PCC. This option involves the use of a comprehensive low-pressure wastewater system and individual pumps with an on-site small storage chamber to be located on each individual residential lot. From the pump chamber a pressurised reticulation network is directed towards the downstream public council wastewater network. Peak flows are controlled on each site within the small storage tank.

Of the options evaluated in the *Infrastructure Report*, Envelope advise that either option for peak flow control is considered to be the most feasible to enable development to occur at an appropriate pace on the site as it removes the requirement for Council to undertake immediate wholesale upgrades to the downstream reticulation system.

5.5.4 STORMWATER

Section 5 of the *Infrastructure Report* provides details of existing and proposed stormwater flows and possible stormwater attenuation and treatment measures. In relation to attenuation, the assessment concludes that stormwater storage will be the most effective and feasible option to mitigate the increased run-off rates. This storage could be in the form of tanks associated with each new house, or as attenuation ponds designed for each catchment. Either approach, or a combination of both is feasible and can achieve the mitigation requirements. Envelope Engineering also confirm there is ample space within the site to locate attenuation ponds if these are the preferred option.

Regarding stormwater treatment, the *Infrastructure Report* identifies that any proposed development on the site is likely to need to meet the stormwater treatment requirements outlined in the 'Treatment Device Guideline' issued by Wellington Water. Envelope Engineering advise that a variety of measures could be used to provide the requirement treatment and bioretention is likely to be more effective on the steeper parts of the site, whereas swales or wetlands may be effective on the flatter parts of the site. Envelope Engineering also confirm there is ample space on the site to construct stormwater treatment devices.

5.5.5 WATER SUPPLY

Section 6 of the *Infrastructure Report* provides details of existing and proposed water supply and confirms that, while bulk water supply is available in the area to cater for development, a network extension and extra local storage in the form of new reservoirs would be required. The plans provided with the report identify possible locations of a new water reservoir.



5.5.6 POWER, GAS AND TELECOMMUNICATIONS

Sections 7 – 9 of the *Infrastructure Report* provide details of possible power, gas and telecommunications connections to service future development of the site.

In relation to the gas transmission pipeline bisecting the site, Envelope Engineering advise that, based on previous discussions with the owners of the line (First Gas), relocation of parts of the main are possible if required and have been undertaken during the construction of the Waitangirua Link Road.

In relation to the overhead 110kV transmission power line (identified as the 'National Grid Corridor') bisecting the site, Envelope advise that, as with previous developments across Whitby, due to the size and cost involved in underground the lines, any development is likely to be designed around the power line. This Project Team have assumed this in the development of the Draft Structure Plan.

5.5.7 INFRASTRUCTURE AND SERVICING RECOMMENDATIONS AND CONCLUSIONS

Envelope Engineering conclude that –

Based on our assessment of the existing infrastructure, our investigations on-site, we are satisfied that the site is suitable for residential development and can be adequately serviced in terms of roading, stormwater, wastewater, potable water, electricity, telecommunications, and, if required, gas.

5.6 GEOTECHNICAL SUITABILITY

A *Geotechnical Suitability Report* (refer **Appendix Eight**) was undertaken by ENGEO to comment on potential site geotechnical challenges / constraints and provide details of potential engineering solutions. Ultimately, the assessment contributes to determining whether or not the site can support the nature and scale of development provided for by the rezoning of the site.

The scope of work undertaken as part of the *Geotechnical Suitability Report* included:

- A review of published geotechnical and geological information relevant to the vicinity of the site.
- The completion of a preliminary aerial geomorphological terrain analysis of the wider site, to allow specific comment on slope stability and other geo-hazard risks that may affect future development.
- Preliminary geotechnical hazard assessment, including a site walk over.

Section 4 of the *Geotechnical Suitability Report* identifies potential site geohazards, that are summarised as follows:

- Seismic hazard
 - Primary fault hazard
- Slope instability
 - Global instability
 - Shallow instability
 - Rockfall
 - Erosion

As noted, a small portion of Lot 6 South is located within the Fault Rupture Zone. The *Geotechnical Suitability Report* identifies that the Ohariu Fault is located approximately 100m from the southern boundary.

Section 2.2. of the *Geotechnical Suitability Report* identifies that the Wellington Regional Council Hazard maps for the site area indicate a "Moderate to High" combined earthquake hazard rating on the basis of the following ratings:

- Liquefaction potential: low
- Ground shaking hazard: low
- Slope failure: low to moderate



In relation to seismic hazard, Section 4.1 of the *Geotechnical Suitability Report* states that –

Potential seismic hazards resulting from nearby moderate to major earthquakes can generally be classified as primary and secondary. The primary effect is ground rupture, also called surface faulting.

In relation to primary seismic hazard, the *Geotechnical Suitability Report* notes that -

Based on our review of the GNS New Zealand Active Fault Database, it is our opinion that primary fault-related ground rupture and its effects may be possible close to the south-eastern boundary of this site, but is considered to be unlikely to extend into the development site.

In response to this, no development has been proposed, and due to other constraints (including access) no development is proposed in the southern portion of the site.

Section 5 of the *Geotechnical Suitability Report* provides details of suitable hazard mitigation options including specific engineering solutions such as slope regrading, buttressing, retaining walls and drainage to mitigate slope failure. This section also identifies further detailed site investigation work that would be required at subdivision stages.

5.6.1 GEOTECHNICAL STABILITY CONCLUSIONS

The *Geotechnical Stability Report* concludes that the site is generally suitable for cut to fill earthworks operations, however notes that ‘care will need to be undertaken at the design stage to create a methodology that will enable efficient earthworks and concurrently allow to safely working beneath cuts’.

To summarises, the author concludes that –

“..we see no geotechnical reasons why future development that will be enabled through the rezoning cannot be successfully engineered and constructed.”

5.7 ADDITIONAL EXPERT INVOLVEMENT IN FUTURE STRUCTURE PLANNING / PLAN CHANGES

The Project Team is made up of experts that were considered necessary to develop the Draft Structure Plan and to confirm the site was suitable for rezoning and future residential development. In order to further refine the structure plan, and to satisfy all of the matters identified in the FUZ Structure Plan Guidance attached in Appendix 11 of the Proposed Plan, additional work will be taken by the Project Team in line with the recommendations identified in the technical reports, and additional assessments will be undertaken as detailed below.

5.7.1 CULTURAL IMPACT ASSESSMENT

A Cultural Impact Assessment report will be prepared that will address the impact of the future structure plan and plan change on the cultural values and interests of Ngāti Toa. The assessment will:

- Provide a description of Ngāti Toa cultural interests associated with the Site and surrounding locality
- Identify the potential effects on the cultural interests of significance arising from the proposal.
- Recommend where practical, any appropriate measures to avoid, remedy and mitigate any potential adverse effects of the proposal.

5.7.2 ARCHAEOLOGICAL ASSESSMENT

While there are no archaeological sites on the site or in the vicinity of the site recorded on the New Zealand Archaeological Authorities online record (ArchSite) a preliminary assessment will be undertaken to determine the likelihood of discovery of any items of heritage or cultural significance.



5.7.3 CONTAMINATION

While the site is not identified as a contaminated or potentially contaminated site, a Preliminary Site Investigation will be undertaken to confirm whether there are any areas of contamination that may have arisen from current and previous rural and forestry activities (i.e sheep dips or storage sheds).

5.7.4 STORMWATER ASSESSMENT REPORT

Additional stormwater assessment work will be undertaken to inform the future structure plan and plan change process. The following plans and documents will inform the assessment:

- Greater Wellington Regional Council's whitua process which, among other things, sets catchment freshwater attribute objectives;
- Greater Wellington Regional Council's proposed Natural Resources Plan;
- The stormwater provisions in the Proposed Plan; and,
- Wellington Water's development of Water Sensitive Design Guides; Overall Page Number 000485 2.

5.7.5 MARKET AND ECONOMIC ASSESSMENT

A market and economic assessment will be prepared that will address the economic costs and benefits associated with the proposal and will provide an assessment of the contribution of the proposal to both housing supply and housing variety.

6. PROJECT TEAM WORKSHOP AND CONSULTATION

6.1 PROJECT TEAM SITE VISITS AND WORKSHOP

The Project Team experts have undertaken site visits and, on Thursday the 17th of September, a workshop was held. The intention of the workshop was to identify and confirm all relevant opportunities and constraints to be considered for the development of the Draft Structure Plan.

Key messages from the workshop included:

- The development of subdivision, land modification and building controls will be crucial in ensuring landscape values on the site can be maintained.
- Develop a transect range of appropriate housing/site typologies from terraces to large lots and identify the appropriate range for each.
- Comprehensive residential developments and papakainga housing, particularly in the development areas adjacent to Waitangirua should be included.
- Develop specific road typologies appropriate to the site and its character, possibly responding to each development area
- Explore opportunities for recreation in areas unsuitable for development, for example steep forested areas
- Develop mechanisms for managing open land /vegetated space including that in private ownership
- Topography of the site has challenges for efficient rain gardens and standard road typologies.
- The desire for density given the sites ideal location for development must be reconciled with the extent of earthworks required.
- Central / shared stormwater devices could add value and amenity to subdivisions.
- Key ecological areas should be protected and this can be done by a variety of ways, including ownership by PCC, covenant or private management systems (e.g. body corporate).
- The site will re-vegetate over time as grazing is reduced and gullies protected – the ridge backdrop is currently open and rolling landform but this can also be a planted backdrop



- Public access should be provided through open spaces to create access through to Belmont Regional Park to the south, the Bothamley walkway and the Duck Creek corridor to the north.

Project team workshops will continue through Phase Two.

6.2 INITIAL CONSULTATION AND STAKEHOLDER ENGAGEMENT

The Phase One works has included holding initial meetings with Ngāti Toa Rangitira and stakeholders to provide feedback on their expectations for the site and provide advice on key features of the Draft Structure Plan. Details of initial consultation and stakeholder engagement are provided below.

It is acknowledged that meetings and workshops with relevant stakeholders will continue throughout the further phases including throughout the refinement of the Draft Structure Plan.

6.2.1 NGĀTI TOA RANGITIRA

Meetings that have included review of the Draft Structure Plan and technical reports have been held with the Chief Executive and other members of Ngāti Toa. Ngāti Toa have provided a statement outlining their support for the proposed rezoning. The response also includes a statement of values in relation to the site, the wider Eastern Porirua and the proposed rezoning.

6.2.2 WAKA KOTAHI NEW ZEALAND TRANSPORT AGENCY

Meetings were held with staff in the Consents and Approvals Team of Waka Kotahi to discuss site access, connectivity, interfaces with Transmission Gully and reverse sensitivity.

6.2.3 GREATER WELLINGTON REGIONAL COUNCIL

The Draft Structure Plan was discussed with staff in the Environmental Policy Implementation Team of Greater Wellington where no immediate issues or concerns with the concept were identified. At this meeting it was also recommended that the project team review how the development may fit in with the Toitū Te Whenua Parks Network Plan 2020-2030.

6.2.4 COMMUNITY

Members of the Project Team have had preliminary discussions with members of the community including people and parties that have separately explored at the redevelopment of the site. Community engagement will be an important focus of the further structure plan development work.

7. THE DRAFT STRUCTURE PLAN

7.1 GENERAL

As further discussed earlier, in order to fully address and recognise the particular values, opportunities and constraints of the site as evaluated by the project team experts, five different development areas have been identified. It is envisaged that development area specific controls, along with a 'sliding scale' of control are considered and confirmed during a future rezoning process. Through this approach there is an expectation that a high standard of amenity will be achieved whilst also giving appropriate recognition to the existing values of the site, particularly ecological, and landscape values.

The Draft Structure Plan sets out the significant key elements to be achieved on the site. These elements include an indicative roading layout, pedestrian and cycle connections, an open space network, and the residential development areas. Stormwater and infrastructure provision is also addressed in the infrastructure report accompanying this report.

Details regarding the development of the Draft Structure Plan, along with details of key elements of the Draft Structure Plan are provided in the Draft Structure Plan Report attached as **Appendix Two**. This report has been laid out to align with and has sought to address the structure plan guidance for FUZ sites included in the Proposed Plan. It is envisaged



that further details be included in the report in the future plan change process to ensure all of the guidelines have been satisfied.

7.2 DEVELOPMENT AREAS

The draft structure plan identifies a number of different residential development areas in response to the site's varying capacity for accommodating development. This capacity is determined by a number of factors including:

- Topography/gradient;
- Proximity (to existing urban area, transport, and infrastructure); and,
- Visual/landscape sensitivity.

Providing clustered development areas will also ensure:

- The integration of built form and landscape;
- The protection of the landscape value of the elevated areas of the site;
- The creation of a variety of residential and lifestyle options, including the provision of comprehensively higher density typologies and papakainga housing concentrates development in areas with the best aspect and least constraints by grouping dwellings together;
- Large ('residual') areas of natural open space are retained and can be utilised for public recreation;
- The sensitive placement of house platforms/clusters and landscape controls to promote visual integration;
- Landscape values are maintained whilst achieving feasible development opportunities;
- Capital costs are reduced through reduced infrastructure per lot/unit;
- Opportunities for social interaction, a heightened sense of community and sense of security are promoted.

The following development areas are proposed:

- **Development Area 1 – Eastern Hillside**

This development area is located on east facing slopes within Lot 6 South, on the east and lower slopes of Cannon's Creek ridge. It is generally only visible from Transmission Gully and Belmont Hills and is therefore the least sensitive with respect to visual impact of development (from Waitangirua and wider Porirua area on the west and) on the Cannons Creek ridgeline.

- **Development Area 2 – Whitby Views**

This area is located within the Landcorp site and within the Cannons Creek SAL. However, these north facing slopes are hidden from most of Porirua. It is well connected by the Waitangirua Link road. Due to low visual sensitivity, more gentle slopes and good proximity to road links, this area has a higher capacity for development.

- **Development Area 3 – Cannons Community**

This area is also located within the Landcorp site and Cannons Creek SAL, but adjacent and connected to the existing Waitangirua community. Lower elevations these east facing slopes are appropriate for residential development to soften the transition from the existing suburbs to open space.

- **Development Area 4 – Hilltop Clusters**

This area is located near the top and on the eastern slopes of the Cannons Creek ridgeline. To mitigate the effects of development here, structures must be set to the east, below the ridge, and clustered along the road in less sensitive locations to ensure building envelopes are not read against the skyline

- **Development Area 5 – Bush Living**

This area is located on hard to access slopes, and/or at high elevations in the Significant Amenity Landscape on the western slopes of Cannons Creek ridge. It has a low capacity for change and would be restricted to a rural lifestyle character, to maintain large areas of open space.



7.3 ECOLOGY AND OPEN SPACE

Outcomes relating to the protection and enhancement of ecological values and the provision of open space includes:

- Significant natural areas identified as ecological, recreational, and stormwater drainage assets;
- Wetlands protected and be available as a gateway / amenity feature;
- Some bush areas to be privately owned and managed by a small number of sections; and,
- Managing the transition between urban and natural environment with revegetation planting which will add ecological value.

7.4 ACCESS AND TRANSPORT

The Draft Structure Plan includes multiple access points to enable development to occur independently to enable development to occur on an incremental / staged basis. Access and transport outcomes include:

- A movement system with a clear hierarchy and range of roading typologies;
- A connected and legible network of public streets and spaces that offers safe walking and cycling options, linking key destinations;
- A public walkway network linking the Waitangirua to the highest point of the site;
- Primary access from the Waitangirua Link Road; and,
- A roading network with a collector road.

With regards to the collector road, its location was determined to be appropriate based on engineering, topographical, ecological, traffic and landscape considerations. It crosses over the ridgeline at the low point of the saddle that has been identified as being less visible than the remainder of the ridgeline. The Landscape Evaluation includes specific recommendations regarding the formation and treatment of this road where it crosses the ridgeline.

7.5 SERVICING

The project team are aware that particular importance will be placed on ensuring the development is hydraulic neutrality as well as ensuring the development accommodates water sensitive design measures. Stormwater outcomes include:

- Reduce stormwater runoff volume and peak flow to predevelopment levels;
- Manage stormwater quality to avoid adverse environmental effects;
- Promote the health of regional ecosystems including Duck Creek and their associated environmental services through the management of stormwater at the catchment and site scale;
- Manage stormwater quantity by integrating stormwater detention measures into existing natural ecological features;
- Deliver best practice urban design and broader community outcomes as part of stormwater management delivery;
- Manage stormwater quantity by achieving 'hydraulic neutrality' by reducing stormwater peak flow to predevelopment levels up to the 100 ARI event; and,
- Manage inundation levels by ensuring any development within existing inundation areas does not result in the loss of flood storage.



8. SUMMARY AND CONCLUSIONS

8.1 ASSESSMENT AGAINST POLICY FUZ-P1

As noted, the FUZ chapter of the Proposed Plan includes a policy that sets out the criteria for sites to be rezoned FUZ. In deciding whether or not to accept the submission of SCL, Council will need to satisfy itself that the proposed rezoning meets the criteria. Ultimately, the analysis and assessment work undertaken as part of 'phase one' more than meets and satisfies the criteria outlined in this policy.

An assessment of the proposed rezoning against these criteria is provided below.

FUZ-P1 – Identifying future urban areas

Identify areas for future urban development as the Future Urban Zone where these:

1. *Are consistent with the Porirua Urban Growth Strategy 2048 (2019); and*

SCL lodged a submission on the draft Growth Strategy for the sites to be included as a future growth area and presented at the Council feedback meetings. Council accepted the submission and the Site has been identified in the Growth Strategy as a "Potential Residential Area – Medium Term". The Site is located adjacent to the Waitangirua Link Road which is identified in the Growth Strategy as a future public transport route "Potential West-East Public Transport".

Regarding the identified growth areas, and of particular relevance to the site, the Growth Strategy outlines that [emphasis added] –

*"Our urban boundary will be extended in the east from the Lanes Flat interchange in the north, to Kenepuru in the south and between Waitangirua/Cannons Creek to the Transmission Gully Motorway (TGM) (with the exception of Judgeford Hills). **This means land to the east of Whitby/Waitangirua and Cannons Creek up to Transmission Gully Motorway can be considered for residential zoning through the Proposed District Plan review.**"*

Relevant to the rezoning of Site to FUZ, the Growth Strategy includes the following key directions:

- *Plan for neighbourhoods that encourage a diverse range of living options for people that rent, and for people that own their own homes.*
- *Integrate design principles that reflect the diversity of Porirua, including the place of Ngāti Toa.*
- *Encourage development of homes that match our communities' changing preferences, with a range of options – including standalone, medium density and high-density housing.*
- *Ensure sufficient land is available to meet the need for regeneration and for developing new communities and do this in a way that works with and enhances the health of our natural environment.*
- *Make walking, cycling, and public transport choices for more people of varying abilities.*
- *Improve safety for pedestrians and cyclists as well as other transport network users, to eliminate death and serious injury.*

These directions have been considered through the development of the Draft Structure Plan.

- a. *Avoid significant adverse effects and avoid, remedy or mitigate any other adverse effects on the identified characteristics and values of any areas identified in SCHED9 - Outstanding Natural Features and Landscapes, SCHED7 - Significant Natural Areas, SCHED11 - Coastal High Natural Character Areas and SCHED10 - Special Amenity Landscapes; and*

Rezoning of the site may give rise to a number of different potential effects. The rezoning would result in the loss of rural land which is only partially used for land-based activities but would allow for the urban growth identified as



necessary in the Growth Strategy (which gives effect to NPS-UD requirements). As such, there are also a number of positive economic and associated social wellbeing effects that the rezoning would give rise to.

Through the assessment and analysis work that has been undertaken, the Project Team have identified that there are also a number of actual and potential environmental effects anticipated from the rezoning including the ecological, landscape, amenity, infrastructure and servicing, stormwater management, geotechnical and land stability, transportation and urban design effects. Based on these assessments and the subsequent development of the Draft Structure Plan, many of the potential significant adverse effects associated with development of the site have been avoided, and where they are unable to be avoided, can be mitigated to an acceptable level.

With respect to the SAL that is located over a portion of the site, the *Landscape Evaluation* outlines the measures that have been incorporated into the Draft Structure Plan and further recommendations for the future structure planning process to ensure that adverse landscape, visual and amenity effects, are avoided or mitigated. The measures include the distribution of built development, density, retention of open space across valued landform and vegetation, location of roads and native vegetation restoration on retired land.

The *Landscape Evaluation* concludes that –

Much of the site is identified as a Special Amenity Landscape partially due to its proximity to the Eastern Porirua suburban areas of Waitangirua, Cannons Creek and Aotea. For this reason, it also an appropriate site for development.

While the landscape has numerous developmental constraints, there are pockets within the topography which are well-suited for residential dwellings if implemented in a sensitive and low impact manner.

The approach to development is therefore crucial. The Draft Structure Plan is intended to provide guiding principles which will inform a future plan change process if the site is rezoned to FUZ and the future resource consent applications which would follow.

Through incorporation of the recommendations set out in this landscape assessment, significant adverse landscape amenity effects could be adequately avoided, remediated, or mitigated. However, considerably more work is required to ensure the site is developed in a manner which maintains and enhances the values of the Cannons Creek Ridge Special Amenity Landscape.

If this is done rigorously, we are confident that development of the site could positively contribute to the urban fabric of the surrounding suburbs and enhance this landscape for the wider Porirua Region.

Ultimately, it is considered that development of the site in a manner outlined in the Draft Structure Plan and as further refined taking into account the recommendations included in the *Landscape Evaluation* has the potential to provide residential development at a range of density without significant adverse effects on the landscape character and visual amenity of the SAL and the wider Site more generally.

With respect to the SNAs located within the site, the *Ecology Report* concludes that –

Many of the constraints and potential adverse ecological effects identified above can be avoided, mitigated (minimised) or remedied, with any significant adverse residual effects remaining being offset through onsite restoration activities. General elements that should be considered in the further development of the structure plan to manage potential effects on ecological values include:

1. *Permanent protection of SNAs and other ecologically important habitats by way of vesting in public agencies, joint private ownership through some type of body corporate or other communal ownership structure, or covenant registered against the titles of individual Lots;*
2. *Pest and weed control measures;*
3. *Planting using native species to establish shrubland and forest on priority areas, including watercourses and buffers surrounding SNAs; and*



4. *Best practice stormwater design including incorporation of water sensitive design measures.*

And –

From our involvement in the preparation of the draft Structure Plan, and from our knowledge of the site and its ecological values, we are of the view that the development of the subject site can be undertaken at an appropriate level and layout that protects important ecological values.

The development of the site offers the opportunity to significantly enhance degraded ecological values, that may not occur under the current land use. Overall, there a range of accepted management tools, and available opportunities on the site to appropriately address, and where necessary offset, the potential adverse ecological effects associated with the proposed concept rezoning and Masterplan development designs.

Ultimately it is considered that development of the site in a manner outlined in the Draft Structure Plan and as further refined taking into account the recommendations included in the *Ecology Report* has the potential to provide residential development at a range of densities without significant adverse effects on the ecological values of the identified SNAs and the wider site more generally.

- b. Will not result in an increase in risk to people's lives and properties within any area located in a Natural Hazard Overlay or a Coastal Hazard Overlay; or*

Flood hazard inundation and overland flow-path areas are located within the Landcorp site. These areas have been identified as 'drainage protection corridors' on the Draft Structure Plan and the proposed development areas are located outside of these areas. Therefore, the draft structure plan avoids placing people / development in high risk areas.

Any development will seek to avoid natural hazards, or where hazards can't be avoided, reduce the risks associated with such hazards. With respect to the potential for climate change to cause or exacerbate natural hazard events, this will be given particular regard for future stormwater modelling work undertaken. Also, the Site is far enough away from the coastal environment to not be susceptible to anticipated sea level rise.

In addition, the Proposed Plan risk-based provisions related to subdivision, use and development would apply to future development.

8.2 CONCLUSION

In order to confirm whether the site is suitable for rezoning to FUZ, the Project Team have undertaken detailed investigations of the site including undertaking an analysis of site values, opportunities and constraints. The assessments have culminated in the preparation of the Draft Structure Plan and supporting technical assessments that all conclude that the site is appropriate for residential development.

The Draft Structure Plan has been developed via a collaborate process undertaken by the Project Team experts whereby, all experts have confirmed support for the plan.

From a strategic planning and growth point of view, rezoning of the site presents mutually beneficial outcomes for –

- SCL and Ngāti Toa through the enabling of a more appropriate mix of sustainable urban development, conservation and land uses for the Site;
- The Porirua East, Silverwood and wider Porirua community via the introduction of new and varying housing stock as well as employment opportunities through the construction and development phases; and,
- Council through assisting in providing sufficient residentially zoned land to accommodate 30+ years of population growth as required in the NPS-UD.

Ultimately, SCL recommend that PCC adopt submission to rezone the site to Future Urban Zone in the Proposed District Plan. The specific relief sought with respect to amendments to proposed provisions is provided in the attached Form 5 submission.



While, for future development to occur a future plan change process needs to be advanced, the Draft Structure Plan provides certainty to Council, Greater Wellington, landowners, and the community regarding the scale and nature of development that could occur on the Site.

The proposed rezoning and the supporting Draft Structure Plan aligns with all of the relevant key strategic and statutory documents as further detailed in this report. In short, the proposed rezoning -

- Is strongly aligned with the intent of the Growth Strategy and serves to implement the various principles of the strategy.
- Is consistent with the relevant objectives and policies of the Regional Policy Statement, including Objective 22 relating to compact urban form.
- Is consistent with the Regional Urban Design Principles included in Appendix 2 of the Regional Policy Statement.
- Will assist Councils in meeting its obligations under the NPS-UD to provide sufficient housing supply and sufficient housing choice.
- Responds to the various matters set out in Part 2 of the Act and in turn it can be concluded that the rezoning, subject to further refinement of the Structure Plan, can safeguard the life-supporting capacity of air, water, soil, and ecosystems, and will promote the sustainable management of natural and physical resources.
- Will enable people and communities to provide for their social, economic, and cultural wellbeing, and (at the same time) safeguard the environment through the avoidance, remediation or mitigation of adverse effects.
- Will generate positive effects in terms of providing for the social and economic wellbeing of the local community. Further, while the Sites some important natural features and landscapes, the activity will occur in a sensitive and sustainable manner which include the enhancement of ecosystems and the provision public access to, and opportunities for, active recreation, and cultural, social and economic engagement.
- Can be developed so as to ensure alignment with the NPS-FM and NES-FM.
- Can be adequately serviced in line with the applicable infrastructure strategies and the LTP.
- Provides opportunities to enhance public engagement with the Belmont Regional Park that will support the development of a masterplan for the park in line with the Greater Wellington Regional Council Toitū Te Whenua Parks Network Plan 2020-2030.

Importantly, as further described in Section 8.1 below, the proposed rezoning and the assessment and analysis work completed to support the proposal satisfies the criteria of proposed Policy FUZ-P1.

In line with the FUZ structure planning process, further investigations and stakeholder and community engagement will be progressed to refine and finalise the Structure Plan.

9. LIMITATIONS

This report:

- Is for the use by Silverwood Corporation Limited and Porirua City Council only and should not be used or relied upon by any other person or entity or for any other project; and
- Has been prepared for a specific project described to use and its extent is limited to the scope of work agreed between the client and Egmont Dixon.

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