Summary of Decisions Requested

By Chapter/Topic

Proposed Porirua District Plan
Updated 1 June 2021

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Updates to this document

Version Number	Date	Notes
Version 1	Dated 13.4.21	Original notified version
Version 2	Dated 16.4.21	See Errata dated 16.4.21 for updates to this document
Version 3	Dated 01.06.21	See Errata dated 01.06.21 for updates to this document

General Matters Raised

General

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Infrastructure	Kāinga Ora – Homes and Communities	81.936	Oppose	Kāinga Ora considers that the provisions of the National Grid Corridor are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.	Opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions), including the spatial extent of the corridor overlay as shown in the PDP is deleted and updated with more suitable controls.
Infrastructure, How the Plan Works	Kāinga Ora – Homes and Communities	81.240	Support in part	Kāinga Ora seeks amendments to the entire infrastructure chapter, consistent with its overall submission on the PDP. Kāinga Ora opposes the placement of land development related transport related provisions in the infrastructure chapter and requests that all relevant transport objectives, policies, rules, and standards (with associated tables + figures) are located in the Transport chapter. This request is consistent with the approach taken in the PDP whereby provisions relevant to renewable energy generation facilities are located in the Renewable Electricity Generation chapter. This will assist with the usability of an already complex PDP. Kāinga Ora opposes the current approach taken in the PDP where provisions to manage the effects of other activities on network utilities are spread throughout the PDP - I.e. they are found in the INF chapter along with the zone-based chapters and district wide chapters. This creates considerable duplication and confusion when navigating the PDP.	Amend: Kāinga Ora seeks consequential amendments consistent with its overall submission on the PDP. Key areas of concern are (but not limited to): 1. All rules relating to Transport (street, intersection, accessway, parking design etc), should be within the TR chapter, not within the INF chapter of the PDP. This makes navigating the PDP cumbersome and requires continual cross referencing. In such cases it is likely that some consenting matters may be missed; 2. Complete reconsideration of the road and access design standards; 3. National Grid provisions (objectives, policies, rules, definitions, and spatial mapping); 4. Deletion of reference to any design guidelines or land development standards as de facto rules to be complied with; 5. Recognition through policy wording that the zones ‘enable’ certain types of development rather than ‘allow’; 6. Redrafting of non-notification clauses; 7. Consequential renumbering etc. associated with changes sought.
Infrastructure	Kāinga Ora – Homes and Communities	81.937	Oppose	Kāinga Ora opposes the provisions of land use controls adjacent to the Railway corridor and considers these to be overly restrictive and do not efficiently manage activities within close proximity to the Railway. Kainga Ora opposes the associated noise provisions in its current state and seeks the full package of provisions (objectives, policies, rules and definitions) are reviewed and amended. [Refer to original submission for full reason]	Opposes the provisions of land use controls adjacent to the Railway corridor. Opposes the associated noise provisions in its current state and seeks the full package of provisions (objectives, policies, rules and definitions) are reviewed and amended. [Refer to original submission for full decision requested]
Infrastructure	Kāinga Ora – Homes and Communities	81.938	Oppose	Kāinga Ora opposes the provisions of land use adjacent to the State Highway network are overly restrictive and do not efficiently manage activities within close proximity to the State Highway.	Opposes the provisions of land use adjacent to the State Highway network

General

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				Kāinga Ora opposes the associated noise provisions [Railway corridor] in its current state and seeks the full package of provisions (objectives, policies, rules and definitions) are reviewed and amended. [Refer to original submission for full reason]	Opposes the associated noise provisions in its current state and seeks the full package of provisions (objectives, policies, rules and definitions) are reviewed and amended. [Refer to original submission for full decision requested]
How the Plan Works	Kāinga Ora – Homes and Communities	81.940	Not specified	Amendments are sought throughout the PDP to remove reference to 'avoiding' such activities, in favour of the term 'discourage', or inclusion of qualifying statements given the specific meaning that 'avoid' has following on from Environmental Defence Society Inc v New Zealand King Salmon Company Ltd [2014] NZSC 38 ("King Salmon").	Amendments are sought throughout the PDP to remove reference to 'avoiding' such activities, in favour of the term 'discourage', or inclusion of qualifying statements.
General	Kāinga Ora – Homes and Communities	81.919	Not specified	[Refer to original submission for full reason, including attachments]	Seeks an amendment to the threshold at which point resource consent is required in the MRZ, increasing this to four or more residential units. In commercial zones, seeks no limiting threshold for residential development. Should be a permitted activity subject to meeting performance standards. Seeks changes to the proposed bulk, location, site coverage and matters of discretion in the residential zones to sufficiently address likely impacts on amenity values while providing for a range of housing typologies.
Commercial Zones	Kāinga Ora – Homes and Communities	81.920	Support	Considers that this hierarchy [of commercial centres] is important in recognising and providing for a range of centres of varying scale that will support residential intensification.	The City Centre, Local, Neighbourhood and Mixed Use zones are generally supported.
Commercial Zones	Kāinga Ora – Homes and Communities	81.921	Oppose	Opposes the building height development standards of the City Centre Zone, Local Centre Zone and Mixed Use Zone. Seeks increased permitted height in these zones to better provide for design flexibility, as well as to better enable the delivery of intensification.	Seeks increase permitted height in these zones [City Centre Zone, Local Centre Zone and Mixed Use Zone].
EPRIP	Kāinga Ora – Homes and Communities	81.922	Not specified	Seeks increased permitted height to better provide for design flexibility, as well as to better enable the delivery of intensification at a variety of different scales and typologies.	Seeks additional height in the EPRIP within the MRZ.
National Policy Statement for Urban Development 2020, New Zone	Kāinga Ora – Homes and Communities	81.923	Not specified	Kāinga Ora seeks full reconsideration of the PDP framework to align with the requirements of the NPS-UD to ensure the zones adequately enable intensification in areas in proximity to the City Centre and rapid transit stops. As part of this they seek the introduction of specific controls with the urban zone chapters to achieve locational height variation (6+ storeys) to reflect the direction of the NPS-UD, with related spatial mapping in accordance with the National Planning Standards. These locations are shown on the planning maps with Attachment 3 [to their submission]. Where building heights and intensification of at least 6 storeys is deemed to be appropriate in the residential context, Kāinga Ora considers a High Density Residential Zone is the correct approach to enable this more intensive residential typology.	Seeks full reconsideration of PDP framework to align with the NPS-UD, including: • introduction of specific controls within urban zone chapters to achieve locational height variations (6+ storeys). • related spatial mapping in accordance with the National Planning Standards. • High Density Residential Zone in appropriate locations. [Refer to original submission for full decision decision requested, including attachments]
General	Kāinga Ora – Homes and Communities	81.924	Not specified	This activity provides an essential form of housing for members of the community and should be enabled throughout the city.	Seeks recognition that Supported Care Residential Activities are to be enabled as a Permitted Activity throughout the urban zones.

General

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Design Guides	Kāinga Ora – Homes and Communities	81.927	Oppose	Kāinga Ora supports the development of design guidelines to be utilised as a tool to optimise intended high quality design outcomes in the residential and commercial zones, but considers that these should sit outside the District Plan as non-statutory documents. These can be referred to as method/tool that provides best practise guidance regarding an acceptable means of satisfying matters of discretion/assessment.	Opposes any policy or rule within the PDP which requires development proposals to comply with or be "consistent" with design guidelines.
Future Urban Zone, Section 32 Evaluation Report, How the Plan Works	Kāinga Ora – Homes and Communities	81.944	Not specified	Kāinga Ora supports the principle of identifying land for future urban use and does not oppose the identification of future urban zoned land. However considers that the extent proposed in the PDP will not encourage suitable intensification of existing urban areas and the 'compact urban form' that is being sought in the strategic direction of the PDP. It considers that any staged release of Future Urban Zoned land for future residential use needs to take into account and monitor the uptake of intensification within existing residential zones so as not to compromise the key strategic outcome of intensification that the PDP is seeking to achieve through a compact urban form.	Seeks that any staged release of Future Urban Zoned land for future residential use take into account and monitor the uptake of intensification within existing residential zones.
How the Plan Works	Kāinga Ora – Homes and Communities	81.931	Oppose	Kainga Ora opposes the current division of transport related provisions between the Infrastructure and Transport Chapters of the PDP. The current division of provisions and standards is inconsistent with best practice and makes navigation of the Plan and determining compliance cumbersome and prone to error. Seeks the full package of transport related provisions (objectives, policies, rules and definitions) are reviewed and located in the Transport Chapter.	Opposes current division of transport related provisions between the Infrastructure and Transport Chapters of the PDP. Seeks the full package of transport related provisions (objectives, policies, rules and definitions) are reviewed and located in the Transport Chapter.
How the Plan Works	Kāinga Ora – Homes and Communities	81.932	Oppose	Kāinga Ora opposes the inclusion of, and reference to, compliance with non statutory documents with the PDP. Considers that all rules and effects standards that require assessment to determine compliance must be set out in the Plan.	Opposes inclusion of, and reference to, compliance with non-statutory documents within the PDP. All rules and effects standards that require assessment to determine compliance must be set out in the Plan.
How the Plan Works	Kāinga Ora – Homes and Communities	81.934	Oppose	As proposed, there area various earthworks provisions, rules, and standards throughout various district wide chapters and overlays. Kāinga Ora opposes this approach, which makes navigation of the Plan and determining compliance cumbersome and prone to error.	Seeks that all earthworks rules and standards to be located within the Earthworks Chapter.
Spatial layer method; Section 32 Evaluation Report, National Policy Statement for Urban Development 2020	Kāinga Ora – Homes and Communities	81.8	Amend	NPS-UD directs that District Plans must enable at least 6 storeys in these locations. [Refer to original submission for full reason]	Apply a variation height control tool (or similar method) to urban zones where located within 400m of the City Centre and/or rapid transit stops. [Refer to original submission for full decision requested, including attachments] [See Appendix 3 to original submission for plan]
Section 32 Evaluation Report; New Provision, new Town Centre Zone	Kāinga Ora – Homes and Communities	81.5	Not specified	To recognise that the centre services the needs of both immediate and neighouring suburbs.	Give consideration to a Town Centre Zone in Mana.

General

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				[Refer to original submission for full reason]	
Section 32 Evaluation Report; New Provision	Kāinga Ora – Homes and Communities	81.6	Not specified	Given its strategically located position as a “gateway” to Porirua City at the link road from Transmission Gully and the future role and significance that this centre will play within the wider planned regeneration of eastern Porirua – where it is anticipated it will service the needs of both immediate and neighbouring suburbs. Refer to original submission for full reason	Give consideration to a Town Centre Zone at Waitangirua.
Introduction	Kāinga Ora – Homes and Communities	81.20	Support	Kāinga Ora supports the chapter as proposed	Retain this section
How the Plan Works	Kāinga Ora – Homes and Communities	81.21	Support	Kāinga Ora supports the chapter as proposed	Retain this section
General	Kāinga Ora – Homes and Communities	81.950	Not specified	[Refer to original submission for full reason, including attachment]	That the proposed provisions of the PDP be deleted or amended, to address the matters raised in this submission and its attachments so as to provide for the sustainable management of the District's natural and physical resources and thereby achieve the purpose of the Act.
New Provision, Section 32 Evaluation Report, new High Density Residential Zone, National Policy Statement for Urban Development 2020	Kāinga Ora – Homes and Communities	81.1	Amend	The provisions of the residential zones do not sufficiently encourage housing choice that is necessary to support the social and economic demands of Porirua City or give effect to the NPS-UD. Kāinga Ora seeks a zoning framework that will enable high density housing around the City Centre/Large Format Zones (400m proximity) and existing and planned Rapid Transit Stops (400m proximity), where development is required by the NPS-UD to be enabled to be at least six storeys in height. Kāinga Ora seeks the introduction of a High Density Residential Zone (“HRZ”) in these areas. Kāinga Ora considers that this will provide an appropriate transition from the height limit within the City Centre to the surrounding MRZ. [Refer to original submission for full reason]	Introduce High Density Residential Zone Provisions (objectives, policies, rules, standards and chapter introduction) into Proposed District Plan as set out in Appendix 2 to submission. [Refer to original submission for full decision requested, including attachments]
Natural Environment Areas	Waka Kotahi NZ Transport Agency	82.299	Amend	The changes requested are made to: a. Ensure that Waka Kotahi can carry out its statutory obligations. b. Reduce interpretation and processing complications for decision makers. c. Provide clarity for all plan users.	Amendments to provide for continued operation and maintenance of the highway network in natural environment areas (in particular circumstances).
General	Waka Kotahi NZ Transport Agency	82.296	Amend	The changes requested are made to: a. Ensure that Waka Kotahi can carry out its statutory obligations. b. Reduce interpretation and processing complications for decision makers. c. Provide clarity for all plan users.	Amending the use of the term minimise throughout the Proposed District Plan. Considers that the term is difficult to interpret and apply in practice. For clarity it is considered that the term be replaced with ‘mitigate; which aligns with the effects hierarchy under the RMA.

General

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Waka Kotahi NZ Transport Agency	82.294	Amend	[Refer to original submission for full reasons, including attachment]	Amend the provisions of the Proposed District Plan as detailed in Table 1 [attached to the submission] including such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission. [Refer to original submission for full decisions requested, including attachment]
General	Powerco Limited	83.86	Amend	It is critical that the planning documents that guide development within the Porirua District adequately provide for the core strategic infrastructure that is required to support growth. Unless these issues are appropriately addressed, the WRPS will not be given effect to and the sustainable management purpose of the RMA will not be promoted. [Refer to original submission for full reasons]	The District Plan should be drafted to ensure: • The sustainable management of assets as a physical resource; • Effect is given to the policies of the WRPS; • Appropriate provision is made for the on-going operation, repair and maintenance of the network, including ensuring that pipelines can be accessed; • Appropriate provision is made for the existing network to be upgraded in order to meet energy growth demands; • Appropriate provisions for new pipelines as and when required; • Protection of the existing network from issues of reverse sensitivity; and • Maintenance of amenity and public safety around gas pipelines. Suggested changes are marked as additions and deletions. [Refer to original submission for full decisions requested]
General	Powerco Limited	83.1	Not specified	The WRPS details how activities involving regionally significant infrastructure and renewable energy will be addressed. It recognises that some infrastructure is regionally important (including Powerco's gas distribution network) and that the social, economic, cultural and environmental benefits of such infrastructure are recognised and protected. It is therefore appropriate, given the local and regional significance of Powerco's network within the District, that its management is comprehensively and appropriately addressed in the Proposed Porirua District Plan (PDP). The importance of the functional, operational, technical and locational requirements of network utilities needs to be recognised throughout the PDP. Network Utilities are often required to be located within certain areas / environments to maintain their functional, operational, technical and locational needs to service communities. Supports the separate Infrastructure Chapter covering network utilities set out in the PDP. Considering utilities on a district-wide basis and containing all rules in a separate section assists plan administration and enable both network utility operators and the community to be able to easily determine the status of an activity. The last paragraph of the introduction section in the Infrastructure Chapter clearly sets out that the objectives, policies and rules in the Infrastructure Chapter and the Strategic Direction objectives only apply to infrastructure activities, and that the only objectives, policies and rules that apply to infrastructure activities in other chapters are Contaminated Land, Hazardous Substances and Renewable Energy Generation. Supports this clarity.	[Not specified, refer to original submission].

General

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Firstgas Limited	84.37	Not specified	[No specific reason given beyond decision requested - refer to original submission]	Gas Transmission Network is enabled to be safely, effectively and efficiently operated, maintained, replaced, upgraded, removed and developed (i.e. recognised and provided for) through an enabling activity status.
Alternative Relief	Wellington Electricity Lines Limited	85.38	Amend	[Refer to original submission for full reasons]	If the specific relief (proposed wording amendments) is not accepted by Council, alternatively requests that appropriate, alternative, amendments be made to the provisions to give effect to the concerns raised.
Multiple zones affected	KiwiRail Holdings Limited (KiwiRail)	86.70	Amend	Each of the Zones has a Standard in relation to a setback from road boundary. Seeks a setback for structures from the rail corridor boundary for safety reasons. Rail land is not publicly accessible and is also an electrified network through Porirua. High safety risks with the rail corridor. Does not oppose development on adjacent sites. Ensuring the ability to access and maintain structures without access to rail land is important. The Plan enables a 4m setback from the road corridor under GRZ-S4. The rail corridor could only have a 1m setback under GRZ-S5. Increases the risk that poles, ladders, or even ropes for abseiling equipment depending on the height of the buildings, could protrude into the rail corridor and increase the risk of collision with a train. Prefer a 5m setback, for consistency and to avoid additional rules. Would accept a 4m setback to align with the road boundary setback already proposed in some specific zones. Notes that the road setback distance varies throughout the Plan e.g. it is 2m in MRZ-S4 and 10m in GRUZ-S4. Could not support a setback of less than 4m. One option is a cross-reference between the standards of each zone to avoid repetition, or to create a standard rail corridor setback rule and replicate it in each zone. Setback ensures that all buildings on a site can be accessed and maintained for the life of that structure, without the requirement to gain access to rail land, including by aspects such as ladders, poles or abseil ropes. Ensures that a safe amenity is provided on the adjacent sites for the occupants, in line with delivery policy direction such as GRZ-O2, clause 4 whereby safety is a specific objective for achieving zone appropriate character and amenity values.	Amend each Standard [in relation to a setback from road boundary] to include rail, with the General Residential Zone standard shown blow as an example: GRZ-S4 Setback from boundary with a road <u>or rail corridor</u> 1. Buildings and structures must not be located within a 4m setback from a boundary with a road <u>or rail corridor</u> except: a. On a site with two or more boundaries to a road, the building or structure must not be located within a 2m setback from the boundary with one road; and b. Where any garage and/or carport with a vehicle door or vehicle opening facing the road, it must not be located within a 5m setback from the boundary with the road. This standard does not apply to: • Fences and standalone walls — see GRZ-R4; • Buildings and structures that are no more than 2m2 in floor area and 2m in height above ground level; or • Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm. Matters of discretion are restricted to: 1. The streetscape and amenity of the area; 2. The design and siting of the building or structure; 3. Screening, planting and landscaping of the building or structure; 4. Pedestrian and cyclist safety (see TR-P3); ~~and~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					5. Whether topographical or other site constraints that make compliance with the standard impractical; and 6. The safe and efficient operation of the rail network.
General	KiwiRail Holdings Limited (KiwiRail)	86.73	Not specified	[No specific reason given beyond decision requested - refer to original submission]	Relief Sought [is] as stated or similar to achieve the requested relief. All requested changes include any consequential changes to the Proposed Plan to accommodate the requested change in the stated, or alternate, location. [Refer to original submission for full decision requested]
General	Tatiana Areora	87.9	Not specified	This won't be affordable housing for anyone, so stop trying to disguise it as that. It's also Ngati Toa land and sacred to them, has Council even considered talking to them about it? Have contacted couple of them who have said the council haven't notified them and that if they had they would go against it.	[Not specified, refer to original submission]
General	Chrissie Areora	88.1	Not specified	Go build on Pauatahanui or Plimmerton. This won't be affordable housing for anyone, so stop trying to disguise it as that. It's also Ngati Toa land and sacred to them, has Council even considered talking to them about it? Have contacted couple of them who have said the council haven't notified them and that if they had they would go against it.	[Not specified, refer to original submission]
Whitireia Park	Chrissie Areora	88.2	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource Management Act 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
Whitireia Park	Tatiana Areora	87.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource Management Act 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
Other amendments or relief	Z Energy Limited	92.1	Amend	The submission addresses a range of site-specific matters pertaining to the zoning provisions applicable to Z Energy's Z branded assets within Porirua City. These include the following: Z Mana and Z Mungavin Ave Service Stations and the Z Plimmerton Truckstop. The specific matters submitted on, the rationale for Z Energy's submission on each of the matters, and the relief sought, is described in Schedule A to the submission.	In addition to the specific relief sought, Z Energy seeks that the Council: 1. Make any additions, deletions or consequential amendments necessary as a result of the matters raised in this submission. 2. Adopt any other such relief as to give effect to this submission. [Refer to original submission for full decision requested]
General	Titahi Bay Community Group and Pestfree Titahi Bay	94.7	Not specified	The area of Whitieria Park includes Outstanding Natural Features and Landscapes, Coastal High Natural Area, as well as Heritage Items and Sites and Areas of Significance to Maori. The entire Park needs to be considered holistically. Presently, the Proposed District Plan protects these values in an ad-hoc, patchwork manner. They should not be considered in isolation.	Whitieria Park in its entirety is protected for its Natural Environment Values and Historical and Cultural Values.

General

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Section 32 Evaluation Report, EPRIP	Andrew and Leanne Parsons	97.1	Not specified	The Urban Design Technical Report (UDTR) (dated 9th June 2020) for the Eastern Porirua Residential Intensification Precinct (EPRIP) includes as a factor whether land is owned by Kāinga Ora. Land ownership is not a relevant factor when considering zonings. The EPRIP should be applied to all areas that meet the criteria set out in the Urban Design Technical Report. This will increase the diversity and supply of housing in Porirua, and helps achieve the goals of the National Policy Statement on Urban Development, Porirua City Council and the EPRIPs. [Refer to original submission for full reason, including attachment].	Apply the Urban Design Technical Report assessment criteria to Suburban Zone land regardless of ownership
Section 32 Evaluation Report	Andrew and Leanne Parsons	97.4	Not specified	The UDTR discusses how increasing the density of development towards a centre forms a density gradient but considers this has not been done since intensification is only proposed on one side of Bedford Street and one side of Warspite Avenue. Other roads meet the UDTR criteria. Failure to provide for intensification along other roads will not signify the presence of an urban node or contribute to the aesthetic cohesiveness of the overall urban form. Intensification along roads to the Cannon Creeks centre and Waitangirua centre should be particularly provided for. [Refer to original submission for full reason, including attachment]	Do not provide voids or exceptions [to EPRIP identification) which punctuate the streetscape and adversely impact upon the aesthetic cohesiveness.
Section 32 Evaluation Report, EPRIP	Andrew and Leanne Parsons	97.5	Amend	The use of a 3.0km per hour walking speed to define precinct boundaries for the EPRIP is very conservative. Use of mid-range walking speed (4.7km per hour) from NZTA's Pedestrian Planning and Design Guide 12 would be more appropriate in eastern Porirua. Notes that Wellington City Council uses 5km per hour. It is not clear why a 5 minute walk to high frequency bus route and open space is used when a 10 minute walk time is used to a rail station, schools and centres. Using a 5km per hour walking speed places more of eastern Porirua within areas identified as suitable for intensification under the UDTR. [Refer to original submission for full reason, including attachments]	Amend the Eastern Porirua Residential Intensification Precinct based upon a 5 km/ph walking speed and a 10 minute walking time to rail stations, bus routes (all routes not just high frequency routes), centres, open spaces and schools.
Section 32 Evaluation Report, EPRIP	Andrew and Leanne Parsons	97.8	Not specified	One of the factors considered in the Urban Design Technical Report for the EPRIP is proximity to a high frequency bus stop. Only the 220 bus is considered a high frequency service in the report. Notes that the 226 bus provides a link between Porirua CBD and Cannons Creek.	Provide additional development potential via the EPRIP both where there is currently or where there could be, a high frequency bus route rather than just on the current high frequency bus route.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				As the population of eastern Porirua grows, existing bus services and network capacity will change in response. Frequencies of bus services will not increase unless there is demand for the service. The 226 bus provides a reliable and frequent service. [Refer to original submission for full reason, including attachment]	
Section 32 Evaluation Report, EPRIP	Andrew and Leanne Parsons	97.9	Not specified	One of the factors considered in the Urban Design Technical Report for the EPRIP is proximity to a high frequency bus stop. Only the 220 bus is considered a high frequency service in the report. Notes that the 226 bus provides a link between Porirua CBD and Cannons Creek. As the population of eastern Porirua grows, existing bus services and network capacity will change in response. Frequencies of bus services will not increase unless there is demand for the service The 226 bus provides a reliable and frequent service [Refer to original submission for full reason, including attachment]	Include areas along the existing No. 226 Bus route in the EPRIP
Section 32 Evaluation Report	Andrew and Leanne Parsons	97.2	Not specified	Notes that the UDTR discusses how increasing the density of development towards a centre forms a density gradient but considers this has not been done since intensification is only proposed on one side of Bedford Street and one side of Warspite Avenue. Other roads meet the UDTR criteria. Failure to provide for intensification along other roads will not signify the presence of an urban node or contribute to the aesthetic cohesiveness of the overall urban form. Intensification along roads to the Cannon Creeks centre and Waitangirua centre should be particularly provided for. [Refer to original submission for full reason, including attachment.]	Apply the UDTR assessment criteria to all Suburban Zone land along all access routes to the existing centres
Section 32 Evaluation Report	Gerardo Labbe	101.2	Support	PCC needs more homes and apartments for our families.	Amend to provide for: 1. Deletion of height restrictions for medium density development to allow for buildings of 4 or more storeys.
Section 32 Evaluation Report	Gerardo Labbe	101.1	Support	PCC needs more homes and apartments for our families.	Amend to provide for: 1. That 10% of all new developments, or sections from subdivisions or amalgamations of sites allow for buildings at least 4 or more storeys in height with 1 lift providing 16 Apartments of 1,2,3,4, bedrooms alternatives. These can be served by a maximum of 1

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					car park, depending of distance to a train station and public transport. Example of type of development is the Barcelona Housing System. 2. To provide support for owners of buildings and follow up owner satisfaction.
Section 32 Evaluation Report	Jeremy (Jez) Partridge	103.1	Oppose	Comments/concerns raised in relation to Definition of Root Protection Area (RPA), including: • The methodology which the Council has selected to define RPA, (dripline/half tree height method) and there being no evaluation of why the method was selected over British and Australian Standards and it being out of date and no longer recommended as best practice by UK and Australian Arboricultural Associations as best practice. • Potential for significant damage/ harm to trees that could occur through applying this definition to tree root systems not found within the definition of RPA, (example issue described within submission). • How Standard S1 uses an AS4970 requirement (Australian requirement) - and it is not explained why an AS4970 requirement can be used in this way but not the RPA reference. • Outlines how roots within the RPA should not be compacted or damaged unless and Arboricultural Impact Assessment and Method Statement have been approved by Council in accordance with AS4970. Refers to how some works would be permitted under Rule 2 and Council would not be able to require its preferred root protection method. • Refers to BS5837 containing following advice pertinent to this submission (specific wording/advice noted in submission) • How Standard S1 allows hydro excavation as a means of exposing roots and that it should only be undertaken at a specific depth. [Refer to original submission for full reason] [Refer also to submission points on definition of Root Protection Area and Notable Trees chapter]	1. Council undertakes Cost Benefit Analysis of International best practice methods used to determine the area of roots which cannot be disturbed without consent. Council selects a methodology for Rule 2 which represents best practice in terms of tree root protection, which would ideally be the AS4970 or BS5837 method. 2. Council does not allow permitted works within the RPA of a Notable Tree. 3. Standard S1 is amended to specify that hydrovac is only undertaken at a specific depth.
Pāuatahanui	Michael Duggan	98.1	Support	In favour of the proposed PCC District Plan change as it relates to the Pāuatahanui area.	[Not specified, refer to original submission]
Section 32 Evaluation Report	Jeremy (Jez) Partridge	103.4	Oppose	Comments/concerns raised in relation to the Council's use of STEM and the particular threshold adopted, including: • Use of the STEM method generally when a number of other Council's are moving away from it. • Why the 120 threshold score was used (and not an alternative threshold). • No cost benefit analysis of the effects of setting a lower or higher STEM threshold.	1. Council undertakes Cost Benefit Analysis of the effects of selecting a lower and higher threshold against its proposed District Plan Policies and Objectives in regard to Notable Trees. 2. Council explains in detail and using examples of actual trees assessed why trees which fall below Council's STEM threshold are not suitable for protection, in the context of the subjective STEM criteria and how these may have affected total scores, and other

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• Lack of detail about those trees that scored less than 120, and why they were considered to not be significant enough for listing as Notable, and whether a peer review undertaken for those trees. [Refer to original submission for full reason] [Refer also to submission point on Notable Trees Chapter]	Councils in the Region which have STEM thresholds below the one recommended by Council. 3. For trees which score below Council's recommended STEM threshold, that STEM assessments where subjective criteria scores resulted in trees not reaching the required threshold, are peer reviewed by a third party Consultant Arborist. 4. Council considers adopting a lower STEM threshold so that more trees can be protected.
Whitireia Park	Gay Ojaun	105.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource Management Act 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
EPRIP; Section 32 Evaluation Report	Gavin Faulke	107.8	Not specified	One of the factors considered in the Urban Design Technical Report for the EPRIP is proximity to a high frequency bus stop. Only the 220 bus is considered a high frequency service in the report. Notes that the 226 bus provides a link between Porirua CBD and Cannons Creek. As the population of eastern Porirua grows, existing bus services and network capacity will change in response. Frequencies of bus services will not increase unless there is demand for the service. The 226 bus provides a reliable and frequent service. [Refer to original submission for full reason, including attachment]	Provide additional development potential via the EPRIP both where there is currently or where there could be, a high frequency bus route rather than just on the current high frequency bus route.
EPRIP; Section 32 Evaluation Report	Gavin Faulke	107.9	Not specified	One of the factors considered in the Urban Design Technical Report for the EPRIP is proximity to a high frequency bus stop. Only the 220 bus is considered a high frequency service in the report. Notes that the 226 bus provides a link between Porirua CBD and Cannons Creek. As the population of eastern Porirua grows, existing bus services and network capacity will change in response. Frequencies of bus services will not increase unless there is demand for the service The 226 bus provides a reliable and frequent service [Refer to original submission for full reason, including attachment]	Include areas along the existing No. 226 Bus route in the EPRIP
EPRIP	Gavin Faulke	107.4	Not specified	Notes that the UDTR discusses how increasing the density of development towards a centre forms a density gradient but considers this has not been done since intensification is only proposed on one side of Bedford Street and one side of Warspite Avenue. Other roads meet the UDTR criteria.	Do not provide voids or exceptions [to EPRIP identification] which punctuate the streetscape and adversely impact upon the aesthetic cohesiveness.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Failure to provide for intensification along other roads will not signify the presence of an urban node or contribute to the aesthetic cohesiveness of the overall urban form. Intensification along roads to the Cannon Creeks centre and Waitangirua centre should be particularly provided for. [Refer to original submission for full reason, including attachment]	
Section 32 Evaluation Report, EPRIP	Gavin Faulke	107.5	Not specified	Use of a 3.0km per hour walking speed to define precinct boundaries for the EPRIP to be very conservative. Use of mid-range walking speed (4.7km per hour) from NZTA's Pedestrian Planning and Design Guide 12 would be more appropriate in eastern Porirua. Wellington City Council uses 5km per hour. Not clear why a 5 minute walk to high frequency bus route and open space is used when a 10 minute walk time is used to a rail station, schools and centres. A 5km per hour walking speed places more of eastern Porirua within areas identified as suitable for intensification under the UDTR. [Refer to original submission for full reason, including attachments]	Amend the Eastern Porirua Residential Intensification Precinct based upon a 5 km/ph walking speed and a 10 minute walking time to rail stations, bus routes (all routes not just high frequency routes), centres, open spaces and schools.
Section 32 Evaluation Report; EPRIP	Gavin Faulke	107.1	Not specified	The Urban Design Technical Report (dated 9th June 2020) for the Eastern Porirua Residential Intensification Precinct (EPRIP) includes as a factor whether land is owned by Kāinga Ora. Land ownership is not a relevant factor when considering zonings. The EPRIP should be applied to all areas that meet the criteria set out in the Urban Design Technical Report. This will increase the diversity and supply of housing in Porirua, and helps achieve the goals of the National Policy Statement on Urban Development, Porirua City Council and the EPRIPs. [Refer to original submission for full reason, including attachment].	Apply the Urban Design Technical Report assessment criteria to Suburban Zone land regardless of ownership
Section 32 Evaluation Report	Gavin Faulke	107.2	Not specified	Notes that the UDTR discusses how increasing the density of development towards a centre forms a density gradient but considers this has not been done since intensification is only proposed on one side of Bedford Street and one side of Warspite Avenue. Other roads meet the UDTR criteria. Failure to provide for intensification along other roads will not signify the presence of an urban node or contribute to the aesthetic cohesiveness of the overall urban form.	Apply the UDTR assessment criteria to all Suburban Zone land along all access routes to the existing centres

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Intensification along roads to the Cannon Creeks centre and Waitangirua centre should be particularly provided for. [Refer to original submission for full reason, including attachment.]	
General	Kāinga Ora – Homes and Communities	81.909	Oppose	Kāinga Ora opposes the Proposed Porirua City District Plan, for the reasons set out below [in their submission] and in the attachments [to their submission]. [Refer to original submission for full reasons, including attachments]	Opposes the Proposed District Plan
How the Plan Works	Kāinga Ora – Homes and Communities	81.910	Support	[Refer to original submission for full reasons, including attachments]	Supports the use and implementation of the National Planning Standards as a template for the PDP. The following sections of the PDP are particularly supported as notified: • Introduction, How the Plan Works, National Direction Instruments, Tangata Whenua, Industrial Zone, Open Space and Recreation zones, and Designations
Notification preclusion	Kāinga Ora – Homes and Communities	81.915	Not specified	Supports the notification exclusions for residential developments in the MRZ where specific performance standards are met, but seeks greater application of this tool to ensure the entire development benefits from notification preclusions. In this way, greater certainty is given to the development as a whole without risk of the notification exclusion being lost due to a technical breach that would not otherwise benefit from affected party input.	Seeks greater application of notification preclusions in the PDP
Notification preclusion	Kāinga Ora – Homes and Communities	81.916	Not specified	Supports the notification exclusions for residential developments in the MRZ where specific performance standards are met, but seeks greater application of this tool to ensure the entire development benefits from notification preclusions. In this way, greater certainty is given to the development as a whole without risk of the notification exclusion being lost due to a technical breach that would not otherwise benefit from affected party input.	Seeks changes to the PDP whereby any development that meets the anticipated planned urban built form of the zone is able to be considered without public or limited notification or with the need to obtain the written approval of affected parties unless the Council decides that special circumstances exist under section 95A(4) of the RMA.
Notification preclusion	Kāinga Ora – Homes and Communities	81.917	Not specified	[Refer to original submission for full reason, including attachments]	Seeks revised wording of standard notification exclusion clauses so that they clearly deliver the intended benefit of the tool. This includes revised drafting of notification exclusion clauses where effects are directed to be considered on specifically identified parties, but are otherwise to be excluded from public and limited notification.
General	Kāinga Ora – Homes and Communities	81.913	Not specified	Supports direction of the PDP with regard to focusing the assessment on the anticipated character of the zone but seeks changes to focus on achieving built urban form of zones. Notes that in achieving the strategic objective of a "compact urban form", the character and amenity of urban areas will change. Change is consistent with the language in the NPS-UD.	Seeks changes to the PDP to focus on achieving the planned built urban form of the proposed zones.

General

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Kāinga Ora – Homes and Communities	81.903	Not specified	[Refer to original submission for full reason]	Such further or other relief, or other consequential or other amendments, as are considered appropriate and necessary to address the concerns set out herein.
National Grid	Heather and Donald Phillips and Love	79.5	Amend	No reference is made to exclusion distances around the national grid that fires can be lit and the burning crop off-cuts or stubble can be undertaken. The plan includes other activities and safety distances from the national grid in Part 4: Appendices and SchedulesAppendicesAPP14 - Designation Conditions for NZTA-03 and NZTA-04. It is silent on a very real danger that fires and their smoke and cause to the national grid transmission lines.	Amend
Natural Environmental Values	Heather and Donald Phillips and Love	79.7	Amend	There is a specific risk on road reserve where pest plants are proliferating and there are apparently no active policies for management of those pest plants which impose a substantial risk to the natural environment. The Significant Natural Areas that are bordering road reserves, plus sites further away with bird spread of seeds, are at imminent risk of being decimated by the existing pest plants along road reserves. The Tree and Vegetation Policy 2009 was never completed so is unused by council staff. Without effective pest plant management on council lands the SNAs are totally useless.	Amend the PDP to identify risks to the natural environment and develop policies and rules.
Hydraulic neutrality	Te Awarua-o-Porirua Harbour & Catchments Community Trust, and Guardians of Pauatahanui Inlet	77.19	Not specified	Hydraulic neutrality, while a desirable start in better managing stormwater, is not sufficient to protect the harbour from excess amounts of stormwater and related sediment and contaminants. Instead "water positivity" should instead replace hydraulic neutrality.	Replace "hydraulic neutrality" with "water positivity" as below (or equivalent definition): Net water positivity means that post-development peak runoff is less than pre-development peak flow rate, achieved by use of requirements for on-site water management mechanisms such as stormwater collection/surge tanks of at least 10,000 litres per household and business, re-use of this water on site for non-potable uses such as garden watering and other outdoor uses, and perhaps toilet flushing, limits on impervious surfaces, use of swales instead of gutters for roads, and use of managed wetland treatment systems that discharge high-quality contaminant-free water.
Section 32 Evaluation Report, EPRIP	Draycott Property Holdings Ltd	75.7	Not specified	Notes that the UDTR discusses how increasing the density of development towards a centre forms a density gradient but considers this has not been done since intensification is only proposed on one side of Bedford Street and one side of Warspite Avenue. Other roads meet the UDTR criteria. Failure to provide for intensification along other roads will not signify the presence of an urban node or contribute to the aesthetic cohesiveness of the overall urban form. Intensification along roads to the Cannon Creeks centre and Waitangirua centre should be particularly provided for. [Refer to original submission for full reason, including attachment.]	Apply the UDTR assessment criteria to all Suburban Zone land along all access routes to the existing centres
Section 32 Evaluation Report, EPRIP	Draycott Property Holdings Ltd	75.4	Amend	The use of a 3.0km per hour walking speed to define precinct boundaries for the EPRIP to be very conservative.	Amend the Eastern Porirua Residential Intensification Precinct based upon a 5 km/ph walking speed and a 10 minute walking time to rail stations, bus routes (all routes not just high frequency routes), centres, open spaces and schools.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Use of mid-range walking speed (4.7km per hour) from NZTA's Pedestrian Planning and Design Guide 12 would be more appropriate in eastern Porirua. Notes that Wellington City Council uses 5km per hour. It is not clear why a 5 minute walk to high frequency bus route and open space is used when a 10 minute walk time is used to a rail station, schools and centres. Using a 5km per hour walking speed places more of eastern Porirua within areas identified as suitable for intensification under the UDTR. [Refer to original submission for full reason, including attachments]	
Whitireia Park	Robert Hughes	80.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource ManagementAct 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
Hazards and Risks	Heather and Donald Phillips and Love	79.2	Amend	The plan is silent and redirecting of council's responsibilities on wildfire mitigation measures such as maintaining exit routes clear of trees that can fall and deny people the ability to flee a wildfire. Historically the Horokiwi Valley and Moonshine Valley areas have seen enormous wildfires that have destroyed vast areas. It is only a matter of time before it happens again.	Amend
Section 32 Evaluation Report	Carrus Corporation Ltd	68.1	Support in part	In general, support the direction and intention the Porirua Proposed District Plan is taking. However, seeking some amendments set out below: As Porirua is classified as a tier 1 urban environment, support the incorporation of the outcomes of the National Policy Statement on Urban Development (NPS-UD) and that these matters be included in the Proposed District Plan. All the NPS-UD objectives and policies are important, but of particular importance is Policy 3. This policy can be achieved by: • Option 1: Create a new medium density zone and mixed-use zone with associated objectives, policies, rules and standards that address the areas as set out in Policy 3 of the NPS-UD. This approach is supported as the existing medium density zone provisions are too limiting to address development up to six stories. • Option 2: Create an overlay over the existing zone areas allowing for the facilitation of higher densities. • Option 3: Amend the existing medium density zone provisions to allow for higher density developments. Refer to original submission for full reason, including attachments.	Incorporate the requirements of the NPS-UD into the Proposed District Plan in terms of objectives and policies, rules and standards in all areas around railway stations in the Porirua District. This can be accomplished by the following three options or any other means that will result in the same outcome: • Option 1: Create a new medium density zone and mixed-use zone with associated objectives, policies, rules and standards that address the areas as set out in Policy 3 of the NPS-UD. This approach is supported as the existing medium density zone provisions are too limiting to address development up to six stories • Option 2: Create an overlay over the existing zone areas allowing for the facilitation of higher densities. • Option 3: Amend the existing medium density zone provisions to allow for higher density developments. An indication of what key standards will require amendment is indicated in sections 5 and 6 below. Adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in these submissions, as necessary to give effect to this submission.

General

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Section 32 Evaluation Report	Paremata Business Park Ltd	69.6	Support in part	In general, support the direction and intention the Porirua Proposed District Plan is taking. However, seeking some amendments set out below: As Porirua is classified as a tier 1 urban environment, support the incorporation of the outcomes of the National Policy Statement on Urban Development (NPS-UD) and that these matters be included in the Proposed District Plan. All the NPS-UD objectives and policies are important, but of particular importance is Policy 3. This policy can be achieved by: • Option 1: Create a new medium density zone and mixed-use zone with associated objectives, policies, rules and standards that address the areas as set out in Policy 3 of the NPS-UD. This approach is supported as the existing medium density zone provisions are too limiting to address development up to six stories. • Option 2: Create an overlay over the existing zone areas allowing for the facilitation of higher densities. • Option 3: Amend the existing medium density zone provisions to allow for higher density developments. [Refer to original submission for full reason, including attachments.]	Incorporate the requirements of the NPS-UD into the Proposed District Plan in terms of objectives and policies, rules and standards in all areas around railway stations in the Porirua District. This can be accomplished by the following three options or any other means that will result in the same outcome. • Option 1: Create a new medium density zone and mixed-use zone with associated objectives, policies, rules and standards that address the areas as set out in Policy 3 of the NPS-UD. This approach is supported as the existing medium density zone provisions are too limiting to address development up to six stories • Option 2: Create an overlay over the existing zone areas allowing for the facilitation of higher densities. • Option 3: Amend the existing medium density zone provisions to allow for higher density developments. An indication of what key standards will require amendment is indicated in sections 5 and 6 below. Adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in these submissions, as necessary to give effect to this submission.
EPRIP	Draycott Property Holdings Ltd	75.23	Not specified	Notes that the UDTR discusses how increasing the density of development towards a centre forms a density gradient but considers this has not been done since intensification is only proposed on one side of Bedford Street and one side of Warspite Avenue. Other roads meet the UDTR criteria. Failure to provide for intensification along other roads will not signify the presence of an urban node or contribute to the aesthetic cohesiveness of the overall urban form. Intensification along roads to the Cannon Creeks centre and Waitangirua centre should be particularly provided for. [Refer to original submission for full reason, including attachment]	Do not provide voids or exceptions [to EPRIP identification] which punctuate the streetscape and adversely impact upon the aesthetic cohesiveness.
Section 32 Evaluation Report, EPRIP	Draycott Property Holdings Ltd	75.2	Not specified	One of the factors considered in the Urban Design Technical Report for the EPRIP is proximity to a high frequency bus stop. Only the 220 bus is a high frequency service, however, it is noted that the 226 bus provides a link between Porirua CBD and Cannons Creek. As the population of eastern Porirua grows, existing bus services and network capacity will change in response. Frequencies of bus services will not increase unless there is demand for the service.	Provide additional development potential via the EPRIP both where there is currently or where there could be, a high frequency bus route rather than just on the current high frequency bus route.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				The 226 bus provides a reliable and frequent service. [Refer to original submission for full reason, including attachment]	
Section 32 Evaluation Report; EPRIP	Draycott Property Holdings Ltd	75.1	Not specified	The Urban Design Technical Report (dated 9th June 2020) for the Eastern Porirua Residential Intensification Precinct (EPRIP) includes as a factor whether land is owned by Kāinga Ora. Land ownership is not a relevant factor when considering zonings. The EPRIP should be applied to all areas that meet the criteria set out in the Urban Design Technical Report. This will increase the diversity and supply of housing in Porirua, and helps achieve the goals of the National Policy Statement on Urban Development, Porirua City Council and the EPRIPs. [Refer to original submission for full reason, including attachment].	Apply the Urban Design Technical Report assessment criteria to Suburban Zone land regardless of ownership
Section 32 Evaluation Report, EPRIP	Draycott Property Holdings Ltd	75.3	Not specified	One of the factors considered in the Urban Design Technical Report for the EPRIP is proximity to a high frequency bus stop. Only the 220 bus is considered a high frequency service in the report. Notes that the 226 bus provides a link between Porirua CBD and Cannons Creek. As the population of eastern Porirua grows, existing bus services and network capacity will change in response. Frequencies of bus services will not increase unless there is demand for the service. The 226 bus provides a reliable and frequent service. [Refer to original submission for full reason, including attachment]	Include areas along the existing No. 226 Bus route into the shed analysis zones in the EPRIP as this is an existing bus route where the frequency of the service can be increased as demand increases.
Rural Zones	Pauatahanui Residents Association	74.1	Support	Supports the concept of the different rural zones – Settlement, Rural Lifestyle and Rural – and notes these are widely supported within the community. Where the zone boundaries are currently drawn, there is mixed support and Council should carefully consider the different arguments put forward in residents' submissions on where the boundaries are drawn.	Amend rural zoning giving consideration to Pauatahanui residents' submissions.
Esplanade Reserves, Significant Natural Areas, Covenanted Areas	Pauatahanui Residents Association	74.4	Not specified	Concern has been expressed about the impacts of creating esplanade reserves, covenanted areas and SNAs particularly related to the amount of work and costs incurred by landowners associated with ongoing maintenance, weed control and pest control. Landowners need clear and unambiguous answers to their questions on SNAs, Esplanade Reserves and Covenanted Areas. For example, what impact will the creation of these areas have on property values and rates? How would land set aside for these areas be valued for rating purposes?	[Not specified, refer to original submission]

General

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Section 32 Evaluation Report	Draycott Property Holdings Ltd	75.21	Not specified	Notes that the NPSUD was notified on the 20th August 2020 and the PDP on the 28th August. As a result it was not possible for PCC to consider the NPSUD in the drafting of the PDP. The current PDP will need to be thoroughly reviewed and updated to implement the NPSUD.	Review the PDP and in particular the MDZ and EPRIP in light of the NPSUD.
Section 32 Evaluation Report	Harpreet Singh	27.1	Support	Density allows more walkable neighbourhoods, will restrain house and rental price growth and make Porirua more sustainable.	Support densification across the whole city in general and the only amendments that would be supported would be allowing greater density.
Whitireia Park	Lesley Wilson	3.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource Management Act 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
General	Wellington City Council	8.1	Not specified	Over next 30 years the Wellington region will face pressure to accommodate between 52,000 and 66,000 additional homes. WCC supports PCC's approach of providing for growth through medium density residential zones and an extent of greenfield development while designing for water quality and ecological values. PCC's proposed growth pattern aligns with the draft Wellington Regional Growth Framework. WCC supports a joined up approach between Councils to managing growth in the region. WCC supports the Strategic Directions chapter emphasis on improving water quality and harbour health. Also supports the use of hydraulic neutrality principle plus other measures such as rainwater tanks to reduce impact on network capacity and improve water quality. [Refer to original submission for full reason]	Retain the provisions as proposed in the updated District Plan. Supportive of further additions to the Plan, as appropriate through the submissions process, to support a well-functioning and vibrant Porirua City.
Consultation	Lyle and Tracey Davies	10.5	Oppose	Irrespective of zoning decisions, additional protections must be added to the plan now to ensure there are no further negative consequences for the residents and ratepayers of the Judgeford area. At a minimum, all mining and quarrying activity should be prohibited in the Judgeford area, and Council should urgently develop and publicly consult on a policy to ensure that no other Porirua residents are subjected to similar experience of mining activities being established so close to their dwellings. Other inappropriate activities – such as industrial activities – should also be prohibited.	Council should urgently develop and publicly consult on a policy to ensure that no other Porirua residents are subjected to similar experience of mining activities being established so close to their dwellings. Other inappropriate activities – such as industrial activities – should also be prohibited.
General	Porirua City Council	11.75	Amend	Consequential renumbering changes arising from inserted or deleted provisions.	Make consequential renumbering changes for all inserted or deleted provisions.
National Grid	Transpower New Zealand Ltd	60.139	Not specified	Submission prepared to assist the Council in ensuring the planning framework under the PDP appropriately recognises and provides for the National Grid.	The PDP needs to ensure that it: • Gives effect to the National Policy Statement on Electricity Transmission 2008 (“NPSET” or “NPS”);

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				In general, the approach adopted in the PDP is broadly supported; specifically, the provision of a framework of objectives, policies and rules that recognises and appropriately provides for the National Grid. Supports the approach of providing for rules specific to Infrastructure being located within the Infrastructure Chapter as opposed to being dispersed throughout the PDP.	• Recognises the need to sustainably manage the National Grid as a physical resource of national significance; • Recognises the benefits of the National Grid at local, regional and national levels; and • Provides for the effective operation, maintenance, upgrading and development of the National Grid.
General	Transpower New Zealand Ltd	60.131	Support in part	The provisions of the PDP need to ensure that it: • Gives effect to the National Policy Statement on Electricity Transmission 2008 ("NPSET" or "NPS"); • Recognises the need to sustainably manage the National Grid as a physical resource of national significance; • Recognises the benefits of the National Grid at local, regional and national levels; and • Provides for the effective operation, maintenance, upgrading and development of the National Grid. In general, the approach adopted in the PDP is broadly supported, specifically the provision of a framework of objectives, policies and rules that recognises and appropriately provides for the National Grid. Support the approach of providing for rules specific to Infrastructure being located within the Infrastructure Chapter as opposed to being dispersed throughout the PDP. Overview of Transpower's role and function provided (see original submission). Overview of the National Grid assets in Porirua provided (see original submission). Support the clear identification of the National Grid on the district plan planning maps as their identification assists plan users and provides certainty in the interpretation and application of the district plan. This is also a requirement under Policy 12 of the National Policy Statement for Electricity Transmission 2008 (discussed below). Attached as Appendix 1 is a map of Transpower's assets within Porirua City (see original submission). Overview of the NPSET provided (see original submission). Overview of the MESETA provided (see original submission).	[Refer to original submission for full decision requested]
New Appendix - Archaeological Authority Process	Heritage New Zealand Pouhere Taonga	65.57	Amend	PART 4 Appendixes - New Appendix 16 for Archaeological Authority Process Suggests that the information provided in the introductions to the HH, SASM, and earthworks chapters is put into an appendix in the plan, and cross references provide from the relevant sections.	Add new appendix: App16- Archaeological Authority Process Under the Heritage New Zealand Pouhere Taonga Act 2014 it is unlawful to destroy, damage or modify an archaeological site (regardless of whether the site is identified in the District Plan or not) without obtaining an archaeological authority from Heritage New Zealand

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Pouhere Taonga (HNZPT) before you start work. An archaeological authority is required in addition to any resource consents required by Porirua City Council. An archaeological site is defined in this act as any place in New Zealand (including buildings, structures or shipwrecks) that was associated with pre-1900 human activity, where there is evidence relating to the history of New Zealand that can be investigated using archaeological methods. If you discover a previously unknown archaeological site (for example, when you are conducting earthworks) you must stop any work that could affect it and contact HNZPT for advice on how to proceed. The Police will also need to be notified if human remains are revealed. If any artefacts are found, they must be handed over to the Ministry for Culture and Heritage.
General	Fire and Emergency New Zealand	119.1	Amend	**The ability to construct and operate FENZ fire stations in locations which will enable reasonable response times to fire and other emergencies:** The response time commitments set out in the FENZ Statement of Intent 2017–2021 (SOI) and annual Statement of Performance Expectations (SPE) are a key determinant for the location of fire stations. Fire stations must be able to be located throughout the urban and rural environment so that FENZ is able to attend an emergency within a primary response area in an effective and timely manner. Communities have an expectation that FENZ will respond promptly to a fire emergency in order to protect lives and property and therefore avoid or mitigate the adverse effects of fire. The effects of a fire station can be largely anticipated. In the most part the effects do not differ to the effects of a number of activities that may be anticipated through rural and urban environments. Fire stations will generally be single storied buildings of approximately 8 to 9 metres in height. Hose drying towers may also be required in some cases which can be around 12 to 15 metres in height. Setback distances from road frontages are required to accommodate appliances stopped outside the appliance bays but off the road reserve area. Vehicle movements to and from fire station sites differ depending on whether a fire station accommodates volunteer or career firefighters, the number of emergencies. Vehicle movements are primarily related to fire appliances movements and firefighter private vehicles. Noise will also be produced on site by operational activities such as cleaning and maintaining equipment, training activities and emergency sirens. Training may take place anywhere between 7:00am and 10:00pm. Cleaning and maintenance will generally take place during the day; however, it can take place after a call out which can occur at any time. Generally, FENZ has assessed that a fire station will be capable of meeting the standards set out in NZS 6802:2008 (Table 3 - Guideline residential upper noise limits), with the exclusion of noise created by emergency sirens. Sirens play a crucial role in facilitating a prompt emergency response and provide a critical	Seeks amendments to sections, as outlined in the Table contained in Appendix A to the submission. [Refer to original submission for full decision requested, including attachment]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				backup to the pager system. A siren can be the most effective means of communication in alerting volunteers. Volunteers generally live and work in close proximity to the fire stations. Sirens also provide assurance to the people who have made the call that help is on the way. FENZ acknowledges that it has an exemption from the noise rules for sirens in the PPDP. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs and populations change. Noted that FENZ is not a requiring authority under section 166 of the Resource Management Act (RMA), and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the PPDP are therefore the best way to facilitate the development of any new fire stations within the Porirua District as urban development progresses. Acknowledges that new emergency service facilities are provided for appropriately within the PPDP as Restricted Discretionary Activities, with appropriate matters of discretion. Acknowledges that in special zones such as the Maori Special Purpose Zone, the activity status is discretionary which is seen as appropriate given the zone. Acknowledges that 'Emergency Services' has been included as hazard sensitive activities within the PPDP which, in certain zones, places restrictions on how FENZ can operate in hazard areas	
General	Fire and Emergency New Zealand	119.2	Not specified	Firefighter training is an essential activity undertaken by FENZ in order to ensure an efficient and effective emergency response. Firefighter training may include live fire training and equipment training both on and off site. FENZ's Statement of Performance Expectations confirms a FENZ commitment to the government that all firefighters achieve a certain level of training. The definition for Emergency Service Facilities includes training activities. Acknowledges that noise created by emergency service training is expect from the noise rules under the PPDP, which allows for these activities to take place.	Seeks that the PPDP clearly provides for firefighter training activities throughout the district.
General	Fire and Emergency New Zealand	119.3	Amend	The provision of adequate water supply, especially in rural and isolated areas is critical. It is important that any new subdivision or land use that does not have access to a reticulated water supply has access to an adequate firefighting water supply. This will provide for the health, safety and wellbeing of people and the wider community, and therefore achieves the purpose of the RMA. The New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (Code of Practice) is a non-mandatory New Zealand Standard that sets out the requirements for firefighting water and access. The Code of Practice ensures a consistent approach throughout New Zealand and enables FENZ to operate effectively and efficiently in a fire emergency. The Code of Practice provides techniques to define a sufficient firefighting water supply that may vary according to the circumstances and is based on an assessment of the minimum water supplies needed to fight a fire and to limit fire spread according to each different building's fire hazards. The firefighting water supply required to address the fire hazard may be established by use of tables within the Code, or by calculation. The Code of Practice is written to provide flexibility as to how the firefighting water supplies can be provided. Adequate access to both the source of a fire and a firefighting water supply is also essential to the efficient operation of FENZ. The requirements for firefighting access	Seek amendments to provide for firefighting water supply and access which are outlined in Appendix A to the submission. [Refer to original submission for full decision requested, including attachment]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				are set out in the Code of Practice and further detailed in FENZ's 'Emergency Vehicle Access Guidelines' (May 2015). A fire appliance requires, as a minimum, access which is four metres in width and four metres in height clearance, with a maximum gradient of 1 in 5 (and accompanying transition ramps). Acknowledge that effort has been made to provide for firefighting access, and sufficient water supply for new developments that are not connected to a reticulated system. Considers that the best way to provide a consistent approach to mitigating the actual and potential effects of fire across the region is to include specific standards in the PPDP.	
General	Fire and Emergency New Zealand	119.4	Amend	Appendix A to the submission sets out the submission in detail, including the amendments sought to specific provisions of the PPDP, and the reasons for the amendments.	Amend the PPDP to provide for the safety and wellbeing of people and communities in the Porirua District by making the changes set out in Appendix A to the submission, including any further or consequential relief that may be necessary to address the matters raised in this submission. [Refer to original submission for full decision requested, including attachment]
General Direction	Woolworths New Zealand Limited	120.1	Not specified	Supports the general direction of the Proposed District Plan to provide for sustainable growth in Porirua City, provided the objectives, policies and rules are also developed to enable existing operations to continue and encourage growth in appropriate locations.	None.
General	Radio New Zealand Limited	121.2	Not specified	Considers it important that the Proposed Plan recognises: • The critical contribution that infrastructure and network utility operations (such as RNZ's facilities) make to the social, economic and cultural wellbeing of the district; • The geographical and technical constraints of infrastructure and network utilities in relation to land use and subdivision activities; and • The need to avoid "reverse sensitivity" effects on significant infrastructure and network utility operations, for the benefit of the community.	[Not specified, refer to original submission]
General	Radio New Zealand Limited	121.3	Amend	Primary concern is that subdivision and development in proximity to its transmitter sites could lead to reverse sensitivity effects on its transmission. Reverse sensitivity effects are the adverse effects that a new "sensitive" land use can have on existing activities, i.e. they are effects caused by new development. It is important that the Proposed Plan acknowledges that reverse sensitivity effects associated with network utilities often cannot be avoided. Activities sensitive to these effects should avoid locating in areas where they may be adversely affected by network utility activities. The Proposed Plan goes a long way towards recognising and protecting its infrastructure and RNZ is generally supportive of the Proposed Plan. Considers that some amendments are required in relation to certain provisions. Emphasises that reverse sensitivity effects on Radio NZ's facilities can undermine the operation of those facilities, which play an important role in broadcasting news and performing its civil	Some amendments are required in relation to certain provisions, these amendments set out in Schedule 1. [Refer to original submission for full decision requested, including attachment]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				defence obligations, and, in some cases, have required RNZ to relocate its facilities, which is disruptive and costly.	
General	Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited	123.1	Not specified	Z Energy Limited, BP Oil New Zealand Limited and Mobil Oil New Zealand Limited (the Oil Companies) receive, store and distribute refined petroleum products. The core business of the Oil Companies is the operation and management of their individual service station networks, commercial refuelling facilities and bulk storage (terminal) facilities. The Oil Companies also supply petroleum products to individually owned businesses. Collectively, there are 11 operational service stations and one truck stop within Porirua City. 2. The Proposed District Plan addresses a wide range of topics. This submission is focused on those issues that the Oil Companies consider may inappropriately restrict or limit their existing and future operations.	Seek the following general relief in addition to the specific outcomes sought: a. Address the relevant provisions in Sections 5-8 RMA; b. Give effect to the relevant provisions of the Greater Wellington Regional Policy Statement whilst remaining consistent with relevant provisions of the Wellington Regional Plans; c. Implement and apply the statutory tests in Section 32 and the requirements in the First Schedule RMA; d. Only address relevant statutory functions. e. Ensure there is no duplication of other regulation that could give rise to double jeopardy or more than one rule being required for the same activity; f. Avoid, remedy or mitigate the relevant and identified environmental effects; and g. Make any consequential relief as required to give effect to this submission, including any consequential relief required in any other sections of the Proposed District Plan that are not specifically subject of this submission but are required to ensure a consistent approach is taken throughout the document; and h. Any other relief required to give effect to the issues raised in this submission.
NES-FM NPS-FM	Director-General of Conservation	126.67	Amend	The Proposed District Plan was notified prior to the NES-FM being gazetted and does not take into account this direction around freshwater management.	The Council will undertake a subsequent review to determine to what extent it needs to give effect to the NPSFM in the Proposed District Plan.
NES-FM NPS-FM	Director-General of Conservation	126.68	Amend	The Proposed District Plan was notified prior to the NPS-FM being gazetted and does not take into account this direction around freshwater management.	The Council will undertake a subsequent review to determine to what extent it needs to give effect to the NESFM in the Proposed District Plan.
National direction, RMA	Director-General of Conservation	126.70	Not specified	Decisions sought in this submission are required to ensure that the Proposed District Plan; a. Gives effect to the New Zealand Coastal Policy Statement. b. Is consistent with the provisions and conditions of the NES-PF 2017 c. Is consistent with the provisions and conditions of the NES-FM 2020 d. Gives effect to the NPS-FM 2020 where relevant to district plans	That particular provisions of Proposed Plan that are supported [as set out in Attachment 1 to the submission], are retained. That the amendments, additions and deletions to Proposed Plan sought [as set out in Attachment 1 to the submission] are made. Further or alternative relief to like effect to that sought in points above.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				e. Recognises and provides for the matters of national importance listed in section 6 of the Act and to has particular regard to the other matters in section 7 of the Act. f. Promotes the sustainable management of natural and physical resources. g. The changes sought are necessary, appropriate and sound resource management practice.	
Whitireia Park	Melissa Radford	127.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource ManagementAct 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
Whitireia Park	Sharon Hilling	129.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource ManagementAct 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
Whitireia Park	Zachariah Paraone Wi-Neera	131.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource ManagementAct 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
Whitireia Park	Tina Watson	132.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource Management Act 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
Whitireia Park	Nikita Howe	133.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource Management Act 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
Whitireia Park	Rebecca Cray	128.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource ManagementAct 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
Multiple zones	Ara Poutama Aotearoa the Department of Corrections	135.18	Not specified	In other zones, community corrections activities are appropriately provided for as discretionary activities. [Refer to original submission for full reasons]	Amend the rules to include community corrections activities as a Discretionary Activity in all zones other than City Centre, Mixed Use, Local Centre and General Industrial zones.
Whole Plan	Greater Wellington Regional Council	137.2	Support in part	The District Plan as notified does not give effect to the NPS-FM 2020. In particular it does not give effect to Policy 3.5 (4). Notes that PCC has committed to reviewing the District Plan to ensure that the recent NPSUD and NPSFM are given effect to. Suggests that this work is undertaken as part of this process.	Add or amend objectives, policies and rules so that the Plan gives effect to the NPS-FM. Amendments to THWT-O2, THWT-P2, THWT-P3, SUB-O1, SUB-P1, SUB-P5, FUZ-P2 and APP-11 in particular will assist in giving effect to the NPS-FM. Other or alternative amendments may assist in giving effect to the NPS-FM.
Whole Plan	Greater Wellington Regional Council	137.3	Support in part	This process is an opportunity for PCC to adopt the relevant recommendations from Te Awarua-o-Porirua whaitua implementation programme and the Ngāti Toa Rangatira Statement and embed them in the district planning provisions.	Incorporate relevant recommendations from Te Awarua-o-Porirua whaitua implementation programme and the Ngāti Toa Rangatira Statement into the district planning provisions.

General

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Whole Plan	Greater Wellington Regional Council	137.1	Support in part	The District Plan as notified does not give effect to the NPS-FM 2020. In particular, it does not give effect to Policy 3.5 (4). Notes that PCC has committed to reviewing the District Plan to ensure that the recent National Policy Statements for Urban Development and Freshwater Management are given effect to. Suggests that this work is undertaken as part of this process.	Ensure that recent national direction is given effect to through the current PDP process.
Whole Plan	Greater Wellington Regional Council	137.69	Support	[No specific reason given beyond decision requested, refer to original submission]	Ensure that the PDP together with the National Environmental Standards for Freshwater and the PNRP provide a framework to achieve integrated management for fresh water in the Porirua district.
Whole Plan	Greater Wellington Regional Council	137.76	Not specified	Supports provisions, including the strategic objectives, that aim to protect and improve the environmental quality of the Harbour and its catchments. Although it is recognised that it is the regional council that controls discharges and manages land for the purposes of managing water quality, the PDP must also give effect to the NPS-FM through its statutory functions, particularly the zoning of land for urban development and subdivision. This will be critical in protecting the harbour and catchments. Considers that the PDP as notified will not achieve its strategic objectives or give effect to the NPS-FM. Where and how urban development occurs has an impact on the environmental quality of the harbour and catchment. This is the biggest lever that the PDP has in achieving the strategic objectives. However, the requirements for subdivision form and design, and structure planning fall short of achieving this aim. There is a possibility that PCC's agent in Three Waters management, Wellington Water Limited, will not be able to meet stormwater discharge consent conditions in the medium to long term, resulting in costly stormwater retrofits for PCC. Every opportunity must be taken to reduce contaminant loads from the existing urban footprint. Without this, greenfield developments will run up against water quality limits when being consented by Greater Wellington. The combined weight of the PDP and the PNRP must be brought to bear in an integrated way to solve this issue.	[Not specified, refer to original submission]
Future Urban Zones	Greater Wellington Regional Council	137.77	Support	Supports the inclusion of the Future Urban Zones. However, urban development should only occur in a Future Urban Zone if it can do so within any contaminant limits set by Greater Wellington as required by the NPS-FM, and if future discharges from the development can comply with conditions on relevant discharge consents held by Wellington Water. Greater Wellington intends to notify a Plan Change in 2022 to set urban water quantity and quality limits.	Structure Plans should consider these matters [urban development should only occur in a Future Urban Zone if it can do so within any contaminant limits set by Greater Wellington as required by the NPS-FM, and if future discharges from the development can comply with conditions on relevant discharge consents held by Wellington Water], as well as being based on the principles of Water Sensitive Urban Design.
NPS-UD	Greater Wellington Regional Council	137.84	Not specified	Notes that PCC acknowledges that the PDP only partially gives effect to the NPS-UD. View is that that further work is required through this process to give full effect to the NPS-UD, particularly in relation to enabling additional housing intensification. The NPS-UD requires that a number of key policies are implemented as soon as practicable, and not later than two years after the commencement date.	[Not specified, refer to original submission]
Residential zones	Greater Wellington Regional Council	137.83	Support	Supports the approach to residential zones to achieve increased housing availability consistent with the regional urban design principles in Appendix 2 of the RPS. Strongly supports medium density zones, including rezoning to support Porirua East redevelopment.	[Not specified, refer to original submission]

General

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Whole Plan	Greater Wellington Regional Council	137.68	Amend	Should Porirua City Council approve the PDP, requests that amendments are made where sought in the submission, including Attachments 1 and 2 and any necessary consequential amendments.	Any necessary consequential amendments.
Whole Plan	Greater Wellington Regional Council	137.71	Support in part	Supports in part the PDP and seeks some amendments. Of particular interest is ensuring that the PDP gives effect to the National Policy Statement for Freshwater Management 2020 (NPS-FM). Notes that PCC acknowledges that the PDP only partially gives effect to the National Policy Statement for Urban Development 2020 (NPS-UD).	Seeks to ensure that full effect is given to the NPS-UD, particularly in relation to enabling intensification.
Whitireia Park	Emma Weston	142.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource Management Act 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
General	Oranga Tamariki – Ministry of Children	143.9	Amend	The specific parts of the PDP that the submission relates to are: • The definition of supported residential care activity and its definition nest • The objectives and policies of the General Residential Zone and the Medium Density Residential Zone • The standard for supported residential care activity within the residential zones	Such other orders, alternative and/or additional relief and consequential amendments as are appropriate or necessary to address the matters outlined in this submission.
Further amendments	Harvey Norman Properties (N.Z.) Limited	144.79	Not specified	A number of PDP provisions are identified which are submitted on. For those which it opposes, the proposed amendments will better promote the purposes and principles of the RMA.	[In relation to submission points made] seeks the right to revise its position in response to other submissions or changes to the notified provisions.
Non-regulatory	Richard Falkner	147.5	Amend	The Belmont Hills provide a backdrop that rises up behind Waitangirua, framing the suburb and encircling the city – visible from Whitby to Titahi Bay. Waitangirua Hill in particular will soon be the gateway to Porirua from the new Transmission Gully Link Road – rising above the final descending curve into the city from the north. The view offered from the peak of Waitangirua Hill is phenomenal and unobstructed. These literally outstanding features impact not only visually, but effect climate and several other environmental factors. They are an enormous water catchment, and flow directly into Pauatahanui Inlet.	In relation to seeking the inclusion of Waitangirua Hill as an Outstanding Natural Features and Landscape and supporting the Belmont Hills as a Special Amenity Landscape, seeks: • To have these areas reforested by and made accessible to local residents. [Refer to original submission for full decision requested]
Whitireia Park	Whitireia Park Restoration Group	150.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource ManagementAct 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
Special Purpose Zones	Plimmerton Developments Limited	149.2	Amend	The zoning of the Plimmerton Farm site to Plimmerton Farm – Special Purpose Zone is appropriate for the reasons outlined in the Plan Change 18 Section 42A Report (refer Attachment Two) and the Planners Right of Reply (refer Attachment Three) and for the reasons identified. [Refer to original submission for full reasons, including attachments]	Councils Plan Change 18 Right of Reply version of the Plimmerton Farm Chapter be included as 'PFZ – Plimmerton Farm Zone' in the Special Purpose Zone section of the PRP. Any consequential amendments including removing all references that state that Plimmerton Farm is excluded from the PDP.
Part 2: District-Wide Matters	Plimmerton Developments Limited	149.3	Amend	Amendment sought to clarify that the district wide provisions with the exception of the Strategic Direction and Infrastructure chapters provisions do not apply to the Special Purpose Zone – Plimmerton Farm. The Plimmerton Farm chapter captures all of the provisions covered in these chapters. The zoning of the Plimmerton Farm site to	Include the following statement at the end of the introductory sections of all of the chapters in Part 2: District Wide Matters with the exception of the Strategic Direction and Infrastructure chapters:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Plimmerton Farm – Special Purpose Zone is appropriate for the reasons outlined in the Plan Change 18 Section 42A Report (refer Attachment Two [See original submission]) and the Planners Right of Reply (refer Attachment Three [See original submission]) and for the reasons identified.	This chapter does not apply to the Special Activity Zone – Plimmerton Farm, which contains zone-specific [insert chapter name] provisions
Whitireia Park	Geoff Marshall	161.2	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource Management Act 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
Whitireia Park	Miriam Freeman-Plume	166.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource Management Act 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
Whitireia Park	Robyn Smith	168.1	Not specified	All areas of Whitieria Park, being all lands owned by the Department of Conservation (DoC), Porirua City Council (PCC), Ngāti Toa Rangatira, Radio New Zealand (RNZ) and legal road within Whitireia Park, are part of the coastal environment for the reasons stated in the submission, and therefore any provisions for development are subject to section 6(a) of the Resource Management Act 1991 (the RMA). Under section 75(3)(b) of the RMA the district plan must: *"give effect .. the New Zealand coastal policy statement."* [Refer to original submission for full reason]	All of Whitireia Park must be protected from inappropriate subdivision, use and development. Opposed to any provisions of the PDP (as notified and/or potentially amended by way of submissions by others, or by council officer evidence and/or recommendations) that do not provide for the required protection.
Whitireia Park	Robyn Smith	168.8	Not specified	The Threatened Environmental Classification (TEC) version 2012 provides information at a national scale on New Zealand's land environments in relation to remaining indigenous vegetation cover, past vegetation loss and legal protection distribution across New Zealand. [Refer to original submission for full reason]	As much of the land in Titahi Bay identified as Acutely Threatened [see map in original submission] is already developed, any areas which are undeveloped (which includes the RNZ land) should remain protected from development. [Refer to original submission for full decision requested]
Taupō Swamp	Robyn Smith	168.16	Amend	Refers to specific reports in relation to the pNRP including: • The GWRC section 32 report - regarding wetlands and specific content on wetland degradation and loss. • The GWRC officer's section 42A report in relation to Taupō Swamp and the recommended change from 'Significant Natural Wetland' to an 'Outstanding Natural Wetland', as confirmed in decisions on submissions. Parts of Taupō Swamp catchment have been identified as the 'Northern Growth Area'. These surround Taupō Swamp and if developed without strict conditions to contain sediments and nutrients on-site and to prevent hydrological changes to Taupō Swamp, they will have a detrimental effect on the wetland. They will also provide new weed species which can have an adverse effect on the swamp. [Refer to original submission for full reason]	Amend all provisions of the PDP so they are consistent with the obligation under Policy P39 of the pNRP to avoid effects on the Taupō Swamp Complex.

General

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Section 32 Evaluation Report	Robyn Smith	168.62	Amend	The section 32 evaluation report associated with the PDP that deals with 'Ecosystems and Indigenous Biodiversity' refers to engagement with landowners with mapped environmental overlays on their proprieties. By all accounts this engagement resulted in a reduction in the aggregated area of mapped SNAs included in the PDP. There is also evidence in the public domain that by mid-2018 PCC was not considering increasing the area of SNAs unless the relevant landowner agreed. The section 32 report refers to some landowners seeking complete removal of any SNA overlay with respect to their property. The section 32 report does not provide any meaningful information about the reduced scope of the SNA overlay, or the extent to which land that should have been included but wasn't because the landowner didn't agree. It is not possible to determine the resource management implications of having those areas removed from, or not included in, the overlay. If this information is not available, it is not possible to undertake an adequate section 32 evaluation, and by doing so the Council will be electing not to give effect to Policy 23 of the RPS by omitting known sites; will be failing to adequately perform its function under section 31(1)(b)(iii) of the Act; and will not be achieving the protection required by section 6(c) of the RMA.	Amend the section 32 documentation with the PDP to include the following information: a. a list of those properties where the extent of the SNA applying to that property has reduced since the Wildland's assessment; b. whether the reduction was sought by the landowner; c. the reason for the reduction; and. d. a list of those properties where the extent of the SNA applying to that property should have been enlarged but wasn't because the landowner didn't agree.
Coastal Environment	Robyn Smith	168.51	Amend	In the PDP, 'Coastal Environment' means the area identified on the planning maps as being located within the inland extent of the coastal environment. [Refer to original submission for full reason]	Amend all references to "inland extent of the coastal environment" in the PDP to read: "landward extent of the coastal environment."
Coastal Environment	Robyn Smith	168.52	Amend	In the PDP, 'Coastal Environment' means the area identified on the planning maps as being located within the inland extent of the coastal environment. [Refer to original submission for full reason]	Amend to include a statement detailing how the landward limit of the coastal environment was determined.
Natural Environmental Values	Robyn Smith	168.39	Amend	[No specific reason given beyond decision requested - refer to original submission] [See original submission - includes reference to section 4.6.2 'Sites with significant indigenous biodiversity value' of the pNRP]	Amend the PDP so that it confirms that all 'natural wetlands' are SNAs as per the pNRP.
Plimmerton Farm - Plan Change 18	Robyn Smith	168.36	Oppose	The public notice for the PDP includes this statement. *"It applies to all properties in the City except for the area known as Plimmerton Farm that is the subject of Plan Change 18 to the Operative Porirua District Plan."*	Opposed to any provision of the PDP by way of submissions by others, or by council officer evidence and/or recommendations, that would result in, or attempt to result in, the provisions of the PDP being applicable to subdivision, use and development of land within the Plimmerton Farm site (being Lot 2 DP 489799).
Natural Environmental Values	Robyn Smith	168.37	Oppose	Outlines requirements under Policy 23 of the RPS for PCC regarding identification of wetlands which comprise indigenous ecosystems and habitats with significant biodiversity values, and that the NPSFM and NESFW do not negate that obligation. Wetlands are not excluded from the Council's obligations under section 75(3) of the Act.	Opposed to any amendment to the provisions of the PDP by way of submissions by others, or by council officer evidence and/or recommendations, that would result in the known extent of natural wetlands not being identified in the Proposed District Plan or being reduced.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				[Refer to original submission for full reason]	
Taupō Swamp	Robyn Smith	168.28	Oppose	[No specific reason given beyond decision requested - refer to original submission]	Amend the provisions of the PDP so that: • It includes sufficient provisions to ensure adverse effects on Taupō Swamp from land development within the catchment are avoided, and therefore to ensure that the PDP is not inconsistent with the pNRP. • It includes sufficient provisions to ensure all natural wetlands and areas with indigenous vegetation are retained. • It prevents natural wetlands being used to filter sediments or nutrients. Buffer areas around wetlands must be established to provide the filters needed. • It ensures that all hydrological functionality of wetlands and drainage topography contributing to Taupō Swamp is retained including base, average, total and peak flows. • It includes policies requiring all landscaping or gardens within the Northern Growth Strategy area to use only eco-sourced locally appropriate indigenous plants. Refer section 75(4)(b) of the RMA and Policy P39 of the pNRP. • It includes policies to ensure that all new subdivisions within the Northern Growth Strategy area will be cat free. • Addresses that it anticipates new development but currently Porirua's infrastructure is unable to accommodate it.
Special Amenity Landscapes	Robyn Smith	168.114	Amend	Development controls applicable to land that is adjacent to an area identified as a SAL need to acknowledge that development on other land is able to affect those landscape values. Strict development controls need to apply to land within a SAL.	Amend the District Plan to include more onerous bulk and location requirements (i.e. yard setbacks, height recession, and maximum height) applicable to land that is adjacent to a SAL.
Significant Natural Areas	Robyn Smith	168.63	Oppose	The Section 32 evaluation report relating to 'Ecosystems and Indigenous Biodiversity' did not indicate the reason for reduction in the total area of mapped SNAs and the possibility that some SNAs were not included due to landowner opposition. [Refer to original submission for full reason]	Opposes all provisions of the PDP relating to SNAs if the mapped SNA overlay does not include land that meets the criteria in Policy 23 of the RPS but which has not been included because the relevant landowner indicated their objection to it.
Existing Use Rights - Residential	Robyn Smith	168.98	Amend	Under rule GRZ-R1 buildings and structures are permitted so long as compliance is achieved with the standards GRZ-S1 to GRZ-S7. Standard GRZ-S6 relates to outdoor space and sets minimum areas and dimensions etc. Under rule GRZ-R1 and standard GRZ-S6 no 'credit' is given for those existing residential developments where it is not possible to comply with GRZ-S6 so it's conceivable that a resource consent would be required if only minor additions and alterations were proposed. [Refer to original submission for full reason]	Amend the provisions so that credit for existing situations is specified, much as it currently is in the operative district plan.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Residential bulk and location standards	Robyn Smith	168.99	Amend	The plan needs provisions to manage vegetation in the residential area where it can affect amenity (e.g. shading and views).	Amend the bulk and location standards (height, and also height in relation to distance from boundary) for buildings so that they also apply to vegetation.
Natural Environmental Values	Robyn Smith	168.69	Oppose	Under section 75(3)(a) of the RMA, any and all, provisions of the Proposed District Plan relating to subdivision, use or development in SNAs "must give effect to a regional policy statement" and under section 75(4)(b) of the RMA, a district plan "must not be inconsistent with a regional plan."	Oppose any amendments to the provisions of the PDP by way of submissions by others, or by council officer evidence and/or recommendations, that would result in the known extent of natural wetlands being reduced.
Multiple zones and overlays	Robyn Smith	168.77	Amend	Provisions are needed to adequately manage activities that are able to adversely affect significant natural features/areas even though those activities are undertaken on land that is not within the SNA/ONF but may be directly related because it is connected by a physical or natural purpose (e.g. it is in the same catchment).	Amend the PDP so development controls applicable to land adjacent to SNA/ONFL, or land in the same catchment as SNA/ONFL, are included that acknowledge that development on other land (e.g. changes to landforms as they may relate to drainage patterns) is able to significantly affect the values of those areas.
Earthworks	Robyn Smith	168.78	Oppose	In its submission on DPC18 GWRC suggested that it alone should process consents for bulk earthworks. There are some fundamental reasons why PCC needs to retain consenting functions for bulk earthworks. One relates to the frequent limitations on development resulting from earth-working for green-field subdivisions (e.g. areas of unsuitable ground, instability or needing specific engineering design), which need to be recognised and accounted for in perpetuity and that can only be addressed by way of consent notice on a subdivision consent which only PCC can grant. An approach by which PCC only has responsibility for small-scale earthworks would result in the vital connection between bulk earthworks and subsequent building on the vacant lots being lost.	Opposes any amendment to the provisions of the PDP by way of submissions by others, or by council officer evidence and/or recommendations, that would result in PCC not having responsibility for managing adverse effects from erosion and sediment discharge, or would result in PCC only having responsibility for small scale earthworks.
Future Urban Zone	Michaela Reilly	170.3	Oppose	Opposes the proposed industrial zoning of this area [Judgeford Flats]. Acknowledges that PCC through the NPUD and the Future Growth Strategy for Porirua 2018 is obliged to identify areas within Porirua for future urban growth. Does not support this growth taking place in areas currently used as rural or semi-rural land. Judgeford is not a suitable area for future urban or industrial growth within the NPUD. Judgeford does not currently meet objectives or criteria related to: • Traffic safety • Public transport provision, or scope to provide and develop this • Adequate routine 'three waters' provision for wastewater, storm water and sewerage • Geotechnical safety considering the constricted topography and local fault zones • Management measures for a flooding zone • Ensuring environmental balance, meeting environmental threats and providing some environmental protection **National Policy on Urban Development 2020**	Permanently discontinue the future expectation of industrial use for Judgeford.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Objective 1: Judgeford is not an urban environment. Porirua already has urban environments and effort would be best placed there to improve them using the existing infrastructure. Objective 3: Judgeford is located far from any centre zone and has very few employment opportunities. It is not well served by existing or planned public transport. There is no high demand for housing or for business land in the Judgeford area because there is no water supply or sewerage service available to service larger numbers of housing or increased numbers of businesses. The high cost of installing these could not be recovered from new businesses or residences alone and would have to be amortised across the ratepayer base. This is not ethical and would also create a future maintenance liability for Porirua which is already struggling with infrastructure costs. Objective 6: Integrated decision making appears to be absent, and unlikely. NZTA has not factored industrial development at Judgeford into traffic planning. The current planning post-Transmission Gully is already deficient as regards existing and projected traffic volumes. Access to SH58 from Judgeford side roads as planned by NZTA would not cater for increased development at Judgeford. The side roads are not large enough or strong enough to take more traffic. Maintenance costs are already too high and maintenance is already deficient. Obvious failure of Judgeford Flats to meet the objectives and criteria as set out in the NPUD 2020. Requests the zoning of this area as a future urban zone be permanently removed and changed to General Rural. Retaining any mention of a future urban zone creates expectations for the future which will not be able to be met.	
Future Urban Zone, Section 32 Evaluation Report	Michaela Reilly	170.4	Oppose	Acknowledges that new roading links may create a demand for transport hubs and warehousing and storage facilities. Does not support using rural land for these. It is environmentally, financially and socially more responsible for PCC to intensify current land use and make better use of land already connected to infrastructure, housing, roading and public transport links than it is to extend industrial development into rural areas.	Requests that PCC: • Properly investigate and develop areas for future business/commercial growth which are already served with transport links and have infrastructure in place. Growth of this type would be less costly to implement and manage and create less impact on the environment. • Support brownfields developments and make full use of the established and well-serviced industrial areas of Porirua.
New provision	Michaela Reilly	170.5	Oppose	Proposes constraints for Judgeford rather than a 'future urban zone' to recognise the character and condition of the area and to mitigate the concerns identified: • Permitted activities: The flat areas of Judgeford should never be used for industrial or higher-density activities. • Specific concern - water quality: Large parts of the Judgeford Flats area are subject to sudden flood water ponding area affected by tidal flows. The stream corridors drain directly into Pāuatahanui Inlet which is an area already compromised by silt, sedimentation and runoff. There are four areas of the inlet already under Department of Conservation management. • Specific concern - traffic management: Traffic on State Highway 58 is a significant concern. The Transmission Gully works will increase traffic volumes	Permitted activities in the flat areas should be restricted to those low density light industrial activities and low-density recreation facilities as are already present (a continuation of existing permitted activities). Any activity that would involve increased risks of adverse effects should be excluded due to the area's environmental and geotechnical circumstances such as areas of native bush, earthquake, slip and flood hazards. Existing businesses and activities as at the date of this submission should be deemed to be permitted.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				and require larger SH58 setbacks otherwise the area's reputation for accidents will continue.	No activities at Judgeford should be undertaken to render the state of the Inlet any worse or to make current and future management and clean-up work more difficult.
Whitireia Park	David Nicholson	171.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource Management Act 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
Whitireia Park	Friends of Taupo Swamp & Catchment Inc	178.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource Management Act 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
Taupō Swamp	Friends of Taupo Swamp & Catchment Inc	178.9	Amend	Refers to specific reports in relation to the PNRP including: • The GWRC section 32 report - regarding wetlands and specific content on wetland degradation and loss. • The GWRC officer's section 42A report in relation to Taupō Swamp and the recommended change from 'Significant Natural Wetland' to an 'Outstanding Natural Wetland', as confirmed in decisions on submissions. Parts of Taupō Swamp catchment have been identified as the 'Northern Growth Area'. These surround Taupō Swamp and if developed without strict conditions to contain sediments and nutrients on-site and to prevent hydrological changes to Taupō Swamp, they will have a detrimental effect on the wetland. They will also provide new weed species which can have an adverse effect on the swamp. [Refer to original submission for full reason.]	Amend all provisions of the PDP so they are consistent with the obligation under Policy P39 of the pNRP to avoid effects on the Taupō Swamp Complex.
Taupō Swamp	Friends of Taupo Swamp & Catchment Inc	178.19	Oppose	[No specific reason given beyond decision requested - refer to original submission]	Amend the provisions of the PDP so that: · It includes sufficient provisions to ensure adverse effects on Taupō Swamp from land development within the catchment are avoided, and therefore to ensure that the PDP is not inconsistent with the pNRP. · It includes sufficient provisions to ensure all natural wetlands and areas with indigenous vegetation are retained. · It prevents natural wetlands being used to filter sediments or nutrients. Buffer areas around wetlands must be established to provide the filters needed. · It ensures that all hydrological functionality of wetlands and drainage topography contributing to Taupō Swamp is retained including base, average, total and peak flows.

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					· It includes policies requiring all landscaping or gardens within the Northern Growth Strategy area to use only eco-sourced locally appropriate indigenous plants. · It includes policies to ensure that all new subdivisions within the Northern Growth Strategy area will be pest free. Seeks this to include cats. · Addresses that it anticipates new development but currently Porirua's infrastructure is unable to accommodate it. Considers that there is no indication that future planning is taking account of this.
General	Rural Contractors New Zealand Inc	179.6	Amend	Specific submission points are provided in Attachment A [Refer to original submission for full reasons].	Seeks in respect of all submission points in Attachment A [Refer to original submission]: • Where specific wording has been proposed, words or provisions to similar effect; • All necessary and consequential amendments, including any amendments to the provisions themselves or to other provisions linked to those provisions submitted on, and including any cross references in other chapters; and • All further relief that are considered necessary to give effect to the concerns described above and in Attachment A. [See original submission]
National Policy Statement for Freshwater Management 2020	David William Ltd	181.2	Oppose	National Policy Statement for Freshwater Management 2020 would negate any future development for Porirua City or any other land development anywhere in New Zealand, so, with this in mind, I oppose this Waterways Regulation as well. Under this any waterway, obviously this is a farm and has waterways through most of it, there is no touching or disturbance of these allowed under this new policy. I think future development of any land is not feasible within this policy statement.	[Not specified, refer to original submission]
Consultation	Jean and Simon Jones	182.4	Oppose	Opposes the confrontational approach which removes rights of landowners in affected areas where a virtual land-grab has occurred without taking into account the effects on their lives and livelihood. It also is a set of policies which appears to make assumptions regarding the status and history of the SNAs without investigating their background, or even in some cases, without a proper examination of each affected property-holder's actual situation. It appeared that some of the properties were not notified – PCC needs to do more than just send out a letter when such huge changes for individual owners are being contemplated.	PCC needs to do more than just send out a letter when such huge changes for individual owners are being contemplated.
Site access	Pikarere Farm Limited	183.10	Amend	Raises comments/concerns in relation to access to Pikarere Farm including: • It is important that the access to Pikarere Farm be planned. • Describes where the current access is achieved from, the location of the "paper road" and where it should be relocated to.	In relation to Pikarere Farm and access to Pikarere Farm, from a number of future planning aspects, the "paper road" should be preserved, relocated, and extended to link with Pikarere Street. [Refer to original submission for full decision requested]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• Such relocation would provide access to the Farm and the housing at the southern end of Pikarere Street. It would substantially reduce the traffic in Te Pene Avenue and Te Puke Street. • If the land between Elsdon, Takapuwahia and Titahi Bay was developed the "paper road" would provide access to and from that land. [Refer to original submission for full reason]	
Section 32 Evaluation Report	John Cody	184.1	Not specified	The Housing and Business Development Capacity Assessment (HBA) that is referenced by the Porirua City Council (PCC) does not comply with important aspects of the current NPSUD. The implication seems to be that PCC is leaning strongly towards a gross generic 'solution' to housing shortages led by developers with dominant positions in small 'markets' producing a narrow range of housing. The evident bias in that model is to be offset by interventions by the Crown and Ngāti Toa that seem to lie outside the scope of what is regarded as 'commercially feasible' . Given the evidence of past performance or lack of influence of all those parties, provided most recently in evidence to the PC18 Hearing Panel, a more purposeful and competitive environment for housing (re)development is required. There is already sufficient land to house the population of the region over the next planning period (HBA pp. 7, 34-35). More pressing priorities are (a) coming to terms with demographic trends and (b) enabling communities to adapt to the 'life-cycles' of suburbs and households [Refer to original submission]	Seeks: • An HBA that addresses the NPSUD 3.23(2) in terms that are relevant for the District, read with reference to the concept of 'sufficient' (e.g. Resource Management Act (RMA) s.31(aa)) and having regard to circumstances in which 'development' can be read as redevelopment. • Rules that ensure the findings of a revised HBA are implemented as the cumulative effects of successive resource and building consents to create 'well-functioning urban environments' (NPSUD 2.2 Policy 1(a)(i)) at the neighbourhood level. • An indication of how the mandatory monitoring of housing needs and markets will be framed and feed into applications for and decisions related to resource and building consents and other decisions by PCC. • An indication of how equitable 'competition' will work in the District and displace anti-competitive practices such as the proposed MoU strategy.
National Policy Statement on Urban Development 2020, Local Government Act	John Cody	184.2	Not specified	Compliance with the Local Government Act s.10 and the National Policy Statement on Urban Development 2020 (NPSUD) including: a. Lack of a demographic framework for estimating 'sufficient' housing for relevant population groups b. Lack of residential pathways for the ageing population and the consequent effects on housing available for other age cohorts c. Lack of plausible measures to achieve affordability for renters and owner-occupiers in all age cohorts and market segments d. Lack of an identifiable and discrete set of rules to enable [Refer to original submission]	Seeks support for proposals based on the four dimensions of well-being and explicit reference to rules that enable democratic decision making about the mix of housing in neighbourhoods including: a. A demographic framework for estimating and monitoring what constitutes 'sufficient' housing for relevant population groups b. Reference to and provision for residential pathways related to ageing c. Plausible approaches to supporting affordability for renters and owner-occupiers in all age cohorts and market segments d. An identifiable and discrete set of rules to enable communities to optimize intensification and the life-cycle of their suburbs.

General

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Energy and water efficiency, Net-zero carbon	John Cody	184.3	Not specified	That PCC enable democratic decision making informed by local experience by including a small, intelligible set of rules in the District Plan that create a process that enables communities to respond to actual housing need, potential for improvement, and global, national and local priorities	In respect of intensification and energy and water efficiency: Seeks Off-set provisions based on aggregated measures of impact to support a continuous trend toward net-zero carbon in the District and interaction within the Region
Decision-making, Reserves	John Cody	184.4	Not specified	That PCC enable democratic decision making informed by local experience by including a small, intelligible set of rules in the District Plan that create a process that enables communities to respond to actual housing need, potential for improvement, and global, national and local priorities [Refer to original submission]	In respect of intensification and locality design and redesign: Seeks a clear intelligible set of rules and procedures that enable decision making that includes committed residents and potential residents, and entrepreneurial builders and developers (see also 1d in original submission)
Energy and water efficiency	John Cody	184.9	Not specified	That PCC enable democratic decision making informed by local experience by including a small, intelligible set of rules in the District Plan that create a process that enables communities to respond to actual housing need, potential for improvement, and global, national and local priorities. [Refer to original submission]	In respect of intensification and energy and water efficiency: Seeks transitional rules and provision to facilitate the exit of industry from active travel zones.
Common land, Reserves	John Cody	184.10	Not specified	That PCC enable democratic decision making informed by local experience by including a small, intelligible set of rules in the District Plan that create a process that enables communities to respond to actual housing need, potential for improvement, and global, national and local priorities [Refer to original submission]	In respect of intensification and locality design and redesign: Seeks rules relating to the creation and governance of reserves and common land.
Whitireia Park	Donna Lee Ford-Tuveve	197.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource Management Act 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
Whitireia Park	Josh Twaddle	206.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource Management Act 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
Whitireia Park	Thomas Graham	208.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource Management Act 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
General	Joy Constance Gray	209.4	Not specified	Many of the provisions of the Proposed Porirua District Plan that affect the property:	Amendments as considered appropriate and necessary to address the concerns regarding the sustainable management and use of Pt Lot 2 DP 85726, including the minimum allotment size of 40 hectares in the General Rural Zone if that zoning is retained for some or all of the property.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• are unreasonable given the severe impact they will have on the sustainable management and use of the property; and • are not the result of adequate analysis and evaluation under s32 and s32AA of the RMA; and • will not enable social and economic wellbeing through the appropriate use and development of the property; and, therefore • will not meet the foreseeable needs of future generations.	
General	Trustees of the Blue Cottage Trust	210.6	Not specified	Many of the provisions of the Proposed Porirua District Plan that affect the property: • are unreasonable given the severe impact they will have on the sustainable management and use of the property; and • are not the result of adequate analysis and evaluation under s32 and s32AA of the RMA; and • will not enable social and economic wellbeing through the appropriate use and development of the property; and, therefore • will not meet the foreseeable needs of future generations.	Such further other amendments as considered appropriate and necessary to address the concerns regarding the sustainable management and use of Lot 6 DP 28478.
General	Trustees of the Ken Gray No. 1 Family Trust & Ken Gray No. 2 Family Trust	211.7	Not specified	Many of the provisions of the Proposed Porirua District Plan that affect the property: • are unreasonable given the severe impact they will have on the sustainable management and use of the property; and • are not the result of adequate analysis and evaluation under s32 and s32AA of the RMA; and • will not enable social and economic wellbeing through the appropriate use and development of the property; and, therefore • will not meet the foreseeable needs of future generations.	Such further other amendments as considered appropriate and necessary to address the concerns regarding the sustainable management and use of Lot 1-2 DP 1408, Lot 1 DP 89872, Lot 3 DP 332721 and Lot 2 DP 408158.
Health, Safety and Wellbeing	Porirua Pacific Services Network	214.2	Not specified	Child obesity is an issue within our communities with negative health outcomes supported by Porirua's high level of access to alcohol, tobacco and unhealthy food options. The availability of these products promote the consumption of them and entrench these unhealthy products into our communities.	The denial of further liquor licenses for outlets within the suburbs.
Resource Management Issues	Porirua Pacific Services Network	214.3	Not specified	Within Porirua the commercial entities and small business spaces are not structurally created to be conducive with socialisation. This is specifically seen in a corridor of shops between the Metro Bar and North City entrance in the Lydney Place South entrance. Entrepreneurship is not uplifted due to the operating costs that small businesses have to combat to function.	Creation of socialisation spaces in Commercial spaces to promote local businesses. Seats and shade on the corridor of shops between the Metro Bar and North City entrance, in the Lydney Place, South entrance. Spaces created to be connecting spaces for both commercial and community access.
Health, Safety and Wellbeing	Porirua Pacific Services Network	214.4	Not specified	The lack of promise to incentivise or develop the small businesses within Porirua to sell more healthy options or protect the community's access to alcohol and tobacco products will drive our community to the statistics against us to be exacerbated.	Incentivising and educating small business owners and commercial entities on how they can diversify their products to be healthier.
Health, Safety and Wellbeing	Porirua Pacific Services Network	214.5	Not specified	Lack of park facilities and low level of maintenance of parks in Eastern Porirua. The facilities within Porirua are too expensive to be accessible, specifically Te Rauparaha Arena. This makes cultural expression and safe spaces for cultural and ethnic expression limited within Porirua. The Pacific community has had to outsource to Wellington City Council in order to use their facilities as accessible. There are minimal	Invest into a new community hub which is: • accessible to the community of Porirua within the suburbs;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				community halls within Porirua that meet the needs of a Pacific cultural gathering. The only space which is capable of supporting these kinds of events is Mungavin Community Hall. There is a lack of conference spaces and meeting rooms that are affordable to the community. The Education facilities are old, outdated and not fit for purpose. They are not in line with the current teaching pedagogy and do not give teachers the opportunity to invest in students personal development. This lack of infrastructure in schools is seen in all levels from early childhood all the way through to high school level. There is a lack of informal education spaces. There are no recreational, health and wellbeing spaces which could be multipurpose to support our community.	• fit for purpose in that the facilities would be of a high standard and would be a multi-purpose facility for Education, community building and recreational use; and • financially accessible to the community.
Health, Safety and Wellbeing	Porirua Pacific Services Network	214.6	Not specified	There is a clear disparity within Porirua between the servicing of recreational spaces as well as the quality of equipment. This is seen in the different levels of maintenance in Jasmine Underhill Park in Aotea Block compared to the parks within Eastern Porirua. The access to parks such as Cannons Creek Park through public transport is not practical. The bus route does not promote easy access to Cannons Creek Park creating a barrier to it being used by the public. In addition, large parks such as Cannons Creek and Ascot Park have inadequate parking for the high density of sporting or festival events that are held there. Consider having a larger car park on the area between Te Kura Māori o Porirua and Ascot Park. There are also green spaces being underused, such as Cannons Creek pond which should be developed to be made safer and more accessible. Cannons Creek pond is not visible from the road and is currently not used due to the lack of visibility and safety precautions. A positive recreation space for our community are The Cages in Waitangirua. These are a good concept as they are accessible to our people, but the use of the term The Cages carries a stigma which created ghettoised associations with Porirua. The 2018 report on Youth in Porirua stated there is room for improvement in the recreational and social spaces in Porirua in order to meet the Ministry of Health Guidelines. The lack of investment into our community's recreational and social spaces will create more risk for our children, youth and families. The lack of recreational spaces which allow us the chance to have free cultural expression will be limited. Within many parts of Porirua where development is proposed, the plan promises that there will be insurance that they will have a high level of maintenance and upkeep of public spaces, alleyways and parks. Before this can be implemented in developed areas, there needs to be consideration for the vast parts of the suburbs in Porirua which lack street lighting in public areas and alleyways.	Investment into the recreational spaces in the suburbs. Ensure that the recreational facilities in Eastern Porirua are met with the same maintenance as Aotea Lagoon and Whitby.
Health, Safety and Wellbeing	Porirua Pacific Services Network	214.7	Not specified	There are green spaces being underused, such as Cannons Creek pond which should be developed to be made safer and more accessible. Cannons Creek pond is not visible from the road and is not used due to the lack of visibility and safety precautions.	Appropriate fencing added to the Calliope Park to make it a safe environment for play. This same process is to be implemented across Porirua in parks beside main roads.
Health, Safety and Wellbeing	Porirua Pacific Services Network	214.8	Not specified	In Porirua the small parks off streets do not serve the communities. They have outdated facilities that are not physically challenging or intellectually stimulating for those who use them. The larger spaces which could be used for cultural sports such as Kilikiti have been removed, or do not have the means to support those types of sports.	Development into the recreational areas in Porirua. Make physically and intellectually engaging for parents and youth using them. Inclusion of exercise equipment for general public use.

General

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Resource Management Issues	Porirua Pacific Services Network	214.9	Not specified	There are no rules around: • how people store and dispose of inorganic waste. • the people of Porirua storing old cars, utilities and other large inorganic waste in their front or back yards There is a lack of support, management around the maintenance of lawns, gardens and reserves.	Develop rules and regulations to allow for the removal of inorganic waste management and maintenance of the streets in the suburbs.
Resource Management Issues, Health, Safety and Wellbeing	Porirua Pacific Services Network	214.10	Not specified	The overarching implications of this plan will be a protection for the new population of Porirua. There is no prioritisation to address the inequities, accessibility and affordability of our people within Porirua. The large Pacific population who will remain in Porirua will continue to live in homes which contribute to negative health outcomes. The housing created will be inaccessible and not practical to serve the community. The focus on building homes which are multi-level and small will not be liveable. The houses which our people dwell in will remain unhealthy, perpetuating the sickness and presence of third world diseases within our communities, while the council creates new homes which are not fit for our growing and youthful population. They will not serve the elderly, nor meet the needs of the disabled. All accessible housing options will remain not fit for purpose, while the new developments will create even more impractical housing for us. The lack of parking and safe spaces to store belongings will not protect the goods which we own. It will give crime a gateway opportunity to target us. The lack of parking spaces available does not increase safety for our people. The lack of parking space leads to our people having to park long distances from their extended families homes which puts their property at risk of being targeted by crime. The lack of parking around residential areas is also present within commercial spaces where business owners and workers do not have access to parking. Alongside the physical aspects of Safety, there is a lack of Cultural Safety within Porirua. Porirua is a diverse city with its culture being inclusive of different ethnic groups. Because of this there should be safe spaces for cultural expressions for Pacific. This is often seen within their Churches. Churches should feel safe to express and celebrate their community within their community spaces backlash from an ignorant community. Noise complaints relating to singing or large groups congregating in their spaces should not be imposed upon due to the dwellings around them being inhabited by people who do not understand our cultural expression. The Transport system provides an accessible transport system that is safe and adequate. There is a lack of transport options from the suburbs to the greater parts of Wellington. It is isolating for people to not have parking available in the spaces they are commuting to as well as not having the capability to use the Public Transport system to move throughout the City or between cities. The development plans do not meet the requirements of the Human Right's commission in respect of Adequate Housing.	Completely revise the housing development plan by considering the three principles of equity, accessibility and affordability for Pacific Residents with co-design support from the Pacific Community.
Consultation, Health, Safety and Wellbeing,	Porirua Pacific Services Network	214.11	Not specified	There are a wide range of health issues prevalent in the Pacific community which will be perpetuated by the proposed development plans. These health issues are a direct	Consult with Pacific to ensure that these houses being built are fit for purpose and not in conflict with Human Rights

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Resource Management Issue				result of the lack of accessible healthy housing which is fit for purpose. The quality of housing available to many Pacific residents in Porirua is not fit for purpose and is a breeding ground for health issues such as asthma and Rheumatic Fever and the space in housing is inadequate for intergenerational living. Current housing, as well as the proposed housing plans, do not have bathrooms which are suitable and accessible for all members of our communities. These concerns have been reflected in the 2018 Status Report: Children and young people in Porirua 2018 which stated houses being damp and mouldy for 1 in 4 homes and overcrowding being prevalent in our community. As well as the low quality of housing, there is a high number of Pacific on waiting lists for social housing, which in 2018 grew significantly in a 12 month period. Pacific has a higher rate of hospital admissions which would not be necessary if we had the opportunity of early intervention and the improvement of the breeding grounds of these diseases which is within the home. With Pacific being a large and growing population, housing must be upgraded to serve those living in them. This means providing housing that is safe for young families to raise their children in while simultaneously catering to the needs of ageing and disabled. Buildings like this are currently not accessible to Pacific people in Porirua. The lack of housing which is fit for purpose and accessible for our communities is direct breach of human rights. The Human Right's commission states that adequate housing has seven standards that must be met. These are: • Security of tenure • Habitability • Accessibility • Affordability • Availability of services, materials, facilities and infrastructure • Location • Cultural Adequacy The development plans do not meet these requirements. They are in conflict with them. If the development plan was to seek to meet these rights, there would be a meaningful investment in our communities and ensure we are offered the opportunity to live with dignity. Currently the migrant and refugee population are often housed in Porirua. Due to the implications of Climate Change there needs to be added support to meet the needs of these populations. These communities seek autonomy over their own spaces but the spaces which are provided to the Pacific, migrants and refugees lack the opportunity for development and independence of these communities. With the effects of Climate change predominantly affecting the Pacific Islands, these living arrangements are not viable, valid or sustainable for our people. [Refer to original submission for full reasons]	
Resource Management Issues	Porirua Pacific Services Network	214.12	Not specified	The development plans do not meet the requirements of the Human Right's commission in respect of Adequate Housing. [See original submission for full reasons]	To ensure protection of the Pacific culture in Porirua, consult with the Pacific community to bring at least 7 Pacific street names to the City.

General

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Resource Management Issues	Porirua Pacific Services Network	214.14	Not specified	The submission provides the council with a framework on how to engage with the Pacific Community of Porirua. Provided access to engage to ensure the development plan is fit for purpose. Recommends that this plan be integrated into all aspects of town development and planning to ensure that the plans are in fact fit for purpose. The Council should work side by side with the people all way along, to make sure that every plan is by the people, of the people, and for the people. The Plan has only half a page for the history of Porirua, namely, "Description of the District" before it jumps straight into the 'Statutory Context' and the technicalities. Council, as local government body, has the duty to be communicative and responsive. They have the duty not only to inform the local residents of their plan, but also to consult them BEFORE they come up with a plan, and work with the local residents all the way through the planning from the beginning to the end. The plan is extremely long and full of jargons. It is 'experts talking to experts', not meant to communicate to the lay people. The Plan is hundreds of pages long, accompanied by Design Guides, etc. If you want to read them all, you will need to spend a week or longer. So, practically, it is not a document that is readable. There is already stigma present that our community combats due to the undignified living conditions offered by the Council. This plan seeks to entrench this stigma, creating plans that are inaccessible to our people and ensuring that they have limited opportunities. Pacific people are a community of pride. This has been seen in the sense of community within Porirua and the community expression seen in a large amount of what Pacific cultures bring to the City. This plan dilutes that, using tokenistic language and no meaningful engagement with the Pacific communities and the aim to dilute our cultural expression and minimise our community's opportunity to flourish.	Creation of different Plans and engaging with the community within these areas to ensure it is suitable for these people. These different plans would justify the reasons for development in this way. These different plans would also have an explanation on how this budget is being spent.
Climate Change	Porirua Pacific Services Network	214.15	Not specified	[No specific reason given beyond decision requested - refer to original submission]	Provide education on how small business owners and commercial entities' businesses impact Climate Change.
How the Plan Works	Porirua Pacific Services Network	214.13	Not specified	Having read the Plan and the Guides, cannot help but suspect that they were written by someone who does not have a good understanding of the social and socio-economic status of Porirua. There are no statistics about the social and economic landscape of Porirua. There are no figures on the ethnic makeup of Porirua. There is no survey done inquiring into what the local residents need and want. It is rather the designer imposing what she wants and what she thinks is the best upon the local residents.	Produce a brief explanation brochure, condensed within 30 pages, which includes the needs and concerns of the local residents. This would include statistics and the needs of the region.
Consultation	Plimmerton Residents' Association Inc	218.2	Not specified	Concerned that residents are not being properly informed under the Proposed District Plan regarding zone changes affecting their own or neighbouring properties. Ask that for all zone reclassifications the Proposed District Plan should include the process for assessing re-zoning requests and the required public notification/consultation. PCC should be required to contact the affected landowners and their immediate neighbours directly to advise them of the change, the implications of the zone change, and give them a chance to submit /comment directly. The public notification of the Proposed District Plan Consultation in August was very general and affected residents were not alerted to changes specifically relating to their property. An example of this is the planned rezoning of rural land at 10A The Track (DP 86437) to enable a five lot subdivision. This subdivision will directly impact on the residents of Corlett Road as access for earthworks, construction and future landowners will be via that narrow cul-	Seeks that for all zone reclassifications PCC contact the affected landowners and their immediate neighbours directly to advise them of the change, the implications of the zone change, and give them a chance to submit /comment directly. The Proposed District Plan should include the process for rezoning properties and the notification and consultation required.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				de-sac. The current residents nor an immediate neighbour on The Track have been notified of this significant change.	
Consultation	Ema Pomare	219.1	Not specified	Reaching interested parties through Rūnanga and Marae channels alone does not always capture the entirety of views held by Maori land-owners. Council must prioritise consultation with registered legal owners.	Notification using the Māori Land Online database as a more thorough means of outreach.
Whole of Plan	Royal Forest and Bird Protection Society	225.25	Not specified	Including matters for restriction of discretion within the standards is confusing when view the rules and is not applied constantly in any event as some rules to not have standards associated with them. Matters for restriction of discretion should state the matters rather than referring to any specific policy(s).	Amend to state the matter to which discretion is restricted in the rule to which it applies
Whole of Plan	Royal Forest and Bird Protection Society	225.24	Not specified	Limiting matters of discretion to specific policies can inappropriately restrict decision makers discretion. For example the ability to consider the objectives within the plan or in higher order documents.	Remove references to policies in the matters for discretion.
Whitireia Park	Andrew Brunton	221.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource Management Act 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
Zones, Overlays	Royal Forest and Bird Protection Society	225.19	Amend	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan appears to be very focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates an avoidable conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable because where SNAs are identified and scheduled they can be included in "natural open space zone". This would make it clear that the area of land which contains the SNA is not (and nor is it intended to be) predominantly urban in character.	Amend the Plan to take a similar approach [zoning SNA overlay as "natural open space zone'] for all overlays which provide for section 6(a), (b) and (c) matters, particularly within the future urban zone (FUZ).
New Provision	Royal Forest and Bird Protection Society	225.20	Amend	The proposed plan acknowledges that it does not give effect to the NPS FM (2020) and states that there will be a subsequent review to determine to what extent it needs to give effect to it and that this may require a variation or plan change to implement those parts relevant to a district plan. Unclear as to when this review would occur and when changes would be made operative. Not appropriate to delay implementation when that can be achieved through the current plan review process. Council should not be making decisions on this plan change that are inconsistent with giving effect to the NPS FN 2020. The NPS FM (2020) came into force on 3 September 2020. It requires that "every local authority must give effect to this National Policy Statement as soon as reasonably practicable". There are a number of aspects which are relevant to the Council, including specific direction set out in Part 3 Implementation. This includes direction in respect to Integrated Management that requires: 1. For local authorities to adopt an integrated approach, ki uta ki tai, as required by Te Mana o te Wai;	Amend the proposed plan so that it gives effect to the NPSFM (2020). This includes • giving effect to Policies 3, 4, 6, 7, 9, 12, and 15; and • amending the objectives and policies to implement the concept of Te Mana o te Wai where relevant. Further amendments to methods or rules, or the creation of new methods or rules where necessary to implement the NPS and these policies in full.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				2. local authorities that share jurisdiction over a catchment must co-operate in the integrated management of the effects of land use and development on freshwater. 3. Every territorial authority must include objectives, policies, and methods in its district plan to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments. In implementing its requirements the Council must give effect to the objectives and policies in Part 2 of the NPSFM. This includes policies 3, 4, 6, 7, 9, 12, and 15 which are relevant to councils functions. While the NPSFM (2020) has clarified that wetland identification is the primary responsibility of GWRC, the protection of wetlands is a shared responsibility. Relying on wetlands to be identified and protected by the regional council under the NPSFM would be insufficient as only wetlands larger than a certain size have to be identified. Notes the provisions for protection on natural wetlands extend to all natural wetlands (other than geothermal). Council has a responsibility to protect them regardless of their size. Inclusion of wetlands within scheduled SNAs as set out in the proposed plan is supported as the overlays provide a clear visual que for management responsibilities.	
New Provision	Royal Forest and Bird Protection Society	225.21	Amend	The NES for Freshwater Regulations 2020 are relevant to the consideration of provisions in the Plan. While these regulations deal with regional council functions, a plan, including a district plan should not be inconsistent with them.	Amend so that the Plan is not inconsistent with the NES Freshwater Regulations 2020
New Provision	Royal Forest and Bird Protection Society	225.22	Amend	NES regulations set out specific requirements for activities with wetlands and also within setback areas from wetlands. Specific relief sought on the ECO chapter includes a 15m set back from wetlands and a non-complying activity status for activities within that setback. Designed to ensure that the plan is not inconsistent with the NES and to provide for protection of wetlands.	Amend to require a setback of at least 15m for activities near wetlands. Set a non-complying rule status for activities within the setback or wetland. [Refer to original submission for full decisions requested]
General	Royal Forest and Bird Protection Society	225.51	Not specified	Seeks all consequential changes or alternative relief to address submissions.	Consequential changes or alternative relief to address submissions.
Strategic Objectives	Royal Forest and Bird Protection Society	225.81	Support in part	References to 'City' in CEI, EP, FC and HCH create uncertainty as to whether provisions apply to the whole district or just to a city area. For example the introduction in CEI refers to the key role of the City Centre while HNH refers to both Porirua and the City. Uncertain whether the reference to "City" in the objectives is indented to mean the "central city" or all of Porirua. The objectives are not consistent with sustainable management. They fail to integrate environmental outcomes into the objectives for the City.	Define the term "city" with respect to Porirua and show this area on the planning maps. Alternatively replace the term City with Porirua or to central city zone as appropriate. Ensure that the strategic objectives which apply to Porirua include environmental outcomes.
General	Royal Forest and Bird Protection Society	225.227	Not specified	Congratulates Council on its District Plan review. The Plan's provisions fail to give adequate protection to biodiversity and fresh water values, particularly wetlands. The proposed plan also fails to provide adequate protection to indigenous biodiversity values in the coastal environment. As proposed, the Plan is not in accordance with the Council's functions under s31, does not provide for protections required under s6 and will not achieve the sustainable purpose of Part 2 of the RMA (the Act). Particularly	[Refer to original submission for full decision requested]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				concerned that the plan will fall short of Council's obligation to enable development within the ecological capacity of the Porirua District.	
Whole of Plan New Provision	Royal Forest and Bird Protection Society	225.245	Not specified	Including matters for restriction of discretion within the standards is confusing when view the rules and is not applied constantly in any event as some rules to not have standards associated with them.	Should be set out in rules not within the standards.
Whole of Plan	Royal Forest and Bird Protection Society	225.251	Not specified	Scope of [the NATC] chapter is unclear, particularly in regard to the coastal environment. Unnecessary and confusing to separate this section out from the coastal environment section.	Add provisions to recognise riparian margins within the earthworks and biodiversity chapters and other chapters as appropriate.
General	Marilyn Wallace	229.2	Oppose	Once a building is placed on the land it will almost already be visible. The land has been modified for the forseeable future. Colour is a very subjective matter. The imposition of colour palettes whether by the council or developers is turning Porirua in a very grey, characterless and uninteresting place.	Objects to the imposition of colour palettes. Seeks to have these provisions removed from the plan.
General	Marilyn Wallace	229.3	Oppose	There is little point in imposing rules intended to preserve biodiversity and areas of natural significance while continuing to allow cat ownership without restriction in and around these areas.	Objects to the failure of the plan to create cat free zones. Requests the plan be amended and cat free zones in and adjacent to areas of significant biodiversity be created.
General	Quest Projects Limited	233.20	Not specified	There is an opportunity to master plan The Glen for the benefit of Council and stakeholders with an interest in Te Awarua-o-Porirua Harbour (Pāuatahanui Arm). Considers the opportunity to manage large areas of the Harbour catchment through a master plan is a strategic decision in line with the overall intent of the Growth Strategy. Potential outcomes can include c atchment protection, environmental enhancement through planting, and controls on future land use to man age landscape values. These matters should be implemented in the Proposed District Plan.	[Refer to original submission for full decision requested, including attachments]
General	Graham and Janet Reidy	234.21	Not specified	There is an opportunity to master plan land for the benefit of Council and stakeholders with an interest in Te Awarua-o-Porirua Harbour (Pāuatahanui Arm). Considers the opportunity to manage large areas of the Harbour catchment through a subdivision is a strategic decision in line with the overall intent of the Growth Strategy. Potential outcomes can include c atchment protection, environmental enhancement through planting, and controls on future land use to man age landscape values. These matters should be implemented in the Proposed District Plan.	[See original submission and specific submission points for full relief sought]
Consultation	Paula Birnie	236.9	Not specified	Given the extraordinary times in relation to a global pandemic and the restrictions created as a result, it is surprising that PCC have decided to forge ahead with such an ambitious undertaking in one hit. These are sizeable chunks of work, some of which have been extended beyond the realms of realistic signposted timeframes. The information presented in many cases raises more questions than answers and lacks the underpinning evidence required for ratepayers to make informed decisions. There also seems to be some very vague wording around the impact on residential properties, implying that some of the true costs will be afforded to homeowners in the future around water outside of 'rates' implying that some form of water metering may come into play.	[Refer to original submission for full decision requested]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				This is further exacerbated by the lack of community hui to access information in a more user-friendly format with access to operational staff from Council who are able to explain sometimes complex information in simple terms. Little thought has gone into the long term implications of actions and the far-reaching unintended consequences. These must be built on strong foundations of accurate current information. Like many ratepayers, at a loss to fully comprehend why we continue to pay one of the highest rates in the country, attracting gold star rating rental prices and premium property valuations without the infrastructure to match. This Council needs to take a good look at some of the decisions made over many terms, that have led to Titahi Bay and Porirua East on the receiving end of some of the worst outcomes. There are many long term councillors sitting around the table who have contributed to these outcomes either by not asking the right questions or considering long term consequences. Cannot ask the people of the City to imagine significant population growth of 20,000 - 30,000 people and approve property development sites for the future when we have no clear indication from Council of how they are going to fix the current failing infrastructure issues, with clear timeframes, let alone a clear plan of how they may manage this in the future with such large projected growth. [Refer to original submission for full reason]	
Whitireia Park	Paula Birnie	236.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource Management Act 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
Master planning	James Mclaughlan	237.10	Not specified	There is an opportunity to master plan land for the benefit of Council and stakeholders with an interest in Te Awarua-o-Porirua Harbour (Pauatahanui Arm). The opportunity to manage large areas of the Harbour catchment through a subdivision is a strategic decision in line with the overall intent of the Growth Strategy. Potential outcomes can include catchment protection, environmental enhancement through planting, and controls on future land use to manage landscape values. These matters should be implemented in the Proposed District Plan.	These matters should be implemented in the Proposed District Plan
Rules with immediate legal effect	Cassandra Pierce (Nee Solomon)	239.2	Not specified	Council letter dated 2 September 2020 did not specify exact land, this omission should void ‘rules with immediate legal effect’. [Refer to original submission for full reason, including attachment]	In relation to Pukerua 3A5B2C2, Pukerua Bay, rules with immediate legal effect should be void.
General	The Neil Group Limited and Gray Family	241.28	Not specified	There is an opportunity to master plan the Gray property [93 Grays Road, Camborne Lot 1 DP 408158 & Pt Sec 82 Porirua DIS BLK VIII PAEKAKARIKI SD] for the benefit of Council and stakeholders with an interest in Te Awarua-o-Porirua Harbour (Pāuatahanui Arm). Considers the opportunity to manage over 50ha of the Harbour catchment through a structure plan is a strategic decision in line with the overall intent	[Refer to original submission for full decision requested]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				of the Growth Strategy. Potential outcomes can include catchment protection, environmental enhancement through planting, and controls on future land use to manage landscape values. General thrust of the submission is to enable the subject land to be developed as part of the residential zone and is supported by the following technical information. The land [93 Grays Road, Camborne Porirua, Lot 1 DP 408158 & Pt Sec 82 Porirua DIS BLK VIII PAEKAKARIKI SD] has long been identified by Council as being suitable for urban development. It is capable of being serviced with the necessary infrastructure to support the residential density and yields as shown on the precinct Plan attached: Appendix 1: Kakaho Precinct Plan and Landscape/visual assessment (4Sight Consulting Limited) Appendix 2: Preliminary Geotechnical Investigation and Natural Hazard Assessment (CMW Geosciences) Appendix 3: Transport Review (Harriet Fraser Traffic Engineering & Transportation Planning) Appendix 4: Civil Engineering and Infrastructure Report (Cuttriss Consulting) Appendix 5: Kakaho – Preliminary Ecology Survey (RMA Ecology)	
General	Pukerua Property Group Limited	242.19	Not specified	There is an opportunity to master plan the Mt Welcome property for the benefit of Council and stakeholders with an interest in the area. Considers the opportunity to manage over 65ha of the Taupo Swamp catchment through a structure plan is a strategic decision in line with the overall intent of the Growth Strategy. Potential outcomes can include catchment protection, environmental enhancement through planting, and controls on future land use to manage the urban form of this area. The general thrust of the submission to enable the subject land as part of the residential zone is supported by technical information. [Refer to original submission for supporting documents]	[Not specified, refer to original submission]
Whitireia Park	Fraser Ebbett	243.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource Management Act 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
Whitireia Park	Edmund Stephen-Smith	245.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource Management Act 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
Section 32 Evaluation Report	Gary Lewis	248.1	Not specified	Encourages Porirua city councilors to focus on inner city development and intensification close to rail and transport routes.	Focus on inner city development and intensification close to rail and transport routes.

General

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Section 32 Evaluation Report	Gary Lewis	248.2	Not specified	Discourages rezoning of greenfield areas from future development.	Discourage rezoning of greenfield areas from future development.
General	Anita and Fraser Press	253.21	Not specified	There is an opportunity to master plan land for the benefit of Council and stakeholders with an interest in Te Awarua-o-Porirua Harbour (Pauatahanui Arm). Considers the opportunity to manage large areas of the Harbour catchment through a subdivision is a strategic decision in line with the overall intent of the Growth Strategy. Potential outcomes can include catchment protection, environmental enhancement through planting, and controls on future land use to manage landscape values. These matters should be implemented in the Proposed District Plan.	[Refer to original submission for full decision requested]
Whitireia Park	Nathan Cottle	257.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource Management Act 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
General	Nathan Cottle	257.9	Oppose	• The land is of cultural significance to Maori. • Access to Mt Whitireia could be compromised through the building of houses. • Sites of significance like ancient burial grounds, kumara fields, settlements, cooking areas could be destroyed. • There is an opportunity to the right thing and give the land back to the Maori people.	Stop the sale of the RNZ land.
Section 32 Evaluation	Milmac Homes Limited	258.6	Amend	Many of the provisions of the Proposed Porirua District Plan that affect the property at [Paekakariki Hill Road (Lot 2 85726)] : • are unreasonable given the severe impact they will have on the sustainable management and use of the property; • are not the result of adequate analysis and evaluation under s32 and s32AA of the Resource Management Act 1991 • will not enable the submitter to achieve its social and economic wellbeing through the appropriate use and development of its property • will not meet the foreseeable needs of future generations	Such further amendments as considered appropriate and necessary to address the submitter's concerns regarding the sustainable management and use of the submitter's property, including the minimum allotment size of 40 hectares in the General Rural Zone if that zoning is retained for some or all of the property. [Refer to original submission for full decision requested]
Aggregate resources	Fulton Hogan	262.6	Not specified	[No specific reason given beyond decision requested - refer to original submission]	Seeks general relief that the PPDP appropriately and better provides for the long term use and development of aggregate resources. This will require: • the identification and zoning of sites appropriate for the development of aggregate resources within the region • development of an appropriate objective, policy and rule framework to enable the use and development of those resources • an appropriate assessment criterion to allow the effects of primary production activities (such as quarrying and mining) to be appropriately managed, recognising that not all effects of quarrying and mining activities can be internalised.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Considers that the quarry known as Willowbank Quarry is an important asset for the future of Porirua City and the wider Wellington Region. The Wellington Region has significant aggregate resource constraints, both with quantity and quality of rock available for concrete production and civil infrastructure development. The quarry is therefore considered a key local source of aggregate which will support the development of regionally significant infrastructure in the region. The quarry has appropriate aggregate resources to qualify as regionally significant and should be specifically provided for as such. Provisions for quarrying activities should make appropriate provision for the transport of aggregate from the quarries to where it is to be used.
Transport, How the Plan Works	Regional Public Health	263.10	Not specified	Improving public transport, increasing walkability and a bike use, developing a greener and carbon neutral Porirua are all positive health outcomes for the Porirua community. There has been an increased focus from the New Zealand Government on wellbeing, walking, cycling and public transport, particularly with the decline in rates of active transport in Aotearoa. Transport planning decisions have the potential to positively address equity or exacerbate inequity. Acknowledges that often the voices of those that have influence are those who are more articulate, advantaged and younger communities. Without effective engagement with the disability community, elderly, and those who are less advantaged, there is risk that transport plans may have unintended consequences that may exacerbate inequities. The 'Enabling Good Lives' approach provides a groundwork from which to consider and evaluate how PCC transport plans are inclusive and supportive to those living with disabilities. The Innovating Streets for People programme and Innovating Streets Fund launched by Waka Kotahi (New Zealand Transport Agency) is a supportive programme for councils to try different ways of making their streets safer and more liveable by enhancing existing spaces with a focus on people, and reducing cars and traffic by vehicles. Speed limits play a crucial role in safety for cyclists and pedestrians. Research has found that when traffic volumes are lower and speeds slower, streets become safer, more inviting places to meet, and are more liveable and communal. The more people use streets and interact with one another, the more likely they are to walk or cycle. Public and active transport have physical health benefits and minimise carbon emissions. Transport currently represents over 40% of New Zealand's greenhouse gases from the energy sector (17% from road transport), with a predicted increase in gas emissions of 38% from 2003-202010. By reducing private vehicle usage, increasing public transport use and cycling and walking infrastructure, substantial health gains and healthcare cost savings be achieved and pollution and traffic congestion will be lowered, which will likely reduce global greenhouse gas emissions.	Recommends that Council prioritise safe, efficient, resilient and well-connected transport that: • Is integrated with land use • Meets local, regional and national transport needs • Enables urban growth and economic development • Provides for all modes of transport.
Eastern Porirua	Regional Public Health	263.4	Not specified	Commends the Eastern Porirua Regeneration Project that will deliver an increased supply of housing and increased options within the City.	Recommends that Council: • Continue to invest in supporting warm, dry, safe and affordable, accessible homes, including providing subsidies to retrofit houses, increasing access to an Eco designer.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• Provide additional support to community organisations who work alongside these [homeless] communities, to enhance the services provided.
Transport, How the plan works	Regional Public Health	263.5	Not specified	Improving public transport, increasing walkability and a bike use, developing a greener and carbon neutral Porirua are all positive health outcomes for the Porirua community. There has been an increased focus from the New Zealand Government on wellbeing, walking, cycling and public transport, particularly with the decline in rates of active transport in Aotearoa. Transport planning decisions have the potential to positively address equity or exacerbate inequity. Acknowledges that often the voices of those that have influence are those who are more articulate, advantaged and younger communities. Without effective engagement with the disability community, elderly, and those who are less advantaged, there is risk that transport plans may have unintended consequences that may exacerbate inequities. The 'Enabling Good Lives' approach provides a groundwork from which to consider and evaluate how PCC transport plans are inclusive and supportive to those living with disabilities. The Innovating Streets for People programme and Innovating Streets Fund launched by Waka Kotahi (New Zealand Transport Agency) is a supportive programme for councils to try different ways of making their streets safer and more liveable by enhancing existing spaces with a focus on people, and reducing cars and traffic by vehicles. Speed limits play a crucial role in safety for cyclists and pedestrians. Research has found that when traffic volumes are lower and speeds slower, streets become safer, more inviting places to meet, and are more liveable and communal. The more people use streets and interact with one another, the more likely they are to walk or cycle. Public and active transport have physical health benefits and minimise carbon emissions. Transport currently represents over 40% of New Zealand's greenhouse gases from the energy sector (17% from road transport), with a predicted increase in gas emissions of 38% from 2003-202010. By reducing private vehicle usage, increasing public transport use and cycling and walking infrastructure, substantial health gains and healthcare cost savings be achieved and pollution and traffic congestion will be lowered, which will likely reduce global greenhouse gas emissions.	Recommends that health is integrated into the PCC District Plan to ensure that health and wellbeing is prioritised.
Access to open and green space, Transport	Regional Public Health	263.6	Not specified	A review of evidence shows that living in proximity to green spaces in an urban environment is associated with "increased physical activity, positive health behaviours and improved health outcomes". Overall "greenness" of urban landscapes and distribution of accessible parks and green space facilities can improve health and well-being of children and adolescents, and contribute to maintaining this across a lifetime. The development of a new suburb allows PCC to explore the opportunities of designing an area that places health and wellbeing at the centre. Creating a community where people, young and old, interact with each other and the environment. Some of the healthy streets design indicators include: • People choose to walk, cycle and use public transport – shared pathways and cycleway provided; • Suitable for pedestrians from all walks of life – clearly marked and smooth walkways;	Recommends that the Healthy Streets Design Indicators are considered and incorporated into the design of road types, where the higher density housing will be located.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• Easy to cross – safe, easy, clearly marked and accessible crossings. It is important that it is easy for people of all ages and abilities to find a safe place to cross without having to go out of their way; • People feel safe – measures such as appropriate lighting, hand rails and traffic calming measures around key destinations (retirement village, childcare facilities, schools, commercial areas) all ensure that people feel safe from crime and injury; • Places to stop and rest – resting places encourage mobility for people who maybe ill, injured, older or very young;	
Land use, How the plan works	Regional Public Health	263.7	Not specified	Land use is of particular importance in the light of the public health challenges we have recently faced, and that will continue to be part of the future. While infrastructure is a necessary and normal part of urban and rural environments, it can also have adverse effects on surrounding land use and the environment. The sustainable management of natural and physical resources requires a balance between the effects of different land users. As we continue to see an increased population in Porirua, it is essential, for our community that we think about how we can grow our city in a way that promotes health and wellbeing for residents. Health and wellbeing should be considered alongside other priorities when considering land use.	Recommends that health and wellbeing is considered alongside other priorities when considering land use.
How the plan works	Regional Public Health	263.8	Not specified	The Draft National Policy Statement on Indigenous Biodiversity recognises that the peoples of Aotearoa are both part of and dependent on the natural environment for our survival. Promoting indigenous biodiversity through preservation of habitats and protection of animal, aquatic, bird and insect life, is crucial for the wellbeing of us all. The policy statement also identifies that whilst some of the most important ecosystems and habitats are located within Aotearoa's large area of public conservation land, other important indigenous biodiversity is on privately owned and Māori land. Identifying these areas in the spatial plan and recognising the priority of protecting these ecosystems is important for the health and wellbeing of our community.	Recommends that this can be completed by protecting indigenous biodiversity in natural and open spaces.
Non-regulatory Methods	Regional Public Health	263.2	Not specified	COVID-19 exacerbated vulnerability of homeless communities and highlighted the need for support. The COVID-19 pandemic has highlighted the importance of warm, dry, safe and affordable housing, particularly during lockdown when whānau spent more time in their homes than ever before. Opportunities to build new houses are supported provided that any new housing stock is health promoting (well-insulated, mould free, warm, and dry etc.) and access to housing is equitable across all members of society. Whānau living in damp, cold and overcrowded houses are at greater risk of contracting respiratory illnesses1. Poor housing conditions are linked to Māori, Pacific whānau and tamariki who are disproportionately represented with respiratory illnesses are directly impacted as a result of this. Historically priority populations, such as Māori and Pacific peoples, have not been included in the growth of home ownership in the community. Housing must be affordable for all but especially for Māori and Pacific whānau. Housing should be appropriate for community needs, for example comprise a mix of housing types that is accessible for people living with disability and for different whānau configurations. It is essential that there is a sufficient quantity of affordable housing to meet demand at different price levels.	Recommends that Council: • Continue to invest in supporting warm, dry, safe and affordable, accessible homes, including providing subsidies to retrofit houses, increasing access to an Eco designer. • Provide additional support to community organisations who work alongside these [homeless] communities, to enhance the services provided.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Supports the identification of universal accessibility standards as a priority area of activity under the district plan. Currently many people living with a disability face challenges in finding suitable housing and accessing community facilities and locations. It is essential that this is addressed when undertaking new building and planning.	
General	Regional Public Health	263.1	Not specified	The COVID-19 pandemic has positioned PCC at the forefront of both the response and the recovery. Access to health and public health resources, safe and secure affordable accommodation that fosters wellbeing and protection for vulnerable communities are made more challenging by the economic consequences of the pandemic in urban centres. Affordable medium density housing, active transport and accessible open and green spaces all contribute to the building of healthy communities and neighbourhoods that support healthy and resilient communities. Appreciates the important role that PCC played in providing support for communities during the COVID-19 pandemic. The economic and social impacts of COVID-19 will become increasingly apparent for many communities. The COVID-19 crisis and the outcomes that lockdown have had, and will continue to have, will impact significantly on vulnerable communities and will exacerbate existing inequities among Māori, Pacific, low-income families, refugees, and seniors. Would like to support PCC in considering how COVID-19 recovery efforts can promote the health and wellbeing of the community and advance equity. The recent amendments to the Local Government Act to reinstate the four aspects of community wellbeing; economic, social, environmental and cultural, has highlighted the importance of putting the wellbeing of citizens at the centre of all that PCC does. Through the district plan, PCC has the opportunity to promote and improve the wellbeing and health of its citizens. Decisions around land use, housing, transport and the natural environment will have a powerful impact on the health and wellbeing of those living in Porirua.	Retain the integrated planning which is evident in the district plan.
Section 32 Evaluation Report	Annalita Edwards	266.1	Not specified	Save the current residents and the housing and infrastructure systems and schooling the churches and Matauala hall and the new one plus the communities in general that make Porirua East Porirua East which have high population of multicultural ethnic groups and majority Tokelaun, Samoan and Maori, Pakeha and other minority groups. [Refer to original submission for full reasons]	Save the current residents and the housing and infrastructure systems and schooling the churches and Matauala hall and the new one plus the communities in general that make Porirua East Porirua East.
General	Aaron and Lorraine Taylor	267.2	Not specified	Proposes that thought be given to the special HNZ zone to allow for other property developers to build great buildings for the Porirua people. From Porirua and want to invest in its people, culture and community. Looking at the Living Building principles which also has social justice criteria in its mandate.	Thought be given to the special HNZ zone to allow for other property developers to build great buildings for the Porirua people.
Whitireia Park	Yasemin leana Kavas	268.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource Management Act 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.

General

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Whitireia Park	Anita Hilliam	269.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource Management Act 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
Whitireia Park	Adibah Saad	270.1	Not specified	All areas of Whitireia Park are part of the coastal environment because they have elements and features that contribute to the natural character, landscape, visual qualities or amenity values and therefore any provisions for development are subject to section 6(a) of the Resource Management Act 1991 (the RMA).	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
Recession Planes	Rowland Rich	273.1	Amend	District plan has rules about height recession planes for houses from boundaries to restrict how much light a neighbours house might block your light but has nothing about trees which can do the same thing. Currently height recession planes for a house are 3m up from the boundary then on a 45 degree angle from there. The same rule should apply for trees. If you have a problem with your neighbour tree and it is over this height recession plane you should be allowed to get it professionally cut back so that it complies.	A height recession plane applying to trees should be added to the new district plan.

Planning Maps

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Retain Zoning	Tim and Nadine Green	78.2	Support	Strongly support the properties on Bradey Road, Pauatahanui being included in the Rural Lifestyle Zone. Support the assessment of Bradey Road as meeting the criteria for Rural Lifestyle Zoning, and as therefore being suitable for development of smaller rural lifestyle lots that will provide more people access to rural lifestyle properties in the Porirua region, at the same time as minimising any negative outcomes on the environment and surrounding area.	Retain Rural Lifestyle Zoning along Bradey Road, Pauatahanui.
Flood hazards	Kāinga Ora – Homes and Communities	81.404	Oppose	Kainga Ora opposes the inclusion of flood hazard mapping as part of the PDP. Including Flood Hazard overlays in the PDP ignores the dynamic nature of flood hazards and will create unnecessary additional cost and uncertainty for landowners and land developers. Kainga Ora accepts that it is appropriate to include rules in relation to flood hazards but seeks that the rules are not linked to static maps. The Auckland Unitary Plan ("AUP") adopts a set of non-statutory flood hazard overlay maps which operate as interactive maps on the Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. This approach is different to that of the traditional means of displaying hazard overlays on district plan maps and reflects that these maps do not have regulatory effect. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 process under the RMA. This separate set of interactive maps are therefore able to be relied upon in a legal sense. Kainga Ora otherwise supports the mapping of other, non-flooding natural hazards to be incorporated into the PDP maps, such as the Tsunami Hazard and Fault Rupture Zone, as these hazards are less subject to change.	Delete Flood Hazard - Stream Corridor, Flood Hazard - Overland Flow and Flood Hazard - Ponding overlays and move them to a non-statutory map layer on the e-plan view for information purposes.
Spatial layer method, Section 32 Evaluation Report, National Policy Statement for Urban Development 2020, Local Centre Zone, Neighbourhood Centre Zone, Mixed Use Zone	Kāinga Ora – Homes and Communities	81.943	Not specified	Kāinga Ora supports the spatial zoning of Local Centre, Neighbourhood Centre and the Mixed Use zoned areas. These areas provide opportunities for employment and business activities that will meet the commercial needs of the city and will assist in supporting the surrounding residential community. Where located within 400m of the City Centre and/or a rapid transit stop, Kāinga Ora seeks height variation controls within these zones to enable at least 6+ storeys.	Seeks height variation controls within Local Centre Zone, Neighbourhood Centre Zone and Mixed Use Zone to enable 6+ storeys within 400m of the City Centre and/or a rapid transit stop.
General	Kāinga Ora – Homes and Communities	81.925	Not specified	The City Centre, Local, Neighbourhood and Mixed Use zones are generally supported. Kāinga Ora considers that this hierarchy is important in recognising and providing for a range of centres of varying scales that will support residential intensification. Kāinga Ora, however seeks extension of the City Centre Zone.	Seeks extension of the City Centre Zone to the north, replacing the Large Format Zone in that area.
New Provision, Rezoning, new Town Centre Zone	Kāinga Ora – Homes and Communities	81.926	Not specified	The City Centre, Local, Neighbourhood and Mixed Use zones are generally supported. Kāinga Ora considers that this hierarchy is important in recognising and providing for a range of centres of varying scales that will support residential	Seeks consideration be given to incorporating a new Town Centre Zone in the PDP, which would be applicable to Mana and Waitangirua.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				intensification. Kāinga Ora, also seeks consideration be given to incorporating a new Town Centre Zone in the PDP, which would be applicable to Mana and Waitangirua.	
Natural hazard overlays, Non-regulatory methods	Kāinga Ora – Homes and Communities	81.928	Oppose	Kāinga Ora broadly supports the Council's risk-based approach to natural hazards and the mapping of natural hazard areas as this provides clarity for landowners and land developers. Furthermore, Kāinga Ora support the mapping of these natural hazard areas where these areas are underpinned by robust technical assessments; however Kāinga Ora opposes the inclusion of flooding hazards as Natural Hazard Overlays with the PDP. Flooding hazards are dynamic and subject to constant change through hazard mitigation works and reshaping of ground contours. An alternative relief is proposed. Spatial identification of flood hazard areas should be made available through a set of non-statutory flood hazard maps, which would operate as interactive maps on the Council's GIS website - thereby operating as a separate mapping viewer to the statutory DP maps. This approach is different to that of the traditional means of displaying hazard overlays on district plan maps and reflects that these maps do not have regulatory effect. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 Resource management Act 1991 process. Kāinga Ora notes that this is an approach taken by other Councils around the country.	Opposes the inclusion of flooding hazards as Natural Hazard Overlays with the PDP. An alternative relief is proposed. Spatial identification of flood hazard areas should be made available through a set of non-statutory flood hazard maps, which would operate as interactive maps on the Council's GIS website - thereby operating as a separate mapping viewer to the statutory DP maps.
Rezoning, Section 32 Evaluation Report, National Policy Statement for Urban Development 2020	Kāinga Ora – Homes and Communities	81.941	Not specified	While the spatial extent of the MRZ in the PDP is accepted as a starting point, kāinga Ora seeks further expansion of these areas across the city. Consider that the spatial application of the MRZ should be generally based upon the availability of, and proximity to, various commercial and community facilities (eg commercial centres, community facilities, schools, reserves and open space) as well as the public transport network. Maps in Attachment 3 [to Kāinga Ora submission] show the areas where residential rezoning is sought, based on best practise urban design and urban planning principles relating to proximity to supporting amenities and facilities. The proposed zone boundaries are matched to property boundaries and reflect logical zoning extent. Roads have typically been used as natural boundaries. Key principles applied in seeking to provide for opportunities for medium density residential intensification are generally within: • 800m (10min) walkable catchment from Local Centres; and • 400m (5min) walk of public transport routes, and proximity to, various commercial and community facilities. • residential areas that are well serviced by the high frequency public transport bus network (primarily areas of the city serviced by the 220 bus route) These principles should generally apply in determining the zoning of high density residential areas under the PDP to give effect to the NPS-UD. [Refer to submission for full reason, including attachment]	See maps appended to this submission as Attachment 3 [to Kāinga Ora submission] which show the areas where residential [MRZ] rezoning of the urban areas is sought.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Rezoning, Section 32 Evaluation Report, National Policy Statement for Urban Development 2020	Kāinga Ora – Homes and Communities	81.942	Not specified	Kāinga Ora notes that the PDP has not provided a High Density Residential Zone. Kāinga Ora considers that a HRZ is appropriate where residential development must be enabled to a height of at least six storeys in locations as directed by the NPS-UD. Key principles applied in seeking to provide for and enable opportunities for high density intensification in locations that are generally within: • 400m (5min) walkable catchment form Porirua City Council's City Centre/Large Format Zones; and • 400m (5min) walk of Rapid Transit Stops (railway stations) Kāinga Ora submits that these principles should generally apply in determining the zoning of high-density residential areas under the PDP to give effect to the NPS-UD.	Kāinga Ora has identified locations in accordance with these principles where a HRZ is sought, as shown in the appended maps at Attachment 3 [to Kāinga Ora submission]
Retain Zoning	Tatiana Areora	87.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All land in Whitireia Park continues to be zoned Open Space.
General	Chrissie Areora	88.3	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All land in Whitireia Park continues to be zoned Open Space.
Rezoning	Sandra Johnston	89.12	Oppose	The area identified as a Future Urban Zone appears to take little account of the area's topography, natural waterways, vegetation etc. In particular No. 35 and 41 Murphys Road which are mainly hills and both of which have waterways/streams running through them. This part of Murphys Road is particularly affected by flooding when there is a major weather event. Added to these are No. 2 and 50 Flightys Road and No. 237 Paremata Haywards Rd, which also have a stream running through them and are prone to major flooding. Mulhern Road also has hilly topography not suitable for commercial development. There also appears to be no consideration for the fact that both Flightys and Murphys Roads will be realigned to connect with the much anticipated, and needed, roundabout (due September 2021), part of the NZTA Safety Programme for SH58. Nor has the roundabout at Moonshine Road been considered which is also part of the SH58 safety improvements. [Refer to original submission for full reason]	If a Future Urban Zone for Judgeford Flats is retained, it should be redrawn as per map in submission. [Refer to original submission for full decision requested]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Rezoning	Derek and Kristine Thompson	90.1	Oppose	Future Urban Zone - Judgeford Flats fails to deliver a suitable area for future urban growth within the NPUD 2020 objectives and criteria of : • Traffic safety • Scope for public transport provision and development • Adequate 'three waters' provision Wastewater – storm water and sewerage • Geotechnical safety considering the topography and the Moonshine Rupture Zone • Management measures for a known flooding zone • Environmental balance, environmental threats and environmental protection Refer to original submission for full reason	Retain Judegford Flats as General Rural.
Rezoning	Sandra Johnston	89.2	Oppose	Judgeford Flats fails to deliver a suitable area for future urban growth within the NPUD 2020 objectives and criteria of : • Traffic safety • Scope for public transport provision and development Transportation • Adequate 'three waters' provision Wastewater – storm water and sewerage • Geotechnical safety considering the topography and the Moonshine Rupture Zone • Management measures for a known flooding zone • Environmental balance, environmental threats and environmental protection. There appears to be insufficient cost-benefit analysis accompanying this Proposed District Plan that makes a compelling case for the need for the Judgeford Flats Future Urban Zone, nor that it would deliver net benefits and that the costs and risks, particularly the environmental risks, can be adequately mitigated. [Refer to original submission for full reason]	Retain Judgeford Flats as General Rural.
General	KiwiRail Holdings Limited (KiwiRail)	86.72	Support	Supports that the formed rail corridor itself is excluded from the Significant Natural Areas overlays. Reflects the transport corridor nature of the formation and recognising that the corridor is no longer natural.	Retain as proposed
General	Firstgas Limited	84.30	Amend	Supports the inclusion of the gas pipeline and above ground stations on the planning maps	Retain as proposed
Designations	Waka Kotahi NZ Transport Agency	82.303	Amend	The changes requested are made to: a. Ensure that Waka Kotahi can carry out its statutory obligations. b. Reduce interpretation and processing complications for decision makers. c. Provide clarity for all plan users.	Amendments to the state highway designation maps, including mapping corrections.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Rezoning, Section 32 Evaluation Report	Kāinga Ora – Homes and Communities	81.946	Oppose	The notified MRZ spatial extent in the PDP for eastern Porirua is interrupted by a number of "pockets" within, which are zoned GRZ. This creates a zoning anomaly and appears to be based on a criterion relating to steep south facing slopes. Kāinga Ora opposed the zoning of these GRZ pockets within the wider MRZ in eastern Porirua. The rationale for excluding these pockets from the MRZ is inconsistent with best practise and would not constitute a "qualifying" matter, which is a necessary consideration under the NPS-UD. These pockets are located in areas that have both demand for intensification and are well located from an accessibility perspective. The GRZ pockets are not consistent with the NPS-UD and present a risk to the successful delivery of the EPRP. [Refer to original submission for full reason, including attachment]	Seeks rezoning of these areas from GRZ to MRZ [as shown on the maps in Attachment 3 to submission]
Rezoning, City Centre Zone	Kāinga Ora – Homes and Communities	81.7	Amend	This area operates and functions as part of the overall city centre (noting it is zoned as such in the operative District Plan) and should continue to be enabled to function in this capacity.	Extend City Centre Zone to replace the Large Format Zone to the north of the City Centre Zone in the PDP. [Refer to original submission for full decision, including attachments] [See Appendix 3 to original submission for plan]
Retain zoning; Local Centre Zone	Kāinga Ora – Homes and Communities	81.2	Support in part	These areas provide opportunities for employment and business activities that will meet the commercial needs of the city and will assist in supporting the surrounding residential community. Where located within 400m of the City Centre and/or a rapid transit stop, seeks height variation controls within these zones to enable at least 6+ storeys. [Refer to original submission for full reason]	Support spatial zoning of Local Centre zoned areas. Where located within 400m of the City Centre and/or a rapid transit stop, seeks height variation controls within these zones to enable at least 6+ storeys.
Retain zoning; Neighbourhood Centre Zone	Kāinga Ora – Homes and Communities	81.3	Support	These areas provide opportunities for employment and business activities that will meet the commercial needs of the city and will assist in supporting the surrounding residential community. Where located within 400m of the City Centre and/or a rapid transit stop, seeks height variation controls within these zones to enable at least 6+ storeys. [Refer to original submission for full reason]	Support spatial zoning of Neighbourhood zoned areas. Where located within 400m of the City Centre and/or a rapid transit stop, seeks height variation controls within these zones to enable at least 6+ storeys.
Retain zoning; Mixed Use Zone	Kāinga Ora – Homes and Communities	81.4	Support	These areas provide opportunities for employment and business activities that will meet the commercial needs of the city and will assist in supporting the surrounding residential community. Where located within 400m of the City Centre and/or a rapid	Support spatial zoning of Mixed Use zoned areas.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				transit stop, seeks height variation controls within these zones to enable at least 6+ storeys. [Refer to original submission for full reason]	Where located within 400m of the City Centre and/or a rapid transit stop, seeks height variation controls within these zones to enable at least 6+ storeys.
Retain zoning	Kāinga Ora – Homes and Communities	81.9	Support	[Refer to original submission for full reason]	Retain 138 Warspite Avenue as Medium Density Residential Zone
Retain zoning	Kāinga Ora – Homes and Communities	81.10	Support	[Refer to original submission for full reason]	Retain 91-93 Waihora Crescent as Medium Density Residential Zone
Retain zoning	Kāinga Ora – Homes and Communities	81.11	Support	[Refer to original submission for full reason]	Retain 5 Louisa Grove and 7 Loogana Street as Medium Density Residential Zone
Retain zoning	Kāinga Ora – Homes and Communities	81.12	Support	[Refer to original submission for full reason]	Retain 14 Pukaki Grove as Medium Density Residential Zone
Rezoning	Kāinga Ora – Homes and Communities	81.13	Not specified	[Refer to original submission for full reason]	Rezone 36-54 Hampshire Street from Open Space Zone/Sport and Active Recreation Zone to Medium Density Residential Zone
Rezoning	Kāinga Ora – Homes and Communities	81.14	Not specified	[Refer to original submission for full reason]	Rezone 32 Cheshire Street/53A Hereford Street from Open Space Zone/Sport and Active Recreation Zone to Medium Density Residential Zone.
Rezoning	Kāinga Ora – Homes and Communities	81.15	Not specified	[Refer to original submission for full reason]	Rezone 5 Louisa Grove (access strip) from Open Space Zone/Sport and Active Recreation Zone to Medium Density Residential Zone
Rezoning	Kāinga Ora – Homes and Communities	81.16	Not specified	[Refer to original submission for full reason]	Rezone 16B and 16C Driver Crescent from Open Space Zone/Sport and Active Recreation Zone to Medium Density Residential Zone
Rezoning; EPRIP	Kāinga Ora – Homes and Communities	81.17	Not specified	[Refer to original submission for full reason]	Include additional sites within the Eastern Porirua Residential Intensification Precinct [Refer to original submission for full decision requested, including attachments] [See Appendix 3 to original submission for plan]
Rezoning; Section 32 Evaluation report	Kāinga Ora – Homes and Communities	81.18	Oppose	The spatial application of MRZ should be generally based upon the availability of, and proximity to, various commercial and community facilities (e.g. commercial centres, community facilities, schools, reserves and open space as well as schools etc.) as well as the public transport network. As a result, Kainga Ora has appended a series of maps	Rezone or extend the Medium Density Residential Zone as shown in Appendix 3 to submission.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				to this submission as Attachment 3 which show the areas where residential rezoning of the urban areas is sought, based on best practice urban design and urban planning principles relating to proximity to supporting amenities and facilities. The proposed areas for rezoning are located within catchment areas reflecting the zoning principles discussed below. The proposed zone boundaries are matched to property boundaries and reflect logical zoning extents; so, in some areas they include land just beyond the outer extremity of the catchment, and conversely some land within the catchment has been excluded where it is not logical to rezone. Roads have typically been used as natural boundaries. The key aspects of the principles applied in Kainga Ora's proposed MRZ rezoning seek to provide for and enable further opportunities for medium density residential intensification, generally within an 800m (10min) walkable catchment from Local Centres and within a 400m (5min) walk of public transport routes, and proximity to, various commercial and community facilities (e.g. commercial centres, community facilities, schools, reserves and open space as well as schools etc.). In accordance with the NPS-UD, residential areas that are well serviced by the high frequency public transport bus network have also been identified for inclusion (this primarily includes areas of the city serviced by the 220 bus route). Kainga Ora submits that these principles should generally apply in determining the zoning of land for medium density development under the PDP. [Refer to original submission for full reason]	[Refer to original submission for full decision requested, including attachments]
Rezoning; Section 32 Evaluation Report, new High Density Residential Zone	Kāinga Ora – Homes and Communities	81.19	Oppose	A High Density Residential Zone (HRZ) is appropriate where residential development must be enabled to a height of at least six storeys in locations as directed by the NPS-UD. The key principles applied by Kāinga Ora in seeking to provide for and enable opportunities for high density intensification in locations that are generally within a 400m (5min) walkable catchment from Porirua City Council's City Centre/Large Format Zones and within a 400m (5min) walk of Rapid Transit Stops (railway stations).Kāinga Ora submits that these principles should generally apply in determining the zoning of high-density residential areas under the PDP to give effect to the NPS-UD. Kāinga Ora has identified locations in accordance with these principles where a HRZ is sought, as shown in the appended maps at Appendix 3 to its submission. [Refer to original submission for full reason]	Rezone areas to High Density Residential Zone. [Refer to original submission for full decision requested, including attachments] [See Appendix 3 to original submission for plan]
Noise Corridor	Kāinga Ora – Homes and Communities	81.498	Oppose	Kāinga Ora opposes the noise corridor overlay and related provisions within the Noise Chapter. Kāinga Ora also notes that the noise corridor overlay maps do not reflect the distances prescribed in the rules/standards in relation to the State Highway and North Island Main Trunkline (railway).	Delete Noise Corridor overlay maps
General	Kāinga Ora – Homes and Communities	81.911	Not specified	The residential zones and spatial extent do not sufficiently enable residential growth and intensification to meet the needs of Porirua or reflect the requirements of the NPS-UD.	Seeks increased spatial extent of MRZ and increased heights in urban zones (both commercial and residential)

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Supports the introduction of the MRZ and the enabling framework of this zone, and the introduction of the Residential Intensification Precincts within the MRZ in Eastern Porirua. However as a whole the proposed zones do not adequately enable residential intensification in and close to urban centres. Amendments sought to better enable and incentivise residential development and greater opportunities for intensification.	
Rezoning	Kāinga Ora – Homes and Communities	81.912	Not specified	The provisions of the residential zones do not sufficiently encourage housing choice that is necessary to support social and economic demands of Porirua City or to give effect to the NPS-UD. Seeks a zoning framework that will enable high density housing around around the City Centre/Large Format Zones (400m proximity) and around planned and existing Rapid Transit Stops (400m proximity). This will achieve an appropriate transition from the height limit within the City Centre to the surrounding MRZ.	Seeks High Density Residential Zone in these areas [around the City Centre/Large Format Zones - 400m proximity, and around planned and existing Rapid Transit Stops - 400m proximity] Development to be enabled to be at least six storeys in height.
Rezoning; EPRIP	Gavin Faulke	107.3	Not specified	The UDTR discusses how increasing the density of development towards a centre forms a density gradient but considers this has not been done since intensification is only proposed on one side of Bedford Street and one side of Warspite AvenueT Other roads meet the UDTR criteria. Failure to provide for intensification along other roads will not signify the presence of an urban node or contribute to the aesthetic cohesiveness of the overall urban form. Intensification along roads to the Cannon Creeks centre and Waitangirua centre should be particularly provided for. [Refer to original submission for full reason, including attachment.]	Rezone land along all approaches to each centre EPRIP to provide aesthetic cohesiveness.
Rezoning	Gavin Faulke	107.6	Not specified	Consideration needs to be given to the scale of centres and their ability to provide for the needs of a growing population over time. A significant number of small businesses would exceed the standards for Home Businesses in the Medium Density Residential Zone. A mixed use zone provides a half way point where small to medium sized businesses could operate and grow. Providing for a mixed use zone, where the ground and first floors adjoining town centres can be used for commercial activities will have a number of benefits including increasing the range of locally available employment opportunities.	Amend the zoning of sites adjacent to the existing centres to allow mixed use development on the ground and first floors.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				The Ministry for the Environment website lists a number of benefits from mixed-use development. [Refer to original submission for full reason, including attachments]	
EPRIP; Rezoning	Gavin Faulke	107.7	Not specified	Having a property boundary as a zone boundary will result in a greater potential for adverse effects, including shading, privacy, bulk and dominance effects. Using roads for zone boundaries reduces the potential for cross boundary adverse effects. Identifying blocks of development opens up the possibility of master planning the development of these areas and improving connectivity including by upgrading walkways. The 226 bus route improves accessibility to blocks such as Bedford Street and Hampshire Street, and as such supports the inclusion of further land within the EPRIP. Seeks to amend the EPRIP boundaries to better reflect the natural breakpoints such roads, parks and walkways to create more developable blocks and minimise the potential for adverse effects between different zones.	Amend the EPRIP boundaries to better reflect the natural breakpoints such as roads, parks and walkways to create more developable blocks and minimise the potential for adverse effects between different zones.
General	Gay Ojaun	105.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All land in Whitireia Park continues to be zoned Open Space.
General	Gavin Faulke	107.20	Not specified	Agrees with zoning. Protects amenity of the netball courts and their users.	[Not specified, refer to original submission]
Rezoning	Gavin Faulke	107.18	Amend	The properties are located within a 12 minute/1.2km walking distance of the Cannons Creek Centre. Accessibility does not seem to be the issue. The sites are adjacent to Bothamley Park. Topography would not prevent medium density development and the properties have westerly or north-westerly aspects. Current zoning is disjointed and would lead to cross boundary issues. [Refer to original submission for full reasons, including attachment]	Rezone the sixteen properties at the eastern end of York Place to Medium Density Residential Zone.
Rezoning	Gavin Faulke	107.19	Amend	The properties are located within a 12 minute/900m walking distance of the Cannons Creek Centre. The properties are surrounded by MRZ zoning.	Rezone the nine properties to the southwest of the eastern Champion Street/Cromwell Crescent intersection to Medium Density Residential Zone.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				The accessway will serve properties that are in the MRZ and GRZ. Topography would not prevent medium density development and the properties have westerly or north-westerly aspects. Current zoning is disjointed and would lead to cross boundary issues. [Refer to original submission for full reasons, including attachment]	
General	Ballinger Industries Limited	99.1	Amend	• The site is located at the bottom of a steep bank and will be served by a new road, Peti Lane as part of the new Tranmission Gulley intersection at this point. • Pedestrian traffic will not access the site from Kenepuru Drive and will not see into transparent glazing on the ground floor. • The McIndoe Report part 3 does not recommend the introduction of Active Street Frontages in the Mixed Use Zone. • Had the site been assessed individually and not as part of the Kenepuru MUZ, an even higher score would have resulted. • The Mixed Use Design Guide contains guidelines that will ensure any future buildings on the site will have interesting roof lines and upper floor details. These are elements that will be seen by passing traffic, pedestrians and retirement village residents living across Kenepuru Drive. [Refer to original submission for full reason, including attachment].	Delete the Active Street Frontage line from the PDP Planning Maps and any other part of the PDP that refers to the imposition of this specific control in the PDP on 35 Kenepuru Drive.
Rezoning	Pamela Meekings-Stewart	100.2	Amend	A rezoning of part of the property from Genera Rural to Rural Lifestyle would allow for two or three small lots to be sold off to compensate for loss of income from SNA coverage. An abutting property of much the same size (130 Muri Road) is designated almost in its entirety as Rural Lifestyle Zone, so it is unjust that even a small part of this property has not been granted the same status. PCC advises that it cannot support intensified rural residential growth along Muri Road due to capacity issues. 130 Muri Road and other addresses on Muri Road are designated Rural Lifestyle Zone and four new dwellings are being erected at this time which strongly contradicts the PCC advisory [Refer to original submission for full reason, including attachments]	Amend zoning of 144 Muri Road from General Rural Zone to Rural Lifestyle Zone for part of the property not covered by the requested redraw of SNA004. [Refer to original submission for full decision requested, including attachments]
Rezoning, EPRIP	Andrew and Leanne Parsons	97.3	Not specified	The UDTR discusses how increasing the density of development towards a centre forms a density gradient but considers this has not been done since intensification is only proposed on one side of Bedford Street and one side of Warspite Avenue. Other roads meet the UDTR criteria. Failure to provide for intensification along other roads will not signify the presence of an urban node or contribute to the aesthetic cohesiveness of the overall urban form. Intensification along roads to the Cannon Creeks centre and Waitangirua centre should be particularly provided for.	Rezone land along all approaches to each centre EPRIP to provide aesthetic cohesiveness.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				[Refer to original submission for full reason, including attachment.]	
Rezoning	Andrew and Leanne Parsons	97.15	Amend	The properties are located within a 3 minute/240m to 7 minute/550m walking distance of the Cannons Creek Centre. The properties are surrounded by MRZ zoning. Topography would not prevent medium density development and houses could be orientated to face east, west or north. Current zoning is disjointed and would lead to cross boundary issues. [Refer to original submission for full reasons, including attachment]	Rezone the twenty-eight properties between Champion Street and Herford Street to Medium Density Residential Zone.
Rezoning	Andrew and Leanne Parsons	97.16	Amend	Topography would not prevent medium density development and the properties have westerly or north-westerly views. Sites have sufficient area adjacent to the road where housing would have views to the north. Current zoning is disjointed and would lead to cross boundary issues. [Refer to original submission for full reasons, including attachment]	Rezone the six properties to the southwest of the western intersection of Champion Street and Cornwall Crescent to Medium Density Residential Zone.
Rezoning	Andrew and Leanne Parsons	97.17	Amend	The properties are located within a 10 minute/900m walking distance of the Cannons Creek Centre. Accessibility does not seem to be the issue. The sites have easy access to Bothamley Park. The MRZ/GRZ boundary goes through the middle of the existing semi-detached houses at 3 and 5 Lincoln Grove. The properties are surrounded by MRZ zoning. Topography would not prevent medium density development and the properties have westerly or north-westerly aspects. Considers that the current zoning is disjointed and would lead to cross boundary issues. [Refer to original submission for full reasons, including attachment]	Rezone the seven properties at the northern end of Lincoln Grove to Medium Density Residential Zone.
Rezoning	Andrew and Leanne Parsons	97.18	Amend	The properties are located within a 12 minute/1.2km walking distance of the Cannons Creek Centre. Accessibility does not seem to be the issue. The sites are adjacent to Bothamley Park.	Rezone the sixteen properties at the eastern end of York Place to Medium Density Residential Zone.

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				Topography would not prevent medium density development and the properties have westerly or north-westerly aspects. Current zoning is disjointed and would lead to cross boundary issues. [Refer to original submission for full reasons, including attachment]	
Rezoning	Andrew and Leanne Parsons	97.19	Amend	The properties are located within a 12 minute/900m walking distance of the Cannons Creek Centre. The properties are surrounded by MRZ zoning. The accessway will serve properties that are in the MRZ and GRZ. Topography would not prevent medium density development and the properties have westerly or north-westerly aspects. Current zoning is disjointed and would lead to cross boundary issues. [Refer to original submission for full reasons, including attachment]	Rezone the nine properties to the southwest of the eastern Champion Street/Cromwell Crescent intersection to Medium Density Residential Zone.
General	Andrew and Leanne Parsons	97.20	Not specified	Agree with zoning. Protects amenity of the netball courts and their users.	[Not specified, refer to original submission]
Rezoning	Andrew and Leanne Parsons	97.12	Amend	The area is within a 9 minute walk/650m of the Cannons Creek Centre. The area is surrounded by MRZ. Topography does not prevent medium density development and many of the properties have a northerly or western view. The current zoning is disjointed and would lead to cross boundary issues. [Refer to original submission for full reasons, including attachments]	Rezone ten properties at the western end of Cumberland Grove to Medium Density Residential Zone.
Rezoning	Andrew and Leanne Parsons	97.13	Amend	The properties are located within a 12-13 minute walk/850m to 1.1km of the Cannons Creek Centre. The properties are surrounded by MRZ zoning. Topography would not prevent medium density development and the properties could be orientated to face east, west or north. Current zoning is disjointed and would lead to cross boundary issues. [Refer to original submission for full reasons, including attachment]	Rezone the nine properties on the western side of Norfolk Grove and the adjacent rear Lot 220 Sievers Grove to Medium Density Residential Zone.
Rezoning	Andrew and Leanne Parsons	97.14	Amend	This is the largest GRZ 'island' within the MRZ.	The zoning of the seventy properties in the vicinity of Mungavin Ave, Wiltshire Place, Gloucester Street, Somerset Place and Dorset Grove needs

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				The 'island' is surrounded by MRZ. The area is within a 2 minute/170m to 9 minute/750m walking distance to Cannons Creek Centre. The area is large. Parts are steep and south facing, so difficult to develop, other parts are not. The current zoning is disjointed and would lead to cross boundary issues. [Refer to original submission for full reason, including attachments]	to be examined and areas which are suitable should be rezoned to Medium Density Residential Zone
Rezoning	Andrew and Leanne Parsons	97.6	Amend	Consideration needs to be given to the scale of centres and their ability to provide for the needs of a growing population over time. A significant number of small businesses would exceed the standards for Home Businesses in the Medium Density Residential Zone. A mixed use zone provides a half way point where small to medium sized businesses could operate and grow. Providing for a mixed use zone, where the ground and first floors adjoining town centres can be used for commercial activities will have a number of benefits including increasing the range of locally available employment opportunities. The Ministry for the Environment website lists a number of benefits from mixed-use development. [Refer to original submission for full reason, including attachments]	Amend the zoning of sites adjacent to the existing centres to allow mixed use development on the ground and first floors.
Rezoning, EPRIP	Andrew and Leanne Parsons	97.7	Amend	Having a property boundary as a zone boundary will result in a greater potential for adverse effects, including shading, privacy, bulk and dominance effects. Using roads for zone boundaries reduces the potential for cross boundary adverse effects. Identifying blocks of development opens up the possibility of master planning the development of these areas and improving connectivity including by upgrading walkways. The 226 bus route improves accessibility to blocks such as Bedford Street and Hampshire Street, and as such supports the inclusion of further land within the EPRIP. Seeks to amend the EPRIP boundaries to better reflect the natural breakpoints such roads, parks and walkways to create more developable blocks and minimise the potential for adverse effects between different zones.	Amend the EPRIP boundaries to better reflect the natural breakpoints such as roads, parks and walkways to create more developable blocks and minimise the potential for adverse effects between different zones.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Rezoning	Graham Twist	93.1	Oppose	Judgeford Flats fails to deliver a suitable area for future urban growth within the NPUD 2020 objectives and criteria of : • Traffic safety • Scope for public transport provision and development Transportation • Adequate 'three waters' provision Wastewater – storm water and sewerage • Geotechnical safety considering the topography and the Moonshine Rupture Zone • Management measures for a known flooding zone • Environmental balance, environmental threats and environmental protection. [Refer to original submission for full reason]	Retain Judgeford Flats as General Rural.
Rezoning	Andrew and Leanne Parsons	96.1	Amend	Generally agrees with the idea of higher density development in Titahi Bay. Providing good quality higher density housing would be an efficient use of the limited land resource in a location where there are local services and amenities. Intensification in this area would be in accordance with the intent of the National Policy Statement on Urban Development and help with the housing shortage in Porirua and the Wellington region. The site meets the Proximity Factors used to identify areas appropriate for intensification. [Refer to original submission for full reasons]	Rezone 28 and 30 Tireti Road to Medium Density Residential Zone
Retain Zoning	Titahi Bay Community Group and Pestfree Titahi Bay	94.4	Support	Supports the entire of Whitieria Park remaining Open Space, including Radio New Zealand (RNZ) land, as: • The area is widely used by the local community for active recreation • The area is widely recognised and valued by the community and is highly visible from multiple areas within the city • The area is highly representative of nature landforms and demonstrates the typical rolling slopes and watercourses of the district • The area has numerous springs and waterways that are the headwaters of Te Onepoto stream that flow into the harbour, as well as streams that flow into Titahi Bay Beach (for example the catchment and area denoted as SNA223) • The area contains many New Zealand indigenous species • The community are making big efforts to restore New Zealand indigenous species • The area is an important education resource for local schools and the community • The area is culturally and spiritually significant to many people.	Keep the entire Whitieria Park area, including Radio New Zealand land Open Space
Rezoning	Graham Twist	93.12	Oppose	The area identified as a Future Urban Zone appears to take little account of the area's topography, natural waterways, vegetation etc. In particular No. 35 and 41 Murphys Road which are mainly hills and both of which have waterways/streams running	If a Future Urban Zone for Judgeford Flats is retained, it should be redrawn as per map in submission. [Refer to original submission for full decision requested]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				through them. This part of Murphys Road is particularly affected by flooding when there is a major weather event. Added to these are No. 2 and 50 Flightys Road and No. 237 Paremata Haywards Rd, which also have a stream running through them and are prone to major flooding. Mulhern Road also has hilly topography not suitable for commercial development. There also appears to be no consideration for the fact that both Flightys and Murphys Roads will be realigned to connect with the much anticipated, and needed, roundabout (due September 2021), part of the NZTA Safety Programme for SH58. Nor has the roundabout at Moonshine Road been considered which is also part of the SH58 safety improvements. [Refer to original submission for full reason]	
Retain Zoning	Z Energy Limited	92.2	Support	The Local Centre Zone (LCZ) applicable to Z MANA -143 Mana Esplanade, Mana provides for medium-scale commercial centres that are located conveniently to service the needs of the surrounding residential catchment and caters for a range of retail, commercial and community activities.	Retain the zoning of Z MANA -143 Mana Esplanade, Mana as Local Centre.
Active Street Frontage - Primary Frontage Control	Z Energy Limited	92.3	Oppose	Opposes the application of the Active Street Frontage – Primary Frontage Control to Z MANA - 143 Mana Esplanade, Mana. Inappropriate to apply an active street frontage to this site. The site supports a vehicle orientated activity, is located on a major arterial route and at the edge of the local commercial centre where there is no material benefit to the provision of an active road frontage. Buildings on site are of limited scale, the forecourt is open in nature and provides a degree of visual interest to passers-by, and the open nature of the forecourt helps to achieve passive surveillance outcomes.	Delete the Active Street Frontage – Primary Frontage Control from Z MANA -143 Mana Esplanade, Mana.
Retain Zoning	Z Energy Limited	92.4	Support	The Local Centre Zone (LCZ) applicable to Z Mungavin Ave, Ranui provides for medium-scale commercial centres that are located conveniently to service the needs of the surrounding residential catchment and caters for a range of retail, commercial and community activities.	Retain the zoning of Z MUNGAVIN AVE– 5 Mungavin Ave, Ranui as Local Centre.
General	Derek and Kristine Thompson	90.15	Oppose	The area identified as a Future Urban Zone appears to take little account of the area's topography, natural waterways, vegetation etc. In particular No. 35 and 41 Murphys Road which are mainly hills and both of which have waterways/streams running through them. This part of Murphys Road is particularly affected by flooding when there is a major weather event. Added to these are No. 2 and 50 Flightys Road and No. 237 Paremata Haywards Rd, which also have a stream running through them and are prone to major flooding. Mulhern Road also has hilly topography not suitable for commercial development. There also appears to be no consideration for the fact that both Flightys and Murphys Roads will be realigned to connect with the much anticipated, and needed, roundabout (due September 2021), part of the NZTA Safety Programme for SH58. Nor has the roundabout at Moonshine Road been considered which is also part of the SH58 safety improvements. [Refer to original submission for full reason]	If a Future Urban Zone for Judgeford Flats is retained, it should be redrawn as per map in submission. [Refer to original submission for full decision requested]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Rezoning	Judgeford Golf Club - Gaskin, Tony	91.1	Oppose	While it is comforting that continued operation of existing activities (i.e. a golf course) will be allowed, concerned that a change in priorities in the PDP could place the long-term existence of the golf course (and the golf club) under threat as: • The Club was incorporated in 1949 so is a long-standing feature of the community. Over 70 years of history would be lost. • With over 700 members (and growing) across all age groups, the club is among the largest in the Wellington province. The loss of the course would deprive local people convenient access to golf and would no doubt lead to some deciding to give up the game completely. • The Club is the only 18-hole golf course in the Porirua City region. Its demise would deprive Porirua City of a significant sporting and recreational venue. • There is no obvious alternative practical location for an 18-hole golf course within the Porirua City boundaries.	Judgeford Golf Course retains General Rural Zoning rather than being rezoned as Future Urban Zone.
Retain Zoning	Z Energy Limited	92.9	Support	The Z Plimmerton Truckstop site at State Highway 1 [20 Northpoint Street], Plimmerton, was previously zoned Industrial, which would have been the preferred zone for the site. The site is within 100m of the State highway network and is therefore within the Noise Corridor Overlay where noise sensitive activities are subject to specific controls. The zoning is not opposed.	Retain the zoning of Z Plimmerton Truckstop - State Highway 1 [20 Northpoint Street], as Mixed Use Zone.
Natural Hazard overlays	Greater Wellington Regional Council	137.81	Not specified	The PDP and associated hazard mapping gives effect to Policy 29 of the RPS, which requires district plans to identify areas at high risk from natural hazards and include policies and rules to avoid inappropriate subdivision and development in those areas.	[Not specified, refer to original submission]
Coastal Environment	Greater Wellington Regional Council	137.59	Support in part	A number of the scheduled sites include areas that are seaward of mean high water springs, for example the SNAs around Titahi Bay. This means that they fall within GWRC's jurisdiction.	Amend Coastal Environment maps so that it is clear where sites are outside of PCC's jurisdiction.
General	Rebecca Cray	128.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All land in Whitireia Park continues to be zoned Open Space.
General	Nikita Howe	133.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All land in Whitireia Park continues to be zoned Open Space.
General	Tina Watson	132.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which	All land in Whitireia Park continues to be zoned Open Space.

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				leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	
General	Zachariah Paraone Wi-Neera	131.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All land in Whitireia Park continues to be zoned Open Space.
General	Sharon Hilling	129.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All land in Whitireia Park continues to be zoned Open Space.
Retain zoning	Melissa Radford	127.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All land in Whitireia Park continues to be zoned Open Space.
Retain zoning	1010 Homes Ltd	125.1	Support	There has been a lot of time, effort, and money on investigating potential urban development on this land. A consultant team of engineers, planners, urban designers, and ecologists have developed concept design solutions that are supported by Council. The Judgeford Hills zone offers notable positive urban design outcomes including the supply of several hundred new houses for the area. A vision and development concept submitted to Council incorporates significant stream and gully restoration, significant open space/undeveloped areas due to the steep topography on parts of the site, a potential new road access to Belmont Park and overall improved catchment management outcomes. The proposed FUZ for the Judgeford Hills area is supported by feasible infrastructure solutions and will provide good community outcomes. [Refer to original submission for full reason]	Retains the current proposed FUZ on the Judgeford Hills land - approximately 146Ha of farmland at 272 Belmont Road.
Retain zoning	Foodstuffs North Island Limited	122.41	Not specified	**Site** / **PDP Zone** / **PDP Special Features**	Retain zoning as notified.

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<tr><th>Specific provision/matter</th><th>Submitter name</th><th>Submission point number</th><th>Position</th><th>Reasons</th><th>Decisions requested</th></tr>
<tr><td></td><td></td><td></td><td></td><td><table><tr><td>New World Porirua City (2 Walton Leigh Ave)</td><td>City Centre Zone</td><td>Active Street Frontage – Primary frontage control
Primary frontage and building line</td></tr></table></td><td></td></tr>
<tr><td>Retain zoning</td><td>Foodstuffs North Island Limited</td><td>122.42</td><td>Not specified</td><td><table><tr><th>Site</th><th>PDP Zone</th><th>PDP Special Features</th></tr><tr><td>PAK’nSAVE Porirua (12 Parumoana St)</td><td>Large Format Retail Zone</td><td>Active Street Frontage – Primary frontage control</td></tr></table></td><td>Retain zoning as notified.</td></tr>
<tr><td>Retain zoning</td><td>Foodstuffs North Island Limited</td><td>122.45</td><td>Not specified</td><td><table><tr><th>Site</th><th>PDP Zone</th><th>PDP Special Features</th></tr><tr><td>New World Paremata (93-97 Mana Esplanade)</td><td>Local Centre Zone</td><td>Active Street Frontage – Primary frontage control</td></tr></table></td><td>Retain zoning as notified.</td></tr>
<tr><td>Retain zoning</td><td>Foodstuffs North Island Limited</td><td>122.44</td><td>Not specified</td><td><table><tr><th>Site</th><th>PDP Zone</th><th>PDP Special Features</th></tr><tr><td>New World Whitby (69A Discovery Dr)</td><td>Local Centre Zone</td><td>Active Street Frontage – Primary frontage control</td></tr></table></td><td>Retain zoning as notified

Remove Active Street Frontage - Primary frontage and building line control.</td></tr>
<tr><td>Retain zoning</td><td>Foodstuffs North Island Limited</td><td>122.43</td><td>Not specified</td><td><table><tr><th>Site</th><th>PDP Zone</th><th>PDP Special Feature</th></tr><tr><td>Porirua Fuel (23 Parumoana St)</td><td>Large Format Retail Zone</td><td>Active Street Frontage – Primary frontage control</td></tr></table></td><td>Retain zoning as notified.</td></tr>
<tr><td>Retain zoning</td><td>Radio New Zealand Limited</td><td>121.1</td><td>Support</td><td>Two lots of feedback provided to Council on the rezoning of Owhiti Park. The draft District Plan iterations sought that Owhiti Park be rezoned from Open Space Zone to General Residential Zone. Strongly opposed this rezoning on the basis that it would result in sensitive activities being established in extremely close proximity to its transmitter which would have resulted in significant reverse sensitivity effects. Pleased to see that the Proposed Plan retains Owhiti Park’s zoning as Open Space Zone and supports this.</td><td>[Not specified, refer to original submission]</td></tr>
<tr><td>Rezoning</td><td>Gavin Faulke</td><td>107.12</td><td>Amend</td><td>The area is within a 9 minute walk/650m of the Cannons Creek Centre.

The area is surrounded by MRZ.

Topography does not prevent medium density development and many of the properties have a northerly or western view.

The current zoning is disjointed and would lead to cross boundary issues.

[Refer to original submission for full reasons, including attachments]</td><td>Rezone ten properties at the western end of Cumberland Grove to Medium Density Residential Zone.</td></tr>
</table>

Planning Maps

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Rezoning	Gavin Faulke	107.13	Amend	The properties are located within a 12-13 minute walk/850m to 1.1km of the Cannons Creek Centre. The properties are surrounded by MRZ zoning. Topography would not prevent medium density development and the properties could be orientated to face east, west or north. Current zoning is disjointed and would lead to cross boundary issues. [Refer to original submission for full reasons, including attachment]	Rezone the nine properties on the western side of Norfolk Grove and the adjacent rear Lot 220 Sievers Grove to Medium Density Residential Zone.
Rezoning	Gavin Faulke	107.15	Amend	The properties are located within a 3 minute/240m to 7 minute/550m walking distance of the Cannons Creek Centre. The properties are surrounded by MRZ zoning. Topography would not prevent medium density development and houses could be orientated to face east, west or north. Current zoning is disjointed and would lead to cross boundary issues. [Refer to original submission for full reasons, including attachment]	Rezone the twenty-eight properties between Champion Street and Herford Street to Medium Density Residential Zone.
Rezoning	Gavin Faulke	107.14	Amend	This is the largest GRZ 'island' within the MRZ. The 'island' is surrounded by MRZ. The area is within a 2 minute/170m to 9 minute/750m walking distance to Cannons Creek Centre. The area is large. Parts are steep and south facing, so difficult to develop, other parts are not. The current zoning is disjointed and would lead to cross boundary issues. [Refer to original submission for full reason, including attachments]	The zoning of the seventy properties in the vicinity of Mungavin Ave, Wiltshire Place, Gloucester Street, Somerset Place and Dorset Grove needs to be examined and areas which are suitable to MRZ should be rezoned.
Rezoning	Gavin Faulke	107.16	Amend	Topography would not prevent medium density development and the properties have westerly or north-westerly views. Sites have sufficient area adjacent to the road where housing would have views to the north. Current zoning is disjointed and would lead to cross boundary issues. [Refer to original submission for full reasons, including attachment]	Rezone the six properties to the southwest of the western intersection of Champion Street and Cornwall Crescent to Medium Density Residential Zone.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Rezoning	Gavin Faulke	107.17	Amend	The properties are located within a 10 minute/900m walking distance of the Cannons Creek Centre. Accessibility does not seem to be the issue. The sites have easy access to Bothamley Park. The MRZ/GRZ boundary goes through the middle of the existing semi-detached houses at 3 and 5 Lincoln Grove. The properties are surrounded by MRZ zoning. Topography would not prevent medium density development and the properties have westerly or north-westerly aspects. Considers that the current zoning is disjointed and would lead to cross boundary issues. [Refer to original submission for full reasons, including attachment]	Rezone the seven properties at the northern end of Lincoln Grove to Medium Density Residential Zone.
General	Transpower New Zealand Ltd	60.137	Amend	The planning maps show the 'National Grid Corridor' and that the mapped area is equivalent to the defined term 'National Grid (Subdivision) Corridor'. Notes the maps do not show the 'National Grid Yard', nor do they show the centre line of a transmission line. Policy 12 of the NPSET requires territorial authorities to "identify the electricity transmission network on their relevant planning maps whether or not the network is designated". Concerned that only mapping the subdivision corridor may confuse plan users and imply a greater extent of regulation given the need for provisions that also relate to the National Grid Yard . Policy 12 is given effect to when the centre line of a transmission line is mapped consistent with the National Planning Standards – Mapping Standard Direction 2. As conveyed currently on the planning maps, the line is not centred between the support structures and therefore may be misleading to plan users. Refer figure 1 below as an example. Figure 1. National Grid Corridor as shown on planning maps (Refer to original submission)	Amend the notation on the planning maps as follows: National Grid ~~Corridor~~ Transmission Line Amend the line as shown on the planning maps to the centreline of the planning maps. And Any consequential amendments.
Rezoning	Mike & Christine Jacobson	61.3	Support in part	In an earlier draft District Plan that was consulted on by Council, there was provision for Rural Lifestyle (or similar) zoning to the east and north of the Future Urban Zone on the Judgeford Flats. That zone apparently included rural areas where additional residential/rural activity would not compromise the roading network and had more flat/gently sloping land and otherwise did not threaten the environmental and character values of the rural area. Early draft Plan did not include the Future Urban Zone on the Judgeford Flats. It is not clear why such a Rural Lifestyle (or similar) zoning has been abandoned in its entirety around the eastern part of the Judgeford flats and the southern end of Moonshine Road, rather than being refined to achieve a number of desirable outcomes for Porirua City.	Create a new Special Purpose Zone allowing more intensive rural subdivision (or extend the Rural Lifestyle Zone) to the north and east of the FUZ Judgeford Flats after careful consideration of where and how that can be done: • without adversely impacting the roading network and the environment (in particular the Moonshine and Pauatahanui Streams and Pauatahanui inlet downstream); • in a way that enables a more vibrant community in the area with opportunities to both live and work (with benefits of reducing travel and carbon footprint in an area not well served by public transport); and

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				The creation of the Future Urban Zone on the Judgeford Flats has in fact increased the desirability of such Rural Lifestyle (or similar) zoning in that area. There is increasing recognition that hub development is important for transport/carbon/wellbeing/cultural reasons, and that having people living and working in an area instead of divorcing workplace areas and habitation areas has many advantages. Apartments in the city are just the most obvious example of this. If there is to be a commercial and transport hub developed on the Judgeford Flats, why has there been zero provision for some of the people working in that hub to be able to live in the vicinity on rural lifestyle sized properties where undesirable effects can be avoided? Why is there no provision of a buffer between the commercial and transport hub and the general rural zone? There could be reverse sensitivity issues, and there is little evidence that the existing commercial activities at BRANZ create or suffer from effects of nearby dwellings/habitation. Notes that the Rural Lifestyle Zone to the west of the FUZ Judgeford Flats does border on that FUZ. Clearly Council planners do not see a problem with the two zones being next to each other. By way of contrast, the proposed plan includes a SPZ (BRANZ) and refers to the large scale campus. Notes that BRANZ workers benefit from the proximity of varied rural and rural lifestyle type properties to their workplace - evidenced by the number of BRANZ staff that walk up Moonshine Road every lunchtime. However the land around is shown as rural. Wishes to explore at the hearings the advantages of providing rural lifestyle type zoning around the remaining boundaries of the FUZ Judgeford Flats where there are no impediments to that in the way of adverse effects, such as effects on the roading network. There are properties there where the roading network can cope, and where the land can accommodate on-site wastewater treatment without adverse effects on the environment, and where smaller allotments can contribute to a more vibrant community with both living and working opportunities and a smaller carbon footprint. If the zone and its policies/standards are carefully designed, then creating rural lifestyle lots can have benefits for the environment, in that extensive native and amenity plantings, riparian protection, and wildlife corridors become more likely. Such benefits have been achieved on the Jacobson properties already. Additional dwellings achieving the above benefits while avoiding effects would also have the effect of providing more demand for public transport to and from the nearby city centres and making such public transport more viable.	• in a way that enables and promotes environmental restoration including riparian plantings, native and amenity plantings, and wildlife corridors.
Retain Zoning	Building Research Association of	116.1	Support	SPZ-Special Purpose Zone (BRANZ) appropriately recognises and provides for the regional and national importance of BRANZ's research and testing activities and the importance of BRANZ to the economy and wellbeing of Porirua City. The Section 32 Evaluation Report prepared by the Porirua City Council is an appropriate evaluation	Confirmation of SPZ-Special Purpose Zone (BRANZ).

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	New Zealand (BRANZ)			under the RMA and is supported by BRANZ other than in respect of the specific building height issues raised by the proposed amendment.	
Rezoning	Russell Morrison	117.1	Oppose	Acknowledges that higher density housing is needed in Porirua to meet the housing needs of an increasing population and to reduce the need for further urban expansion. Considers that Medium Density Residential Zone is inappropriate in Mana. The criteria used to identify suburbs suitable for medium density development are limited and do not take account of, or place sufficient importance on, other factors related to character, amenity or the future functioning of the village area, particularly of Mana Esplanade. Based on previous surveys and knowledge, Mana residents will not want 3-storey (or 6-storey) apartment buildings going up next to or opposite them destroying their privacy, reducing their sun and blocking views. People driving, cycling or walking along Mana Esplanade will not welcome the oppressive feeling and lack of sun that would result if 3-storey buildings line the road. Irresponsible to be promoting new medium density construction within 2 metres of Mana Esplanade's road boundaries at this stage when there is a possibility that those boundaries may need to be shifted to accommodate widening of the road in future. Irresponsible to be intensifying housing in already flood prone areas with existing infrastructure problems thus increasing the number of people affected in future events. Individual properties or pockets of land in Mana as well as in other General Residential Zones acceptable for medium density development provided the character of the area and views, sunlight and privacy are not unduly affected; does not justify using a MRZ zoning making medium density development a permitted activity for such a large part of Mana or in other suburbs. More logical to allow medium density construction to be considered with community input in any GRZ area where certain criteria can be met and there is adequate infrastructure to cope.	Amend the proposed MRZ in Mana to General Residential Zone
Section 32 Evaluation Report	Paul and Julia Botha	118.1	Not specified	Rezoning the land appears to be in line with issues facing Porirua's residential land supply, with the 2019 Housing and Business Capacity Assessment identifying the Porirua needs to accommodate 10,000 new residential dwellings over the forthcoming years.	Support the rezoning report for 10A The Track.
Rezoning	Paul and Julia Botha	118.2	Amend	This will then eliminate a small area of the Rural Lifestyle Zone being wedged between the residential zone and the flood mapped area, which is otherwise unusable. It seems a more natural location to locate the boundary. This move will assist with the City's needs for increased residential land supply.	The proposed residential boundary zone as it relates to 10 the Track, Plimmerton, could extend northwards a little and end at the ponding mapping. [Refer to original submission for full decision requested, including attachments]
General	Paul and Julia Botha	118.13	Not specified	Council have included information in their GIS database which is sourced off other databases and then put it forward on the PCC site as being accurate irrespective of how accurate the underlying (original) data is.	The plan needs to include reference to the following points: • There needs to be reference to the accuracy of the mapping information, particularly for lines that show items which have

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				[Refer to original submission for full reason, including maps]	some element of subjectivity. For example, if the SNA boundaries have a lower stated accuracy that property boundaries or council services. • There needs to be an acknowledgement by PCC that their GIS mapping relies on databases provided by others and that PCC have not determined the accuracy of each complete dataset. On this basis, if property owners identify errors that require correction, the process to get changes made needs to be straightforward, i.e. it should not require another plan change nor make it so difficult that landowners give up and errors persist.
Rezoning	Lyle and Tracey Davies	10.1	Oppose	Reasons include: • Future Urban Zoning is not appropriate • Industrialisation is incompatible with expectations of living rurally • Flood hazard • Rural and rural lifestyle are more appropriate zoning designations • Irrespective if zoning changes, additional protections are needed. [Refer to original submission for full reason.]	Any changes to the current plan must not further entrench or imbed existing inappropriate activities that are inconsistent with the existing residential use, and amenity value, in the area. If re-zoned or amended in any way, this must be done in a manner that does not continue or aggravate existing effects to existing residents associated with temporary activities already underway. Any rezoning should only enable appropriate uses such as rural lifestyle development and should only occur if there are additional protections for residents. For example, broad scale mining activities (and any other inappropriate activities) must be specifically prohibited to protect resident's amenity values and enjoyment and to minimize negative impacts on transport networks in the area.
General	PHR Limited	20.1	Support	Supports the proposed re-zoning of 46 Paekakariki Hill Road from Rural to Settlement Zone for the following reasons: • The proposed Settlement Zoning of the subject site aligns with the current use of the land and surrounding sites; • The proposed Settlement Zoning allows for more efficient use of the subject site.	[Not specified, refer to original submission]
Fault Rupture Zone	Kenepuru Limited Partnership (KLP)	59.1	Amend	The Ohariu Fault Hazard Zone through the Kenepuru Landing Site needs to be amended to reflect the amended Fault Avoidance Zone shown on the Coffey Reports submitted as part of the Kenepuru Landing Project work and agreed with PCC. Refer the Coffey reports submitted by KLP and in PCC records for the information relating to this request.	Amend the Planning Maps. Amend the Fault Avoidance Zone to reflect that as shown on the Coffey Reports submitted as part of the Kenepuru Landing Project work and agreed with PCC
Flood Hazard - Stream Corridor	Kenepuru Limited Partnership (KLP)	59.30	Amend	The Stream flooding Overlay in Lot 1509 DP 533884 on the Kenepuru Landing site needs to be removed. It is not a Stream and will become a stormwater attenuation area for PCC and the project. It is and will remain part of a green reserve area.	Amend the Planning Maps to remove the Flood Hazard - Stream Corridor from Lot 1509 DP 533884.
Flood Hazard - Overland Flow	Kenepuru Limited Partnership (KLP)	59.29	Amend	The Overland Flow Paths shown on the Kenepuru Landing site in the PDP Planning Maps are based on predevelopment information. KLP and Wellington Water have done significant stormwater modelling work to determine 100 year flood levels and overland flow paths for the project.	Amend the Planning Maps to reflect the post development information.

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Rezoning	Gwynn Family Trust	12.1	Oppose	The FUZ in Judgeford has serious issues related to it, and there are significantly better areas to locate this. Judgeford flats is suitable for slightly higher dwelling intensification but not a full Industrial development as proposed. [Refer to original submission for full reason.]	Oppose FUZ on Judgeford Flats and make Judgeford Flats Rural Lifestyle zone.
General	Nadine Steffens	14.2	Amend	FUZ-O1 is in conflict with INF-P1 to allow for an integrated, efficient and safe transport network. The current plan for SH58 does not permit for redundancy for slow trucks from a proposed new quarry, nor for the impact of accelerating and decelerating vehicles from SH58 to a new industrial area. This additional infrastructure burden would be in addition to allowing for two flowing lanes of traffic at 80kph in order to ease the current transportation issues. The Judgeford FUZ proposal will potentially cost hundreds of thousands of ratepayers' dollars to fund the need to drain and flood proof the land bordering SH58 area in order to allow for safe activity by commercial enterprises which, as yet, have to be identified. This is as should be identified in APP10-Table 3 as a medium risk for flooding. PCC funding deficits and lack of occupancy in other industrial areas should mean that this proposal is out of synch with the current economic climate. The proposed Future Urban Zone and surrounding district would provide a better area for the intensification of lifestyle residential dwellings on a lifestyle block holding at a holding of 1-2ha as per the report commissioned by PCC in 2013.	Remove the Future Urban Zone as pertains to the Judgeford flats from the District Plan. This area, and Murphys/Flightys and Moonshine and related land holdings currently located in a rural zone, should be redesignated Rural Lifestyle Zone with grandparenting to any primary sector industry currently located within this area.
Retain Zoning	Lesley Wilson	3.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-PoriruaHarbour. The Park includes all land owned by the Crown, some areas owned by Ngati Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All land in Whitireia Park continues to be zoned Open Space.
Rezoning	Polly Case	31.1	Oppose	Given Spring Glade was created with no houses attached to it, reclassifying those few meters of reserve land immediately around it would potentially allow the properties that back on to it to subdivide and provide access through Spring Glade. Spring Glade seems a bit wasted at the moment, but this change would make it a useful street and help provide space for some much needed additional housing. This would allow Spring Glade to be developed and for properties bordering it - i.e. 14a and 16 Downes Street and 50 and 56 Chaffey Cresent to subdivide and provide access from Spring Glade. The rest of the zone could be kept as 'Open space' to ensure the publicly owned land is kept as is. This is proposal is in line with the council strategy to increase housing density.	Reducing the size of the Open Space Zone as it relates to Spring Glade Reserve to retain a few meters between the surrounding private properties and Spring Glade as residential zone.

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				[Refer to original submission for full reason, including clarification correspondence with submitter.]	
Rezoning	Tony Houpt	23.1	Oppose	Given the proximity to State Highway 58, and the fact that the property is not used primarily for primary produce, it should be capable of smaller size subdivision. It is also sandwiched between the highway and BRANZ, and is more suited to higher-density uses.	Rezone 1230 Moonshine Road as Rural Lifestyle Zone.
Rezoning	Jacqui Lally	43.1	Oppose	To continue to enjoy the reasons the lifestyle property was purchased - outright and without a restriction placed by PCC. Under the proposal, the property would border both Future Urban Zone and General Rural, with a property size of 3.6925 ha and an approximate 50/50 split of flat and hilly land. Is happy to host PCC onsite to view the property layout.	The small rural lifestyle property, (3.6925 ha) [346B Paremata Haywards Road (SH58) Judgeford], should remain as general rural.
General	Jacqui Lally	43.2	Amend	Property has a large American tulip tree planted by the American soldiers in World War Two.	The property [346B Paremata Haywards Road (SH58) Judgeford] has a large American tulip tree planted by the American soldiers in World War Two, which possibly should be listed on the Porirua heritage site.
Rezoning	John Hungerford	76.1	Oppose	Judgeford Flats fails to deliver a suitable area for future urban growth within the NPUD 2020 objectives and criteria of : • Traffic safety • Scope for public transport provision and development Transportation • Adequate 'three waters' provision Wastewater – storm water and sewerage • Geotechnical safety considering the topography and the Moonshine Rupture Zone • Management measures for a known flooding zone • Environmental balance, environmental threats and environmental protection. There appears to be insufficient cost-benefit analysis accompanying this Proposed District Plan that makes a compelling case for the need for the Judgeford Flats Future Urban Zone, nor that it would deliver net benefits and that the costs and risks, particularly the environmental risks, can be adequately mitigated. [Refer to original submission for full reason]	Retain Judgeford Flats as General Rural.
Rezoning	Gwynn Family Trust	12.4	Not specified	Extreme steep erosion prone land along the Western side of the Akatarawas, off Paekākāriki Hill Road, is proposed to be zoned Rural Lifestyle with potential subdivision down to 2ha. This land is not suitable for supporting this level of density.	Land along the Western side of the Akatarawas should be zoned Rural rather than Rural Lifestyle.
General	Jennifer Blake	17.2	Amend	FUZ-O1 is in conflict with INF-P1 to allow for an integrated, efficient and safe transport network. The current plan for SH58 does not permit for redundancy for slow trucks from a proposed new quarry, nor for the impact of accelerating and decelerating vehicles from SH58 to a new industrial area. This additional infrastructure burden	Remove the Future Urban Zone as pertains to the Judgeford flats from the District Plan. This area, and Murphys/Flightys and Moonshine and related land holdings currently located in a rural zone, should be redesignated Rural Lifestyle Zone with grandparenting to any primary sector industry currently located within this area.

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				would be in addition to allowing for two flowing lanes of traffic at 80kph in order to ease the current transportation issues. The Judgeford FUZ proposal will potentially cost hundreds of thousands of ratepayers' dollars to fund the need to drain and flood proof the land bordering SH58 area in order to allow for safe activity by commercial enterprises which, as yet, have to be identified. This is as should be identified in APP10-Table 3 as a medium risk for flooding. PCC funding deficits and lack of occupancy in other industrial areas should mean that this proposal is out of synch with the current economic climate. The proposed Future Urban Zone and surrounding district would provide a better area for the intensification of lifestyle residential dwellings on a lifestyle block holding at a holding of 1-2ha as per the report commissioned by PCC in 2013.	
Rezoning	Magdalena Conradie	44.1	Oppose	Judgeford Flats fails to deliver a suitable area for future urban growth within the NPUD 2020 objectives and criteria of : • Traffic safety • Scope for public transport provision and development Transportation • Adequate 'three waters' provision Wastewater – storm water and sewerage • Geotechnical safety considering the topography and the Moonshine Rupture Zone • Management measures for a known flooding zone • Environmental balance, environmental threats and environmental protection. There appears to be insufficient cost-benefit analysis accompanying this Proposed District Plan that makes a compelling case for the need for the Judgeford Flats Future Urban Zone, nor that it would deliver net benefits and that the costs and risks, particularly the environmental risks, can be adequately mitigated. [Refer to original submission for full reason]	Retain Judgeford Flats as General Rural.
Rezoning	Magdalena Conradie	44.10	Oppose	The area identified as a Future Urban Zone appears to take little account of the area's topography, natural waterways, vegetation etc. In particular No. 35 and 41 Murphys Road which are mainly hills and both of which have waterways/streams running through them. This part of Murphys Road is particularly affected by flooding when there is a major weather event. Added to these are No. 2 and 50 Flightys Road and No. 237 Paremata Haywards Rd, which also have a stream running through them and are prone to major flooding. Mulhern Road also has hilly topography not suitable for commercial development. There also appears to be no consideration for the fact that both Flightys and Murphys Roads will be realigned to connect with the much anticipated, and needed, roundabout (due September 2021), part of the NZTA Safety Programme for SH58. Nor has the roundabout at Moonshine Road been considered which is also part of the SH58 safety improvements.	If a Future Urban Zone for Judgeford Flats is retained. it should be redrawn as per map in submission. [Refer to original submission for full decision requested]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				[Refer to original submission for full reason]	
Rezoning	Glenn Johnston	47.1	Oppose	By zoning Judgeford Flats area as Future Urban Zone this is essentially signing the Judgeford Golf course's death warrant. It's not a matter of if but when it would sell. The land will be worth considerably more as industrial and eventually money will talk especially if the club has a few hard years. Porirua currently has three golf courses that are all are struggling financially. If the district plan goes ahead in its current form, Porirua may have no golf courses within 20 years. [Refer to original submission for full reason.]	Do not make Judgeford Flats a Future Urban Zone.
Rezoning	Glenn Johnston	48.1	Amend	There is no zone change proposed for Murphys Road, with the primary reason being that the roading is capable of supporting extra traffic if the area is subdivided. This is understandable for the top part read of Murphys Rd, however the flat area for the first 1 km does not have the same issues. A new entrance to Murphys Rd from SH 58 is planned shortly and upgrading the first section of the road at that time would improve access and allow for more traffic. There has recently been a large increase in rates due to roading on rural roads. Increasing the number of properties on Murphys would help alleviate rate by spreading the costs over more properties.	Change the lower part (1st km approx) of Murphys Road to Rural lifestyle zone.
Rezoning	Joannes Boele van Hensbroek	49.1	Oppose	Opposes that the area between 12 Grays road and 20 Grays road is changed to Medium Density Residential Zone. The north part of these properties are very steep and not suitable to build. Notes that if someone wants to build multi units on any of these properties this will have to be done on top of the hill which will affect the view, light and therefore the value of the properties in the vicinity.	Remove 12 to 20 Grays Road from the proposed Medium Density Residential Zone
Rezoning	Stephen Smith	1.2	Amend	FUZ-O1 is in conflict with INF-P1 to allow for an integrated, efficient and safe transport network. The current plan for SH58 does not permit for redundancy for slow trucks from a proposed new quarry, nor for the impact of accelerating and decelerating vehicles from SH58 to a new industrial area. This additional infrastructure burden would be in addition to allowing for two flowing lanes of traffic at 80kph in order to ease the current transportation issues. The Judgeford FUZ proposal will potentially cost hundreds of thousands of ratepayers' dollars to fund the need to drain and flood proof the land bordering SH58 area in order to allow for safe activity by commercial enterprises which, as yet, have to be identified. This is as should be identified in APP10-Table 3 as a medium risk for flooding. PCC funding deficits and lack of occupancy in other industrial areas should mean that this proposal is out of synch with the current economic climate.	Remove the Future Urban Zone as pertains to the Judgeford flats from the District Plan. This area, and Murphys/Flightys and Moonshine and related land holdings currently located in a rural zone, should be redesignated Rural Lifestyle Zone with grandparenting to any primary sector industry currently located within this area.

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				The proposed Future Urban Zone and surrounding district would provide a better area for the intensification of lifestyle residential dwellings on a lifestyle block holding at a holding of 1-2ha as per the report commissioned by PCC in 2013. [Refer to original submission for full reason]	
Rezoning; EPRIP	Draycott Property Holdings Ltd	75.22	Not specified	Notes that the UDTR discusses how increasing the density of development towards a centre forms a density gradient but considers this has not been done since intensification is only proposed on one side of Bedford Street and one side of Warspite Avenue. Other roads meet the UDTR criteria. Failure to provide for intensification along other roads will not signify the presence of an urban node or contribute to the aesthetic cohesiveness of the overall urban form. Intensification along roads to the Cannon Creeks centre and Waitangirua centre should be particularly provided for. [Refer to original submission for full reason, including attachment]	Rezone land along all approaches to each centre EPRIP to provide aesthetic cohesiveness.
Rezoning; EPRIP	Draycott Property Holdings Ltd	75.5	Amend	Having a property boundary as a zone boundary will result in a greater potential for adverse effects, including shading, privacy, bulk and dominance effects. Using roads for zone boundaries reduces the potential for cross boundary adverse effects. Identifying blocks of development opens up the possibility of master planning the development of these areas and improving connectivity including by upgrading walkways. [Refer to original submission for full reason, including attachment]	Amend the EPRIP boundaries to better reflect the natural breakpoints such as roads, parks and walkways to create more developable blocks and minimise the potential for adverse effects between different zones.
Rezoning	Draycott Property Holdings Ltd	75.6	Amend	Consideration needs to be given to the scale of centres and their ability to provide for the needs of a growing population over time. A significant number of small businesses would exceed the standards for Home Businesses in the Medium Density Residential Zone. A mixed use zone provides a half way point where small to medium sized businesses could operate and grow. Providing for a mixed use zone, where the ground and first floors adjoining town centres can be used for commercial activities will have a number of benefits including increasing the range of locally available employment opportunities. The Ministry for the Environment website lists a number of benefits from mixed-use development.	Amend the zoning of sites adjacent to the existing centres to allow mixed use development on the ground and first floors.

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				[Refer to original submission for full reason, including attachments]	
Rezoning	Draycott Property Holdings Ltd	75.10	Amend	The area is within a 9 minute walk/650m of the Cannons Creek Centre. The area is surrounded by MRZ. Topography does not prevent medium density development and many of the properties have a northerly or western view. The current zoning is disjointed and would lead to cross boundary issues. [Refer to original submission for full reasons, including attachments]	Rezone ten properties at the western end of Cumberland Grove to Medium Density Residential Zone.
Rezoning	Draycott Property Holdings Ltd	75.11	Amend	The properties are located within a 12-13 minute walk/850m to 1.1km of the Cannons Creek Centre. The properties are surrounded by MRZ zoning. Topography would not prevent medium density development and the properties could be orientated to face east, west or north. Current zoning is disjointed and would lead to cross boundary issues. [Refer to original submission for full reasons, including attachment]	Rezone the nine properties on the western side of Norfolk Grove and the adjacent rear Lot 220 Sievers Grove to Medium Density Residential Zone.
Rezoning	Draycott Property Holdings Ltd	75.12	Amend	This is the largest GRZ 'island' within the MRZ. The 'island' is surrounded by MRZ. The area is within a 2 minute/170m to 9 minute/750m walking distance to Cannons Creek Centre. The area is large. Parts are steep and south facing, so difficult to develop, other parts are not. The current zoning is disjointed and would lead to cross boundary issues. [Refer to original submission for full reason, including attachments]	The zoning of the seventy properties in the vicinity of Mungavin Ave, Wiltshire Place, Gloucester Street, Somerset Place and Dorset Grove needs to be examined and areas which are suitable should be rezoned to Medium Density Residential Zone.
Rezoning	Draycott Property Holdings Ltd	75.13	Amend	The properties are located within a 3 minute/240m to 7 minute/550m walking distance of the Cannons Creek Centre. The properties are surrounded by MRZ zoning. Topography would not prevent medium density development and houses could be orientated to face east, west or north. Current zoning is disjointed and would lead to cross boundary issues.	Rezone the twenty-eight properties between Champion Street and Herford Street to Medium Density Residential Zone.

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				[Refer to original submission for full reasons, including attachment]	
Rezoning	Draycott Property Holdings Ltd	75.14	Amend	Topography would not prevent medium density development and the properties have westerly or north-westerly views. Sites have sufficient area adjacent to the road where housing would have views to the north. Current zoning is disjointed and would lead to cross boundary issues. [Refer to original submission for full reasons, including attachment]	Rezone the six properties to the southwest of the western intersection of Champion Street and Cornwall Crescent to Medium Density Residential Zone.
Rezoning	Draycott Property Holdings Ltd	75.15	Amend	The properties are located within a 10 minute/900m walking distance of the Cannons Creek Centre. Accessibility does not seem to be the issue. The sites have easy access to Bothamley Park. The MRZ/GRZ boundary goes through the middle of the existing semi-detached houses at 3 and 5 Lincoln Grove. The properties are surrounded by MRZ zoning. Topography would not prevent medium density development and the properties have westerly or north-westerly aspects. Considers that the current zoning is disjointed and would lead to cross boundary issues. [Refer to original submission for full reasons, including attachment]	Rezone the seven properties at the northern end of Lincoln Grove to Medium Density Residential Zone.
Rezoning	Draycott Property Holdings Ltd	75.16	Amend	The properties are located within a 12 minute/1.2km walking distance of the Cannons Creek Centre. Accessibility does not seem to be the issue. The sites are adjacent to Bothamley Park. Topography would not prevent medium density development and the properties have westerly or north-westerly aspects. Current zoning is disjointed and would lead to cross boundary issues. [Refer to original submission for full reasons, including attachment]	Rezone the sixteen properties at the eastern end of York Place to Medium Density Residential Zone.
Rezoning	Draycott Property Holdings Ltd	75.17	Amend	The properties are located within a 12 minute/900m walking distance of the Cannons Creek Centre. The properties are surrounded by MRZ zoning. The accessway will serve properties that are in the MRZ and GRZ.	Rezone the nine properties to the southwest of the eastern Champion Street/Cromwell Crescent intersection to Medium Density Residential Zone.

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				Topography would not prevent medium density development and the properties have westerly or north-westerly aspects. Current zoning is disjointed and would lead to cross boundary issues. [Refer to original submission for full reasons, including attachment]	
General	Draycott Property Holdings Ltd	75.18	Not specified	Agrees with zoning. Protects amenity of the netball courts and their users.	[Not specified, refer to original submission]

Rezoning	Paremata Business Park L168.80td	69.7	Support in part	The proposed Local Centre Zone at Paremata is restricted only to the existing commercial land uses. This limits the extension of commercial development. There is also no provision for medium density in this area except for on floor levels above commercial land proposed to be zoned local centre zone.
				
				The Council's reasons for not providing for medium density development in the area are not supported, including:
				
				• Steep terrain does not prevent itself from being developed into medium density. It is more costly, but there are examples all over the world where steep hill side areas have been developed successfully into medium density housing areas such as some neighbourhood in San Francisco and Italy. The price point for dwellings in this area is only going up, making development of more challenging sites more viable.
				• Taller buildings can take advantage of sloping topography negating potential shading on adjoining properties where slope conditions are favourable such as the submitters sites in Paremata.
				• The area is close to (within a 10-minute walk) a variety of parks/beaches to both the south and the north of the area.
				  ○ The park at 6 Cassley Crescent, Papakowhai, Porirua
				  ○ Dolly Varden Reserve and beach – yes slightly convoluted way to get there, but with higher densities and increased taxes due to higher intensity land uses, pedestrian ways and cycle ways can more easily be improved.
				• The Local Commercial Zones are proposed for the submitter's site thus allowing for better commercial servicing of the area.
				• There is a primary school with existing sport/play fields right there.
				
				Zone changes ensure greater supply of business land and housing supply, optimising the location next to Paremata Station.
				
				Refer to original submission for full reason, including attachments.
					Rezone the properties situated to the east of 5-17 Paremata Crescent, as shown on plans attached to full submission, as follows:
					
					• Option 1: From General Residential Zone to Medium Density Residential Zone; or
					• Option 2: From General Residential Zone to Local Centre Zone.
					
					Adopt any other such relief, including additions, deletions, or consequential amendments necessary as a result of the matters raised in these submissions, as necessary to give effect to this submission.
					
					[Refer to original submission for full decision requested, including attachments.]

Rezoning	Carrus Corporation Ltd	68.2	Support in part	General Residential Zoning for the following sites is inappropriate for the reasons listed: For Lot 101 DP545051 (24 Frances Brown Avenue, Aotea):	Rezone: 1. Change the zoning map for the property situated at Lot 101 DP545051 (24 Frances Brown Avenue, Aotea) from General Residential Zone to Medium Density Residential Zone.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• The Aotea area has a Comprehensive Development Plan (CDP) that was varied to allow this site to be developed as medium-density residential. This is not indicated on the District Plan. • Currently a resource consent application has been lodged with Porirua City Council seeking approval for a medium density development on the site. • Changing the site to Medium Density Residential Zone will better align the Proposed District Plan with the CDP and the proposed development. For Lot 4 DP85351 and Lot 1 DP371891 (32 Sasanof View, Ascot Park): • The Ascot Park area directly adjacent to the north is zoned Medium Density Residential. • To align the greenfield area with the adjacent zoning a Medium Density Residential Zone will be appropriate. For at Lot 275 DP498135 (1 John Burke Drive, Aotea) and at Lot 275 DP498135 (1 John Burke Drive, Aotea): • There is a need for this area to provide a bigger variety of housing typologies as most of Aotea is General Residential. • The site is near schools and recreation areas. For Lot 280 DP530586 (no address): • There is a need for this area to provide a bigger variety of housing typologies as most of Aotea is General Residential. • The site is near schools and recreation areas.	2. Change the zoning map for the property situated at Lot 4 DP85351 and Lot 1 DP371891 (32 Sasanhof View, Ascot Park) from General Residential Zone to Medium Density Residential Zone. 3. Change the zoning map for the property situated at Lot 275 DP498135 (1 John Burke Drive, Aotea) from General Residential Zone to Medium Density Residential Zone. 4. Change the zoning map for the property situated at Lot 280 DP530586 (no address)from General Residential Zone to Medium Density Residential Zone. or; Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.
Hazards and Risks	Heather and Donald Phillips and Love	79.3	Amend	There is no “Hazards and Risks Overlay” for Wildfires areas	Amend
General	Heritage New Zealand Pouhere Taonga	65.96	Amend	It appears that the Former WWII American Camp (included in Schedule 4 as HHS001) is not shown on the planning maps.	Include HHS001 in the maps.
Rezoning	Arama Rochel	66.1	Amend	With recent subdivision and resource consents, rural zoning is no longer considered 'fit for purpose' for these properties. Considering the surrounding areas and/or potential of surrounding areas - the submitters’ properties are part of a wider subdivision of Pikarere Farm where lots have been sold for rural lifestyle purpose (to provide homes for whanau). Some lots nearby on Pikaere Farm are already in the process of building houses (within restrictions). This means that re-zoning of these properties from rural to 'rural lifestyle’ will be consistent with purposes of surrounding and/or developing rural residential properties. Raises a number of matters including:	Amend zoning of lots 3, 4 and 5 of Pikarere Farm from Rural Zone to Rural Lifestyle Zone (or any other decision that would satisfy concerns that the zone reflects the future potential of the land). [Refer to original submission for full decision requested, including attachments.]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• Ownership • Prior resource consents • Surrounding locality /area including natural and cultural values. Facilitating more housing and job creation and/or apprenticeship opportunities. [Refer to original submission for full reason, including attachments]	
Rezoning, Section 32 Evaluation Report	Housing Action Porirua	67.14	Oppose	Opposes the proposed two-tier residential zone structure that replaces the single Suburban Zone of the Operative District Plan. Notes that under the proposed zonal structure, suburbs that become General Residential Zone have rules to allow a modest increase in housing density whilst retaining a good standard of residential amenity. Suburbs that become Medium Density Residential Zone are allowed far higher density and the standards of residential amenity are significantly reduced. Opposes the proposed second-class status of areas proposed to become Medium Density Residential Zone. Within the Medium Density Residential Zone there are locations in Eastern Porirua designated as Eastern Porirua Residential Intensification Precinct where even greater density and even lower residential amenity is permitted. There is a strong correlation between social class and the residential zone being proposed. It is not an exaggeration to say that under the Proposed District Plan working-class people will be corralled into poorer quality residential environments. Notes that the proposed intensification precincts are linked to suburban centres, but the Proposed District Plan overall does not structure higher-density living around the city centre. For example the southern parts of Aotea and Ranui would become General Residential Zone though those areas are in walkable range of the City centre and transport hubs. Seeks the same rules for all and high standards of residential amenity for all.	Drop the two-tier residential zone structure and set common standards for residential amenity in all suburbs.
Retain Zoning	Robert Hughes	80.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All land in Whitireia Park continues to be zoned Open Space.
Rezoning	John Hungerford	76.12	Oppose	The area identified as a Future Urban Zone appears to take little account of the area's topography, natural waterways, vegetation etc. In particular No. 35 and 41 Murphys Road which are mainly hills and both of which have waterways/streams running through them. This part of Murphys Road is particularly affected by flooding when there is a major weather event.	If a Future Urban Zone for Judgeford Flats is retained, it should be redrawn as per map in submission. [Refer to original submission for full decision requested]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Added to these are No. 2 and 50 Flightys Road and No. 237 Paremata Haywards Rd, which also have a stream running through them and are prone to major flooding. Mulhern Road also has hilly topography not suitable for commercial development. There also appears to be no consideration for the fact that both Flightys and Murphys Roads will be realigned to connect with the much anticipated, and needed, roundabout (due September 2021), part of the NZTA Safety Programme for SH58. Nor has the roundabout at Moonshine Road been considered which is also part of the SH58 safety improvements. [Refer to original submission for full reason]	
Rezoning	Te Awarua-o-Porirua Harbour & Catchments Community Trust, and Guardians of Pāuatahanui Inlet	77.18	Amend	The Judgeford Flats area is prone to flooding, some of which (in the 2016 downpour) was severe and inundated parts of Pāuatahanui. It also deposited sediment into the harbour. There are changed and unproven dynamics since the construction on Lanes Flat.	The zone boundary should be moved slightly up one of the valleys (e.g. Mulhern Road area to the vicinity of the BRANZ area). It should not be in the stream valley. It needs to be higher up (at least two metres) and away from the bed and riparian area of the stream.
Retain Zoning	Yasemin leana Kavas	268.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All land in Whitireia Park continues to be zoned Open Space.
Rezoning	Aaron and Lorraine Taylor	267.1	Not specified	Has a number of residential properties in Gear Terrace. Proposes in line with the National Policy Statement on Urban design that the medium density housing zone would expand through the whole of Gear Terrace, Porirua. Gear Terrace has some social issues and investment, care and consideration to social amenity could improve this.	Expand the medium density housing zone through the whole of Gear Terrace.
Rezoning	Te Āhuru Mōwai	265.2	Amend	The extension of the Medium Density Zone will account for housing growth projections identified by Te Āhuru Mōwai that is not currently reflected in the plan. The Elsdon residential area is within walking distance of Porirua City Centre making it a desirable location to live and recreate. The wider Titahi Bay is also within walking distance of Titahi Bay local centre zone. Western Porirua (including Elsdon and Titahi bay) is in close proximity to the new Transmission Gully Kenepuru Interchange. The vicinity of this suburb to the new motorway provides better access opportunities (throughout the wider Wellington region) than currently exists, and therefore choice in housing typology is an important consideration for this part of Porirua. The guidelines applied for proximity to local/city centres, public spaces, easy access to shops, services and public transport, need to be considered for Elsdon Residential and wider Titahi Bay. The current draft District Plan does not include Elsdon residential and areas of Titahi Bay residential as proposed medium density residential zone. A large number of properties within the Te Āhuru Mōwai portfolio sit outside the areas being proposed for medium density .	Amend to extend the Medium Density Residential Zone to include Elsdon Residential and the entire areas of Titahi Bay Residential. These areas are indicated on the attached document (areas for amendment are circled). [Refer to original submission for full decision requested, including attachments]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Rezoning	Te Rūnanga o Toa Rangatira	264.82	Not specified	Ngāti Toa's main kāinga is based in Takapūwāhia. The surrounding suburbs of Titahi Bay and Elsdon are significant sites to Ngāti Toa and were formerly Pā sites and Kainga. Te Rūnanga has an iwi Strategic Objective – Oranga – Our Well-being. This objective includes ensuring that Ngāti Toa have access to healthy affordable homes. An amendment to the Medium Density Residential Zone will provide a greater opportunity to maximise land holdings to provide housing.	Amend MRZ to include all Western Porirua residential zone. [Refer to map in original submission]
Significant Natural Areas	Frances McNamara	259.5	Amend	The edge of the SNA line aims to represent the canopy edge of the protected vegetation as at the release of the Proposed District Plan, 28 August 2020. However, the aerial imagery used for the purpose was flown February 2020 this raises a couple of issues: • there could be changes between February and August, and where there are, it is difficult to provide an accurate updated line. In this property's case, the boundary is incorrect and an updated line has been provided but it is almost impossible to ascertain if it is accurate; • the canopy of the vegetation is going to continue to increase, particularly in the direction away from the SNA and into the "non-SNA" areas of owners' property. So, what happens to overhanging branches in non-SNA areas? Given they are not within an SNA, it is assumed landowners can remove overhanging branches at will.	[Not specified, refer to original submission, including attachments]
Retain Zoning	Nick Hartley	256.1	Support	Support all land in Whitireia Park continuing to be zoned 'Open Space', however this zoning does not limit the number of buildings in the park provided each building is less than 50m2 and the combined coverage is no more than 5 percent. This means up to 520 buildings could be built on RNZ land. This is inconsistent with the objective OSZ-02 in the proposed district plan which says 'a low level of development and built form with few structures to support passive and active community activities.	Support all land in Whitireia Park continuing to be zoned 'Open Space'.
Rezoning	Milmac Homes Limited	258.1	Amend	The property [Paekakariki Hill Road (Lot 2 85726)] should be zoned Rural Lifestyle Zone and not General Rural Zone.	Amend the proposed Porirua District Plan to rezone the property [Paekakariki Hill Road (Lot 2 85726)], or parts of the property, Rural Lifestyle Zone.
Special Amenity Landscapes	Milmac Homes Limited	258.2	Amend	The property [Paekakariki Hill Road (Lot 2 85726)] should not be subject to the provisions relating to the Special Amenity Landscapes overlay.	The removal of the Special Amenity Landscapes overlay from the property [Paekakariki Hill Road (Lot 2 85726)] or, in the alternative The incorporation of a policy framework and associated rule that enable appropriate development within the Special Amenity Landscapes overlay area consistent with rural lifestyle development, with such provisions to not be overly prescriptive and constraining
Flood Hazard Overlay	Vic Draper	261.2	Amend	[No specific reason given beyond decision requested - refer to original submission]	Removal of any flood overlay over the properties [the Draper Family Land] For clarification purposes reference to Draper Family Land is the below: • 278 Paremata Haywards Road (SH58) also known as Lot 1 DP14428

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• 275b Paremata Haywards Road (SH58) also known as Lot 2 DP76421 • 278 Paremata Haywards Road (SH58) also known as Lot 1 DP25982
Rezoning	Vic Draper	261.3	Amend	There are a combination of issues across each property pertaining to this land. Majority of which involve PCC not proving recognition to existing businesses within the Judgeford flats and the rules under the proposed Future Urban prohibit Industrial/commercial. Any support offered to PCC would be conditional on the above. Has held multiple conversations with PCC independently as well as attended community discussion evening to provide feedback. Feedback has gone unnoticed as no changes have been made to reflect. Welcomes the opportunity to discuss further with PCC but also wish to identify information that conflicts within Council documentation (including between FUZ-P4 and specific FUZ rules).	Amend to: • Up-zone all three properties [the Draper Family Land] to Live Industrial/commercial/employment zoning • In the alternative the Future Urban Zone needs to reflect the current use and intended use of the area through appropriate policy and regulatory framework. This includes but not limited to provisions of appropriate permitted activities rules for the current and intended use of the land. For clarification purposes reference to Draper Family Land is the below: • 278 Paremata Haywards Road (SH58) also known as Lot 1 DP14428 • 275b Paremata Haywards Road (SH58) also known as Lot 2 DP76421 • 278 Paremata Haywards Road (SH58) also known as Lot 1 DP25982
General	Nathan Cottle	257.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All land in Whitireia Park continues to be zoned Open Space.
Natural Hazards	Anita and Fraser Press	253.5	Amend	The NH provisions have the potential to 'taint' applications for subdivision and development envisaged by the Proposed District Plan and consistency in activity status and planning framework will better implement the objectives for the RLZ or Settlement Zone.	Removal of the Natural Hazard (NH) risk overlays from the land or Amendment to the Natural Hazard provisions to provide a less restrictive planning framework for subdivision and development within those overlay areas. [Refer to original submission for full decision requested]
Rezoning	Anita and Fraser Press	253.1	Amend	The Growth Strategy 2048 and Proposed District Plan shows the area around the subject land [139 Paekākāriki Hill Road, Pāuatahanui (Lot 3 DP 33209 (CT WN17B/265))] as rural residential. Seeks to enjoy the same amenity proposed by	Amend the planning maps to provide an improved extent of the Rural Lifestyle Zone (RLZ) or Settlement Zone (SETZ) for the property at 139 Paekākāriki Hill Road, Pāuatahanui (Lot 3 DP 33209 (CT WN17B/265))

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Council for the surrounding areas so not to be left as an 'island' of General Rural Zoned land.	
Special Amenity Landscape	Anita and Fraser Press	253.3	Amend	The NFL provisions have the potential to 'taint' applications for subdivision and development envisaged by the Proposed District Plan and consistency in activity status and planning framework will better implement the objectives for the RLZ or Settlement Zone.	Removal of the Significant Amenity Landscape Area (SALA) from the land [139 Paekākāriki Hill Road, Pāuatahanui (Lot 3 DP 33209 (CT WN17B/265))] or Amendment to the Natural Features and Landscape (NFL) provisions to provide a less restrictive planning framework for subdivision and development within a SALA [See original submission and specific submission points for full relief sought]
General	Gary Lewis	248.3	Not specified	Rezoning Porirua east will more than likely displace the families that have helped form Porirua. Zoning change to intensify this area will have devastating effects on this whole community.	Voices [of families displaced by rezoning Porirua east] need to be heard in planning their neighbourhood.
Flood Hazard Overlays	Pukerua Property Group Limited	242.3	Oppose	Generally opposes the location of the Stream Corridor and ponding Flood Hazards.	[Not specified, refer to original submission]
General	Pukerua Property Group Limited	242.1	Support	Generally supports showing part of the land at 422, 422A and 422B State Highway 1, Pukerua Bay as appropriate for Urban Development on the Planning Maps.	[Not specified, refer to original submission]
Rezoning	Pukerua Property Group Limited	242.2	Oppose	Generally opposes the identification of the land at 422, 422A and 422B State Highway 1, Pukerua Bay, as part of the Future Urban Zone (FUZ). Planning, urban design, geotechnical, landscape, ecological, heritage, contamination, transportation, and infrastructure experts have been commissioned to prepare Pukerua Property Group Limited's structure planning for the land. The structure plan is attached to the submission [Refer to original submission for supporting documents]. The land has been identified for many years as a future residential area and its development will compliment and expand on the existing Pukerua Bay settlement.	Amendments to the planning maps to either: • identify the subject land as part of the General Residential Zone (GRZ); or • create a Specific Precinct (Mt Welcome) within the General Residential Zone to give effect to the Structure Plan prepared by Construkt [See original submission for supporting documents]
Natural Hazards	Linda Dale	247.19	Amend	• The overlay does not accurately depict the risk at these properties [51 & 57-59 Seaview Rd, Paremata, Porirua] It has been described as having a degree of uncertainty and may not take into account site specific features such as existing barriers (natural and non-natural), exact ground height or historical information. • Seeks more site-specific assessment, especially given how long the overlay would be in the plan (noting that the current plan dates from 1999).	In relation to the hazard overlays relating to properties at 51 & 57-59 Seaview Rd, Paremata, Porirua: • Amend the hazard overlay as it relates to these properties. • If the submission on CE-P9 is enacted then this submission is no longer necessary.
General	Edmund Stephen-Smith	245.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All land in Whitireia Park continues to be zoned Open Space.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Fraser Ebbett	243.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All land in Whitireia Park continues to be zoned Open Space.
Special Amenity Landscape	The Neil Group Limited and Gray Family	241.4	Oppose	Generally opposes the extent of the Pāuatahanui Special Amenity Landscape area. The Proposed District Plan shows a significant portion of the subject land [93 Grays Road, Camborne Lot 1 DP 408158 & Pt Sec 82 Porirua DIS BLK VIII PAEKAKARIKI SD] in the Pāuatahanui SALA. Neil Group Limited has commissioned a site specific Landscape and Visual Assessment that has considered this issue more fully than previous studies. The report is attached for the benefit of Council to better consider landscape values. [Refer to original submission for supporting documents]	Amend the planning map to better reflect the extent of the Special Amenity Landscape in accordance with the attached 4Sight report.
Flood Hazard Overlay	The Neil Group Limited and Gray Family	241.5	Oppose	Generally opposes the location of the Stream Corridor Flood Hazard.	[Not specified. Refer to original submission]
General	The Neil Group Limited and Gray Family	241.1	Support	Generally supports showing part of the land as appropriate for urban development.	[Refer to original submission for full decision requested]
Rezoning, Spatial Layer Method, Future Urban Zone	The Neil Group Limited and Gray Family	241.2	Oppose	Generally opposes identification of the land as part of the Future Urban Zone. Neil Group Limited has undertaken extensive research consistent with the intent of policy FUZ-P2 1 and the guidelines in APP22. This has culminated in a structure plan prepared by 4Sight. Future refinement may be needed as more information becomes available. Neil Group Limited has commissioned appropriate planning, urban design, geotechnical, landscape, ecological and infrastructure experts to prepare its structure planning for the land. The structure plan is attached to the submission. [Refer to original submission for supporting documents] The land has been identified for many years as a future residential area. Its development will compliment and expand on the existing Camborne suburb.	Amend the planning maps to either: • Identify the subject land as part of the General Residential Zone (GRZ) and Settlement Zone; or • Create a Specific Precinct (Kakaho) within the General Residential Zone to give effect to the Structure Plan prepared by 4Sight Consulting on behalf of the NGL.
Rezoning, Spatial Layer Method, Rural Lifestyle Zone	The Neil Group Limited and Gray Family	241.3	Oppose	Generally opposes identification of part of the land as Rural Lifestyle Zone. Neil Group Limited has undertaken extensive research consistent with the intent of policy FUZ-P2 1 and the guidelines in APP22. This has culminated in a structure plan prepared by 4Sight. Future refinement may be needed as more information becomes available. Neil Group Limited has commissioned appropriate planning, urban design, geotechnical, landscape, ecological and infrastructure experts to prepare its structure planning for the land. The structure plan is attached to the submission. [See original submission for supporting documents] The land has been identified for many years as a future residential area. Its development will compliment and expand on the existing Camborne suburb.	Amend the planning maps to either: • Identify the subject land as part of the General Residential Zone (GRZ) and Settlement Zone; or • Create a Specific Precinct (Kakaho) within the General Residential Zone to give effect to the Structure Plan prepared by 4Sight Consulting on behalf of the NGL.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Flood Hazard Overlay	Grant Abdee	238.6	Not specified	Seven or eight of the Rawhiti Road properties are lower than the road boundary. The Hazards and RIsks Overlays 'Flood Hazard - Ponding' map does not highlight stormwater runoff, which has resulted in some scaring/erosion damage on the property. Council appears to have done little to improve problems relating to surface water and Council's past poor planning.	[Not specified, refer to original submission]
Natural hazard overlays	James Mclaughlan	237.7	Amend	Growth Strategy 2048 and Proposed District Plan shows the area around 63 Paekakariki Hill Road as rural residential. Wishes to enjoy the same amenity proposed by Council for the surrounding areas so not to be left as an 'island' of General Rural Zoned land. A 1ha minimum and 2ha average has been a feature of earlier versions of the draft District Plan and should be reinstated in the Proposed Plan. The NFL and NH provisions have the potential to 'taint' applications for subdivision and development envisaged by the Proposed District Plan and consistency in activity status and planning framework will better implement the objectives for the RLZ or Settlement Zone.	Removal of the Natural Hazard (NH) risk overlays from the land or amendment to the NH provisions to provide a less restrictive planning framework for subdivision and development within those overlay areas.
Rezoning	James Mclaughlan	237.1	Amend	Growth Strategy 2048 and Proposed District Plan shows the area around 63 Paekakariki Hill Road as rural residential. Wishes to enjoy the same amenity proposed by Council for the surrounding areas so not to be left as an 'island' of General Rural Zoned land. A 1ha minimum and 2ha average has been a feature of earlier versions of the draft District Plan and should be reinstated in the Proposed Plan. The NFL and NH provisions have the potential to 'taint' applications for subdivision and development envisaged by the Proposed District Plan and consistency in activity status and planning framework will better implement the objectives for the RLZ or Settlement Zone.	Amend planning maps to provide an improved extent of the Rural Lifestyle Zone or Settlement Zone for 63 Paekakariki Hill Road, Pauatahanui.
General	Paula Birnie	236.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All land in Whitireia Park continues to be zoned Open Space.
Natural Hazard Overlays	Quest Projects Limited	233.5	Oppose	Generally supported the draft Growth Strategy 2048. The Proposed District Plan would benefit from some amendment to give effect to that document. For that reason the submitter opposes parts of the Proposed District Plan. The NH provisions have the potential to ‘taint’ applications for subdivision and development envisaged by the Proposed District Plan. Consistency in activity status and planning framework will better implement the objectives for the RLZ.	Removal of the Natural Hazard (NH) risk overlays from the land or Amendment to the Natural Hazard provisions to provide a less restrictive planning framework for subdivision and development within those overlay areas.
Rezoning	Graham and Janet Reidy	234.1	Amend	The Growth Strategy 2048 and Proposed District Plan shows the area around the subject land as rural residential. Seeks to enjoy the same amenity proposed by Council for the surrounding areas so not to be left as an ‘island’ of General Rural Zoned land.	Amend the planning maps to provide an improved extent of the Rural Lifestyle Zone (RLZ) or Settlement Zone (SETZ) for its property [119 Paekākāriki Hill Road, Pāuatahanui, Pt Lot 1 DP 29219 (CT WN44D/686)].

Planning Maps

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Special Amenity Landscape	Graham and Janet Reidy	234.3	Amend	The NFL provisions have the potential to 'taint' applications for subdivision and development envisaged by the Proposed District Plan and consistency in activity status and planning framework will better implement the objectives for the RLZ or Settlement Zone.	Removal of the Significant Amenity Landscape Area (SALA) from the land [119 Paekākāriki Hill Road, Pāuatahanui, Pt Lot 1 DP 29219 (CT WN44D/686)]. or Amendment to the Natural Features and Landscape (NFL) provisions to provide a less restrictive planning framework for subdivision and development within a SALA [Refer to original submission for full relief sought, including attachments]
Natural Hazard Overlays	Graham and Janet Reidy	234.5	Amend	The NH provisions have the potential to 'taint' applications for subdivision and development envisaged by the Proposed District Plan and consistency in activity status and planning framework will better implement the objectives for the RLZ or Settlement Zone.	Removal of the Natural Hazard (NH) risk overlays from the land [119 Paekākāriki Hill Road, Pāuatahanui (Pt Lot 1 DP 29219 (CT WN44D/686))] or Amendment to the Natural Hazard provisions to provide a less restrictive planning framework for subdivision and development within those overlay areas. [See specific submission points for full relief sought]
Rezoning	Jason Alder	232.1	Amend	The Growth Strategy 2048 and Proposed District Plan show the area around the subject land as FUZ. Seeks to enjoy the same amenity proposed for the surrounding areas so not to be left as General Rural Zoned land.	Amend the planning maps to: • Provide an improved extent of the Rural Lifestyle Zone (RLZ) or Settlement Zone (SETZ) for the property [272A Belmont Road, Judgeford (Lot 3 DP 33209 (RoT 547236))] • In the alternative the land can be added to the Future Urban Area (FUZ) which is adjoining [Refer to original submission for full decision requested]
Natural Hazard Overlays	Jason Alder	232.3	Amend	The NH provisions have the potential to 'taint' applications for subdivision and development envisaged by the Proposed District Plan and consistency in activity status and planning framework will better implement the objectives for the RLZ, Settlement Zone or FUZ.	Removal of the Natural Hazard (NH) risk overlays from the land or Amendment to the Natural Hazard provisions to provide a less restrictive planning framework for subdivision and development within those overlay areas. [Refer to original submission for full decision requested]
Rezoning	Jason Alder	232.17	Support in part	The RLZ and SETZ will provide for opportunities for people to live in a rural setting but within a small allotment size. Requests the RLZ and SETZ be retained but extended over the land [272A Belmont Road, Judgeford (Lot 3 DP 33209 (RoT 547236))].	Retain the RLZ and SETZ and extend one or other over the submitters land [272A Belmont Road, Judgeford (Lot 3 DP 33209 (RoT 547236))] (alternatively add the land to the FUZ).
Rezoning	Jason Alder	232.18	Support in part	The RLZ and SETZ will provide for opportunities for people to live in a rural setting but within a small allotment size. Requests the RLZ and SETZ be retained but extended over the land [272A Belmont Road, Judgeford (Lot 3 DP 33209 (RoT 547236))].	Retain the RLZ and SETZ and extend one or other over the submitters land [272A Belmont Road, Judgeford (Lot 3 DP 33209 (RoT 547236))] (alternatively add the land to the FUZ).

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Rezoning	Quest Projects Limited	233.1	Oppose	Generally supported the draft Growth Strategy 2048. The Proposed District Plan would benefit from some amendment to give effect to that document. For that reason the submitter opposes parts of the Proposed District Plan. The Growth Strategy 2048 shows an area of the subject land at 243 and 271 Grays Road, Pāuatahanui and Paekākāriki Hill Road as rural residential. The property is one of the largest catchments flowing into the Inlet and a partial change of land use will enable enhancement of water quality. A master plan for the property would set out the methods to achieve that end result.	Amendment to the planning maps to provide an improved extent of the RLZ for the area identified on the attached map. [Refer to original submission for full reason, including attachment]
Special Amenity Landscapes	Quest Projects Limited	233.3	Oppose	Generally supported the draft Growth Strategy 2048. The Proposed District Plan would benefit from some amendment to give effect to that document. For that reason the submitter opposes parts of the Proposed District Plan. The NFL provisions have the potential to 'taint' applications for subdivision and development envisaged by the Proposed District Plan. Consistency in activity status and planning framework will better implement the objectives for the RLZ.	Removal of the Significant Amenity Landscape Area (SALA) from the land at 243 and 271 Grays Road, Pāuatahanui and Paekākāriki Hill Road. or Amendment to the Natural Features and Landscape (NFL) provisions to provide a less restrictive planning framework for subdivision and development within a SALA.
Rezoning	Vasta and Reus, Carolyn and Carole	230.1	Amend	Growth Strategy 2048 and Proposed District Plan shows some areas around for the properties at 1221 Moonshine Road and 1249B Moonshine Road, Judgeford as FUZ. Wishes to enjoy the same amenity as the surrounding areas so not to be left as an 'island' of General Rural Zoned land. A 1ha minimum and 2ha average has been a feature of earlier versions of the draft District Plan and should be reinstated in the Proposed Plan. The NH provisions have the potential to 'taint' applications for subdivision and development envisaged by the Proposed District Plan and consistency in activity status and planning framework will better implement the objectives for the RLZ. The property is at a major planned junction with State Highway 58 (roundabout) with Moonshine Road. There is an option to include the properties in the FUZ for future employment land in the area in a similar manner to BRANZ.	Amendment to the planning maps to provide an improved extent of the Rural Lifestyle Zone (RLZ) for the properties at 1221 Moonshine Road and 1249B Moonshine Road, Judgeford. In the alternative provide for the properties to become part of the Future Urban Zone (FUZ)
Natural Hazard risk overlays	Vasta and Reus, Carolyn and Carole	230.3	Amend	Growth Strategy 2048 and Proposed District Plan shows some areas around1221 Moonshine Road and 1249B Moonshine Road, Judgeford as FUZ. Wishes to enjoy the same amenity as the surrounding areas so not to be left as an 'island' of General Rural Zoned land. A 1ha minimum and 2ha average has been a feature of earlier versions of the draft District Plan and should be reinstated in the Proposed Plan. The NH provisions have the potential to 'taint' applications for subdivision and development envisaged by the Proposed District Plan and consistency in activity status and planning framework will better implement the objectives for the RLZ. The property is at a major planned junction with State Highway 58 (roundabout) with Moonshine Road. There is an option to include the properties in the FUZ for future employment land in the area in a similar manner to BRANZ.	Removal of the Natural Hazard (NH) risk overlays from the land **or** amendment to the Natural Hazard provisions to provide a less restrictive planning framework for subdivision and development within those overlay areas.
Rezoning	Vasta and Reus, Carolyn and Carole	230.10	Support in part	The RLZ will provide for opportunities for people to live in a rural setting but within a small allotment size. The submitter requests the RLZ be retained but extended over the submitters land.	Retain the RLZ and extend it to properties at 1221 Moonshine Road and 1249B Moonshine Road, Judgeford.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Rezoning	John Carrad	231.1	Oppose	Enable the subject land (end of Rawhiti Road, Pukerua Bay) as part of the residential zone as supported by the following technical information: ***Appendix 1:*** *Wairaka Structure Plan – Land Matters Limited* ***Appendix 2:*** *Vehicular Access Assessment (Tim Kelly Transportation Planning)* ***Appendix 3:*** *Carrad – Preliminary Ecology Survey (RMA Ecology)* Has commissioned appropriate planning, ecological, transportation, and infrastructure experts to prepare its structure planning for the land . The land has been identified for many years as a future residential area and its development will compliment and expand on the existing Pukerua Bay settlement [See original submission for full reasons and attachments]	Amendments to the planning maps to either identify part of the subject land as General Residential Zone (GRZ) or create a Specific Precinct (Wairaka) within the General Residential Zone to give effect to the Structure Plan prepared by Land Matters on behalf of the submitter.
Natural hazard overlays	John Carrad	231.2	Oppose	Opposes location of the Stream Corridor and ponding Flood Hazards Has undertaken appropriate research consistent with the intent of policy FUZ-P2 1 and the guidelines in APP22 that has culminated in a structure plan prepared by Land Matters. Has commissioned appropriate planning, ecological, transportation, and infrastructure experts to prepare its structure planning for the land . The land has been identified for many years as a future residential area and its development will compliment and expand on the existing Pukerua Bay settlement. See original submission for Structure Plan	Amendments to the planning maps to either identify part of the subject land as General Residential Zone (GRZ) or create a Specific Precinct (Wairaka) within the General Residential Zone to give effect to the Structure Plan prepared by Land Matters on behalf of the submitter.
Retain zoning	Luke Davia	226.1	Not specified	All of Whitireia Park is unique to not just the Porirua but also the Wellington area, and represents the largest single body of open space that is easily accessible to everyone. While areas like Colonial Knob and other parks exist, they are usually either far more hilly, or far smaller. Whitireia Park's rolling hills are easily traversed, open, and are an outstanding resource that should never be considered for subdivision, or for the purposes of housing.	The totality of Whitireia Park should continue to be classified as "Open Space", and protected from all subdivision and development—with no exceptions
Rezoning	Royal Forest and Bird Protection Society	225.1	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan appears to be very focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to	Amend the planning maps to use a 'natural open space zone' for SCHED7 SNAs rather than a general open space zoning, and where possible rather than future urban, rural, or residential zoning.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				overlays and zoning creates an avoidable conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable because where SNAs are identified and scheduled they can be included in "natural open space zone". This would make it clear that the area of land which contains the SNA is not (and nor is it intended to be) predominantly urban in character.	
General	Andrew Brunton	221.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All land in Whitireia Park continues to be zoned Open Space.
Rezoning	Plimmerton Residents' Association Inc	218.3	Not specified	Identifies the planned rezoning of rural land at 10A The Track (DP 86437) to enable a five lot subdivision. Notes that the property borders the Taupō Swamp Outstanding Natural Feature and Landscape (ONFL002).	Seeks that any development of 10A The Track (DP 86437) requires appropriate mitigation in place to ensure Taupō Swamp Outstanding Natural Feature and Landscape (ONFL002) is protected.
Health, Safety and Wellbeing	Porirua Pacific Services Network	214.1	Not specified	The health outcomes for the Pacific population are low. Within Porirua 63% of Pacific children have teeth decay when they start school. The rate of hospitalisation of Pacific children is more than twice the rate of other populations. Pacific children experience third world incidence levels of Rheumatic Fever. That is a matter of shame for our whole society. Child obesity is also an issue within our communities with negative health outcomes supported by Porirua's high level of access to alcohol, tobacco and unhealthy food options. The availability of these products promote the consumption of them and entrench these unhealthy products into our communities. As well as the physical well-being challenges the Pacific Community face, there are also high levels of Mental Illness within the Pacific Community. These health issues are not new to us, but they can be minimised through better town planning and creation of fit for purpose homes and neighbourhoods that focus on changing the inequities. The plan does not look at "inclusion."	Introduce No Go Zones to combat the negative health implications of this development plan. These zones will be areas where there would be limited access to alcohol, tobacco and unhealthy food. These No Go Zones would be present throughout the whole city, especially where our people are most vulnerable.
Rezoning	Remi Leblanc	217.1	Amend	The land would be of far greater value to Wellington as a site for much needed housing as was originally intended when taken by the Crown. Background. The property at Raiha Street Lot 12 DP 312536 is 10.73ha and is an undeveloped contoured site with vegetation of bush and gorse. The site has legal vehicle access from Rahia St, Rembrandt Terrace and Turriff Crescent. The owner of the site also owns sections at 37, 39 and 40 Turriff Crescent which could provide additional access. There is possible physical access to the top of the land from a vacant site at 11 Kapuni Grove but this would require negotiation with the owner. There is a Council reserve strip around 20 metres wide separating the land from the industrial properties on Kinleith Grove and 5 Kapuni Grove. The land neighbours a church on proposed General Industrial zoned land in Kapuni Grove and a school on General Residential zoned land in Raiha St, and residential properties at Kenepuru Drive, Rembrandt Avenue, Main Road Tawa, Thomas Hook St and Turriff Crescent. Directly across the road from the entrance on Raiha Street in the Kenepuru Landing medium density housing	Seeks a change in the zoning proposed by the new district plan for LOT 12 DP 312536 - SUBJ TO & INT IN ROW, Raiha Street, Kenepuru, Porirua. Requests to zone the land either: • Medium Density housing as required by the NPS-UD 20; or • General Residential Zone; or • Zone the same as Kenepuru Landing which has the same qualities for location.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				development. There are two bush reserves neighbouring the property to the South and the Colonial Knob bush reserve is within 500m of the land. The present zoning is Landscape Protection and the proposed zoning is General Rural. In the proposed plan there is a new SNA designation which relates the bush cover. The relevant one is SNA128 for Broken Hill Bush. History The land was originally taken by the Crown for the purposes of housing and owned by the NZ Housing Corp. Circa 1988 the Block was rezoned as Rural so that it would be absorbed by Porirua City Council during the split up of Tawa Borough Council between Wellington and Porirua. In a meeting with Jenny Brash June 2002, the Owners were told by the then Mayor Jenny Brash that the re-zoning was to ensure that the Land would be part of the Porirua Catchment and that it was never the Councils Intention for it to remain Rural. Jenny Brash stated that at some time in the future it would revert to Residential Zoning. An Ecological report around that time commissioned by the council as part of the RMA process cited the land as having no rare bush or species and the likely use was for future development. This is attached. [Refer to original submission for full reason, including attachments] Prior to the proposed plan being notified the council was contacted to suggest the land be zoned residential under the plan review but no formal submission was made at the time. The owners were surprised to find the Proposed plan zone was General Rural and an SNA was listed on the land without discussion. Suitability for Housing The land was originally acquired for housing purposes and seems high suited to that use still. There is a lack of housing land in the Wellington region and the price rises of houses and rents reflect this. The land is very close to the Kenepuru on/off ramp to Transmission Gully and the Wellington to Porirua Motorway. The land is within 800m walking distance of the Linden commuter train station (see attached map). There are five bus stops which serve the site (see attached map). Walking distance to schools are 1500m to Tawa College and Tawa Intermediate, 1200m to Linden Primary School and 1400m to Bishop Viard College. There is a private primary school as a direct neighbour and various day care and play centres in the vicinity. The Kenepuru Hospital is 250m from the entrance to the land on Raiha Street. There is a large amount of employment within walking distance of the land both in Kenepuru and Broken Hill areas. It is a short drive or bus trip to Porirua city centre jobs. There are shopping areas nearby at Tawa and Porirua. There is a large sports field complex directly across the Main Road for football and cricket. The Tawa Pool is 1400m walking distance. The land has a pleasant outlook and good all day sun. It is a High Wind zone which is relatively calm for Wellington. Although the land is contoured is not overly steep and similar to housing land in Newlands and Khandallah. The land is almost entirely surrounded by residential zones and there is agood buffer to the industrial land the west. There is a water main going directly through the property and other services are near the site. Stormwater neutrality can be achieved with relative ease. Under the new NPS-UD 20 the site	

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				qualifies for six storey housing as it is less than 800m from the Linden railway station (plan attached). [Refer to original submission for full reason, including attachments] Unsuitability for Rural Zoning The propose zoning is General Rural zone. "The General Rural Zone is used primarily for primary production, activities that support primary production, and other activities that require a rural location." It is inconceivable that this land would be used for farming activities. There could be reverse sensitivity issues if it was (eg noise from animals or farm equipment). The land is not currently used as a farm.	
Rezoning	Plimmerton Residents' Association Inc	218.1	Oppose	The Proposed District Plan zones the majority of properties in Plimmerton/Camborne as General Residential, but also rezones certain properties, around 70-75 residential lots, in Plimmerton as Medium Density Residential (MRZ). This would enable sites to be developed as multi-unit properties, up to three storeys high (11 metres). The established and longstanding community is currently mostly comprised of one to two storey buildings. Opposes the rezoning of properties in Plimmerton from General Residential to Medium Density Residential for the following reasons: 1. The criteria for identifying these properties for MRZ as opposed to others is unclear. Understands the proximity to services and commerce. Most of the MRZ properties identified in the community are topographically unsuitable for intensification or are subject to coastal and flood hazard tags. This rezoning is therefore unlikely to add significantly to the city's housing stock. The General Residential Zone appears to adequately provide for one to two storey multi-unit development where it is viable on these lots. Notes that several of the lots already have multiple low-rise units. 2. The higher height allowed under MRZ means developments would be totally out of context with existing character of Plimmerton as a coastal and suburban village environment. For example, if the five properties from 14 to 20A Steyne Ave were redeveloped as three-storey multi-unit properties heritage properties would be destroyed, coastal sight lines would be impacted, and neighbouring properties could have light, sun and privacy issues with an 11 metre high property set back just one metre from their boundary. There are already multi-unit properties in the community, mostly one to two storeys high. Notes that elderly residents downsizing favour single level dwellings on flat sites with good access to the village and transport, as is evidenced by the current multi-unit properties in James Street and School Road. 3. The existing stormwater and wastewater infrastructure struggles to cope already, especially in James St and St Andrews Road. These issues are well documented in Wellington Water's Taupō Stream Stormwater Model Build report. PCC DP overlays clearly show the existing flood hazards. There have been significant flooding events, most notably in 2016, and less significant events occur regularly. If additional housing and new connections are being added, the infrastructure needs to be upgraded first. The concept of hydraulic neutrality should be replaced with hydraulic positivity where the existing infrastructure is failing to cope.	The MRZ be lifted from all properties in: • Steyne Avenue • Bath Street • Grays Road • James Street • St Andrews Road • School Road • Taupō Crescent (36B/36C) • Pope Street (130, 130A, 132B) That these properties be zoned General Residential like their neighbours, and subject to the provisions for multi-unit developments allowed for under that zone.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				4. Many of the MRZ properties have been identified as subject to flood or coastal hazards. Does not believe these properties would be suitable for intensification. 5. Many MRZ properties fall into the Rail Corridor and would be subject to acoustic constraints. Notes that the current upgrade to Plimmerton Station is to allow for increased rail movements with an additional track adding to the noise and vibration impacts of the rail corridor. 6. Many MRZ properties are accessed directly off SH1, and subject to NZTA constraints. NZTA and PCC officers informed that it is likely that St Andrews Rd will continue to have SH status after Transmission Gully opens, and that it will continue to service high volumes of traffic. It does not make sense to increase the number of vehicles entering/exiting the state highway from private properties. [Refer to original submission for specific comments on properties/groups of properties identified for MRZ rezoning] Asks that PCC reconsider the reclassification of all MRZ properties in Plimmerton. Very few of the properties identified could be developed to add significant additional housing stock and the negative impacts on the existing community amenity values through larger and higher multi-unit developments far outweigh any benefit gained. Ask that these properties be zoned General Residential like their neighbours, and subject to the provisions for multi-unit developments allowed for under that zone.	
Rezoning	Trustees of the Ken Gray No. 1 Family Trust & Ken Gray No. 2 Family Trust	211.1	Not specified	Many of the provisions of the Proposed Porirua District Plan that affect the property: • are unreasonable given the severe impact they will have on the sustainable management and use of the property; and • are not the result of adequate analysis and evaluation under s32 and s32AA of the RMA; and • will not enable social and economic wellbeing through the appropriate use and development of the property; and, therefore • will not meet the foreseeable needs of future generations.	Rezoning parts of the property at 271 Grays Road, Pāuatahanui proposed to be included in the General Rural Zone to Rural Lifestyle Zone. Refer to original submission for full decision requested, including attachments.
Rezoning	Joy Constance Gray	209.1	Not specified	Many of the provisions of the Proposed Porirua District Plan that affect the property: • are unreasonable given the severe impact they will have on the sustainable management and use of the property; and • are not the result of adequate analysis and evaluation under s32 and s32AA of the RMA; and • will not enable social and economic wellbeing through the appropriate use and development of the property; and, therefore • will not meet the foreseeable needs of future generations.	Rezone Pt Lot 2 DP 85726, or parts of the property, from General Rural Zone to Rural Lifestyle Zone.
Coastal Hazards	Trustees of the Ken Gray No. 1 Family Trust &	211.4	Not specified	Many of the provisions of the Proposed Porirua District Plan that affect the property: • are unreasonable given the severe impact they will have on the sustainable management and use of the property; and	Removal of the “Coastal Hazard - Current Inundation” and “Coastal Hazard - Future Inundation” overlays from Lot 1-2 DP 1408, Lot 1 DP 89872, Lot 3 DP 332721 and Lot 2 DP 408158.

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	Ken Gray No. 2 Family Trust			• are not the result of adequate analysis and evaluation under s32 and s32AA of the RMA; and • will not enable social and economic wellbeing through the appropriate use and development of the property; and, therefore • will not meet the foreseeable needs of future generations.	
Tsunami Hazards	Trustees of the Ken Gray No. 1 Family Trust & Ken Gray No. 2 Family Trust	211.5	Not specified	Many of the provisions of the Proposed Porirua District Plan that affect the property: • are unreasonable given the severe impact they will have on the sustainable management and use of the property; and • are not the result of adequate analysis and evaluation under s32 and s32AA of the RMA; and • will not enable social and economic wellbeing through the appropriate use and development of the property; and, therefore • will not meet the foreseeable needs of future generations.	Removal of the "Tsunami Hazard Overlay (1:100yr, 1:500yr and 1:1000yr) Inundation Extent" from Lot 1-2 DP 1408, Lot 1 DP 89872, Lot 3 DP 332721 and Lot 2 DP 408158.
Rezoning	Robin Jones	207.1	Oppose	Opposes the rezoning of properties in Plimmerton on Taupō Crescent, Grays Rd, James Street, Steyne Avenue, Pope Street, St Andrews Rd (SH1) and School Road as Medium Density Residential. Some 70-80 properties in Plimmerton have been identified as zone MRZ under the Proposed District Plan. Understands and supports the need for more housing in Porirua. Opposes this classification in Plimmerton as very few of the properties identified seem suitable or consentable for three-storey multi-unit development. There has been insufficient consideration of the actual site topographies, hazard risks, proximity to SH1 and rail corridor (requiring noise and vibration mitigation), and the impact of three storey multi-unit housing complexes on the existing community. The Section 32 Evaluation Report – Residential Zones states the reasoning for the proposed MRZ zoning. The key factors listed do not include Flood and Ponding hazards that affect many of the properties identified and do not take into account the separation of the "Around the train station at Plimmerton" precinct by a double track Main Trunk railway line (soon to be 3 tracks/platforms) and a busy State Highway. It also ignores the likelihood of substantial future development on Plimmerton Farm, which would provide for greenfields development of a well-planned and purpose-built MDR zone. The GRZ zoning allows for multi-unit development up to two storeys (8 metres). That zoning is more appropriate for this well-established area. Additional comments on specific properties/groups of properties identified for MRZ rezoning: • 36A Taupō Crescent & 36B Taupō Crescent – A steep walk-up path from St Andrews Road and have drive-on only down a very steep narrow shared driveway from Taupō Crescent.	Remove the Medium Density Residential (MRZ) zoning from the properties identified in Plimmerton and treat them as General Residential zone (GRZ).

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• 2 Bath Street (HHB031) and 14 Steyne Avenue (HHB030) – Heritage overlay and listed on Plimmerton Heritage Trail • 192-194 St Andrews Rd – No heritage overlay but the Kirkcaldie House is listed on Plimmerton Heritage trail. • All of James Street and some St Andrews Rd and Grays Road properties are subject to flooding and ponding hazard overlays. Several multi-unit/subdivision developments have already been approved in James Street and Grays Road. Two of these sites are requiring extensive earthworks to prepare the land and raise it above the flood plain. It does not seem sensible to consider building three storey blocks and potentially compounding existing flooding issues in this fragile area. • 130, 130A and 132B Pope Street – steep hillside sites on a narrow shared driveway • 14, 18, 20 Grays Road – no drive on access from 14 Grays Rd is a steep walk up, 18 & 20 have steep drive-on shared access over road reserve on Taupō Crescent. • 1, 3, 5, 7 Steyne Ave – flood hazards and ponding, Rail corridor. Impact on village character. • School Road (all lots) – flood hazards and ponding, coastal hazard (future), Rail corridor. Would increase traffic adjacent to school. • St Andrews Road (all lots) and 65A-D Steyne Ave – NZTA and KiwiRail corridors. There has been no direct communication from Council to affected property owners and their immediate neighbours regarding this change. Many will not know of the implications for their own properties and their surrounding neighbourhood. Everyone spoken to the neighbourhood was completely unaware of the rezoning being proposed for their properties. [Refer to original submission for full reason]	
General Residential Zone, Taupō Swamp	Robin Jones	207.2	Oppose	Opposes the rezoning/subdivision of part of 10A The Track to GRZ unless there is significant mitigation put in place to protect Taupō Swamp wetland which is adjacent to the property. This property is located above and adjacent to the Taupō Swamp Outstanding Natural Feature and Landscape (ONFL002) and significant mitigation, controls and monitoring (currently being considered for Plimmerton Farm) will be required to protect this ONFL from potential negative impact of subdivision and development. Concerned that the "PCC Rezoning Report 10A The Track" states "This site is not subject to any identified Outstanding Natural Features or Landscapes. It is noted that the site is adjacent to Taupō Swamp which is an Outstanding Natural Feature and Landscape (ONFL002), but this will not have any impact on residential activity on adjacent sites." This implies that no special mitigation or control is required to protect Taupō Swamp from the effects of subdivision and earthworks on land directly above it. Asks that PCC consider imposing conditions on any rezoning and subsequent development to protect this fragile wetland.	Ensure that any rezoning/subdivision of 10A The Track is subject to adequate protection and mitigation for the Taupō Swamp wetland.
Coastal Hazards	Trustees of the Blue Cottage Trust	210.3	Amend	Many of the provisions of the Proposed Porirua District Plan that affect the property: • are unreasonable given the severe impact they will have on the sustainable management and use of the property; and	Removal of the "Coastal Hazard - Current Inundation" and "Coastal Hazard - Future Inundation" overlays from Lot 6 DP 28478.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• are not the result of adequate analysis and evaluation under s32 and s32AA of the RMA; and • will not enable social and economic wellbeing through the appropriate use and development of the property; and, therefore • will not meet the foreseeable needs of future generations.	
Tsunami Hazards	Trustees of the Blue Cottage Trust	210.4	Not specified	Many of the provisions of the Proposed Porirua District Plan that affect the property: • are unreasonable given the severe impact they will have on the sustainable management and use of the property; and • are not the result of adequate analysis and evaluation under s32 and s32AA of the RMA; and • will not enable social and economic wellbeing through the appropriate use and development of the property; and, therefore • will not meet the foreseeable needs of future generations.	Removal of the "Tsunami Hazard Overlay (1:100yr, 1:500yr and 1:1000yr) Inundation Extent" from Lot 6 DP 28478.
General	Thomas Graham	208.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All land in Whitireia Park continues to be zoned Open Space.
General	Josh Twaddle	206.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All land in Whitireia Park continues to be zoned Open Space.
Retain Zoning	Donna Lee Ford-Tuveve	197.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-PoriruaHarbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All of Whitireia Park must be protected from inappropriate subdivision, use and development.
Flood Hazard	Light House Cinema Limited	199.1	Oppose	A broader approach needs to be taken to development of commercial activities in the Settlement Zone than the Natural Hazard provisions provide for. This will allow better alignment with the objectives of the Growth Strategy 2048 and of the Settlement Zone in the Proposed District Plan.	Removal of the Natural Hazard (NH) risk overlays from the land at 119 Paekakariki Hill Road, Pauatahanui or

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Amendment to the Natural Hazard provisions to provide a less restrictive planning framework for subdivision and development within those overlay areas.
Rezoning	Judgeford Heights Ltd	200.1	Amend	• The General Rural Zone is not supported on the property. • The site borders the Future Urban Zone which can be extended further into the property easily and meets Council objectives for industrial expansion. • A transition zone is good for the area between Industrial and Rural Zones. [Refer to original submission for full reason, including attachment]	Amend zoning at 346A, 346C & 352 Paremata Haywards Road, Judgeford from General Rural Zone to Future Urban Zone and Rural Lifestyle Zone. [Refer to original submission for full decision requested, including attachment]
Flood Hazard	Shedlands Limited	187.2	Amend	Not specified.	Remove any flood overlay over 275b Paremata Haywards Road, Judgeford.
Rezoning	Pikarere Farm Limited	183.1	Amend	Raises comments/concerns in relation to the proposed zoning of Pikarere Farm, including: • The proposed zoning has not been determined on correct planning principles but to create a buffer zone for the Treatment Plant. • Refers to attachments including an email and report which make it clear the purposes of the proposed zoning is due to the presence of the Treatment Plant. • Refers to a 1986 agreement between the City and Pikarere Farm, regarding the City acquiring the Treatment plant site and how the agreement provided for the establishment of a buffer zone between the Treatment Plant and the farm. • With regard to the agreement and also resource consent on adjoining land, (including in relation to "reverse sensitivity") that the City would be legally in breach of the 1986 agreement. • The adjoining area is no different in nature of qualities to the other areas proposed to be zoned Rural Lifestyle and should be zoned Rural Lifestyle. • This is a very important issue for Pikarere Farm and it's future. [Refer to original submission for full reason, including attachments]	In relation to Pikarere Farm, a Plan attached to the submission shows the areas of the farm that should be zoned Rural Lifestyle and include: • The land adjoining the Treatment Plan currently proposed by the City to be zoned General Rural; • The area proposed by the City to be zoned Rural Lifestyle; and • An area to the southern end of the farm extending the area to be zoned Rural Lifestyle. [Refer to original submission for full decision requested, including attachments]
Coastal Environment Inland Extent	Pikarere Farm Limited	183.9	Amend	[No specific reason given beyond decision requested - refer to original submission, including attachment]	In relation to the Coastal Environment Inland Extent: • This is shown as going north to south along the eastern and middle part of the farm [in relation to Pikarere Farm]. • It should follow the natural ridgeline along the centre of the farm as shown on the plan attached to the submission. [Refer to original submission for full decision requested, including attachment]
Rezoning, New Zone	John Cody	184.7	Not specified	That PCC enable democratic decision making informed by local experience by including a small, intelligible set of rules in the District Plan that create a process that enables communities to respond to actual housing need, potential for improvement, and global, national and local priorities. [refer to original submission]	Rezone the Northern Growth Area as a Future Regeneration Zone.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Natural Environmental Values	Friends of Taupo Swamp & Catchment Inc	178.22	Not specified	[No specific reason given beyond decision requested - refer to original submission]	Opposed to any amendment to the provisions of the PDP by way of submissions by others, or by council officer evidence and/or recommendations, that would result in natural wetlands not being defined on the policy overlay maps.
Rezoning	David William Ltd	181.1	Amend	310 State Highway 1 Pukerua Bay, being some 278 hectares of land is currently being farmed with sheep and cattle. Currently the proposed plan has 3 classifications, Future Urban on the front of the farm, Rural Lifestyle (2 hectare lots) in the middle and General Rural (5 hectare lots) at the rear of the farm. The characteristics of the area is changing by extending the current Future Urban Zone to take in the Rural Lifestyle Zone would allow the density of the site and size to fit in better with the topography of the land and offer the best flexibility for the land and surrounding North and South Developments to be in keeping with them, as the land abuts North of the Plimmerton Farm site. Then re-zoning the current General Rural Zone to Rural Lifestyle Zone would also better benefit the topography of the land. National Policy Statement for Freshwater Management 2020 would negate any future development for Porirua City or any other land development anywhere in New Zealand, so, with this in mind, I oppose this Waterways Regulation as well. Under this any waterway, obviously this is a farm and has waterways through most of it, there is no touching or disturbance of these allowed under this new policy. I think future development of any land is not feasible within this policy statement.	Amend. The Rural Lifestyle Zone be reclassified as Future Urban Zone The General Rural Zone be reclassified as Rural Lifestyle Zone
Flood Hazard	Vic Draper	189.2	Amend	Not specified.	Remove any flood overlay over 287 Paremata Haywards Road, Judgeford.
Rezoning	Vic Draper	189.3	Amend	The Future Urban Zone should reflect the current use and intended use of the area through an appropriate policy and regulatory framework, including provisions for appropriate permitted activity rules for the current and intended use of the land. There is no recognition of the existing businesses within the Judgeford Flats and the rules under the proposed Future Urban Zone prohibit Industrial / commercial.	Amend: • Up-zone the property at 287 Paremata Haywards Road, Judgeford to a live industrial, commercial or employment zone; or • Incorporate an appropriate policy and regulatory framework in the Future Urban Zone, including but not limited to provisions of appropriate permitted activities rules for the current and intended use of the land. [Refer to original submission for full decision requested.]
General	Paremata Residents Association	190.9	Support in part	Paremata community has previously expressed concerns about commercial expansion and its potential for adverse effects on the residential character of the Mana area. Believes those concerns are still valid. See no real demand or compelling reasons to provide for further expansion. If there were any future demand, it would probably be preferable for it to be directed initially towards the CBD. There are already many "home-based" businesses and motels in the area. This suggests that it is already easy enough to obtain consent so no rezoning for such businesses seems necessary. Accepts that Local Centre Zone is probably the most appropriate zoning for the existing Mana commercial area. Not convinced that allowing buildings up to 12 or 13 metres in height	[Refer to original submission for full decisions requested]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				is necessary or acceptable. The existing heights appear adequate and have less adverse impacts on the neighbourhood.	
Rezoning	Paremata Residents Association	190.4	Oppose	Residential dwellings along Mana Esplanade consist of a wide variety of housing styles, apartments and motel accommodation. A significant number of the residential properties have been subdivided. There are a number of small businesses operating from private residences. Understands the need for more medium density development and respect the work done to identify suitable areas for such development. Some Executive Committee members believe Mana would be suitable for medium density housing. Previous expressions of community feelings are that this may not be the case after character and amenity factors are added to the criteria. Believes that most local residents would have difficulty in identifying more than a few properties where medium density development could be acceptable as a permitted activity based on a number of past community surveys and public meetings. Believes that MRZ for the residential areas of Mana Esplanade would be a mistake that would irretrievably change the village environment and compromise the community's vision for the future functioning of this area. Three storey infill housing will not be compatible with the character and qualities of the area and will dominate adjacent sites and the ambiance of the Esplanade. Concerned that the current diversity and character of our existing communities will be lost over time. Unless a community has been specifically designed for higher density living it is virtually inevitable that such a re-zoning will lead to reduced amenity values (sun, views, shading and privacy), increased noise levels, loss of character, less green space and increased run-off. Believes that medium density housing is more appropriate for greenfield and brownfield developments where there is the opportunity to do it well. The limited opportunities for in-fill medium density housing development on the Esplanade does not warrant the problems that will be created by re-zoning. A report by the Property Group identifies that medium density residential development of Paremata and the Esplanade is not financially feasible. Addresses concerns relating to: • Need for Public Transport - The advantage of closeness to Mana and Paremata train stations is overstated. • Resilience - There are resilience issues that raise serious concerns over the suitability of the Esplanade and Paremata area for medium density housing or further commercial development, including sea level rise and coastal inundation, foreshore erosion, tsunami, earthquake and liquefaction. • Impact of NPS-UD - Six storey and above residential units over a wider area, as envisaged by NPS-UD is totally unacceptable. [Refer to original submission for full reasons]	Amend the residential area of Mana Esplanade to a General Residential Zone.
Rezoning	Paremata Residents Association	190.2	Oppose	Does not agree that Mixed Use Zone is appropriate for the area at the southwestern end of the Esplanade. Activities in this area service community and commercial needs, such as a fitness centre, childcare, food and beverage, realty services, retail and office	Amend the proposed Mixed Use Zone at the South Western end of Mana Esplanade to be Local Centre Zone.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				space. This fits comfortably within the definition of Local Centre Zone and the area is complementary to the proposed Local Centre Zone further north on Mana Esplanade.	
Flood Hazard	Melanie and Scott Draper	188.2	Amend	[No specific reason given beyond decision requested – Refer to original submission.]	Remove any flood overlay over 278 Paremata Haywards Road and 275b Paremata Haywards Road.
Coastal Hazards	Deirdre Dale	195.1	Amend	Difficult to find the definitions of "Coastal Hazard', 'Current Erosion' and 'Current Inundation' in the document and map and the inputs used to model this coastal layer. Some information about this can be found in the supporting Coastal Hazards Report but the reader needs to dig deep to find it. From Section 3.5 'Uncertainties' it can be understood that this relates to possible erosion and inundation if there are no seawalls or other hard engineering structures. An enquirer looking at the Plimmerton Inundation map and its overlays is misled into believing that properties behind the Plimmerton Seawall have been (and are currently being) eroded and inundated when this is simply not the case. This misleading information will inevitably have an unfair impact on the perceived values of these properties and could have a detrimental impact on planning. This situation needs to be addressed prior to the draft Plan being finalised.	Amend so that: • Reference to Current erosion and Current inundation in the map and in the Plan itself is clearer and more understandable. • The legend of the overlay map defines what 'current erosion' and 'current inundation' mean, particularly in relation to the effect of current erosion and current inundation on properties behind the Plimmerton seawall, since the seawall is deemed not to exist for the purposes of this map.
Flood Hazard	Robert Crumpton	192.1	Amend	This area of the section was used for recreation, now it is flooded, it is dangerous for children. [Refer to original submission for full reason, including attachment]	In relation to 27 Kapiti Cresent, shift pool area to another disused property. [Refer to original submission for full decision requested, including attachment]
Rezoning	Friends of Taupo Swamp & Catchment Inc	178.21	Oppose	A number of points/concerns raised include in relation to: • Adequacy/lack of consultation undertaken. • Rezoning of part of the site to General Residential is inconsistent with the indicative maps included in the Northern Growth Structure Plan and Growth Strategy 2048 both of which show the land being zoned 'rural-residential'. • The Council assessment assumes key aspects of the plan change are decided with examples given. • Residential subdivision of land which can only be serviced by a wastewater network that has insufficient capacity is not appropriate. • Residential subdivision of land which is not able to be provided with standard roading is not appropriate. • Part of the site comprises and SNA - 'Taupō Swamp West (south) - SNA047'. This wetland is also part of the Taupō Swamp Complex which is recognised in the proposed Natural Resources Plan (pNRP) as 'a waterbody with outstanding biodiversity values'. Two points are noted in this regard in relation to Policy 39 of the pNRP and the National Environmental Standards for Freshwater (NES-FW) that came into effect on 3 September 2020, specifically Regulation 54(c) of the NES-FW. [Refer to original submission for full reason]	Amend the proposed Residential Zone at the Track Plimmerton (No.10A The Track, Plimmerton) 'Rural-Residential' Zone.
Retain zoning	Friends of Taupo Swamp & Catchment Inc	178.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which	Supports the Open Space zoning for Whitireia Park.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	
Retain zoning	David Nicholson	171.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All land in Whitireia Park continues to be zoned Open Space.
Significant Natural Areas	Adrian and Alyson Douglas	169.1	Oppose	Lot 6 DP 81612 is effectively a privately-owned reserve already due to an existing covenant, and easements for a public walking track. The council has not honoured the agreement to purchase the land, landowners still wish to exercise the normal rights of private ownership. The 2019 Rating Valuation raised the value of the land from $155,000 to $230,000. Apart from the fact that the land is already effectively valueless as it cannot be built on, this resulted in a rates increase of 12.8% for land that cannot be utilised. Having to apply for a consent costing hundreds of dollars to cut down a single tree is abhorrent. Council should enter negotiations to purchase the land including compensation for loss of use to the owners and, if negotiations are successful, then they would be able to control what occurs on the land. [Refer to original submission for full reason]	Delete the proposal.
Future Urban Zone	Michaela Reilly	170.1	Oppose	Opposes the proposed industrial zoning of this area [Judgeford Flats]. Acknowledges that PCC through the NPUD and the Future Growth Strategy for Porirua 2018 is obliged to identify areas within Porirua for future urban growth. Does not support this growth taking place in areas currently used as rural or semi-rural land. Judgeford is not a suitable area for future urban or industrial growth within the NPUD. Judgeford does not currently meet objectives or criteria related to: • Traffic safety • Public transport provision, or scope to provide and develop this • Adequate routine ‘three waters’ provision for wastewater, storm water and sewerage • Geotechnical safety considering the constricted topography and local fault zones • Management measures for a flooding zone	Delete the ‘Future Urban Zone’ from Judgeford.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• Ensuring environmental balance, meeting environmental threats and providing some environmental protection **National Policy on Urban Development 2020** Objective 1: Judgeford is not an urban environment. Porirua already has urban environments and effort would be best placed there to improve them using the existing infrastructure. Objective 3: Judgeford is located far from any centre zone and has very few employment opportunities. It is not well served by existing or planned public transport. There is no high demand for housing or for business land in the Judgeford area because there is no water supply or sewerage service available to service larger numbers of housing or increased numbers of businesses. The high cost of installing these could not be recovered from new businesses or residences alone and would have to be amortised across the ratepayer base. This is not ethical and would also create a future maintenance liability for Porirua which is already struggling with infrastructure costs. Objective 6: Integrated decision making appears to be absent, and unlikely. NZTA has not factored industrial development at Judgeford into traffic planning. The current planning post-Transmission Gully is already deficient as regards existing and projected traffic volumes. Access to SH58 from Judgeford side roads as planned by NZTA would not cater for increased development at Judgeford. The side roads are not large enough or strong enough to take more traffic. Maintenance costs are already too high and maintenance is already deficient. Obvious failure of Judgeford Flats to meet the objectives and criteria as set out in the NPUD 2020. Requests the zoning of this area as a future urban zone be permanently removed and changed to General Rural. Retaining any mention of a future urban zone creates expectations for the future which will not be able to be met.	
Future Urban Zone, Rezoning	Michaela Reilly	170.2	Oppose	Opposes the proposed industrial zoning of this area [Judgeford Flats]. Acknowledges that PCC through the NPUD and the Future Growth Strategy for Porirua 2018 is obliged to identify areas within Porirua for future urban growth. Does not support this growth taking place in areas currently used as rural or semi-rural land. Judgeford is not a suitable area for future urban or industrial growth within the NPUD. Judgeford does not currently meet objectives or criteria related to: • Traffic safety • Public transport provision, or scope to provide and develop this • Adequate routine ‘three waters’ provision for wastewater, storm water and sewerage • Geotechnical safety considering the constricted topography and local fault zones • Management measures for a flooding zone	Retain the area [Judgeford Flats] as General Rural Zone.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• Ensuring environmental balance, meeting environmental threats and providing some environmental protection **National Policy on Urban Development 2020** Objective 1: Judgeford is not an urban environment. Porirua already has urban environments and effort would be best placed there to improve them using the existing infrastructure. Objective 3: Judgeford is located far from any centre zone and has very few employment opportunities. It is not well served by existing or planned public transport. There is no high demand for housing or for business land in the Judgeford area because there is no water supply or sewerage service available to service larger numbers of housing or increased numbers of businesses. The high cost of installing these could not be recovered from new businesses or residences alone and would have to be amortised across the ratepayer base. This is not ethical and would also create a future maintenance liability for Porirua which is already struggling with infrastructure costs. Objective 6: Integrated decision making appears to be absent, and unlikely. NZTA has not factored industrial development at Judgeford into traffic planning. The current planning post-Transmission Gully is already deficient as regards existing and projected traffic volumes. Access to SH58 from Judgeford side roads as planned by NZTA would not cater for increased development at Judgeford. The side roads are not large enough or strong enough to take more traffic. Maintenance costs are already too high and maintenance is already deficient. Obvious failure of Judgeford Flats to meet the objectives and criteria as set out in the NPUD 2020. Requests the zoning of this area as a future urban zone be permanently removed and changed to General Rural. Retaining any mention of a future urban zone creates expectations for the future which will not be able to be met.	
Rezoning	Silverwood Corporation Limited	172.1	Amend	It is appropriate for the site to be rezoned Future Urban for the reasons outlined in the Site Evaluation and Rezoning Report [included with submission]. The report and its appendices confirms that the proposed rezoning to FUZ meets the criteria identified in FUZ-P1. 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 the 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.	That the rural zoned portions of the following allotments be rezoned from Rural to 'Future Urban Zone' and this new zoning be included on the Proposed District Plan Planning Maps: • 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)

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• 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.	
Retain Zoning	Robyn Smith	168.97	Support	The planning maps in the Proposed District Plan identify the land within the coastal margin along Titahi Bay Beach as being located within the OSZ. The land known as Arnold Park and Stuart Park is also proposed to be zoned Open Space.	• Supports Titahi Bay Beach, Stuart Park and Arnold Park as being within the OSZ. • Opposed to any provision of the PDP by way of submissions by others, or by council officer evidence and/or recommendations, that would result in, or attempt to result in, the provisions of the PDP applicable to land in the OSZ not applying to Titahi Bay Beach, Arnold Park or Stuart Park.
Medium Density Zone – Titahi Bay	Robyn Smith	168.103	Support	[No specific reason given beyond decision requested - refer to original submission]	Supports parts of Titahi Bay being identified as being suitable for medium density development. Does not support the extent of the MRZ being any greater than is currently shown on the PDP maps.
Rezoning	Robyn Smith	168.17	Oppose	A number of points/concerns raised include in relation to: • Adequacy/lack of consultation undertaken on the proposed rezoning. • Rezoning of part of the site to General Residential is inconsistent with the indicative maps included in the Northern Growth Structure Plan and Growth Strategy 2048 both of which show the land being zoned 'rural-residential'. • The Council assessment assumes key aspects of the plan change are decided with examples given. • Residential subdivision of land which can only be serviced by a wastewater network that has insufficient capacity is not appropriate. • Residential subdivision of land which is not able to be provided with standard roading is not appropriate. • Part of the site comprises and SNA - 'Taupō Swamp West (south) - SNA047'. This wetland is also part of the Taupō Swamp Complex which is recognised in	Amend the proposed Residential Zone at the Track Plimmerton (No. 10A The Track, Plimmerton) to 'Rural-Residential' Zone.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				the proposed Natural Resources Plan (pNRP) as 'a waterbody with outstanding biodiversity values'. Two points are noted in this regard in relation to Policy 39 of the pNRP and the National Environmental Standards for Freshwater (NES-FW) that came into effect on 3 September 2020, specifically Regulation 54(c) of the NES-FW. [Refer to original submission for full reason]	
Section 32 Evaluation Report	Robyn Smith	168.105	Oppose	The Proposed District Plan (PDP) maps suggest that it is the Council's intention that the eastern half of SH One north of Plimmerton should be zoned FUZ while the western half should be zoned Open Space. [Refer to map in original submission] Seems to be incongruous but has not found any explanation for this split zoning in the PDP. [Refer to original submission for full reason, including attachments]	Do not approve the PDP until the zoning for the SH One corridor north of Plimmerton is clarified and a suitable section 32 analysis determines that it is appropriate from a resource management perspective.
Natural Environmental Values	Robyn Smith	168.30	Oppose	[No specific reason given beyond decision requested - refer to original submission]	Opposed to any amendment to the provisions of the PDP by way of submissions by others, or by council officer evidence and/or recommendations, that would result in natural wetlands not being defined on the policy overlay maps.
Noise corridor	Robyn Smith	168.35	Amend	The PDP indicates an intention to create a 'noise corridor' overlay in relation to the location of State Highway One. The PDP maps show the noise corridor encroaching into Plimmerton Farm. However, the PDP does not apply to the land within Plimmerton Farm.	Validate the spatial layers on the online version of the PDP, particularly in respect to the noise corridor overlay which is shown to encroach into Plimmerton Farm.
Mean High Water Springs	Robyn Smith	168.48	Amend	The PDP maps suggest that the lower 390 metre long reach of the Horokiri Stream seaward of the Grays Road bridge is within scope of the PDP provisions (ie: zoned Open Space) even though the operative Regional Coastal Plan and the pNRP show the location of the CMA boundary coinciding with the bridge. [Refer to original submission for full reason, including attachments]	Amend the planning maps in relation to the Mean High Water Springs - Horokiri Stream and Pāuatahanui Saltmarsh, so that the reach of the Horokiri Stream downstream of the bridge is not seaward of the CMA and also zoned as land in the PDP. A similar discrepancy arises with the land known as Pāuatahanui Saltmarsh. [Refer to original submission for full decision requested, including attachments]
Mean High Water Springs	Robyn Smith	168.47	Amend	The PDP maps suggest that the lower 250 metre long reach of Te Onepoto Stream is not within the scope of the PDP provisions. [Refer to original submission for full reason, including attachments]	In relation to Mean High Water Springs - Te Onepoto Stream, that upstream the limit of the CMA needs to be defined as it has been with other streams within the city.
General	Robyn Smith	168.46	Amend	The PDP zoning maps suggest that the rocky platforms below Terrace Road and Lambley Road are not included within any zone and therefore that they are seaward of the MHWS. Conversely, the relevant maps showing the SNAs in the PDP indicates that SNA139 extends further seaward than the seaward limit of the OSZ.	Amend the planning maps so that the exact extent of the CMA (and therefore land that is subject to the PDP and the zone provisions) throughout the city is accurately determined.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				It is not possible to apply a 'policy overlay' such as the SNA overlay unless the exact extent of the CMA (and therefore land that is subject to the PDP and the zone provisions) throughout the city is accurately determined. [Refer to original submission for full reason, including attachments]	
Mean High Water Springs	Robyn Smith	168.44	Amend	The PDP maps suggest substantial parts of the Whitireia Peninsula coastline (and coastal margin) do not comprise land that is landward of the MHWS. [Refer to original submission for full reason, including attachments]	Amend the maps for Whitireia Park so that all land that is landward of the MHWS is mapped.
Mean High Water Springs	Robyn Smith	168.45	Amend	The PDP maps suggest substantial parts of the coastline (and coastal margin) between Vella Street and Rocky Bay, Titahi Bay, do not comprise land that this landward of the MHWS. The PDP provisions do not apply to those parts of the coastline as they are not highlighted on these images, some of which has permanent terrestrial vegetation and some of which accommodates the northern boatsheds. [Refer to original submission for full reason, including attachments]	Amend the maps in relation to the Mean High Water Springs - Titahi Bay so that all land that is landward of the MHWS is be mapped.
Mean High Water Springs	Robyn Smith	168.43	Amend	The PDP does not include a definition for 'the line of mean high-water springs' (MHWS) other than a statement confirming that is what MWHS is an abbreviation for. The location of the line defining the MHWS is an important RMA method to achieve the purpose of the Act (examples provided include that it defines the extent of the CMA and demarcates jurisdictional matters). There are concerns about the process undertaken by Council to determine the MHWS, and the location of the MHWS, including finding that it has just adopted cadastral boundaries as a proxy for the MHWS. Land Information New Zealand (LINZ) has produced a GIS shapefile entitled: 'New Zealand Coastlines', and this GIS layer provides a better and more realistic definition of the MHWS than adoption of cadastral boundaries. [Refer to original submission for full reason, including attachments]	In relation to Mean High Water Springs: a) Determine and reference the exact scope of the CMA throughout the city in the PDP; b) In the alternative and as an interim provision, the PDP must, as a minimum, adopt LINZ's 'NZ Coastline' polygon as a proxy delineation of the CMA, except for more contentious sites (for example, Titahi Bay between Vella Street and Stuart Park); and, c) For key sites (including Titahi Bay) determine the delineation of the CMA using agreed high-resolution methodology. In respect of (c) above, the Council must commission a robust technical assessment that determines the location of the line of MHWS and the landward extent of the CMA, that reasonably takes into account the relevant variables such as: temporal variation in beach profiles; temporal changes in the height of tides; and, changes in sea level due to climate change over the expected life of the district plan. The methodology for that assessment must be communicated with key stakeholders prior to the assessment being undertaken and feedback sought. The Council should refrain from concluding the submission period for the PDP until such time as the assessment has been presented to stakeholders and accepted by the Council.
Retain Zoning	Robyn Smith	168.2	Support	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas	Supports the Open Space zoning for Whitireia Park.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant recreation, biodiversity, landscape, educational and open space values.	Opposed to any provisions of the PDP as potentially amended by way of submissions by others, or by council officer evidence and/or recommendations, that do not provide for this zoning.
Retain Zoning	Miriam Freeman-Plume	166.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All land in Whitireia Park continues to be zoned Open Space.
General	Geoff Marshall	161.1	Support in part	The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	That the District Plan protects the whole of Whitireia Park as a Regional Park zoned Open Space, and does not permit parts of the park to be available for residential development.
Rezoning	Victoria and Nick Coad	162.1	Oppose	Judgeford Flats fails to deliver a suitable area for future urban growth within the NPUD 2020 objectives and criteria of : • Traffic safety • Scope for public transport provision and development Transportation • Adequate 'three waters' provision Wastewater – storm water and sewerage • Geotechnical safety considering the topography and the Moonshine Rupture Zone • Management measures for a known flooding zone • Environmental balance, environmental threats and environmental protection. There appears to be insufficient cost-benefit analysis accompanying this Proposed District Plan that makes a compelling case for the need for the Judgeford Flats Future Urban Zone, nor that it would deliver net benefits and that the costs and risks, particularly the environmental risks, can be adequately mitigated. [Refer to original submission for full reason]	Retain FUZ Judgeford Flats as General Rural.
Judgeford Flat	Victoria and Nick Coad	162.12	Oppose	The area identified as a Future Urban Zone appears to take little account of the area's topography, natural waterways, vegetation etc. In particular No. 35 and 41 Murphys Road which are mainly hills and both of which have waterways/streams running through them. This part of Murphys Road is particularly affected by flooding when there is a major weather event. Added to these are No. 2 and 50 Flightys Road and No. 237 Paremata Haywards Rd, which also have a stream running through them and are prone to major flooding. Mulhern Road also has hilly topography not suitable for commercial development. There also appears to be no consideration for the fact that both Flightys and Murphys	If a Future Urban Zone for Judgeford Flats is retained, it should be redrawn as per map in submission. [Refer to original submission for full decision requested].

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Roads will be realigned to connect with the much anticipated, and needed, roundabout (due September 2021), part of the NZTA Safety Programme for SH58. Nor has the roundabout at Moonshine Road been considered which is also part of the SH58 safety improvements. [Refer to original submission for full reason]	
Retain Zoning	Geoff Marshall	161.3	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All land in Whitireia Park continues to be zoned Open Space.
General	Raiha Properties Ltd	157.5	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. The approach to managing seismic risk is inconsistent with: • the objectives and risk methodology of the Greater Wellington Regional Council Natural Hazard Strategy February 2017 • the approach taken in the Greater Wellington Regional Council combined earthquake hazard map which identifies slope failure, liquefaction potential and ground shaking as well as fault rupture lines • relevant natural hazard strategies and plans of the Greater Wellington Regional Council and other territorial authorities in the Wellington Region	Amend the approach to seismic risk in the district plan to be consistent with: 1. The Greater Wellington Regional Council Natural Hazard Strategy (Feb 2017) and in particular: a. Objective 3 and 3.1 – “develop regionally consistent and co-ordinated plan provisions” b. Appendix B which indicates the recurrence interval of the Ohariu fault is 2200 years with an elapsed time of 1050 -1000 years since the last event and for the North Ohariu fault the recurrence interval is 1500 – 3500 years with an estimated 1000 years since the last event; and 2 The definition of risk as set out in the Part 2 of the Proposed District Plan “Natural Hazards” – “risk is a product of both the consequences and the likelihood from a natural hazard.”: and 3. Table 1 of Appendix 10 of the proposed Porirua District Plan which shows the likelihood ranking of a 1:500 – 1:2500 year event as “very unlikely”.
Coastal Hazard	Steve Grant	158.4	Not specified	This area generally follows the route of the adjacent stream.	The owners of 99-109 Saint Andrews Road, Plimmerton require prior to accepting any coastal hazard designation clear indication of any proposed Porirua City Council minimum relative lower finished floor level for any future development will not compromise the maximum height (11.0 metres) above ground level permitted.
Tsunami Hazard	Steve Grant	158.5	Not specified	The Tsunami hazard indicated on the Coastal Hazard Plan for 99-109 Saint Andrews Road, Plimmerton does not make clear sense. It appears to be a standalone area not connected to the sea (the source of any Tsunami).	Remove the Tsunami Hazard from the property at 99-109 Saint Andrews Road, Plimmerton.
Flood Hazard, Non-regulatory method	Steve Grant	158.3	Not specified	The premises have not been subject to flooding since being converted to a Retail Garden Centre in 2013, except for November 2016. The adjacent SH1 now discharges surface water to the carparking area in heavy rain / storm water conditions. This	Seeks indication of any proposed flood mitigation by Council for the owners and other upstream property owners prior to accepting any

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				aggravates possible problems created by the stream to the north-west. Work to SH1 was carried out in 2011-2012 altered the acceptable previous levels and contours of the Highway with total disrespect for the 99-109 Saint Andrews Road property. The bark mulch to the SH1 planting strips wash out and are carried away to the carparking area blocking all stormwater sumps. Each time this happens the owners have had to engage sump clearance sub-contractors to ensure future performance of these sumps and stormwater system. The flooding to the nearby low-lying Catholic School property saw the fire brigade pump the school out onto SH1 in the direction and detriment of 99-109 Saint Andrews Road. The property and premises was closed to the public for only one day as a result of the flooding in November 2016. Photographs are available for the November 2016 flood and the more recent December 2019 event which did not impact the premises.	condition on flood mitigation in relation to 99-109 Saint Andrews Road, Plimmerton.
Noise Corridor	Steve Grant	158.2	Not specified	[No specific reason given beyond decision requested - refer to original submission]	Seeks clarification of New Zealand Rail's contribution to the noise issue besides creating it.
Tsunami Hazard	Steve Grant	159.3	Not specified	[No specific reason given beyond decision requested - refer to original submission]	Seeks that prior to accepting any coastal hazard designation, indication that any proposed Council minimum relative lower finished floor level for any future development will not compromise the maximum height (11.0 metres) above ground level permitted.
Natural Hazards Section 32 Evaluation Report	Steve Grant	159.4	Not specified	The Tsunami Hazard applicable to 112 Mana Esplanade, Paremata does not differentiate between adjacent properties that have street level parking and those with original contour from the street. 112 Mana Esplanade has a raised front garden. The 1:1000 year Tsunami event needs its criteria more specifically and detail applied, than the present broad brush approach. This impacts on more than 25% of the site, greater than the adjacent properties that have level front yard access.	Seeks the basis of the Tsunami encroachment designation on the site [112 Mana Esplanade] to be clarified and explained by Council regarding adjacent properties that have a lower profile.
Noise Corridor	Steve Grant	159.2	Not specified	[No specific reason given beyond decision requested - refer to original submission]	Seeks clarification of New Zealand Rail's contribution to the noise issue besides creating it.
Fault Rapture Zone	Raiha Properties Ltd	157.10	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. The approach to managing seismic risk is inconsistent with: • the objectives and risk methodology of the Greater Wellington Regional Council Natural Hazard Strategy February 2017 • the approach taken in the Greater Wellington Regional Council combined earthquake hazard map which identifies slope failure, liquefaction potential and ground shaking as well as fault rupture lines • relevant natural hazard strategies and plans of the Greater Wellington Regional Council and other territorial authorities in the Wellington Region	Reassess the "High" risk of the Ohariu Fault Rupture Zone and 20m either side of it having regard to: 1. The Greater Wellington Regional Council Natural Hazard Strategy (Feb 2017) and in particular: a. Objective 3 and 3.1 – "develop regionally consistent and co-ordinated plan provisions" b. Appendix B which indicates the recurrence interval of the Ohariu fault is 2200 years with an elapsed time of 1050 -1000 years since the last event and for the North Ohariu fault the recurrence interval is 1500 – 3500 years with an estimated 1000 years since the last event; and 2 The definition of risk as set out in the Part 2 of the Proposed District Plan "Natural Hazards" – "risk is a product of both the consequences and the likelihood from a natural hazard.": and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					3. Table 1 of Appendix 10 of the proposed Porirua District Plan which shows the likelihood ranking of a 1:500 – 1:2500 year event as “very unlikely”.
Retain zoning	Raiha Properties Ltd	157.1	Support	The zoning better provides for the existing and likely future land use activities in the area and better ensures the sustainable management of the relatively scarce stock of large lot serviced and accessible industrial land close to the Porirua CBD.	Retain the new General Industrial Zone for this area.
General	Heriot Drive Ltd	156.5	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. The approach to managing seismic risk is inconsistent with: • the objectives and risk methodology of the Greater Wellington Regional Council Natural Hazard Strategy February 2017 • the approach taken in the Greater Wellington Regional Council combined earthquake hazard map which identifies slope failure, liquefaction potential and ground shaking as well as fault rupture lines • relevant natural hazard strategies and plans of the Greater Wellington Regional Council and other territorial authorities in the Wellington Region	Amend the approach to seismic risk in the district plan to be consistent with: 1. The Greater Wellington Regional Council Natural Hazard Strategy (Feb 2017) and in particular: a. Objective 3 and 3.1 – “develop regionally consistent and co-ordinated plan provisions” b. Appendix B which indicates the recurrence interval of the Ohariu fault is 2200 years with an elapsed time of 1050 -1000 years since the last event and for the North Ohariu fault the recurrence interval is 1500 – 3500 years with an estimated 1000 years since the last event; and 2 The definition of risk as set out in the Part 2 of the Proposed District Plan “Natural Hazards” – “risk is a product of both the consequences and the likelihood from a natural hazard.”: and 3. Table 1 of Appendix 10 of the proposed Porirua District Plan which shows the likelihood ranking of a 1:500 – 1:2500 year event as “very unlikely”.
General	Heriot Drive Ltd	156.15	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. The approach to managing seismic risk is inconsistent with: • the objectives and risk methodology of the Greater Wellington Regional Council Natural Hazard Strategy February 2017 • the approach taken in the Greater Wellington Regional Council combined earthquake hazard map which identifies slope failure, liquefaction potential and ground shaking as well as fault rupture lines • relevant natural hazard strategies and plans of the Greater Wellington Regional Council and other territorial authorities in the Wellington Region	Take a more holistic approach to addressing the risk to buildings and property from seismic events including liquefaction, slope failure and ground shaking rather than the current single focus on fault rupture.
General	Heriot Drive Ltd	156.10	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. The approach to managing seismic risk is inconsistent with: • the objectives and risk methodology of the Greater Wellington Regional Council Natural Hazard Strategy February 2017 • the approach taken in the Greater Wellington Regional Council combined earthquake hazard map which identifies slope failure, liquefaction potential and ground shaking as well as fault rupture lines	Reassess the “High” risk of the Ohariu Fault Rupture Zone and 20m either side of it having regard to: 1. The Greater Wellington Regional Council Natural Hazard Strategy (Feb 2017) and in particular:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• relevant natural hazard strategies and plans of the Greater Wellington Regional Council and other territorial authorities in the Wellington Region	a. Objective 3 and 3.1 – "develop regionally consistent and co-ordinated plan provisions" b. Appendix B which indicates the recurrence interval of the Ohariu fault is 2200 years with an elapsed time of 1050 -1000 years since the last event and for the North Ohariu fault the recurrence interval is 1500 – 3500 years with an estimated 1000 years since the last event; and 2 The definition of risk as set out in the Part 2 of the Proposed District Plan "Natural Hazards" – "risk is a product of both the consequences and the likelihood from a natural hazard.": and 3. Table 1 of Appendix 10 of the proposed Porirua District Plan which shows the likelihood ranking of a 1:500 – 1:2500 year event as "very unlikely".
General	Raiha Properties Ltd	157.15	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. The approach to managing seismic risk is inconsistent with: • the objectives and risk methodology of the Greater Wellington Regional Council Natural Hazard Strategy February 2017 • the approach taken in the Greater Wellington Regional Council combined earthquake hazard map which identifies slope failure, liquefaction potential and ground shaking as well as fault rupture lines • relevant natural hazard strategies and plans of the Greater Wellington Regional Council and other territorial authorities in the Wellington Region	Take a more holistic approach to addressing the risk to buildings and property from seismic events including liquefaction, slope failure and ground shaking rather than the current single focus on fault rupture.
Overlays	Plimmerton Developments Limited	149.4	Amend	While no zoning is provided for the site ['Plimmerton Farm'], the following overlays are included on the planning maps: • Significant Natural Areas • Special amenity landscape (SAL006) • Flood hazard – stream corridor • Flood hazard – overland flow • Flood hazard – ponding [See original submission, including attachments, and other submission points for full reasons]	Seeks that the PDP provisions be removed and replaced with the same overlays provided in the Council rebuttal maps of Plan Change 18.
Rezoning	Lee Begg	151.1	Amend	The General Residential zone used in most of the areas within 800m of railway stations needs amending due to: • Not being consistent with National Policy Statement on Urban Development • Porirua City is a Tier 1 Urban Environment, which requires the intensification provisions to be implemented by August 2022. • No penalty to doing this now and the impact is minimal. • Allow for residents to make long-term plans for more housing when opportunities arise.	Amend the zoning within 800m of railway stations to Medium Density Residential or a new higher density residential zoning.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• Reduce carbon emissions by providing more housing in close proximity to regular zero-emission transport links to education, employment, and other activities.	
Rezoning	Lee Begg	151.2	Amend	The General Residential zone used in most of the areas around Local Centres and Neighbourhood centres needs amending due to: • Not consistent with National Policy Statement on Urban Development • A missed opportunity to strengthen those centres. • Porirua City being a Tier 1 Urban Environment, which requires the intensification provisions to be implemented by August 2022. • No penalty to doing this now and the impact is minimal. • Allow for residents to make long-term plans for more housing when opportunities arise. • Intensification around these centres would strengthen them by providing more patronage, giving more certainty for return on investment in these centres, and give more value and focus to the community.	Amend the zoning around Local Centre zones and Neighbourhood Centre zones to Medium Density Residential.
Large Format Retail Zone, Retain zoning	Heriot Drive Ltd	156.1	Support	The zoning better suits the current use of properties in the immediate area and allows for more activities appropriate to the local environment.	Retain the new Large Format Retail Zone for this property and immediate area.
General	Whitireia Park Restoration Group	150.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All land in Whitireia Park continues to be zoned Open Space.
Coastal Hazards, New Provision	Jennifer Norton	148.1	Amend	It is difficult to find the definitions of “Coastal Hazard’ and ‘Current Inundation’ in the document and map and the inputs used to model this coastal layer. Some information about this can be found in the supporting Coastal Hazards Report but the reader needs to dig deep to find it. It is understood from Section 3.5 that ‘uncertainties’ relates to possible inundation if there are no seawalls or other hard engineering structures. An enquirer looking at the Plimmerton Inundation map and its overlays is misled into believing that properties behind the Plimmerton Seawall have been (and are currently being) inundated when this is simply not the case. This misleading information will inevitably have an unfair impact on the perceived values of these properties.	The current inundation map needs to be clearer and more understandable. The legend of the overlay map needs to define what ‘current inundation’ means – particularly in relation to the effect of current inundation on properties behind the Plimmerton seawall, since the seawall is deemed not to exist for the purposes of this map. Clarification in the Plan itself could be achieved in a number of ways: • the definition section could include a definition of Current Inundation – that is explicit about the fact that existing seawalls haven’t been taken into account. • links could be put in the definition that takes the reader to the supporting document that discusses this matter.
Rezoning	Plimmerton Developments Limited	149.1	Amend	On the PDP maps no zoning is afforded to Plimmerton Farm and a note of the maps states – *Note: The Proposed Porirua District Plan does not apply to Lot 2 DP 489799, 18*	Seeks that Council rezone the site commonly known as ‘Plimmerton Farm’ to ‘Plimmerton Farm – Special Purpose Zone’ in the Proposed District Plan (‘PDP’) Planning Maps.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				State Highway 1, Plimmerton. Lot 2 DP 489799 is subject to Proposed Plan Change 18 to the Operative Porirua District Plan. No zoning is provided for the site. Seeks to include the rezoning of Plimmerton Farm in the PDP should – • The Minister for the Environment decline Plan Change 18; • The Minister for the Environment approves a different version of Plan Change 18; • The Minister for the Environment substantially changes the content of Plan Change 18; or • Any other circumstance where the plan change is challenged or does not proceed in its current form. The zoning of the Plimmerton Farm site to Plimmerton Farm – Special Purpose Zone is appropriate for the reasons outlined in the Plan Change 18 Section 42A Report (refer Attachment Two [Refer to original submission]) and the Planners Right of Reply (refer Attachment Three [Refer to original submission]) and as summarised below. Considers it appropriate for the Chapter to be included in the PDP via a submission as the provisions have already been notified via a public notification process that included submissions, further submissions and a public hearing. Council developed the Plimmerton Farm chapter to align with the PDP as much as possible. The provisions of the Plimmerton Farm chapter reflect the provisions of the PDP and include provisions that reflect the new layers of protection in the PDP including Significant Natural Areas, Special Amenity Landscapes and Natural Hazard Areas as well as including provisions for Medium Density Housing, water sensitive design and hydraulic neutrality. Zoning of the site to Special Purpose Zone – Plimmerton Farm is consistent with the strategic directions of the PDP, as it will: • Enable high quality urban development that includes a range of housing types and provides for higher-density residential development in locations close to employment, amenities and infrastructure. • Increase the supply and range of housing available in Porirua; • Provide for high quality open space in a way that incorporates and protects significant natural features within the site; and • Incorporate freshwater management measures that provide for the recommendations included in the Te Awaruao-Porirua Whaitua Implementation Programme (WIP) where they fall within the jurisdiction of Porirua City Council. It is appropriate to include the Plimmerton Farm chapter as a Special Purpose Zone in the PDP as – The NPS-UDC requires Porirua City Council to have sufficient land zoned for residential and business purposes to cater for future population projections:	

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• Plimmerton Farm has been identified as a suitable greenfield growth area for Porirua in the Growth Strategy 2048 (primarily for residential land use, with some employment and some rural residential land use) and its predecessor growth strategy documents; • Plimmerton Farm is also identified in the Porirua Northern Growth Area Structure Plan 2014 as suitable for greenfield growth; • The strategic infrastructure services in the vicinity of the site have been analysed, and this shows that these have sufficient capacity to cater for a change in land use at the site from rural to urban; • Effects on the site's ecology and landscapes and the sensitive receiving environments of Taupō Swamp and Te Awarua-o-Porirua can be avoided or mitigated. In relation to consistency with the RMA and statutory planning documents: • Plimmerton Farm achieves the sustainable management purpose of the Act by setting a relevant objective of providing for much needed residential housing while ensuring Part 2 matters are addressed. • The Plimmerton Farm chapter will assist Council to meet its obligations under the National Policy Statement for Urban Development 2020. In particular Objective OA2 and associated policies (PA1, PA3 and PA4) and Objective OC2 and associated policies PC3 and PC4. • The Plimmerton Farm chapter, where relevant implements requirements of the National Policy Statement for Freshwater Management. • The Plimmerton Farm chapter is consistent with the Regional Policy Statement for the Wellington Region and of the growth strategy and structure plan, development of Plimmerton Farm for urban purposes gives effect to Policies 55 and 56 of the RPS.	
Rezoning	Harvey Norman Properties (N.Z.) Limited	144.1	Oppose	The site at 19 Parumoana Street (Harvey Norman store) is adjacent to the Porirua museum, art gallery and library. There is potential for improved connectivity between the Harvey Norman site and these civic amenities. A City Centre zone would facilitate future activities and development to create a more attractive built environment surrounding these important civic facilities and provide an appropriate commercial "bookend" to the northern end of the City Centre. [Refer to map in original submission]	Rezone 19 Parumoana Road to City Centre.
Rezoning	Harvey Norman Properties (N.Z.) Limited	144.2	Oppose	5 John Seddon Drive is used as a warehouse facility. "Warehouses" fall under the "Industrial activities" nesting table and are non-complying activities within the Large Format Zone. The site and the locality is characterised by general business and light industrial-type activities. Considers that the General Industrial Zone would be a more appropriate zoning for the site and the locality. [Refer to map in original submission]	Rezone 5 John Seddon Drive and the locality (i.e. the Large Format Retail Zone to the west of the City Centre) to General Industrial.
Active Street Frontage	Harvey Norman Properties (N.Z.) Limited	144.3	Support in part	In relation to the Active Street Frontage – Primary Frontage Control at 19 Parumoana Street, the proposed frontage controls are supported if the site is recognised as forming part of the city centre.	Support the Primary Frontage Control provided that the site is rezoned to City Centre.

Planning Maps

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Active Street Frontage	Harvey Norman Properties (N.Z.) Limited	144.4	Oppose	The Secondary Frontage Control has been applied to the southern boundary of the site, which adjoins a private driveway belonging to the neighbouring property. Does not consider this control appropriate as this frontage is not a public road.	Remove the Secondary Frontage Control from 5 John Seddon Drive.
General	Emma Weston	142.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-PoriruaHarbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All land in Whitireia Park continues to be zoned Open Space.
Rezoning	Jeanette and Bruce Menzies	141.1	Amend	The property had mixed residential/rural zoning when purchased, it is bordered by over 20 residential allotments. The rural land cannot be farmed economically. The land is close to the railway station and within commuting distance of the CBD and suitable for residential development. [Refer to original submission for full reason, including attachments]	Rezone 60 Muri Road to residential. [Refer to original submission for full decision requested, including attachments]
Wetlands	Greater Wellington Regional Council	137.89	Support	Believes that the inclusion of known wetlands in the PDP's maps assists plan users to understand where consents may be required from Greater Wellington.	Supports the inclusion of known wetlands in the PDP's maps.
Significant Natural Areas	Greater Wellington Regional Council	137.72	Support	Supports the Schedule and maps that identify significant natural areas (SNAs), and the provisions that protect these areas. Identifying SNAs and establishing provisions to protect SNAs is consistent with Policies 23 and 24 of the RPS.	Seeks a change to ensure that the full range of values contained within SNAs are protected, not just those that were identified at the time of plan notification. This requires a detailed assessment of values undertaken at the time of applying for consent as already specified in the proposed rule framework.
Retain Zoning	Adibah Saad	270.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All land in Whitireia Park continues to be zoned Open Space.
Retain Zoning	Anita Hilliam	269.2	Not specified	Whitireia Park is a prominent headland on the southern side of the entrance to Te Awarua-o-Porirua Harbour. The Park includes all land owned by the Crown, some areas owned by Ngāti Toa, the golf course and the Radio New Zealand (RNZ) land which leases most of the land to DOC and areas within the boundary of the park owned by Porirua City Council. The Park is open to the public to wander at will. It is used by a wide range of people from Porirua and the wider Wellington Region for a variety of activities. It has highly significant cultural, recreation, biodiversity, landscape, educational and open space values.	All land in Whitireia Park continues to be zoned Open Space.

Part 1 Introduction and General Provisions

Introduction

Section	Specific provision/ matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Foreword	General	Te Rūnanga o Toa Rangatira	264.1	Support in part	Te Rūnanga request that the Chair of Te Rūnanga provides a foreword to the District Plan to sit alongside the Mayor, PCC.	Retain as notified subject to the following amendments: PCC to work with Te Rūnanga for a foreword entry to sit alongside the Mayor, PCC.
Contents	General	Te Rūnanga o Toa Rangatira	264.2	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified
Purpose	General	Te Rūnanga o Toa Rangatira	264.3	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.
Description of the District	General	Te Rūnanga o Toa Rangatira	264.4	Support in part	Te Rūnanga request a word change to para 2.	Retain as notified subject to the following amendments: Text change para 2 to: …15th century with early Māori occupation, and in the early 1820's the occupation and settlement of Ngāti Toa Rangatira recognising Porirua's (and other areas within the Ngāti Toa area of interest) as one of the strategic geographic…

How the Plan Works

Section	Specific provision/ matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Statutory Context	General	Te Rūnanga o Toa Rangatira	264.5	Support in part	To reflect Te Tiriti o Waitangi where reference is made to The Treaty of Waitangi.	Retain as notified subject to the following amendments: Text change to include: Treaty of Waitangi/Te Tiriti o Waitangi
Statutory Context	General	Robyn Smith	168.31	Amend	The section of the PDP relating to 'statutory context' includes this statement: *"This District Plan applies to land above the line of Mean High Water Springs (MHWS) and the surface of water bodies within the City's territorial boundaries as shown in Figure 2."* It is incorrect to use the word 'above' in this context because PCC's jurisdiction includes land that is lower than the line of the MHWS (i.e. land which is below the ground surface). The use of the word 'above' implies PCC is only concerned about the surface of land not land that lies below the surface. The extent of land within PCC's jurisdiction should be defined in the horizontal dimension not the vertical dimension.	Amend: This District Plan applies to land that is landward of the line of Mean High-Water Springs (MHWS) ~~and~~ as well as the surface of water bodies within the City's territorial boundaries as shown in Figure 2.
General Approach	General	Te Rūnanga o Toa Rangatira	264.81	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.
General Approach	How the District Plan Works	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.1	Support	Clear guidance as to how the PDP and NESs interact.	Retain as notified.
General Approach	General	Waka Kotahi NZ Transport Agency	82.1	Support	Support the Porirua City Council giving specific consideration to the following when considering affected parties: 1. In relation to infrastructure, the network utility operator that owns or operates that infrastructure. 5. In relation to a rule which addresses reverse sensitivity effects, the operator of the activity which is protected by the rule from such effects.	Retain as notified.
Cross Boundary Matters	General	Te Rūnanga o Toa Rangatira	264.6	Support in part	The council boundaries listed fall within the tribal boundaries of Ngāti Toa. This close association should be noted in this chapter. Requests a word change.	Retain as notified subject to the following amendments: Text change to include: While the Porirua City Council has jurisdiction only within its territorial boundaries, integrated resource management requires coordination and cooperation between authorities for management issues that extend across boundaries and across jurisdictions. The Council will also consult

Section	Specific provision/ matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
						with Te Rūnanga o Toa Rangatira concerning cross-boundary issues. We note that the above-mentioned councils fall within the tribal boundaries of Ngāti Toa.
Relationships Between Spatial Layers	General	Te Rūnanga o Toa Rangatira	264.7	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.

Definitions Nesting Tables

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Bunnings Limited	9.1	Support	Supports the “Definitions Nesting Tables” approach in Part 1 of the PDP. It is a logical method for organising different land use activities in a broader term.	Retain definitions nesting table as notified.
General	Foodstuffs North Island Limited	122.1	Support	Supports the “Definitions Nesting Tables” approach. It is a logical method for organising different land use activities in a broader term.	Retain definitions nesting table.
Customary activity	Te Rūnanga o Toa Rangatira	264.8	Support in part	Notes slight omissions of customary activity that should be included within the plan. Proposes an amendment to the text.	Retain as notified subject to the following amendments: Text change as follows: means the use of land, water or buildings for Māori cultural activities which includes marae activities, making or creating customary goods, mahinga kai, rongoā, raranga, whakairo, hauhake, waka ama, and other activities that recognise and provide for the special relationship between tangata whenua and places of customary importance
Retail activities	Bunnings Limited	9.3	Support in part	The operational nature of Bunnings activities is such that they are considered to be ‘retail activities’ under this broad term. Considers that this level of specificity, and for the avoidance of doubt, should include ‘trade suppliers’ as a type of retail activity listed in this nested term.	Amend the nested term of ‘retail activities’ to specifically include ‘trade supplier’ as given below. Retail activities • Clothing and footwear • Homeware • Jewellery • Antiques, used goods and charity shops • Recreational goods and sports stores • Electrical goods • Dairies • Bakeries • Trade supplier
Residential	Ara Poutama Aotearoa the Department of Corrections	135.1	Amend	“Supported residential care activities” have been specifically defined with the Proposed District Plan but have not been included within any of the proposed nesting tables. Seeks that “Supported residential care activities” be included as part of the “Residential” nesting table to provide clarity to the definition.	Add “supported residential care activities” to the Residential nesting table
Residential	Oranga Tamariki – Ministry of Children	143.2	Amend	Supported residential care activity is not a nested term. At its core, supported residential care activities are a residential land use and this is supported by the PDP which provides for this activity as “permitted” within both residential zones. Considers that supported residential care activity should be included within the residential nest to reflect its residential character and function.	Amend the nesting table to include 'supported residential car activities' as follows: **Residential** Residential activities Residential units

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Minor residential units Supported residential care activities
Temporary	New Zealand Defence Force	124.1	Oppose	The Proposed Plan includes a hierarchy of a number of similar or grouped definitions. Temporary military training activities are listed beneath the temporary activity definition, meaning it forms a subset of temporary activities. This is inappropriate as TMTA are distinct from other types of temporary activities and are subject to their own specific policies and rules in the plan. Nesting this definition implies that the provisions relating to temporary activities would apply in addition to the TMTA-specific provisions. The rules for temporary activities specifically note that they do not apply to TMTA. TMTA should not be linked to the definition of 'temporary activity' in any way.	Remove TMTA from the nesting table for 'temporary activity'. Amend the 'temporary' nesting table so that it appears as follows: **Temporary** Temporary activities Temporary military training activity Remove the hyperlinked cross-reference to the definition of "temporary activity" that is currently set out in the TMTA definition.
Trade supplier	Bunnings Limited	9.2	Support	Supports the provision of 'trade supplier' as a specifically nested term in the definitions nesting table.	Retain 'trade supplier' nesting table as notified.

Definitions

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Waka Kotahi NZ Transport Agency	82.295	Amend	The changes requested are made to: a. Ensure that Waka Kotahi can carry out its statutory obligations. b. Reduce interpretation and processing complications for decision makers. c. Provide clarity for all plan users.	Amendments to the definitions chapter to provide greater clarity to Plan users and supporting the use of National Planning Standards definitions.
New definition	Firstgas Limited	84.35	Not specified	Seeks a geotechnical bore definition as this is the most efficient and effective method of enabling temporary earthwork related activities.	Add a geotechnical bore definition.
General	Kāinga Ora – Homes and Communities	81.929	Not specified	Kāinga Ora notes that the PDP has adopted a substantial number of definitions from the National Planning Standards, and it supports this approach. However, the PDP includes a number of additional definitions, and Kāinga Ora considers that amendments are required to a number of proposed additional definitions introduced in the PDP. Further, Kāinga Ora seeks amendment to definitions that state that they are utilised from the National Planning Standards, where in fact additional terms have been drafted into the wording of the definition in the PDP, such as the "Net Site Area" definition. The additional wording within this definition constrains the allowable "building coverage", which has a consequential and significant impact on the development potential of residential sites.	Amendments are required to a number of proposed additional definitions introduced in the PDP and to definitions that state they are utilised from the National Planning Standards where additional terms have been drafted into the wording of the definition in the PDP.
General	Titahi Bay Residents Assocation Incorporated	95.1	Amend	Cross-boundary jurisdiction matters require a clearly defined boundary to achieve desired managementco-operation and the integrated management guidance of the NZ Coastal Policy Statement. [Refer to original submission for full reason, including attachment]	Add: Mean-high-water-springs (MHWS) is defined by the boundary line of the relevant adjacent zone on the overlay of the planning map.
General	Royal Forest and Bird Protection Society	225.52	Oppose	Many of the definitions are tagged with the acronym 'NPS'. Assumes this is a reference to the National Planning Standards which include definitions that must be used in the plan. The Abbreviation section states that 'NPS' means a National Policy Statement.	Use different acronyms to distinguish between the National Planning Standards and a National Policy Statement. For example "NPStds"
New definitions	House Movers section of the New Zealand Heavy Haulage Association Inc	167.1	Amend	Wishes to ensure that regulatory controls through District Plans properly reflect the purpose and intentions of the Resource Management Act 1991 as expressed in the decision of the Environment Court in New Zealand Heavy Haulage Association Inc v The Central Otago District Council (Environment Court, C45/2004, Thompson EJ presiding). In this case the Environment Court held that there was no real difference in effect and amenity value terms between the in situ construction of a new dwelling and relocation of a second-hand dwelling, subject to appropriate permitted activity performance standards. There are several aspects to the shifting of buildings including; relocation (onto a site), removal (off a site), and re-siting (within same site). To ensure certainty for plan users who are seeking to relocate, remove or re-site dwellings, and to avoid the unintended application of any default rule to the above activities, suggests that all these activities be defined in the interpretation chapter of the Proposed Plan.	Include new definitions as follows: **Relocation** Includes any building that is removed from one site and relocated to another site, in whole or in parts. It excludes any new building which is designed for, or intended to be used on, a site but which is constructed or prefabricated off-site, in whole or in parts, and transported to the site. **Removal** Means the shifting of a building off a site and excludes demolition of a building.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				[Refer to original submission for full reasons]	**Re-siting** Means shifting a building within a site. Any further or consequential amendments to give effect to this submission in accordance with the reasons for this submission and the relief sought.
General	Raiha Properties Ltd	157.7	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. The approach to managing seismic risk is inconsistent with: • the objectives and risk methodology of the Greater Wellington Regional Council Natural Hazard Strategy February 2017 • the approach taken in the Greater Wellington Regional Council combined earthquake hazard map which identifies slope failure, liquefaction potential and ground shaking as well as fault rupture lines • relevant natural hazard strategies and plans of the Greater Wellington Regional Council and other territorial authorities in the Wellington Region	Reassess the "High" risk of the Ohariu Fault Rupture Zone and 20m either side of it having regard to: 1. The Greater Wellington Regional Council Natural Hazard Strategy (Feb 2017) and in particular: a. Objective 3 and 3.1 – "develop regionally consistent and co-ordinated plan provisions" b. Appendix B which indicates the recurrence interval of the Ohariu fault is 2200 years with an elapsed time of 1050 -1000 years since the last event and for the North Ohariu fault the recurrence interval is 1500 – 3500 years with an estimated 1000 years since the last event; and 2 The definition of risk as set out in the Part 2 of the Proposed District Plan "Natural Hazards" – "risk is a product of both the consequences and the likelihood from a natural hazard.": and 3. Table 1 of Appendix 10 of the proposed Porirua District Plan which shows the likelihood ranking of a 1:500 – 1:2500 year event as "very unlikely".
General	Heriot Drive Ltd	156.12	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. The approach to managing seismic risk is inconsistent with: • the objectives and risk methodology of the Greater Wellington Regional Council Natural Hazard Strategy February 2017 • the approach taken in the Greater Wellington Regional Council combined earthquake hazard map which identifies slope failure, liquefaction potential and ground shaking as well as fault rupture lines • relevant natural hazard strategies and plans of the Greater Wellington Regional Council and other territorial authorities in the Wellington Region	Take a more holistic approach to addressing the risk to buildings and property from seismic events including liquefaction, slope failure and ground shaking rather than the current single focus on fault rupture.
General	Heriot Drive Ltd	156.7	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. The approach to managing seismic risk is inconsistent with:	Reassess the "High" risk of the Ohariu Fault Rupture Zone and 20m either side of it having regard to:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• the objectives and risk methodology of the Greater Wellington Regional Council Natural Hazard Strategy February 2017 • the approach taken in the Greater Wellington Regional Council combined earthquake hazard map which identifies slope failure, liquefaction potential and ground shaking as well as fault rupture lines • relevant natural hazard strategies and plans of the Greater Wellington Regional Council and other territorial authorities in the Wellington Region	1. The Greater Wellington Regional Council Natural Hazard Strategy (Feb 2017) and in particular: a. Objective 3 and 3.1 – "develop regionally consistent and co-ordinated plan provisions" b. Appendix B which indicates the recurrence interval of the Ohariu fault is 2200 years with an elapsed time of 1050 -1000 years since the last event and for the North Ohariu fault the recurrence interval is 1500 – 3500 years with an estimated 1000 years since the last event; and 2 The definition of risk as set out in the Part 2 of the Proposed District Plan "Natural Hazards" – "risk is a product of both the consequences and the likelihood from a natural hazard.": and 3. Table 1 of Appendix 10 of the proposed Porirua District Plan which shows the likelihood ranking of a 1:500 – 1:2500 year event as "very unlikely".
General	Raiha Properties Ltd	157.2	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. The approach to managing seismic risk is inconsistent with: • the objectives and risk methodology of the Greater Wellington Regional Council Natural Hazard Strategy February 2017 • the approach taken in the Greater Wellington Regional Council combined earthquake hazard map which identifies slope failure, liquefaction potential and ground shaking as well as fault rupture lines • relevant natural hazard strategies and plans of the Greater Wellington Regional Council and other territorial authorities in the Wellington Region	Amend the approach to seismic risk in the district plan to be consistent with: 1. The Greater Wellington Regional Council Natural Hazard Strategy (Feb 2017) and in particular: a. Objective 3 and 3.1 – "develop regionally consistent and co-ordinated plan provisions" b. Appendix B which indicates the recurrence interval of the Ohariu fault is 2200 years with an elapsed time of 1050 -1000 years since the last event and for the North Ohariu fault the recurrence interval is 1500 – 3500 years with an estimated 1000 years since the last event; and 2 The definition of risk as set out in the Part 2 of the Proposed District Plan "Natural Hazards" – "risk is a product of both the consequences and the likelihood from a natural hazard.": and 3. Table 1 of Appendix 10 of the proposed Porirua District Plan which shows the likelihood ranking of a 1:500 – 1:2500 year event as "very unlikely".
General	Raiha Properties Ltd	157.12	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. The approach to managing seismic risk is inconsistent with: • the objectives and risk methodology of the Greater Wellington Regional Council Natural Hazard Strategy February 2017	Take a more holistic approach to addressing the risk to buildings and property from seismic events including liquefaction, slope failure and ground shaking rather than the current single focus on fault rupture.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• the approach taken in the Greater Wellington Regional Council combined earthquake hazard map which identifies slope failure, liquefaction potential and ground shaking as well as fault rupture lines • relevant natural hazard strategies and plans of the Greater Wellington Regional Council and other territorial authorities in the Wellington Region	
New definition	Rural Contractors New Zealand Inc	179.1	Support in part	The definition of "rural industry" would include a rural contractor depot because it is "an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production". As a result a restricted discretionary activity resource consent would be required for a rural contractor depot in the General Rural Zone under Rule GRUZ-R18 regardless of scale and associated environmental effects. In many cases small-scale rural contractor depots are established as a logical business extension of an existing farming operation for seasonal work. Seeks a new rule in the General Rural Zone permitting small-scale rural contractor depots (with a consequential amendment to Rule GRUZ-R18) consistent with other District Plans. Seeks the introduction of a definition for "rural contractor depot" in the Definitions section to assist with the implementation of the proposed new permitted activity rule	Include the following definition for "Rural contractor depot": The land and buildings used for the purposes of storing or maintaining machinery, equipment and associated goods and supplies associated with a rural contracting business that directly supports, services or is dependent on primary production.
General	Deirdre Dale	195.2	Amend	Difficult to find the definitions of "Coastal Hazard', 'Current Erosion' and 'Current Inundation' in the document and map and the inputs used to model this coastal layer. Some information about this can be found in the supporting Coastal Hazards Report but the reader needs to dig deep to find it. From Section 3.5 'Uncertainties' it can be understood that this relates to possible erosion and inundation if there are no seawalls or other hard engineering structures. An enquirer looking at the Plimmerton Inundation map and its overlays is misled into believing that properties behind the Plimmerton Seawall have been (and are currently being) eroded and inundated when this is simply not the case. This misleading information will inevitably have an unfair impact on the perceived values of these properties and could have a detrimental impact on planning. This situation needs to be addressed prior to the draft Plan being finalised.	Amend as follows: • include definitions of Current erosion and Current Inundation that are explicit about the fact that existing seawalls have not been taken into account. • links in the definition that take the reader to the supporting document that discusses this matter.
General	Robyn Smith	168.92	Amend	Do not support limiting the requirement for hydraulic neutrality for development in the Commercial and Mixed Use Zone, General Industrial Zone and the Hospital Zone. There is no obligation in the Residential Zones to address the effects of reduced response times and increased volume of stormwater runoff from development, let alone effects on the broader hydrological regime. There is not requirement for onsite attenuation. The Council is entitled to include land use provisions under s9(3) of the RMA for managing the effects of land use activities in terms of stormwater runoff. Consideration of changes to catchment hydrology caused by hard surfacing is a legitimate Council function. [Refer to original submission for full reason]	Amend to include an appropriate definition of 'maintaining hydrology regime.'
New definition	Queen Elizabeth the Second	216.4	Oppose	A definition is required to ensure the vegetation removal covers all relevant activities.	Include new definition:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
	National Trust (QEII)				Vegetation removal means the removal or destruction of vegetation (exotic or indigenous) by mechanical or chemical means, including felling vegetation, spraying of vegetation by hand or aerial means, hand removal, and the burning, smothering or clearance of vegetation by any other means.
General	Heriot Drive Ltd	156.2	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. The approach to managing seismic risk is inconsistent with: • the objectives and risk methodology of the Greater Wellington Regional Council Natural Hazard Strategy February 2017 • the approach taken in the Greater Wellington Regional Council combined earthquake hazard map which identifies slope failure, liquefaction potential and ground shaking as well as fault rupture lines • relevant natural hazard strategies and plans of the Greater Wellington Regional Council and other territorial authorities in the Wellington Region	Amend the approach to seismic risk in the district plan to be consistent with: 1. The Greater Wellington Regional Council Natural Hazard Strategy (Feb 2017) and in particular: a. Objective 3 and 3.1 – "develop regionally consistent and co-ordinated plan provisions" b. Appendix B which indicates the recurrence interval of the Ohariu fault is 2200 years with an elapsed time of 1050 -1000 years since the last event and for the North Ohariu fault the recurrence interval is 1500 – 3500 years with an estimated 1000 years since the last event; and 2 The definition of risk as set out in the Part 2 of the Proposed District Plan "Natural Hazards" – "risk is a product of both the consequences and the likelihood from a natural hazard.": and 3. Table 1 of Appendix 10 of the proposed Porirua District Plan which shows the likelihood ranking of a 1:500 – 1:2500 year event as "very unlikely".
New definition	Robyn Smith	168.42	Amend	The RPS uses the expression 'landward extent of the coastal environment. The delineation of this extent is critical in a number of aspects. The PDP should include, by way of a definition, an explanation about how it was determined and delineated.	Add a definition of 'landward extent of the coastal environment'.
General	Robyn Smith	168.38	Amend	[No specific reason given beyond decision requested - refer to original submission]	Add a definition of 'natural wetland' with the definition to accord with the definition in the NPS-FM.
General	Royal Forest and Bird Protection Society	225.67	Oppose	Needs to be a definition of pest. This provides for sustainable management and environmental wellbeing as well as providing benefits to biodiversity.	Pest means any species that is: a. A pest or unwanted organism as defined in the Biosecurity Act 1993; or b. Identified as a pest species in a regional pest management plan.
General	Royal Forest and Bird Protection Society	225.78	Oppose	Definition missing: 'Vegetation Removal' A definition is required to ensure the vegetation rules cover all relevant activities.	Include definition as follows:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					The removal or destruction of vegetation (exotic or indigenous) by mechanical or chemical means, including felling vegetation, spraying of vegetation by hand or aerial means, hand removal, and the burning, smothering or clearance of vegetation by any other means.
General	Te Rūnanga o Toa Rangatira	264.9	Support in part	There are definitions that could be further enhanced to better reflect tangata whenua.	Retain as notified subject to amendments in other submission points.
New definition	Te Rūnanga o Toa Rangatira	264.84	Support in part	There are definitions that could be further enhanced to better reflect tangata whenua.	Add the following definition: • Community – means the use of land and buildings, including Marae for non custodial services ...
New definition	Te Rūnanga o Toa Rangatira	264.88	Support in part	There are definitions that could be further enhanced to better reflect tangata whenua.	Add the following definition: Hauhake – means the harvesting of indigenous vegetation by mana whenua, in accordance with tikanga for traditional uses. These include: a) Kohi Kai b) Whakairo c) Rāranga d) Rongoā; and e) Other activities that tangata whenua recognise as customary harvesting.
General	Fulton Hogan	262.1	Support	Supportive of the use of NPS definitions for key definitions of relevance to Fulton Hogan's operations and activities.	[Not specified, refer to original submission]
General	Titahi Bay Residents Assocation Incorporated	95.2	Amend	This Greater Wellington Regional Council (GWRC) definition is required for consistency with its Proposed Natural Resources Plan (PNRP) when seeking submitter's amendments to rules and standards of the Coastal Environment section of this plan.	Add: Motor vehicle (coastal marine area) means a man-made device for land transport, including but not limited to cars, trucks, heavy machinery, motorbikes and bicycles, and does not include prams, strollers, wheelchairs or other mobility scooters used by persons.
General	Titahi Bay Residents	95.3	Amend	[No specific reason given beyond decision requested - refer to original submission]	Add:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
	Assocation Incorporated				Exposed (Titahi Bay fossil forest) means the fossil forest is protruding above the substrate sand/gravel base.
New Definition	Firstgas Limited	84.36	Not specified	Required to implement rules sought in the Plan related to the Gas Transmission Network. The definition will provide clarity and how this term relates to outcomes sought.	A new definition of a 'Gas Transmission Sensitive Activity'.
General	Firstgas Limited	84.4	Amend	Seeks inclusion of the term 'Gas Transmission Sensitive Activity' required to implement rules sought in the Plan related to the Gas Transmission Network. The definition will provide clarity and how this term relates to outcomes sought.	Add a new definition for 'Gas Transmission Sensitive Activity' under the Definitions chapter, which reads: Means those activities that are particularly sensitive to the Gas Transmission Network, including but not limited to: • medium and high-density residential activities; • retirement villages; • hospitals and healthcare facilities; • educational facilities; • community facilities, including museums, stadiums and halls; • leisure and entertainment facilities, including shopping malls and movie theatres; • marae; • custodial corrections activities; • entertainment facilities; • visitor accommodation; and • hazardous facilities and infrastructure (excluding those that are ancillary to gas transmission); and
General	Waka Kotahi NZ Transport Agency	82.8	Oppose	Seeks a definition to be added for "Hard Engineering Measures", consistent with the Regional Policy Statement (RPS) and Proposed Natural Resources Plan.	Add the following definition for "Hard Engineering Matters": "Engineering works that use structural materials such as concrete, steel, timber or rock armour to provide a hard, inflexible edge between the land-water interface along rivers, shorelines or lake edges. Typical structures include groynes, seawalls, revetments or bulkheads that are designed to prevent erosion of the land."
General	Waka Kotahi NZ Transport Agency	82.9	Amend	Seeks a definition to be added for Heavy Commercial Vehicle (HCV). The term is referred to within the plan but not defined.	Add the following definition for "Heavy Commercial Vehicle (HCV): "A motor vehicle (other than a motorcar that is not used, kept, or available for the carriage of passengers for hire or reward) having a gross laden weight exceeding 3500 kg."
General	Waka Kotahi NZ Transport Agency	82.14	Amend	Seeks a definition be added for "Limited Access Road". The term is referred to within the plan but not defined.	Add the following definition for "Limited Access Road": "Any road declared a limited access road under Section 88 of the Government Roading Powers Act 1989, Section 346A of the Local Government Act 1974, or the corresponding provisions of any former enactment."

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Heritage New Zealand Pouhere Taonga	65.4	Amend	Suggests a definition of demolition is included, which also refers to partial demolition. This would assist in interpretation of rules and policies. Suggests the adoption of the Auckland Council Unitary Plan definition of demolition.	Add: Demolition: means the destruction or damage, in whole or in part, of any building or structure.
General	Ministry of Education	134.7	Amend	Notes that Educational Facilities are a critical part of a community's social infrastructure and provide for people's health and well-being. Educational facilities are not currently provided for in the proposed definition for 'Infrastructure'. Seeks the inclusion of a definition that specifically captures and provides for Educational Facilities. The proposed definition for Social Infrastructure has been adopted from a recent submission on the New Plymouth Proposed District Plan. Keen to work with PCC to find the best way for providing for social infrastructure throughout the Proposed Plan.	Add new definition as follows: SOCIAL INFRASTRUCTURE means: a. both privately and publicly owned community facilities (such as medical and health services and community corrections activities), Justice Facilities (such as police stations, courts and prisons), and Educational Facilities; b. public open space; c. community infrastructure as defined in the Local Government Act 2002; and includes any ancillary activities.
General	Ministry of Education	134.8	Amend	Notes that Educational Facilities are a critical part of a community's social infrastructure and provide for people's health and well-being. Educational facilities are not currently provided for in the proposed definition for 'Infrastructure'. Seeks the inclusion of a definition that specifically captures and provides for Educational Facilities. The proposed definition for Additional Infrastructure has been adopted from the National Policy Statement for Urban Development. Notes that there is overlap with the proposed definition for Infrastructure. The proposed definition for Social Infrastructure has been adopted from a recent submission on the New Plymouth Proposed District Plan. Keen to work with PCC to find the best way for providing for social infrastructure throughout the Proposed Plan.	Add new definition as follows: ADDITIONAL INFRASTRUCTURE means: a. public open space b. community infrastructure as defined in section 197 of the Local Government Act 2002 c. land transport (as defined in the Land Transport Management Act 2003) that is not controlled by local authorities d. social infrastructure, such as schools and healthcare facilities e. a network operated for the purpose of telecommunications (as defined in section 5 of the Telecommunications Act 2001) f. a network operated for the purpose of transmitting or distributing electricity or gas
New Definition	Greater Wellington Regional Council	137.5	Not specified	Suggested definition provides clarity on what constitutes a 'pest' species under the PDP, and therefore which species can be removed as a permitted activity as part of restoration works under ECO-R3. Ensures that non-local native species, such as karo or pohutukawa, may be cleared for restoration purposes under ECO-R3. Suggested definition ensures that exotic species that provide important habitat for native fauna are not removed (see related comments on ECO-R2).	Add a new definition for 'pest': means any species that is: a) A pest or unwanted organism as defined in the Biosecurity Act 1993; or b) Any pest species listed in a relevant site-specific restoration plan or land management plan approved by Porirua City Council.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Te Awarua-o-Porirua Harbour & Catchments Community Trust, and Guardians of Pauatahanui Inlet	77.1	Not specified	The term “natural environment” is used in the plan but is not defined - although “environment” and “natural and physical resources” are defined using the RMA definitions.	Add a definition of natural environment as follows: Natural environment means terrestrial, fresh water and marine ecosystems and their constituent parts, particularly native biota (the animal and plant life of a particular habitat) and related amenity values
Access	Kāinga Ora – Homes and Communities	81.22	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified.
Access	Waka Kotahi NZ Transport Agency	82.3	Support	Supports definition	Retain as notified.
Access allotment	Kāinga Ora – Homes and Communities	81.23	Support	Kāinga Ora supports the proposed definition	Retain definition as notified.
Access allotment	Survey+Spatial New Zealand (Wellington Branch)	72.7	Oppose	The threshold to exclude land that is wider than 6m is too high.	The threshold to exclude land so that it is no longer an access lot should be 5m.
Access area	Survey+Spatial New Zealand (Wellington Branch)	72.4	Oppose	The threshold to exclude land that is wider than 6m is too high.	The threshold to exclude land so that it is no longer an access area should be 5m.
Access area	Kāinga Ora – Homes and Communities	81.24	Support	Kāinga Ora supports the proposed definition	Retain definition as notified.
Access strip	Kāinga Ora – Homes and Communities	81.25	Support	Kāinga Ora supports the proposed definition	Retain definition as notified.
Accessory building	Fire and Emergency New Zealand	119.5	Support	Supports definition.	Retain as proposed.
Adaptive reuse	Kāinga Ora – Homes and Communities	81.26	Support	Kāinga Ora supports the proposed definition	Retain definition as notified.
Adaptive reuse	Heritage New Zealand Pouhere Taonga	65.1	Support in part	The definition of adaptive reuse is limited to changing the use of a heritage item. Adaptive reuse will in most cases also involve some degree of modification to the fabric of a heritage place.	Amend: means changing the use of a heritage item and/or its heritage setting to a compatible use while retaining its heritage value. Adaptive reuse processes include alteration and addition.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Addition	Kāinga Ora – Homes and Communities	81.27	Oppose	Kāinga Ora considers that a definition is unnecessary and has a plain and ordinary meaning that does not need to be specifically defined. Kāinga Ora note that there may be instances where an addition is undertaken without increasing the gross floor area of the building. Where rules relate only to increasing the floor area of the building, this should be included in the wording of the relevant rule. Deletion sought and request any consequential amendments to rules are also made.	Delete definition: ~~Addition means any works undertaken to an existing building which has the effect of increasing the gross floor area of that building.~~
Advertising sign	Kāinga Ora – Homes and Communities	81.28	Support	Kāinga Ora supports the proposed definition	Retain definition as notified
Aerials	Kāinga Ora – Homes and Communities	81.29	Support	Kāinga Ora supports the proposed definition	Retain definition as notified
Alteration	Kāinga Ora – Homes and Communities	81.30	Oppose	Kāinga Ora considers that a definition is unnecessary and has a plain and ordinary meaning that does not need to be specifically defined.	Delete definition: ~~Alteration~~ ~~means any work to existing buildings or structures which involves the change, removal or replacement of walls, windows or features which results in an external appearance different to its existing appearance.~~
Amateur radio configuration	Kāinga Ora – Homes and Communities	81.31	Support	Kāinga Ora supports the proposed definition	Retain definition as notified.
Ancillary transport network infrastructure	Kāinga Ora – Homes and Communities	81.32	Support in part	Kāinga Ora generally supports the proposed definition but requests the inclusion of micro-mobility as an element of transport infrastructure to reflect the use of, for example, electric scooters to access transport network infrastructure.	Amend definition: Ancillary transport network infrastructure means infrastructure located within the road reserve or railway corridor that supports the transport network and includes: a. traffic control signals and devices; b. light poles; c. post boxes; d. landscaped gardens, artwork and sculptures; e. bus stops and shelters; f. train stations; g. telecommunication kiosks;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					h. public toilets; and i. road or rail furniture j micro-mobility lock-up facilities.
Ancillary transport network infrastructure	Waka Kotahi NZ Transport Agency	82.4	Support in part	Supports definition. Considers that it is important to clarify that ancillary transport network infrastructure is only located in the road reserve by the appropriate network utility operator. The definition currently worded implies that any person may locate any infrastructure within the road reserve, including the matters listed.	Amend definition: "means infrastructure located within the road reserve or railway corridor by a network utility operator, that supports the transport network and includes: [...]"
Ancillary transport network infrastructure	KiwiRail Holdings Limited (KiwiRail)	86.1	Support	Supports the inclusion of train stations and rail furniture, as well as traffic control signals and devices and other transport related assets as part of this definition.	Retain as proposed.
Annual average daily traffic movement	Waka Kotahi NZ Transport Agency	82.5	Support in part	Supports definition. Considers that the definition requires amendment as the current wording is not consistent with the definition of "traffic movement" under the same chapter. The definition refers to the total yearly traffic movements in both directions. The definition of "traffic movement" refers to a single journey to or from a site only. Considers that the term 'movement' is replaced by the term 'volume' to ensure that the meaning of the term traffic movement is consistent throughout the definitions. This will also provide consistency with the Waka Kotahi Policy Planning Manual 2007 definition.	Amend definition: "Annual average daily traffic ~~movement~~ (AADT): Means the total yearly traffic ~~movements~~ volume in both directions divided by the number of days in the year, expressed as vehicles per day"
Annual average daily traffic movement	Kāinga Ora – Homes and Communities	81.33	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified.
Antenna	Kāinga Ora – Homes and Communities	81.34	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified.
Antenna	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.17	Support	Definition reflects NESTF, with appropriate addition of amateur radio configuration.	Retain as notified.
Antenna	Radio New Zealand Limited	121.4	Support	Retain definition "Antenna" as notified.	Retain definition as notified.
Apartments	Kāinga Ora – Homes and Communities	81.35	Oppose	Kāinga Ora opposes the definition as it is unnecessary and does not recognise that apartments can occur at ground floor level.	Delete definition: ~~Apartments~~ ~~means any multi-unit housing development that includes upper level units, which do not have a floor at ground level and are typically served by shared vertical access.~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Biodiversity compensation	Kāinga Ora – Homes and Communities	81.36	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Biodiversity compensation	Greater Wellington Regional Council	137.4	Oppose	Suggests an amended definition which slightly modifies the PNRP biodiversity offsetting definition by replacing the requirement for no net loss (which is not possible with compensation) with a requirement for an outcome that is disproportionately positive relative to the values lost. This acknowledges the inherent risks associated with compensation and the fact that it represents the least desirable outcome for biodiversity. If you are replacing apples with oranges you should at least offer more oranges.	Amend to replace with a new definition as follows: A measurable positive environmental outcome resulting from actions designed to redress the residual adverse effects on biodiversity arising from activities after appropriate avoidance, minimisation, remediation and biodiversity offsetting measures have been applied. The goal of biodiversity compensation is to achieve an outcome for indigenous biodiversity values that is disproportionately positive relative to the values lost
Biodiversity compensation	Royal Forest and Bird Protection Society	225.53	Support in part	Concerns with the inclusion of biodiversity compensation. It provides a consenting pathway for adverse effects to be caused on biodiversity values without those effects actually being addressed. Seek the deletion of the compensation provisions, or alternatively, their improvement. Not clear from the definition that compensation or redress is to be an environmental response. Under the proposed definition redress could include a building or other compensation that has no ecological benefits. Reference should be to APP9 which explains biodiversity compensation, not to the policy which directs how it is to be applied. Any explanation in the definition should be clear that the compensation provides an enhancement of indigenous biodiversity but is not restricted to being like for like to the specific values that will be lost as a result of the development.	Either: • Delete the definition; or • Amend the definition of “Biodiversity compensation” as follows: means a commitment to redress residual adverse impacts on biodiversity using the framework set out in APP9~~and must only be contemplated after the mitigation hierarchy steps in ECO-P1 have been demonstrated to have been sequentially exhausted and only after biodiversity offsetting has been implemented~~.
Biodiversity offset	Royal Forest and Bird Protection Society	225.54	Support in part	Does not align with the APP8 framework. A positive outcome as stated in the definition is a different test to that required in the APP8 which is no net loss and preferably a net gain. Key distinction from compensation is that offsetting requires like for like redress. This could be stated in the definition. Reference to the Appendix is the clearest way to define the term.	Amend the definition as follows: means a measurable like for like ~~positive environmental outcome resulting from actions designed to~~ redress ~~the~~of residual adverse effects on biodiversity using the framework set out in APP8~~ arising from activities after appropriate avoidance, minimisation, and remediation measures have been applied. The goal of a biodiversity offset is to achieve no net loss, and preferably a net gain, of indigenous biodiversity values~~.
Biodiversity offset	Kāinga Ora – Homes and Communities	81.37	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Biodiversity offset	Transpower New Zealand Ltd	60.1	Support	Supports reference to no net loss, as opposed to requiring a net gain.	Retain
Boating facility	Kāinga Ora – Homes and Communities	81.38	Support	Kāinga Ora supports the proposed definition	Retain definition as notified
Boundary means the legal perimeter of a site.	Kāinga Ora – Homes and Communities	81.39	Oppose	Boundary has a well understood plain English meaning and a definition is not necessary.	Delete definition: ~~Boundary~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~means the legal perimeter of a site~~.
Building	Wellington Electricity Lines Limited	85.1	Oppose	Power poles, support structures and mast poles are not buildings. Based on the definition there is the potential for such structures to be inappropriately captured by the definition. Acknowledged that the definition has been taken from the NPS. Considers that a distinction or reference to the Building Act should be provided for clarity and efficiency.	Exclude power poles, support structures and mast poles from the definition of a building as per section 9(a), (ab), (ac) of the Building Act 2004.
Building	Peter Wakefield	154.2	Oppose	Identifies the maximum building area site coverage of 35% in the Operative District Plan. States concerns for a proposed structure on a neighbouring site and expresses opinion that it is not in keeping with the residential character of the neighbourhood and would have adverse visual and property value impacts for adjacent properties The proposed increase in the site coverage to 40% and the broad definition of "building" would allow the "inappropriate non-residential structure" to be constructed without seeking approvals from neighbours. Retaining the existing 35% and a tighter definition of "building" would avoid unintended consequences that would arise under the proposed plan. The 35% coverage may cause an issue for even a single residential building structure in newer subdivisions with smaller section sizes. The existing 35% allowable coverage for established subdivisions with larger sections would rarely cause a constraint. The few cases where a proposal requires more than 35% coverage should remain subject to resource consent.	Alternative relief sought to amend the definition of "building".
Building platform	Kāinga Ora – Homes and Communities	81.40	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Cabinet	Kāinga Ora – Homes and Communities	81.41	Support	Kāinga Ora supports the proposed definition but notes that 'cabinet' in relation to telecommunication facilities is defined in the NES for Telecommunication Facilities.	Retain definition as notified
Cabinet	Wellington Electricity Lines Limited	85.2	Support	Support the proposed definition to the extent that it explicitly includes a casing for the continued use of electrical equipment such as switchgear and transformers.	Retain the definition as currently drafted.
Cabinet	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.12	Support	Definition reflects the NESTF, with appropriate addition of other network utilities who use cabinets.	Retain as notified.
Childcare services	Kāinga Ora – Homes and Communities	81.42	Support in part	Kāinga Ora supports the inclusion of a definition for childcare services but proposes slightly a revised definition.	Amend definition: Childcare services

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					means the care <u>and /</u> or education of children and includes~~:~~ <u>but is not limited to:</u> a. creches; b. early childhood centres; c. day care centres; d. kindergartens; e. Kohanga Reo; f. playgroups; g. day nurseries; and h. home based childcare and education activities.
Childcare services	Ministry of Education	134.1	Support	This definition accurately reflects the broad range of activities that may be attached to a Childcare Facility, including other Education Facilities. Notes that while the definition for Educational Facility already includes facilities for early childhood education, there are provisions within the plan that are specific to childcare services. Therefore a requirement to define childcare services further.	Retain as proposed.
Childcare services	Te Rūnanga o Toa Rangatira	264.83	Support in part	There are definitions that could be further enhanced to better reflect tangata whenua.	Retain as notified subject to the following amendment: • Childcare Services - means the care or education of children and includes: Add: i) Puna Reo
Cleanfill area	Fulton Hogan	262.7	Support	Supports the use of NPS definition.	Retain as proposed.
Cleanfill area	Willowbank Trustee Limited	164.1	Support	Support the use of NPS definition.	Retain as proposed.
Cleanfill area	Aggregate and Quarry Association	104.17	Support	Support the use of NPS definitions used for the following: primary production, quarry, quarrying activities, cleanfill area, and cleanfill material.	[Not specified, refer to original submission]
Cleanfill material	Aggregate and Quarry Association	104.18	Support	Support the use of NPS definitions used for the following: primary production, quarry, quarrying activities, cleanfill area, and cleanfill material.	[Not specified, refer to original submission]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Cleanfill material	Willowbank Trustee Limited	164.2	Support	Support the use of NPS definition.	Retain as proposed.
Cleanfill material	Fulton Hogan	262.8	Support	Supports the use of NPS definition.	Retain as proposed.
Coastal environment	Kāinga Ora – Homes and Communities	81.43	Support	Kāinga Ora supports the PDP defining the coastal environment which therefore supports giving effect to Policy 1 of the New Zealand Coastal Policy Statement.	Retain definition as notified
Coastal environment	Royal Forest and Bird Protection Society	225.55	Support in part	The definition is inconsistent with the NZCPS.	Amend the definition as follows: Inland coastal environment means the area identified on the planning maps as being located within the inland extent of the coastal environment.
Coastal environment	Robyn Smith	168.41	Amend	The RPS uses the term 'landward', but not the term 'inland' Also, the term 'area' is probably not appropriate when the council's jurisdictional responsibilities under the RMA are three-dimensional.	Amend the definition to read: *"The Coastal Environment comprises that part of Porirua City that is seaward of the landward extent of the coastal environment as identified in the planning maps".*
Coastal Hazard Overlay	Kāinga Ora – Homes and Communities	81.44	Oppose	Kāinga Ora opposes including a definition of an 'overlay' in favour of instruction on how to use the PDP being included in the 'how the plan works' section under Part 1.	Delete definition: ~~**Coastal Hazard Overlay**~~ ~~means the areas identified in Table 4 Coastal Hazard Overlays in APP10 - Natural Hazard Risk Assessment and shown on the planning maps.~~
Coastal High Natural Character Area	Kāinga Ora – Homes and Communities	81.45	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Coastal High Natural Character Area	Transpower New Zealand Ltd	60.2	Support	Supports the identification of High Natural Character areas to assist plan users and provide clarity on the application of the PDP related provisions.	Retain
Coastal High Natural Character Area	Royal Forest and Bird Protection Society	225.56	Support in part	Fails to clarify that this area is managed as an overlay in the plan.	Amend the definition as follows: means an area of coastal high natural character identified in SCHED11 - Coastal High Natural Character Areas and shown as an overlay on the Planning maps managed through provisions in the district wide CE Chapter.
Coastal margin	Royal Forest and Bird Protection Society	225.57	Oppose	Term used in provisions in the NATC and INF chapters which are aimed at providing protection to the natural character of coastal margins. It is not clear that this definition will encompass the area required to be protected under the NZCPS. A wider coastal margin would provide opportunity for restricting use and development activities that would prevent opportunities for landward migration of species and habitats as a result of climate change and seal level rise impacts. Not clear how this definition relates to the mapped area of 'coastal environment' on the planning maps.	Clarify the relationship between the coastal margin and coastal environment and make amendments to give effect to the NZCPS. Increase the coastal margin to 50m or greater and make amendments to restrict use and development that would be inconsistent with providing for landward migration of indigenous biodiversity values. Ensure that provisions provide for the protection of natural character throughout the coastal environment.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Coastal margin	Robyn Smith	168.49	Amend	The PDP introduces concepts of 'coastal margin' to assist with the management of activities near or adjacent to the coast. This definition begs the question: "what is landward property".	Amend to: *"all land within 20 metres of the line of MHWS but not within the Coastal Marine Area."*
Coastal margin	Kāinga Ora – Homes and Communities	81.46	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Coastal marine area	Kāinga Ora – Homes and Communities	81.47	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Coastal water	Te Rūnanga o Toa Rangatira	264.85	Support in part	There are definitions that could be further enhanced to better reflect tangata whenua.	Amend the following definition: • Coastal water ...
Commercial service activity	Kāinga Ora – Homes and Communities	81.48	Support in part	Kāinga Ora supports including a definition for 'commercial service activity' but proposes a revised definition to align with the definition of 'commercial activity' in the National Planning Standards and to avoid repeating the term 'commercial' in the definition.	Amend definition: **Commercial service activity** means any activity that ~~provides~~ trades in ~~commercial~~ services rather than goods. It includes: a. bank; b. commercial indoor fitness centres/gymnasiums/play areas; c. professional and financial services; d. commercial sexual services; e. dry cleaner; f. funeral director premises; g. hair dresser; h. real estate agent; i. show home; j. travel agent; and k. veterinary clinic
Community corrections activity	Ara Poutama Aotearoa the	135.3	Support	Using the wording of the National Planning Standards for community corrections activities promotes continued national consistency and ensures that they are enabled	Retain the definition.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
	Department of Corrections			within appropriate areas of Porirua (also refer to the Department's submission on the City Centre, Mixed Use, Local Centre and General Industrial Zones Rules).	
Community garden	Kāinga Ora – Homes and Communities	81.49	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Community scale renewable energy generation activity	Kāinga Ora – Homes and Communities	81.50	Support in part	Kāinga Ora supports the proposed definition but considers the term would be better named "Community scale renewable electricity generation activity".	Amend definition: **Community scale renewable ~~energy~~ electricity generation activity** means systems or equipment that generate electricity from a renewable energy source~~s~~ for the purpose of supplying electricity to an immediate community or exporting electricity back into the distribution network.
Conservation activity	Kāinga Ora – Homes and Communities	81.51	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Conservation activity	Te Rūnanga o Toa Rangatira	264.86	Support in part	There are definitions that could be further enhanced to better reflect tangata whenua.	Amend the definition as follows: Conservation activity – enjoyment of the resource and includes: a) Planting, b) Pest and weed control, c) Plant and tree nurseries, d) Track construction e) Exercise of traditional cultural practices associated with Ngāti Toa tikanga and kawa
Conservation activity	Royal Forest and Bird Protection Society	225.58	Oppose	The definition is not certain. Inappropriate to permit activities on the basis of this definition. It is incredibly broad and the list of activities is not exclusive. There is no policy direction to support or guide the permitted activity rules included in the various zone rules. Permitting this activity without appropriate parameters could result in adverse effects which are inconsistent with the RPS and NZCPS. For example track building has the potential to cause significant adverse effects on biodiversity values. Should be deleted and appropriate parameters should be placed around the specific activities sought to be provided for in each relevant chapter.	Delete Make amendments that ensure appropriate parameters are placed around specific activities for conservation purposes.
Conservation activity	Queen Elizabeth the Second National Trust (QEII)	216.1	Oppose	The definition is broad and not exclusive. It is inappropriate to permit activities based on this definition alone. There is no policy direction to support or guide the permitted activity rules included in the various zone rules based on this definition of conservation activity. Permitting this activity without appropriate parameters could result in adverse	Delete definition and replace with detail around activities to be permitted in each relevant chapter.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				effects which are inconsistent with the RPS and NZCPS. For example, track building has the potential to cause significant adverse effects on biodiversity values. The definition should be deleted, and appropriate parameters should be placed around the specific activities sought to be provided for in each relevant chapter.	
Construction activity	Powerco Limited	83.2	Support	Excludes building work associated with infrastructure.	Retain as notified.
Construction activity	Kāinga Ora – Homes and Communities	81.52	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Construction activity	Transpower New Zealand Ltd	60.3	Support	Supports the clarification within the definition that building work associated with infrastructure is captured within the infrastructure chapter.	Retain the definition in so far as it does not apply to infrastructure.
Construction activity	Royal Forest and Bird Protection Society	225.59	Oppose	It is confusing that construction activities associated with infrastructure are excluded. Infrastructure activities are addressed many chapters not just the INF chapter and using a variety of terms, many of which are identified under “infrastructure” in Interpretation for Definitions Nesting Tables. It is not clear whether “construction activities” is intended to be excluded from applying to all of these terms as well. Many of the provisions in the district wide chapters refer to new buildings or structures. While the ‘note’ for rule states that a number of provisions apply to an activity, building, structure or site, it is not clear whether an activity captured within the definition of “construction activity” would be subject to a rule which applies to a building or structure or visa versa. We are concerned that effects on indigenous biodiversity including on SNAs would not be considered or appropriately addressed. Different terminology in the rules is also confusing, for example GIZ-R1 is for Buildings and structures, including additions and alteration, where as GIZ-R2 is for Construction Activities. According to the definition both rules apply to the same things.	Delete Replace references to this term with the specific activities intended to be captured.
Contractor's yard	Kāinga Ora – Homes and Communities	81.53	Oppose	This term is not used in the PDP and should therefore be removed.	Delete definition: ~~**Contractors yard**~~ ~~means a yard-based depot where there is storage of machinery and materials, plus ancillary buildings, for the purpose of operating a contracting business, including:~~ ~~a. earthmoving;~~ ~~b. scaffolding;~~ ~~c. construction; and~~ ~~d. roading and other infrastructure.~~ ~~.~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Customary activity	Kāinga Ora – Homes and Communities	81.54	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Customary activity	Te Whānau Horomona	249.1	Support in part	Considers this definition to be reflective of their understanding of this term. It is therefore supported, however, Kīngitanga is misspelt.	Amend: means the use of land or buildings for Māori cultural activities which includes marae activities, making or creating customary goods, rongoā, raranga, whakairo, hauhake, waka ama, Kīngitanga events (Poukai), and other activities that recognise and provide for the special relationship between tangata whenua and places of customary importance.
Customary activity	Te Rūnanga o Toa Rangatira	264.87	Support in part	There are definitions that could be further enhanced to better reflect tangata whenua.	Amend Customary activity to: Customary activity: means the use of land, resources or buildings for Māori cultural activities, making or creating customary goods, waka ama and other activities that recognise and provide for the special relationship between tangata whenua and places of customary importance.
Customary harvesting	Te Rūnanga o Toa Rangatira	264.89	Support in part	There are definitions that could be further enhanced to better reflect tangata whenua.	Customary harvesting activities to be translated to Te Reo Māori.
Customary harvesting	Kāinga Ora – Homes and Communities	81.55	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Customer connection line	Kāinga Ora – Homes and Communities	81.56	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Customer connection line	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.3	Support	Definition reflects NESTF, but is appropriately widened to allow other network utility providers.	Retain as notified.
Development area	Kāinga Ora – Homes and Communities	81.57	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Development area	Royal Forest and Bird Protection Society	225.60	Support in part	Supports a structure planning process and rezoning to establish a Development Area prior to development. Concerns with the inclusion of directive provisions for development within such areas where environmental limits are not recognised.	Retain as notified. Make changes to provisions to ensure that provision for development within an Development Area is within environmental limits which ensures the protection and maintenance of indigenous biodiversity.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Digital sign	Kāinga Ora – Homes and Communities	81.58	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Directional sign	Kāinga Ora – Homes and Communities	81.59	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Drive-through activity	Kāinga Ora – Homes and Communities	81.60	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Drive-through activity	Z Energy Limited	92.11	Support	Supports the definition of drive through activity insofar as it includes service stations and truckstops.	Retain the definition.
Drive-through restaurant	Kāinga Ora – Homes and Communities	81.61	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Earthworks	Firstgas Limited	84.34	Not specified	Seeks the definition exclude the construction, repair, upgrade or maintenance of pipelines as this is the most efficient and effective method of enabling temporary earthwork related activities.	Exclude the construction, repair, upgrade or maintenance of pipelines.
Earthworks	Transpower New Zealand Ltd	60.4	Support	The definition reflects that provided in the National Planning Standards.	Retain
Earthworks	Survey+Spatial New Zealand (Wellington Branch)	72.2	Support in part	The definition of 'earthworks' should provide an exclusion for trenching works involving the excavation of land to install foundation piles/posts, network pipes/cables and household connections to network pipes/cables with associated backfilling to original ground levels.	The definition of 'earthworks' should provide an exclusion for trenching works involving the excavation of land to install foundation piles/posts, network pipes/cables and household connections to network pipes/cables with associated backfilling to original ground levels.
Educational facility	Ministry of Education	134.2	Support	Definition for Educational Facility is in keeping with that of the National Planning Standards which the Ministry was involved in constructing.	Retain as proposed.
Election sign	Kāinga Ora – Homes and Communities	81.62	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Emergency service facilities	Kāinga Ora – Homes and Communities	81.63	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Emergency service facilities	Fire and Emergency New Zealand	119.6	Support	Supports definition.	Retain as proposed.
Entertainment and hospitality activity	Kāinga Ora – Homes and Communities	81.64	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Entertainment facility	Kāinga Ora – Homes and Communities	81.65	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Environment	Waka Kotahi NZ Transport Agency	82.6	Support	Supports definition. Consistent with the wording within the National Planning Standards definition.	Retain as notified.
Flag sign	Waka Kotahi NZ Transport Agency	82.7	Oppose	Opposes the inclusion of the definition 'Flag Sign'. There is no mention of this type of sign within the Signs section. This is already included in the free-standing sign definition.	Delete
Flag sign	Kāinga Ora – Homes and Communities	81.66	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Food and beverage activity	Kāinga Ora – Homes and Communities	81.67	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Free standing sign	Kāinga Ora – Homes and Communities	81.68	Support	Kāinga Ora supports the proposed definition.	Retain definition as submitted
Freight depot	Kāinga Ora – Homes and Communities	81.69	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Functional need	Powerco Limited	83.3	Support	Supports the NPS definition of functional need.	Retain as notified.
Functional need	Transpower New Zealand Ltd	60.5	Support	The definition reflects that provided in the National Planning Standards. Supports definition on the basis a separate definition is provided for Operational Need.	Retain
Gas transmission network	Firstgas Limited	84.2	Support	Supports the inclusion of the definition.	Retain as proposed
Gas transmission network	Kāinga Ora – Homes and Communities	81.70	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Gas transmission pipeline	Firstgas Limited	84.3	Support	Supports the inclusion of the definition.	Retain as proposed
Gas transmission pipeline corridor	Firstgas Limited	84.1	Support	Supports the inclusion of the definition.	Retain as proposed
Gas transmission pipeline corridor	Kāinga Ora – Homes and Communities	81.71	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Gas transmission pipeline corridor	Geoffrey Jorgensen	130.1	Oppose	Access rights for the pipeline operator are already defined and set out in the easement settlement. A 12m point-to-point range, under the Notice of Requirement for a new designation whereby 6m either side of the gas transmission pipeline for "ongoing operation and maintenance purposes", is sufficient for the pipeline operator to ensure the pipeline integrity is maintained. Adding an additional buffer zone extending a further 4m from the 6m Notice of Requirement zone creates inconsistency as to when certain activities in or around the pipeline would require permitting. The additional 4m buffer zone from the pipeline to the buffer boundary is a net increase in a linear point-	Amend: Align the proposed corridor zone to be consistent with the six meter zone.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				to-point plane of 40%. The additional 4m buffer zone adds increased complexity for the occupier as to how the land can be used. This will have a negative impact on the usability of the land. Additional complexity currently does not exist and as a result the occupier will be materially disadvantaged. Understands the importance of ensuring the safety and integrity of a national utility. In the specific context of the property at 75 Banks Boulevard, Whitby, Porirua, the additional buffer zone is not required.	
Golf course	Kāinga Ora – Homes and Communities	81.72	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Ground level	Survey+Spatial New Zealand (Wellington Branch)	72.1	Support	Support NPS definition of ground level.	Retain NPS definition of ground level.
Habitable room	Ministry of Education	134.3	Support	This definition as proposed provides appropriate protection to noise sensitive activities occurring at Educational Facilities.	Retain as proposed.
Habitable room	Fire and Emergency New Zealand	119.7	Support	Supports definition.	Retain as proposed.
Hazard-Sensitive Activities	Fire and Emergency New Zealand	119.13	Oppose	Considers it inappropriate to include emergency service facilities as hazard sensitive activities. Emergency service facilities, such as fire stations comprise firefighters, appliances and equipment used specifically to respond to emergencies and hazards in the community. The on-site activities of fire stations are not sensitive in nature and are complimentary and supportive of being located in areas with proximity to natural hazards. Unlike all other activities listed in the proposed definition, fire stations are not designed to be readily accessed by the general public which reduces their sensitivity to natural hazards.	Seeks the definition to be amended as follows: Definition of Hazard-Sensitive Activities means activities that are sensitive to natural hazards, including: a. childcare services; b. community facility; c. educational facility; ~~d. emergency service facilities;~~ e. healthcare activity; f. hospital; g. marae; h. multi-unit housing; i. places of worship; and j. residential units and minor residential units (including those associated with Pakakainga)

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Hazard-Sensitive Activities	Ministry of Education	134.4	Support	Considers it appropriate that an Educational Facility be identified as a hazard sensitive activity.	Retain as proposed.
Hazard-Sensitive Activities	Kenepuru Limited Partnership (KLP)	59.28	Amend	The blanket inclusion of all residential units in this definition is too crude. Houses with resilient design for the particular hazard should be removed from this definition and placed in a lower risk category.	Amend the definition as follows: Residential units and minor residential units (including those associated with pakakainga) *not designed specifically for the hazard area in which it is located.* *Add this category of houses to the definition of lower risk buildings and activities.*
Hazard-Sensitive Activities	Kimberley Vermey	50.5	Support in part	Retirement villages need to be added to this definition.	Add retirement villages to this definition.
Hazard-Sensitive Activities natural hazards, including:	Kāinga Ora – Homes and Communities	81.73	Support in part	Generally supports the proposed definition but requests a consequential amendment as Kāinga Ora has sought the deletion of the multi-unit housing definition. The "residential units" component of this definition would adequately capture this activity.	Amend definition: **Hazard-Sensitive Activities** means activities that are sensitive to natural hazards, including: a. childcare services; b. community facility; c. educational facility; d. emergency service facilities; e. healthcare activity; f. hospital; g. marae; ~~h. multi-unit housing;~~ i. places of worship; and j. residential units and minor residential units (including those associated with pakakainga)
Healthcare activity	Kāinga Ora – Homes and Communities	81.74	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Heritage alteration	Kāinga Ora – Homes and Communities	81.75	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Heritage alteration	Powerco Limited	83.4	Oppose	Does not address maintenance or upgrades of infrastructure located on heritage items or historic heritage sites.	Amend the definition of Heritage alteration as follows: Heritage alteration of a heritage item or historic heritage site excludes:… <u>f. maintenance and repair or upgrading of infrastructure.</u>
Heritage item	Kāinga Ora – Homes and Communities	81.76	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Heritage restoration	Kāinga Ora – Homes and Communities	81.77	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Heritage setting	Kāinga Ora – Homes and Communities	81.78	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Heritage values	Kāinga Ora – Homes and Communities	81.79	Support in part	Kāinga Ora generally supports this definition, but requests more clarity is provided within the definition around what is meant by “e. surroundings” and “g. representativeness”. Kainga Ora requests “or” is used instead of “and” to align with Policy HH-P1 Identifying historic heritage.	Amend definition **Heritage values** means the following values which contribute to the significance of a heritage item and its heritage setting listed in SCHED2 - Historic Heritage Items (Group A), or SCHED3 - Historic Heritage Items (Group B), or a historic heritage site listed in SCHED4 - Historic Heritage Sites: a. historic values; b. physical values; c. social values; d. tangata whenua values ; e. surroundings; f. rarity; ~~and~~<u>or</u> g. representativeness.
Heritage values	Heritage New Zealand Pouhere Taonga	65.2	Amend	Supports the definition of Heritage Values, however would like to see authenticity included in the list of heritage values. Authenticity is an important component of heritage value and should be included. Architectural, scientific, and technological values (part of the general topic of 'physical') should also be added.	Amend: means the following values which contribute to the significance of a heritage item and its heritage setting listed in SCHED2 - Historic Heritage

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Items (Group A), or SCHED3 - Historic Heritage Items (Group B), or a historic heritage site listed in SCHED4 - Historic Heritage Sites: a. historic values; b. physical values; c. architectural values; d. scientific values; e. technological values; f. social values; g. tangata whenua values ; h. surroundings; i. rarity; j. Authenticity; and k. representativeness.
Historic heritage site	Kāinga Ora – Homes and Communities	81.80	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Historic heritage site	Heritage New Zealand Pouhere Taonga	65.3	Amend	Replacing the word site with area would better reflect the types of places contained in Schedule 4, and would also be consistent with HH-P2 which states that HH sites are places and areas that are of national, regional or local significance. Alternatively, if the name is not changed from 'site' to 'area' the definition should be amended so that a HH site means an area or place.	Amend: Historic heritage ~~site~~area means ~~a~~an~~site~~area or place identified in SCHED4 - Historic Heritage ~~Sites~~Areas. Alternatively: Historic heritage site means ~~a~~an area~~site~~ or place identified in SCHED4 - Historic Heritage Sites.
Hospital	Kāinga Ora – Homes and Communities	81.81	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Hydraulic neutrality	Kāinga Ora – Homes and Communities	81.82	Support in part	Kāinga Ora supports the notion of developments that do not exceed "pre-development peak stormwater runoff", but request the definition is amended to make it clear that it does not apply to all "new lots" if no development is occurring. Kāinga Ora notes that "development area" is already defined in the PDP and as such requests the wording is amended so as not so confuse the definitions.	Amend definition: **Hydraulic neutrality** means managing stormwater runoff ~~from all~~ in new ~~lots or~~ development ~~areas~~ through either on-site disposal or storage, so that stormwater is released from the site at a rate that does not exceed the pre-development peak stormwater runoff.
Hydraulic neutrality	Waka Kotahi NZ Transport Agency	82.10	Support	Supports definition	Retain as notified.
Hydraulic neutrality	Porirua City Council	11.1	Amend	Reference to specific storm events is needed to enable this definition to be properly applied. The proposed additional wording was omitted by error.	Amend the definition as follows: means managing stormwater runoff from all new lots or development areas through either on-site disposal or storage, so that stormwater is released from the site at a rate that does not exceed the pre-development peak stormwater runoff for the 10% and 1% rainfall Annual Exceedance Probability event.
Hydraulic neutrality	Robyn Smith	168.40	Amend	This definition does not recognise that urban development may not be 'hydraulically neutral' as far as base-flows are concerned. To claim that a development is 'hydraulically neutral' simply because peak flows can be attenuated (in terms of discharge rates measured as a 'flux') fails to acknowledge how catchments, and the natural systems within them, function.	Amend the definition of hydraulic neutrality in the PDP to reflect all relevant considerations and reference to the following additional parameters: • minimal increase in average annual runoff volumes (say less than 5%); • no decrease in the time of concentration; and, • base-flows in streams are to be maintained at pre-development levels.
Hydraulic neutrality	Queen Elizabeth the Second National Trust (QEII)	216.2	Oppose	Suggests the definition should align with the meaning adopted in PC18, and should consider impacts within a site.	Replace definition with the following: Hydraulic neutrality means managing stormwater runoff from all new lots or development areas (through either on-site disposal or storage), to ensure that post-development peak runoff flow does not exceed pre-development peak flow rate in all flood events up to and including the 1 in 100-year event, quantitatively assessed against the 1 in 10 year and 1 in 100 year design event as a minimum.
Hydraulic neutrality	Royal Forest and Bird Protection Society	225.61	Support in part	Fails to consider impacts within the site. For example, on a wetland or SNA where hydraulic neutrality is also important to be retained. Hydraulic neutrality should include some consideration of the values for which hydraulic neutrality is important	Amend the definition so that hydraulic neutrality can also be applied within a site.
Hydraulic neutrality device	Kāinga Ora – Homes and Communities	81.83	Support in part	Kāinga Ora supports a definition to reflect the physical infrastructure that is required to achieve hydraulic neutrality, but considers the term 'device' is confusing as hydraulic neutrality can be achieved through a number of methods.	Amend definition: **Hydraulic neutrality method ~~device~~**

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					means the physical measures to achieve hydraulic neutrality.
Illuminated sign	Kāinga Ora – Homes and Communities	81.84	Support	Kāinga Ora supports the proposed definition.	**Retain definition as notified**
Illuminated sign	Waka Kotahi NZ Transport Agency	82.11	Support	Supports the definition as worded.	Retain as notified.
Impervious surface	Kāinga Ora – Homes and Communities	81.85	Support in part	Kāinga Ora generally support the proposed definition but request it is amended to reflect that not all landscaping is permeable.	Amend definition: **Impervious surface** means a surface which prevents or significantly constrains the soakage or filtration of water into the ground. It includes: a. roofs; b. paved areas including driveways and sealed or compacted metal parking areas and patios; c. tennis or netball courts; d. sealed and compacted-metal roads; and e. engineered layers such as compacted clay. It excludes: a. grass or bush areas; b. gardens and other ~~landscaped~~ vegetated areas; c. porous or permeable paving and green roofs; d. permeable artificial surfaces, fields or lawns; e. slatted decks; f. swimming pools, ponds and dammed water; and g. rain tanks.
Impervious surface	Survey+Spatial New Zealand (Wellington Branch)	72.6	Oppose	The use of the term 'paved' for an impervious surface, and also using the term 'permeable paving' as an exclusion is contradictory. Compacted metal parking areas and road should not be included - as they are considered to be sufficiently permeable.	Provide more detail on what constitutes permeable paving - i.e. size of pavers and/or porosity for paver material. Remove references to compacted metal road / parking areas.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Infrastructure	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.9	Support	Support having RMA definition of infrastructure to provide clarity for plan users.	Retain as notified.
Infrastructure	Transpower New Zealand Ltd	60.6	Support	Supports 'Infrastructure' definition, specifically reference to lines and support structures to convey electricity. The definition reflects that provided in the RMA.	Retain
Infrastructure	Kāinga Ora – Homes and Communities	81.86	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Infrastructure	Waka Kotahi NZ Transport Agency	82.12	Support	Supports the definition which is consistent with the RMA definition.	Retain as notified.
Infrastructure	Powerco Limited	83.85	Support	Supports the RMA definition of infrastructure	Retain as notified.
Infrastructure	KiwiRail Holdings Limited (KiwiRail)	86.2	Support	Supported noting clause (g) includes rail.	Retain as proposed.
Infrastructure	Radio New Zealand Limited	121.5	Support	Supports the definition of "infrastructure" as prescribed by the RMA.	Retain paragraph (c) of the definition as notified.
Integrated retail activity	Kāinga Ora – Homes and Communities	81.87	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Integrated transport assessment	Kāinga Ora – Homes and Communities	81.88	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Integrated transport assessment	KiwiRail Holdings Limited (KiwiRail)	86.3	Support	Inclusion of clarity around an Integrated Transport Assessment, and that it includes all modes of travel along with consideration of the effects of safety and efficiency on these networks, is supported.	Retain as proposed.
Integrated transport assessment	Waka Kotahi NZ Transport Agency	82.13	Amend	Supports definition. Considers that it is only limited to the effects on safety, parking, efficiency, access and the capacity of the transport network.	Amend definition: "Means a~~n analysis~~ comprehensive review to determine all the potential ~~the~~ impacts of a development on the transport network for all modes of travel and including, but not limited to, effects on safety, parking, efficiency, access, connectivity and the capacity of the transport network."
Intersection	Kāinga Ora – Homes and Communities	81.89	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Investigation activities	Kāinga Ora – Homes and Communities	81.90	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Iwi authority	Kāinga Ora – Homes and Communities	81.91	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Kaitiakitanga	Kāinga Ora – Homes and Communities	81.92	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Land disturbance	Transpower New Zealand Ltd	60.7	Support	Reflects the definition in the National Planning Standards. Notes the definition is only used in the Natural Features and Landscapes chapter, specifically Policy NFL-P8, and Rule 1 and Rule 5.	Retain
Landscaped area	Kāinga Ora – Homes and Communities	81.93	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Large format retail activity	Kāinga Ora – Homes and Communities	81.94	Support in part	Kāinga Ora generally supports the proposed definition. However, there is ambiguity in the interpretation of the proposed definition as to whether the 450m^2 threshold applies to individual retail tenancies, or to a combination of tenancies within a 'store' cumulatively exceeding 450m^2.	Amend definition: **Large format retail activity** means any individual retail activity / tenancy with a store or individual tenancy exceeding 450m^2 gross floor area. It does not include supermarkets. .
Large format retail activity	Foodstuffs North Island Limited	122.2	Oppose	Opposes the inclusion of "supermarkets" as a retail activity nested under the broader term of "Large format retail activities". Supermarkets are individual retail outlets and have a range of store formats and sizes which are not all 'large format'. This includes store formats referred to as "full service", "discount", "superette" and "metro" stores, the latter of which are relatively smaller stores.	Amend the 'large format retail activities' nesting table to remove supermarkets, as follows: Large format retail activities • Integrated retail activity • ~~Supermarkets~~
Large format retail activity	Harvey Norman Properties (N.Z.) Limited	144.5	Support	This definition is clear and consistent with the industry standard.	Retain as notified.
Large scale renewable electricity generation activity	Kāinga Ora – Homes and Communities	81.95	Support in part	Kāinga Ora generally supports the proposed definition, but suggests consequential amendments to reflect recommended changes to the incorporated definitions (Small scale renewable energy generations activities and Community scale renewable energy generation activities).	Amend definition: **Large scale renewable electricity generation activity** means the land, buildings, substations, turbines, structures, underground cabling earthworks, access tracks and roads associated with the generation of electricity from a renewable energy source and the operation of the renewable energy generation activity greater for the

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					purpose of exporting electricity directly into the distribution or transmission network. It does not include: a. Small Scale Renewable ~~Energy~~ Electricity Generation Activities; or b. Community Scale Renewable ~~Energy~~ Electricity Generation Activities.
Less-Hazard-Sensitive Activities	Kāinga Ora – Homes and Communities	81.96	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Less-Hazard-Sensitive Activities	Kimberley Vermey	50.2	Support in part	Need to include buildings, and structures that do not have habitable rooms or provide employment to this definition. This is to stop unintended consequences where structures like fencing, signage etc could be captured at a higher definition when this is not the intended outcome.	Include buildings, and structures that do not have habitable rooms or provide employment to this definition.
Licensed amateur radio operator	Kāinga Ora – Homes and Communities	81.97	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Light industrial activity	Kāinga Ora – Homes and Communities	81.98	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Line	Kāinga Ora – Homes and Communities	81.99	Support in part	Kāinga Ora recommends the definition term is updated to better reflect what is being defined. This is important as the term “line” is used in other parts of the plan, for example in relation to “transmission line’.	Amend definition: **Telecommunications Line** means line as defined in Section 5 of the Telecommunications Act 2001: means a wire or a conductor of any other kind (including a fibre optic cable) used or intended to be used for the transmission or reception of signs, signals, impulses, writing, images, sounds, instruction, information, or intelligence of any nature by means of any electromagnetic system; and Includes— a. any pole, insulator, casing, fixture, tunnel, or other equipment or material used or intended to be used for supporting, enclosing, surrounding, or protecting any of those wires or conductors; and b. any part of a line; and means line as defined in section 2 of the Electricity Act 1992: a. means works that are used or intended to be used for the conveyance of electricity.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Line	Wellington Electricity Lines Limited	85.3	Support	Support the definition as it is appropriately taken from the Electricity Act 1992. Unambiguous in its meaning and interpretation.	Retain the definition as currently drafted.
Maintenance	Kāinga Ora – Homes and Communities	81.100	Support in part	Kāinga Ora also recommends the definition term is updated to better reflect what is being defined. This is important as the term “maintenance” is used throughout the PDP.	Amend definition: **Heritage ~~M~~maintenance** means in relation to a heritage item listed in SCHED2 - Historic Heritage Items (Group A) or in SCHED3 - Historic Heritage Items (Group B), or a historic heritage site listed in SCHED 4 - Historic Heritage Sites, the regular and ongoing protective care of the heritage item and/or historic heritage site to prevent deterioration and retain its heritage values. Maintenance excludes: a. heritage alterations; b. earthworks c. redecoration; d. repairs; and **Maintenance of Sites and Areas of Significance to Maori** means in relation to a site or area listed in SCHED6 - Sites and Areas of Significance to Maori the regular and ongoing protective care of a site or area to prevent deterioration and retain its values. Maintenance excludes: 1. earthworks.
Maintenance and repair	Kāinga Ora – Homes and Communities	81.101	Support in part	Kāinga Ora supports the proposed definition but recommends the definition term is updated to better reflect what is being defined. This is important as “maintenance and repair” is used in several other parts of the Proposed Plan.	Amend definition: **Infrastructure ~~M~~maintenance and repair** means any work or activity necessary to continue the operation and / or functioning of existing infrastructure. It does not include upgrading.
Maintenance and repair	KiwiRail Holdings Limited (KiwiRail)	86.4	Support	Supports definition proposed allowing for any work or activity necessary to keep the operation and or function of existing infrastructure.	Retain as proposed.
Maintenance and repair	Wellington Electricity Lines Limited	85.5	Support in part	Maintenance and repair of electricity distribution network equipment is often required as a result of equipment reaching its end of life and will be required to be replaced. Considers that the word ‘replacement’ is included within the term’s definition	Amend the definition as below:

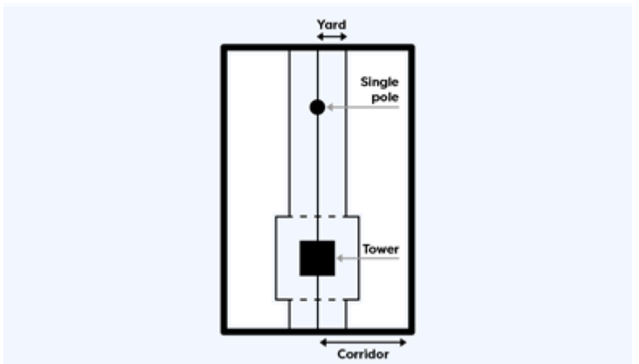
Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				to ensure the effective interpretation of Maintenance and repair works for infrastructure providers .	means any work, replacement, or activity necessary to continue the operation and / or functioning of existing infrastructure. It does not include upgrading.
Maintenance and repair	Waka Kotahi NZ Transport Agency	82.15	Support	Supports definition.	Retain as notified.
Maintenance and repair	Powerco Limited	83.5	Support	Supports the definition of maintenance and repair. It addresses the maintenance and repair activities required to be carried out for existing gas assets within the district.	Retain as notified.
Maintenance and repair	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.14	Support	Support having a clear and concise definition of maintenance and repair of infrastructure.	Retain as notified.
Maintenance and repair	Transpower New Zealand Ltd	60.8	Support	The definition recognises activities associated with the ongoing operation of existing infrastructure. Notes that the NESETA regulates maintenance associated with existing National Grid lines.	Retain
Maintenance and repair	Radio New Zealand Limited	121.6	Support	Retain definition “Maintenance and repair” as notified.	Retain definition as notified.
Maintenance and repair	**Queen Elizabeth the Second National Trust (QEII)**	216.6	Amend	Supports the definition of these terms. Concerned that it is not clear why this definition is only provided in relation to “infrastructure” when the term ‘maintenance’ is used in several other places (and linked in the e-plan). This creates uncertainty particularly in the INF and ECO Chapters. The definition should clarify whether it is intended to include activities like maintenance of fences, houses, or other residential buildings and structures, and to clarify whether it applies in relation to conservation activities, and to cycle ways and shared paths. The definition needs to be clear that maintenance, as a permitted activity, is only provided with respect to lawfully established existing infrastructure, buildings, and structures.	Amend the definition of Maintenance and Repair as follows: “Maintenance and repair means any repair, work, or activity necessary to continue the operation and / or functioning of existing infrastructure, buildings, and structures. It does not include upgrading. Amend permitted rules for maintenance activities that may affects indigenous biodiversity, so that they only apply to lawfully established existing infrastructure, buildings and structures and are within appropriate limits to protect and maintain indigenous biodiversity. Provide for maintenance of other existing infrastructure, buildings, and structures (that may not be lawfully established) subject to consenting requirements in situations where there are potential adverse effects on indigenous biodiversity.
Maintenance and repair	Royal Forest and Bird Protection Society	225.62	Support in part	Defining these terms may be helpful. It should not be limited to infrastructure and simplified to a definition of “maintenance” which includes “repair”. Not clear why this definition is only provided in relation to “infrastructure”. Uncertain in terms of the chapter structure for INF and ECO where maintenance activities are provided for in both chapters. Would not capture activities for maintenance of fences, houses or other residential buildings and structures. Uncertain as to whether it applied alongside private roads and accesses as those activities are not included in the INF Chapter.	Amend the definition as follows: Maintenance ~~and repair~~ means any repair, work or activity necessary to continue the operation and / or functioning of existing infrastructure, buildings and structures. It does not include upgrading.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Uncertain as to whether it would apply to in relation to conservation activities, cycle ways and shared paths. Needs to be clear where provision is made as a permitted activity for maintenance that affects indigenous biodiversity, it is only provided with respect to lawfully established existing infrastructure, buildings and structures. Maintenance of other existing infrastructure, buildings and structures should be subject to consenting requirements in situations where there are potential adverse effects on indigenous biodiversity.	Amend permitted rules for maintenance activities that may affects indigenous biodiversity, so that they only apply to lawfully established existing infrastructure, buildings and structures and are within appropriate limits to protect and maintain indigenous biodiversity. Provide for maintenance of other existing infrastructure, buildings and structures (that may not be lawfully established) subject to consenting requirements in situations where there are potential adverse effects on indigenous biodiversity.
Major sports facility	Kāinga Ora – Homes and Communities	81.102	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Mana whenua	Kāinga Ora – Homes and Communities	81.103	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Meteorological activities	Kāinga Ora – Homes and Communities	81.104	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Mining	Kāinga Ora – Homes and Communities	81.105	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Minor earthworks	Kāinga Ora – Homes and Communities	81.106	Oppose	The proposed definition is not considered necessary as the term does not otherwise appear to be used in the PDP. Kāinga Ora request the term is deleted and matters to be excluded from earthworks (i.e. installation and construction of service connections, effluent disposal systems, and interments in cemeteries or urupa) should be excluded under earthworks rule EWR1.	Delete definition: ~~**Minor earthworks**~~ ~~means earthworks for the installation and construction of service connections, effluent disposal systems, and interments in cemeteries or urupa.~~
Minor earthworks	Powerco Limited	83.6	Support	Supports the definition including the installation and construction of service connections.	Retain as notified.
Minor earthworks	Transpower New Zealand Ltd	60.9	Oppose	A definition for minor earthworks is not opposed. The definition does not appear to be used within the plan and therefore is not considered necessary or warranted, and is confusing to plan users.	Delete definition.
Minor earthworks	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.10	Support in part	Support having minor earthworks definition. Seek that language aligns with other defined terms in the PDP.	Amend definition as follows: **Minor earthworks** — means earthworks for the installation and construction of service connections <u>(including customer connection lines)</u>, effluent disposal systems, and interments in cemeteries or urupa.
Minor earthworks	Porirua City Council	11.2	Amend	This term is not used in the PDP and therefore should be deleted.	Delete the definition as follows:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~*Minor earthworks*~~ ~~*means earthworks for the installation and construction of service connections, effluent disposal systems, and interments in cemeteries or urupa.*~~
Minor earthworks	Survey+Spatial New Zealand (Wellington Branch)	72.9	Support in part	Support installation of service connections as minor earthworks. Also include trenching for pipes/cables.	Also include trenching for pipes and cables.
Minor earthworks	Royal Forest and Bird Protection Society	225.63	Oppose	This definition does not appear to be used in the plan. Not clear how earthworks for these purposes could be considered to be minor without some indication of scale and location to limit the potential for adverse effects.	Delete or amend to address concerns, for example by placing volume and location parameters around what constitutes 'minor'.
Minor residential unit	Fire and Emergency New Zealand	119.8	Support	Supports definition.	Retain as proposed.
Multi-unit housing	Fire and Emergency New Zealand	119.9	Support	Supports definition.	Retain as proposed.
Multi-unit housing	Kāinga Ora – Homes and Communities	81.918	Not specified	Considers approach taken in residential zones towards this form of housing is overly complex and seeks simplification of the provisions, while still being enabling of intensification	Deletion of definition and consequential changes to the provisions to assist with simplification of plan administration and interpretation.
Multi-unit housing	Kāinga Ora – Homes and Communities	81.107	Oppose	Kāinga Ora opposes the definition of multi-unit housing. Kāinga Ora considers that residential units should be enabled in different densities different zones and this can be controlled through rule provisions themselves, rather than through a definition of multi-unit housing. Consequential amendment throughout the PDP are also requested to reflect the deletion of this definition	Delete definition: ~~**Multi-unit housing**~~ ~~means any development that will result in three or more residential units on any site.~~ ~~It excludes:~~ ~~a. retirement villages~~ ~~b. papakaainga housing development; and~~ ~~c. papakaainga buildings.~~
National grid	Kāinga Ora – Homes and Communities	81.108	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
National grid	Transpower New Zealand Ltd	60.10	Amend	A definition of 'National Grid' is supported to provide clarity for plan users as to what is the National Grid. The definition as derived from the NESETA is not supported as it limits the application of the term to those assets existing at the time the regulations came into effect and would therefore not apply to assets post 2009. Use of the	The definition be amended as follows: National Grid

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				definition provided in the National Policy Statement for Electricity Transmission 2008 is supported.	~~has the same meaning as in section 3 of the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009:~~ ~~means the network that transmits high-voltage electricity in New Zealand and that, at the commencement of these regulations, is owned and operated by Transpower New Zealand Limited, including—~~ 1. ~~transmission lines; and~~ 2. ~~electricity substations.~~ means 'National Grid' as defined in the National Policy Statement on Electricity Transmission 2008. And Any consequential amendments
National grid corridor	Transpower New Zealand Ltd	60.132	Amend	Support definitions for National Grid Yard and National Grid Corridor as the provision of such definitions gives effect to the NPSET in that they clearly articulate the framework in which to give effect to the NPSET. The subdivision 'National Grid Corridor' width of 37m (maximum) is based on the distance from the centreline between the support structures to a point where the conductor would swing under possible high wind conditions, and is the swing of the 95th percentile span across the country, as well as other variables. It is important that the swing of conductors can be taken into account in the subdivision process so that the allotment(s) can be safely developed and used. This is why differing widths are provided for different voltage lines. In essence the Corridor is wider than the Yard and it should be noted that the Corridor and Yard overlap. Amendment is sought for inclusion of reference to 'Subdivision' in the definition to provide clarity as to how the definition differs from the National Grid Yard.	The definition be retained subject to amendment as follows: National Grid Subdivision Corridor Means …….. And Any consequential amendments
National grid corridor	Kāinga Ora – Homes and Communities	81.109	Oppose	Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended. Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.	Delete definition: ~~means, as depicted in Diagram 1, the area measured either side of the centre line of any above ground electricity transmission line as follows:~~ ~~a. 14m of a 110kV transmission line on single poles;~~ ~~b. 16m of a 110kV transmission line on pi poles;~~ ~~c. 32m of a 110kV transmission line on towers;~~ ~~d. 37m of a 220kV transmission line.~~ ~~The measurement of setback distances from National Grid transmission lines shall be undertaken from the centre line of the National Grid transmission line and the outer edge of any support structure. The~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~centre line at any point is a straight line between the centre points of the two support structures at each end of the span.~~ ~~Note: the National Grid Corridor does not apply to underground cables or any transmission lines (or sections of line) that are designated~~ ~~Diagram 1: National Grid Yard and National Grid Corridor.~~
National grid pauatahanui substation yard	Kāinga Ora – Homes and Communities	81.110	Oppose	Kāinga Ora opposes the National Grid provisions in their current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended. Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.	Delete definition: ~~means the area located within 30m of the boundary of the National Grid Pauatahanui Substation designation TPR-01.~~
National grid Pāuatahanui substation yard	Transpower New Zealand Ltd	60.11	Amend	Support a definition to manage activities within proximity of the Pāuatahanui Substation designation TPR-01.	Retain definition with a minor amendment to capitalise 'Grid'.
National grid yard	Transpower New Zealand Ltd	60.133	Support	Support definitions for National Grid Yard and National Grid Corridor as the provision of such definitions give effect to the NPSET in that they clearly articulate the framework in which to give effect to the NPSET. The 'National Grid Yard', is a 10m- 12m width calculated as the distance from the centreline between the support structures to the point where the conductor would swing under everyday conditions (noting that maintenance is not generally undertaken in high wind conditions). Clause (a) relates to the line setback for 110kV lines on single poles; Clause (b) relates to the line setback from towers or pi-poles (for both 110kV and 220kV lines); and Clause (c) relates to the 12m setback from the actual support structure.	The definition be retained.
National grid yard	Kāinga Ora – Homes and Communities	81.111	Oppose	Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended. Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.	Delete definition: ~~a. the area located within 10m of either side of the centreline of an above ground 110kV electricity transmission line on single poles;~~ ~~b. the area located within 12m either side of the centreline of an above ground transmission line on pi-poles or towers that is 110kV or greater;~~ ~~c. the area located within 12m in any direction from the outer visible edge of an electricity transmission pole or tower foundation, associated with a line which is 110kV or greater.~~ ~~The measurement of setback distances from National Grid transmission lines must be undertaken from the centre line of the National Grid transmission line and the outer edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span.~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~Note: the National Grid Yard does not apply to underground cables or any transmission lines (or sections of line) that are designated.~~ ~~Diagram 1: National Grid Yard and National Grid Corridor.~~ 
Natural hazard	Fire and Emergency New Zealand	119.10	Support	Supports definition	Retain as proposed.
Natural hazard mitigation activity	Royal Forest and Bird Protection Society	225.64	Support in part	This term is not used in full in the plan. NH policies refer to natural hazard mitigation works. ECO-R1 provides a permitted activity for Natural hazard mitigation works. Not clear whether the plan provisions enabling Natural hazard mitigation activities relate to existing and lawful activities or would provide for hard protection to support an unlawful structure or a new structure but without scope to decline on the basis of ecological effects. The term "Natural hazard mitigation" is used in a number of matters of discretion. Not clear if the definition is intended to guide the scope of the restriction of discretion. Concerning that neither the matters for discretion or the definition would provide scope for consideration of ecological effects, particularly where this relates to new natural hazard mitigation activities.	Amend the definition or the provisions in the plan to provide consistence with the defined terms. Amend the plan provisions to: • Ensure a consenting requirement for all new natural hazard mitigation activities. • Include discretion within consenting processes to consider effects on indigenous biodiversity, and • To enable decision makers to decline consent on the basis of adverse effects.
Natural hazard mitigation activity	Kāinga Ora – Homes and Communities	81.112	Oppose	Kāinga Ora do not support the current definition as it repeats the definition term and the definition as drafted in the PDP is unclear. Kāinga Ora note that "mitigation" and "repair" are already terms defined in the PDP, but that as these definitions relate only to heritage, Kāinga Ora has sought changing these definition terms to "Heritage Maintenance" and "Heritage Repair".	**Amend definition:** **Natural Hazard Mitigation ~~activity~~** ~~means hazard mitigation earthworks, hazard mitigation structures, repair and maintenance of hazard mitigation structures, features or earthworks and emergency natural hazard mitigation activities.~~ means earthworks, structures, repair and maintenance, and emergency work to reduce or eliminate risks caused by natural hazards.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Natural Hazard Overlay	Kāinga Ora – Homes and Communities	81.113	Oppose	Kāinga Ora opposes including a definition of an 'overlay' in favour of instruction on how to use the PDP being included in the 'how the plan works' section under Part 1.	Delete definition ~~**Natural Hazard Overlay**~~ ~~means the areas identified in Table 3 Natural Hazard Overlays in APP10 – Natural Hazard Risk Assessment and shown on the planning maps.~~
Net site area	Kāinga Ora – Homes and Communities	81.114	Oppose	Kāinga Ora oppose the change made to the National Planning Standards definition of "Net Site Area", in particular the inclusion of 'any part of the site used for access'. This altered wording, which no longer reflects the definition in the National Planning Standards, significantly constrains development potential in residential areas due to the link between 'building coverage' and 'net site area'. Kāinga Ora opposes the reference to it being an 'NPS definition', as it differs from the National Planning Standard version of the definition. Kāinga Ora opposes narrowing National Planning Standard definitions in general as this is confusing, unhelpful and undermines the integrity of the National Planning Standards. Amending National Planning Standard definitions compromises the goal of achieving consistency of council plans and should therefore only be undertaken where absolutely necessary. Amendment sought	Amend definition: **Net site area** means the total area of the site, but excludes: a. any part of the site that provides legal access to another site; b. any part of a rear site that provides legal access to that site; ~~c. any part of the site used for access to the site;~~ ~~d.~~ c. any part of the site subject to a designation that may be taken or acquired under the **Public Works Act 1981**.
Net site area	Survey+Spatial New Zealand (Wellington Branch)	72.8	Oppose	The exclusion of 'any part of the site used for access to the site' is extremely far reaching, as it would include all private driveways on a site.	Remove exclusion 'c'.
Network utility operator	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.4	Support	Support including RMA definition of Network Utility Operator to provide clarity for plan users.	Retain as notified.
Network utility operator	Powerco Limited	83.7	Support	Supports the RMA definition of Network Utility Operator.	Retain as notified.
Network utility operator	Wellington Electricity Lines Limited	85.4	Support	Support the definition. Appropriately taken from the Resource Management Act 1991. Unambiguous in its interpretation.	Retain the definition as currently drafted.
Network utility operator	Radio New Zealand Limited	121.7	Support	Supports the definition of "network utility operator" as prescribed by the RMA.	Retain definition as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Noise-sensitive activity	Radio New Zealand Limited	121.8	Support	Generally supports the inclusion of a definition for "noise-sensitive activities." Notes that there is also a definition "sensitive activity" which further includes a retirement village and a place of worship. Places of worship, and in particular retirement villages (being a type of residential activity) are also noise-sensitive activities.	Seeks that either: • the definition for "noise-sensitive activity" is made the same as the definition for "sensitive activity", or • that the two activities are combined into one definition that includes places of worship and retirement villages.
Noise-sensitive activity	Ministry of Education	134.5	Support	This proposed definition is acceptable and provides protection to the appropriate parts of Educational Facilities.	Retain as proposed.
Noise-sensitive activity	KiwiRail Holdings Limited (KiwiRail)	86.5	Support	Supported. The definition includes the relevant activities that are typically sensitive to noise.	Retain as proposed.
Noise-sensitive activity	Z Energy Limited	92.12	Support	The General District-Wide Overlays: Noise Corridors (Railway and State Highway 100m) affect the Z Mana and Z Mungavin Ave service station and the Z Plimmerton Truckstop site. Appropriate that the definition of noise sensitive activities does not include service stations / truckstops. Appropriate to permit activities that are not sensitive to noise within noise corridors. Supports the absence of controls in noise corridors to service stations and truckstops. Conversely it is appropriate in those areas to control noise sensitive activities.	Retain the definition of Noise Sensitive Activities; Noise Corridors Policy Noise-P4 and Noise Corridors Rules Noise R5 and S1-S5.
Noise-sensitive activity	Waka Kotahi NZ Transport Agency	82.16	Support in part	The PDP defines both "noise-sensitive activity" and "sensitive activity". The definitions are similar but not identical. Considers that "sensitive activity" could be removed from the PDP and "noise-sensitive activity" extended to cover everything in "sensitive activity" including places of worship which can be sensitive to noise. Exclude retirement village as this is considered a "residential activity" which is already listed.	Amend definition of "noise-sensitive activity": "means: a) residential activity; b) marae; c) hospital; d) healthcare activity e) educational facility; or f) visitor accommodation activity; ~~or~~ g) places of worship" Delete the definition for "sensitive activity".
Noise-sensitive activity	Kāinga Ora – Homes and Communities	81.115	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Office	Kāinga Ora – Homes and Communities	81.116	Support in part	Kāinga Ora supports the proposed definition but would request that a specific exclusion is provided for "home business" to make it clear that home businesses are generally permitted when associated with a residential activity. Kāinga Ora also seeks exclusion of office from areas associated with the administration of supported residential care activities, which Kāinga Ora seeks to be permitted activities in all urban zones	Amend definition: **Office** means an activity conducted within a building and focusing on business, government, professional or financial services and includes the personal service elements of these activities, but excludes home business and administration areas associated with supported residential care activities.
Off-site sign	Kāinga Ora – Homes and Communities	81.117	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Off-site sign	Waka Kotahi NZ Transport Agency	82.18	Support in part	Supports definition. Seeks amendment to align with the definition of advertising signs for simple interpretation.	Amend definition: "means any advertising sign that is used to advertise services, events, products or goods ~~activities, goods and services~~ that are not undertaken, sold or provided on the site on which the sign is located."
On-site transport facilities	Kāinga Ora – Homes and Communities	81.118	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Operating speed	Kāinga Ora – Homes and Communities	81.119	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Operating speed	Waka Kotahi NZ Transport Agency	82.19	Support	Supports definition.	Retain as notified.
Operational need means the need for a proposal or activity to traverse, locate or operate in a	Powerco Limited	83.8	Support	Supports the NPS definition of Operational Need	Retain as notified.
Operational need	Transpower New Zealand Ltd	60.12	Support	The definition reflects that provided in the National Planning Standards. Supports definition of Operational Need on the basis a separate definition is provided for Functional Need.	Retain
Operational need	Fire and Emergency New Zealand	119.11	Support	Supports definition.	Retain as proposed.
Outstanding natural features and landscapes	Robyn Smith	168.112	Amend	The PDP should make a clear differentiation between parts of the City that are Outstanding Natural Features (ONF) and the parts that are Outstanding Natural Landscapes (ONL). As there is currently one overlay it is not clear whether a site listed in Schedule SCHED9 is identified as an Outstanding Natural Feature, an Outstanding Natural Feature, or both. Indeed, the definition of a ONFL suggests that it is land that has: "outstanding natural features and landscapes identified in SCHED9."	Differentiation between an ONF and an ONL would be achieved if there were more meaningful definitions.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Outstanding natural features and landscapes	Royal Forest and Bird Protection Society	225.65	Support in part	Fails to clarify that these areas are managed as overlays in the plan.	Amend the definition as follows: means an area of outstanding natural features and landscapes identified in SCHED9 - Outstanding Natural Features and Landscapes and shown as an overlay on the Planning maps means an area identified as an outstanding natural feature or landscape in SCHED9 - Outstanding Natural Features and Landscapes and as an Overlay shown as an overlay on the Planning maps managed through provisions in the district wide NFL Chapter
Outstanding natural features and landscapes	Transpower New Zealand Ltd	60.13	Support	Supports the identification of such areas on the basis it assists plan users and provides clarity on the application of the related PDP provisions.	Retain
Outstanding natural features and landscapes	Kāinga Ora – Homes and Communities	81.120	Support in part	Kāinga Ora supports the proposed definition but suggest removing the repetition of "outstanding natural features and landscapes" to make the definition clearer.	Amend definition: **Outstanding natural features and landscapes** means an area ~~of outstanding natural features and landscapes~~ identified in SCHED9 - Outstanding Natural Features and Landscapes.
Overlay	Kāinga Ora – Homes and Communities	81.121	Oppose	Kāinga Ora opposes including a definition of an 'overlay' in favour of instruction on how to use the PDP being included in the 'how the plan works' section under Part 1.	Delete definition: ~~**Overlay**~~ ~~means the spatially identified sites, items, features, settings or areas with distinctive values, risks or other factors within the City which require management in a different manner from underlying zone provisions, as set out in Schedules 2 to 11 and the Natural Hazard Overlay and Coastal Hazard Overlay.~~
Overlay	Royal Forest and Bird Protection Society	225.66	Support in part	Not entirely clear what the overlays in the plan are or where the provisions relating to overlays can be found. As Overlays are intended to be matters which are spatially defined it is appropriate for the definition to refer to them as shown on the Planning Maps. References to the overlay provisions should be clear in terms of the Chapters which address the relevant overlay. The NPStds require that If overlays are used, their provisions must be located in the relevant District-wide matters chapters and sections.	Amend the definition as follows: means the spatially identified sites, items, features, settings or areas with distinctive values, risks or other factors within the City which require management in a different manner from underlying zone provisions. The overlays for Porirua are~~, as~~ set out in Schedules: SCHED2 Historic Heritage Items (Group A) SCHED3 Historic Heritage Items (Group B) SCHED4 Historic Heritage Sites SCHED5 Notable Trees SCHED6 Sites and Areas of Significance to Māori

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					SCHED7 Significant Natural Areas SCHED8 Urban Environment Allotments SCHED9 Outstanding Natural Features and Landscapes SCHED10 Special Amenity Landscapes SCHED ~~to~~ 11 Coastal High Natural Character Areas and the Natural Hazard Overlay and Coastal Hazard Overlay. All overlays are shown on the Planning maps and managed through provisions in the district wide chapters.
Papakāinga	Te Whānau Horomona	249.2	Support	Consider this definition to be reflective of their understanding of this term.	Retain as drafted.
Papakāinga	Kāinga Ora – Homes and Communities	81.122	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Parks facilities	Kāinga Ora – Homes and Communities	81.123	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Parks furniture	Kāinga Ora – Homes and Communities	81.124	Support	Kāinga Ora supports the proposed definition.	Retain submission as notified
Pedestrian and cycling access	Kāinga Ora – Homes and Communities	81.125	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Places of worship	Kāinga Ora – Homes and Communities	81.126	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Planned network upgrade	Kāinga Ora – Homes and Communities	81.127	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Planned network upgrade	Waka Kotahi NZ Transport Agency	82.20	Support in part	Supports definition. Considers that reference should be made to the "Wellington Regional Land Transport Plan" to ensure consistency with wording throughout the plan. Considers that the Wellington Regional Public Transport Plan should be included in the definition as it sets out planned public transport improvements.	Amend definition: "means any upgrade to the transport network set out in the Wellington Regional Land Transport Plan, Wellington Regional Public Transport Plan or Porirua City Council Infrastructure Strategy."
Planned network upgrade	Royal Forest and Bird Protection Society	225.68	Oppose	Just because a programme of work is planned under other legislation does not mean its effects should be treated differently under the RMA. The reference to such plans and strategy is uncertain. The RPS provides direction for plans in respect of regionally significant infrastructure. This includes the "Strategic Transport Network, as defined in	Delete the definition or amend to apply to transport network development which has been consented but where the consent has not yet been given effect to.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				the Wellington Regional Land Transport Strategy 2007-2016". Where network upgrades fit within the RSI definition there is a mandate to consider such development as set out in the RPS. Planned in the context of the RMA could appropriately include development which has been consented but where the consent has not yet been given effect to. The use of this term and the approach to such activities in the provisions is inconsistent with the councils responsibilities to protect under s6(c) and functions to maintain indigenous biological diversity under s31 .	
Pole	Kāinga Ora – Homes and Communities	81.128	Support in part	Kāinga Ora supports the proposed definition but requests the definition term is amended so as not to be confused with other uses of the term 'pole' such as 'light pole'.	Amend definition: **<u>National Grid transmission line</u> ~~P~~<u>p</u>ole** has the same meaning as given in the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009: means a structure that supports conductors as part of a transmission line and that— a. has no more than 3 vertical supports; and b. is not a steel-lattice structure; and includes the hardware associated with the structure (such as insulators, cross-arms, and guy-wires) and the structure's foundations
Pole	Transpower New Zealand Ltd	60.14	Oppose	The definition reflects that provided in the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 ("NESETA"). The definition is not opposed, but the need for the definition is questioned as existing National Grid assets (excluding substations) are subject to the NESETA provisions for any maintenance repair or upgrade. A rule or policy directive is preferred for any new assets which refers to transmission lines or National Grid assets as opposed to reference to poles or towers. Notes that the associated conductors would not be captured by the definitions for pole and towers.	Delete definition.
Pole	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.15	Support in part	Support a definition of pole. Seek that NESTF definition of Pole is also included, and delete the definition of Telecommunications Pole. Consequential changes to the Infrastructure chapter will be necessary.	Amend definition as follows: **Pole**: <u>Poles for electricity transmission activities</u> has the same meaning as given in the **Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009**: means a structure that supports conductors as part of a transmission line and that— a. has no more than 3 vertical supports; and

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					b. is not a steel-lattice structure; and includes the hardware associated with the structure (such as insulators, cross-arms, and guy-wires) and the structure's foundations Poles for telecommunications activities has the same meaning as given in the **Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016:** means a pole, mast, lattice tower or similar structure of a kind that is able to be used (with or without modification) to support antennas
Potentially-Hazard-Sensitive Activities	Kimberley Vermey	50.1	Support in part	Remove retirement villages from this definition. Add service stations to this definition.	Remove retirement villages from this definition and add service stations to this definition.
Potentially-Hazard-Sensitive Activities	Kāinga Ora – Homes and Communities	81.129	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Primary production	Aggregate and Quarry Association	104.1	Support	Support the use of NPS definitions used for the following: primary production, quarry, quarrying activities, cleanfill area, and cleanfill material.	[Not specified, refer to original submission]
Primary production	Lyle and Tracey Davies	10.6	Oppose	If rural zoning is retained in the Judgeford Flats area, the definition of primary production must be amended so as to exclude all broad scale mining / quarrying activities (and any other inappropriate activities) that will have an adverse effect on the amenity and enjoyment of the area.	If rural zoning is retained in the Judgeford Flats area, the definition of primary production must be amended so as to exclude all broad scale mining / quarrying activities (and any other inappropriate activities) that will have an adverse effect on the amenity and enjoyment of the area.
Primary production	Judgeford Environmental Protection Society Incorporated	246.7	Amend	Re-zoning of general Rural Land in Judegford is opposed. The current proposal to rezone will exacerbate the current predicament of residents and is not supported. Addresses the following points • 'Future Urban' creates additional uncertainly and is unfair • 'Future Urban' zoning will entrench existing inappropriate activities • Industrialisation and expectations of living rurally are incompatible • Lack of existing infrastructure and safety risks • Other hazards in the 'Future Urban Zone' make Judgeford Flats unsuitable for industrial use • Rural and rural lifestyle are more appropriate zoning designations [See original submission for full reasons]	If rural zoning is retained, the definition of primary production must be amended consistent with MBIE and other's definitions so as to exclude all broad scale mining / quarrying activities (and any other inappropriate activities) that will have an adverse effect on the amenity and enjoyment of the area.
Primary production	Fulton Hogan	262.9	Support	Supports the use of NPS definition.	Retain as proposed.
Primary production	Willowbank Trustee Limited	164.3	Support	Support the use of NPS definition.	Retain as proposed.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Principal building	Kāinga Ora – Homes and Communities	81.130	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Private way	Kāinga Ora – Homes and Communities	81.131	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Quarry	Aggregate and Quarry Association	104.15	Support	Support the use of NPS definitions used for the following: primary production, quarry, quarrying activities, cleanfill area, and cleanfill material.	[Not specified, refer to original submission]
Quarry	Willowbank Trustee Limited	164.4	Support	Support the use of NPS definition.	Retain as proposed.
Quarry	Fulton Hogan	262.10	Support	Supports the use of NPS definition.	Retain as proposed.
Quarrying activities	Fulton Hogan	262.11	Support	Supports the use of NPS definition.	Retain as proposed.
Quarrying activities	Willowbank Trustee Limited	164.5	Support	Support the use of NPS definition.	Retain as proposed.
Quarrying activities	Aggregate and Quarry Association	104.16	Support	Support the use of NPS definitions used for the following: primary production, quarry, quarrying activities, cleanfill area, and cleanfill material.	[Not specified, refer to original submission]
Radiocommunication	Kāinga Ora – Homes and Communities	81.132	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Radiocommunication	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.5	Support	Support the replication of Radiocommunications Act definition as it provides clarity to plan users.	Retain as notified.
Radiocommunication	Radio New Zealand Limited	121.9	Support	Supports the definition of “radiocommunication” as prescribed by the Radiocommunications Act 1989.	Retain definition as notified.
Railway sign	Kāinga Ora – Homes and Communities	81.133	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Railway sign	KiwiRail Holdings Limited (KiwiRail)	86.6	Support	Supports specific inclusion of signage in relation to the railway network being that provided under the Railways Act.	Retain as proposed.
Real estate sign	Kāinga Ora – Homes and Communities	81.134	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Redecoration	Kāinga Ora – Homes and Communities	81.135	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Refuse transfer station	Kāinga Ora – Homes and Communities	81.136	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Regionally significant infrastructure	Kāinga Ora – Homes and Communities	81.137	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Regionally significant infrastructure	KiwiRail Holdings Limited (KiwiRail)	86.7	Support	Supports the reference to the Strategic Transport Network as identified in the Operative Wellington Regional Land Transport Plan as being identified as Regionally Significant Infrastructure. This includes the rail network through Porirua City.	Retain as proposed.
Regionally significant infrastructure	Wellington Electricity Lines Limited	85.6	Support in part	Distribution network consists of lower voltage electricity supply to the local network. The distribution also contains higher-voltage transmission lines that takes electricity supply from the National Grid which is then stepped down to a lower voltage to service the local network. Seeks the word 'local' immediately precedes the word network to appropriately differentiate these two distinct elements of the distribution network.	Amend the definition as below: d) facilities for the generation and/or transmission of electricity where it is supplied to the <u>local</u> network;
Regionally significant infrastructure	Waka Kotahi NZ Transport Agency	82.21	Support	Supports definition.	Retain as notified.
Regionally significant infrastructure	Powerco Limited	83.9	Oppose	Opposes the definition. It does not accommodate the gas distribution assets and recognise them as being regionally significant. Inconsistent with the definition contained within the Wellington Regional Policy Statement which the District Plan must give effect to.	Amend the definition of regionally significant infrastructure as follows: Means regionally significant infrastructure including: a. pipelines for the distribution or transmission of <u>natural or manufactured gas or</u> petroleum; …
Regionally significant infrastructure	Firstgas Limited	84.5	Support	Supports the definition, which specifically incorporates the wider gas transmission network rather than the pipelines only.	Retain as proposed
Regionally significant infrastructure	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.11	Support	Support the inclusion of telecommunications and radiocommunications as specifically identified Regionally Significant Infrastructure.	Retain as notified.
Regionally significant infrastructure	Transpower New Zealand Ltd	60.15	Support	The provision of a definition of Regionally Significant Infrastructure and its use throughout the plan reflects the approach used within the RPS. Supports inclusion of the National Grid within the definition of Regionally Significant Infrastructure. Supports specific reference, policies and methods specific to the National Grid (both within the policy and any future rule framework).	Retain
Regionally significant infrastructure	Radio New Zealand Limited	121.10	Support	Strongly supports the recognition of its assets as regionally significant infrastructure.	Retain paragraph (h) of the definition as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Regionally significant infrastructure	Royal Forest and Bird Protection Society	225.69	Oppose	For certainty the district plan should define a definitive list of RSI.	means ~~regionally significant infrastructure including~~: a. pipelines for the distribution or transmission of petroleum; b. the Gas Transmission Network c. the National Grid; d. facilities for the generation and/or transmission of electricity where it is supplied to the network; e. the local authority water supply network and water treatment plants; f. the local authority wastewater and stormwater networks, systems and wastewater treatment plants; g. the Strategic Transport Network, as identified in the operative Wellington Regional Land Transport Plan; and h. Radio New Zealand and NZME Radio Limited's radio transmission facilities at Titahi Bay, designation unique identifier: RNZ-01; and i. facilities and structures necessary for the operation of telecommunications and radio communications networks operated by network utility operators.
Renewable energy generation activities	Kāinga Ora – Homes and Communities	81.138	Support in part	Kāinga Ora support the proposed definition but request the definition term is amended to better reflect the definition itself.	Amend definition: **Renewable ~~energy~~ <u>electricity</u> generation activities** means the construction, operation and maintenance and repair of structures associated with renewable electricity generation. This includes small and community-scale distributed renewable generation activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity.
Repair	Kāinga Ora – Homes and Communities	81.139	Support in part	Kāinga Ora support the proposed definition but request the definition is amended to reflect that the definition is a heritage specific definition. 'Repair' is a term used throughout the PDP for its plain English meaning.	Amend definition: **<u>Heritage</u> Repair** means in relation to a heritage item listed in SCHED2 - Historic Heritage Items (Group A), or SCHED 3 - Historic Heritage Items (Group B), to improve the long-term condition of the heritage item, by using identical or

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					closely similar materials to fix any damaged or decayed fabric. Repair includes: 1. refurbishing deteriorated brick and timberwork; and? 2. replacing corroded or deteriorated roofing material.
Research activity	Kāinga Ora – Homes and Communities	81.140	Support	Kāinga Ora support the proposed definition.	Retain definition as notified
Reserve management plan	Kāinga Ora – Homes and Communities	81.141	Support	Kāinga Ora support the proposed definition.	Retain definition as notified
Residential unit	Fire and Emergency New Zealand	119.12	Support	Supports definition.	Retain as proposed.
Residual risk	Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited	123.2	Amend	Residual risk is the level of risk that remains after mitigation measures have been undertaken. Seek that the definition of residual risk to be amended and appropriately worded.	The definition be amended as follows: Residual Risk: means, in relation to the Hazardous Substances chapter, the level of any remaining risk of an adverse effect after other industry controls (including mitigation), legislation and regulations, including the Hazardous Substances and New Organisms Act 1996, the Land Transport Act 1998, the Health and Safety at Work (Hazardous Substances) Regulations 2017, and regional planning instruments have been complied with.
Residual risk	Kāinga Ora – Homes and Communities	81.142	Support	Kāinga Ora support the proposed definition.	Retain definition as notified
Restoration	Kāinga Ora – Homes and Communities	81.143	Support in part	Kāinga Ora support the proposed definition but requests the definition term is amended to clarify that this definition relates to indigenous biodiversity. Kāinga Ora notes that the term 'restoration' is used in many other contexts throughout the PDP, such as in relation to heritage.	Amend definition: **Indigenous biodiversity ~~R~~restoration** means the rehabilitation of sites, habitats or ecosystems to support indigenous flora and fauna, ecosystem functions and natural processes that would naturally occur in the ecosystem and locality.
Restoration	Royal Forest and Bird Protection Society	225.70	Support in part	Rehabilitation has different connotations to the word restoration and is not the term used in the RMA. Using a term which would subsequently need to be defined creates uncertainty. The common meaning of "restoration" is the act of restoring or state of being restored, as to a former or original condition. Because the common meaning of the term "restoration" could be applied to physical resources the definition should limited to the context it is used in the plan, consistent with the direction in the NPStds. Use of this term in the plan needs to be clear as to whether it relates to measures to address adverse effects of an activity or is an activity in itself undertaken solely for the	Amend the definition as follows: Restoration, in relation to indigenous biodiversity, means to restore ~~the rehabilitation of~~ sites, habitats or ecosystems to support indigenous flora and fauna, ecosystem functions and natural processes to a former healthier state that would naturally occur in the ecosystem and locality.

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				purpose of restoration. This is necessary so that it is not confused with the provisions for remediation which is a measure under s5 of addressing adverse effects.	
Retail activity	Foodstuffs North Island Limited	122.3	Support in part	Supports the approach of listing the range of activities that are considered to be 'retail activities' under this broad term. Considers that this level of specificity, and for the avoidance of doubt, should include 'supermarkets' as type of retail activities listed in this nested term.	Amend the nested term of 'retail activities' to specifically include 'large format retail activities' or 'supermarkets' Retail activities • Clothing and footwear • Homeware • Jewellery • Antiques, used goods and charity shops • Recreational goods and sports stores • Electrical goods • Dairies • Bakeries • Supermarkets
Retail activity	Harvey Norman Properties (N.Z.) Limited	144.6	Support	The definition is clear and appropriate.	Retain as notified.
Retail activity	Kāinga Ora – Homes and Communities	81.144	Support	Kāinga Ora support the proposed definition.	Retain definition as notified
Reverse sensitivity	Kāinga Ora – Homes and Communities	81.145	Support	Kāinga Ora support the proposed definition.	Retain definition as notified
Reverse sensitivity	Waka Kotahi NZ Transport Agency	82.22	Oppose	Considers that the definition of "Reverse Sensitivity" should be replaced with the RMA definition to ensure consistency with the Act.	Replace the definition of "Reverse Sensitivity" with the following: ~~"means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects that may be generated by such existing activity, thereby creating the potential for the operation of such existing activity to be constrained."~~ "has the same meaning as reverse sensitivity in section 2 of the RMA: means the potential for the operation of an existing lawfully established activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an existing activity."
Reverse sensitivity	KiwiRail Holdings Limited (KiwiRail)	86.8	Support	Supports the definition proposed in relation to reverse sensitivity effects.	Retain as proposed.

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Reverse sensitivity	Transpower New Zealand Ltd	60.16	Support	The provision of a definition is supported as the concept recognises the relationship between existing activities and incompatible new or altered activities.	Retain
Reverse sensitivity	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.2	Support	Support the definition of reverse sensitivity	Retain as notified.
Reverse sensitivity	Radio New Zealand Limited	121.11	Amend	Concerned that the existing definition does not fully describe what reverse sensitivity actually is. The focus appears to be on the [degree of] vulnerability or sensitivity rather than the actual effect(s).	Retain a definition of “Reverse sensitivity”.
Right-of-way	Kāinga Ora – Homes and Communities	81.146	Support in part	Kāinga Ora generally support the definition but seek amendment to include ‘an entrance strip’ as well as a qualifier and to include the ‘common area’ as part of the definition. A common area can be utilised for a number of reasons in the context of a cross lease situation.	Amend definition: **Right-of-way** means an easement granting rights to pass over another person’s land, and for the purposes of this plan, shall include: a. an access allotment; ~~and~~ b. an entrance strip c. a common area (including a vehicle access)as identified on a cross-lease or unit title plan.
Riparian margin	Kāinga Ora – Homes and Communities	81.147	Support	Kāinga Ora support the proposed definition.	Retain definition as notified
Riparian margin	Robyn Smith	168.50	Amend	Refers to how the PDP introduces concepts of 'riparian margin' to assist with the management of activities near to adjacent to rivers/streams. This definition begs the question: “what is landward property”. It is also unclear why the definition includes the phrase: “where the river flows through or adjoins an allotment.” That phrase seems to be superfluous. The PDP is silent on why the concept of riparian margin does not apply to wetlands that are within the riparian margin relative to stream banks. This over-sight needs to be corrected. Where there are wetlands within riparian margin relative to the stream banks then there should be an additional margin around the wetland, and for the purposes of the submission refers to this as natural riparian wetland. [Refer to original submission for full reason]	Amend to: *"all land which is within:* *a. 20m of a river within an average bed width of 3m or more, or* *b. 5m of a river within an average bed width of less than 3m, or* *c. 20m of a natural riparian wetland."* *Note: for the purposes of this definition, bed width shall be determined from that section of the river where it flows through the subject property and/or where it flows through adjacent land."* Opposed to any amendments to the definition by way of submissions by others, or by council officer evidence and/or recommendations, that

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					would result in the effect of the relevant provisions creating incompatibility with section 6(a) of the RMA.
Riparian margin	Royal Forest and Bird Protection Society	225.71	Oppose	Does not actually define what a riparian margin is. Unclear why the term has not been applied to wetlands. The appropriate margin may differ depending on the sensitivity of the receiving environment, the activity type and the scale of the activity. Better to have the distance limits for setbacks in relevant policy and rules.	Amend the definition to describe what a riparian margin is. For example: "the area of land adjacent to a waterbody where the land is influenced by and retains a direct relationship with the waterbody. For the purposes of this plan, it does not include the bed. Activities in these areas are managed through the use of setbacks from the bed of a waterbody as specified in relation to specific activities." Include: • a note that activities in the bed of a waterbody are managed under functions of the regional councils. • distance limits for setbacks in relevant policies and rules.
Root protection area	Thomas Charles and Claire Louise Clark	153.2	Oppose	• Objects to the definition, finding that the root protection area extends too far/ is unnecessarily excessive for trees with a spreading canopy and for columnar trees. • Comments provided in context of having viewed images, such as for trees toppled by wind, and refers to the definition of root or tree protection zones set in the AS 4970 2009 'Protection of Trees on Development Sites'. • Recommends that the Council reconsider the definition to be more appropriate to the long term viability of the tree. [Refer to original submission for full reason, including attachments]	The definition of root protection area be amended to restrict the size.
Root protection area	Kāinga Ora – Homes and Communities	81.148	Support	Kāinga Ora support the proposed definition.	Retain definition as notified
Root protection area	Jeremy (Jez) Partridge	103.2	Oppose	Comments/concerns raised in relation to Definition of Root Protection Area (RPA), including: • The methodology which the Council has selected to define RPA, (dripline/half tree height method) and there being no evaluation of why the method was selected over British and Australian Standards and it being out of date and no longer recommended as best practice by UK and Australian Arboricultural Associations as best practice. • Potential for significant damage/ harm to trees that could occur through applying this definition to tree root systems not found within the definition of RPA, (example issue described within submission). • How Standard S1 uses an AS4970 requirement (Australian requirement) - and it is not explained why an AS4970 requirement can be used in this way but not the RPA reference.	1. Council undertakes Cost Benefit Analysis of International best practice methods used to determine the area of roots which cannot be disturbed without consent. Council selects a methodology for Rule 2 which represents best practice in terms of tree root protection, which would ideally be the AS4970 or BS5837 method. 2. Council does not allow permitted works within the RPA of a Notable Tree. 3. Standard S1 is amended to specify that hydrovac is only undertaken at a specific depth.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• Outlines how roots within the RPA should not be compacted or damaged unless and Arboricultural Impact Assessment and Method Statement have been approved by Council in accordance with AS4970. Refers to how some works would be permitted under Rule 2 and Council would not be able to require its preferred root protection method. • Refers to BS5837 containing following advice pertinent to this submission (specific wording/advice noted in submission) • How Standard S1 allows hydro excavation as a means of exposing roots and that it should only be undertaken at a specific depth. [Refer to original submission for full reason] [Refer also to submission points on Section 32 Evaluation Report, Notable Trees chapter, and and TREE-S1]	
Root protection area	Waka Kotahi NZ Transport Agency	82.23	Support	Supports definition.	Retain as notified.
Rural activities other than primary production	Kāinga Ora – Homes and Communities	81.149	Support	Kāinga Ora support the proposed definition.	Retain definition as notified
Rural activities other than primary production	Willowbank Trustee Limited	164.6	Support	Support the non-prescriptive nature of this provision for rural activities other than primary production that occur in the rural setting to enable the efficient and sustainable use of rural land for appropriate purposes.	Retain as proposed.
Rural industry	Willowbank Trustee Limited	164.7	Support	Support the use of the NPS definition.	Retain as proposed.
Sensitive activity	Kāinga Ora – Homes and Communities	81.150	Support	Kāinga Ora support the proposed definition.	Retain definition as notified
Sensitive activity	Waka Kotahi NZ Transport Agency	82.17	Support in part	The PDP defines both “noise-sensitive activity” and “sensitive activity”. The definitions are similar but not identical. Considers that “sensitive activity” could be removed from the PDP and “noise-sensitive activity” extended to cover everything in “sensitive activity” including places of worship which can be sensitive to noise. Exclude retirement village as this is considered a “residential activity” which is already listed.	Amend definition of “noise-sensitive activity”: “means: a) residential activity; b) marae; c) hospital; d) healthcare activity e) educational facility; or

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					f) visitor accommodation activity; ~~or~~ g) places of worship” Delete the definition for “sensitive activity”.
Sensitive activity	Transpower New Zealand Ltd	60.17	Support	Supports definition in so far as it is applied to the National Grid corridor management provisions within the PDP. Within context of the National Grid, the definition of ‘sensitive activity’ is used within Policy INF-P24 and associated National Grid rules.	Retain
Service station	Kāinga Ora – Homes and Communities	81.151	Support	Kāinga Ora support the proposed definition.	Retain definition as notified
Setback	Kāinga Ora – Homes and Communities	81.152	Oppose	Kāinga Ora considers that a definition is unnecessary and has a plain and ordinary meaning that does not need to be specifically defined.	Delete definition ~~**Setback**~~ ~~means the distance between a structure or activity and the boundary of its site, or other feature specified in the Plan.~~
Setback	Royal Forest and Bird Protection Society	225.72	Oppose	Uncertain as “other feature” and whether this could this include an SNA or a wetland for example. Current usage of the term “setback” appears limited to buildings, boundaries, roads etc, rather than any natural features or waterbodies. The term “setback” is commonly used more broadly, for example the NES for Freshwater Regulations include setbacks from wetlands. To avoid conflicts with how the term may be used in other plans or in respect of amendments sought elsewhere in this submission the definition should be narrowed to the specific use relating to buildings, boundaries and setbacks from infrastructure or broadened to capture wider usage.	Amend the definition to clarify the meaning of site and features, as follows (or similar): means the distance between a structure or activity and the boundary of the ~~its~~ site, the bed of a waterbody, an overlay or other feature specified in the Plan. Or In relation to a building, means the distance between the building ~~a structure or activity~~ and the boundary of, the ~~its~~ site, or other infrastructure ~~feature~~ specified in the Plan.
Show home	Kāinga Ora – Homes and Communities	81.153	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Significant natural area	Kāinga Ora – Homes and Communities	81.154	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Significant natural area	Royal Forest and Bird Protection Society	225.73	Oppose	Inconsistent with the RPS which does not limit an area of significant indigenous vegetation or significant habitat of indigenous fauna to those that are spatially identified and mapped. Fails to clarify that areas identified as part of this plan review are managed as overlays in the plan.	Amend the definition as follows: means an area of significant indigenous vegetation or significant habitat of indigenous fauna that meets any of the criteria in Policy 23 of the Wellington Regional Policy Statement. It includes significant natural areas identified in SCHED7 - Significant Natural Areas and shown as an overlay on the Planning map managed through provisions in the district wide ECO Chapter.

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Significant natural area	Royal Forest and Bird Protection Society	225.34	Amend	Porirua is in the fortunate position of having many of SNAs across the District. A large number are disconnected from others and do not provide habitat connection or functions which they once would have for a full spectrum of indigenous biodiversity values. Additional areas of importance may be identified as supporting these areas, or with their own significant values. Things change. It is an unfortunate reality that species which are not currently identified as threatened or at-risk of extinction are likely to become so in the future. Provision is needed to reassess areas and include them in future if necessary because not all significant values (including future values) are, or can be, identified in one survey. Acknowledges a range of sources were used to identify SNAs across the District. Only a subset of areas were confirmed using site visits. These site visits were used to confirm what ecologists already suspected. This doesn't account for is the areas of significant indigenous vegetation and significant habitats of indigenous fauna that will have been missed in that first survey. Inappropriate to limit protections to only those areas identified in SCHED7. Provision is required to protect significant values outside these areas through consenting processes. [Refer to original submission for full reasons]	Amend the definition of Significant Natural Area.
Significant natural area	Queen Elizabeth the Second National Trust (QEII)	216.3	Amend	The scope of the definition needs to be widened to cover all indigenous ecosystems and habitats with significant indigenous biodiversity values, not just those already identified and mapped in SCHED7 of the PDP. Amending this definition as suggested will ensure alignment with Policy 23 of the Wellington Regional Policy Statement.	Amend definition as follows: means <u>any</u> area of significant indigenous vegetation or significant habitat of indigenous fauna <u>that meets the criteria for 'Identifying indigenous ecosystems and habitats with significant indigenous biodiversity values – district and regional plan' (policy 23). This includes those significant natural areas</u> identified in SCHED7 - Significant Natural Areas.
Small scale renewable energy generation activity	Kāinga Ora – Homes and Communities	81.155	Support in part	Kāinga Ora generally supports the proposed definition, but requests that the definition term better reflects the definition, i.e. it relates to generating only electricity from renewable sources.	Amend definition: **Small scale renewable ~~energy~~ <u>electricity</u> generation activity**
Soft engineering measures	Kāinga Ora – Homes and Communities	81.156	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Soft engineering measures	Royal Forest and Bird Protection Society	225.74	Support in part	Supports the use of soft engineering when used as the preferred approach over hard protection measures to natural hazard management. Suggests adding clarity to the definition regarding sacrificial fill. For example, it would be inappropriate to use fill such as a clay and gravel mix in a natural dune system. The sacrificial fill needs to be an appropriate fill for the site in question, using like to like substrates.	Amend the definition as follows: means a form of hazard mitigation that uses natural elements to provide protection to private properties, public space and infrastructure. It includes <u>the use of like to like substrates as</u> sacrificial fill, vegetation planting, beach nourishment and dune restoration.
Special amenity landscapes	Robyn Smith	168.115	Amend	Supports the concept of Special Amenity Landscapes (SAL) and also the areas generally as depicted online.	Amend to make it clear that land identified as a SAL cannot also be identified as on ONL, even though this is the implication. To differentiate between a SAL and an ONL a more meaningful definition would be useful.

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Special amenity landscapes	Kāinga Ora – Homes and Communities	81.157	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Special amenity landscapes	Transpower New Zealand Ltd	60.18	Support	Supports the identification of such areas on the basis it assists plan users and provides clarity on the application of the related PDP provisions.	Retain
Sport and recreation activity	Kāinga Ora – Homes and Communities	81.158	Support in part	Kāinga Ora generally supports the proposed definition with amended wording proposed to make the definition clearer.	Amend definition: **Sport and recreation activity** means the use of land, buildings and structures and / or the surface of waterbodies ~~and/or buildings and structures~~ for the purpose of the active or passive enjoyment of recreation or leisure activity, including organised sport whether competitive or non-competitive.
Sport and recreation facility	Kāinga Ora – Homes and Communities	81.159	Support	Kāinga Ora generally supports the proposed definition with slightly amended wording to correct spelling and to include an 'or' within the list of definition terms. Amended definition proposed.	Retain definition as notified
Statutory agency	Kāinga Ora – Homes and Communities	81.160	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Structure	Powerco Limited	83.10	Support	Supports the NPS definition of Structure	Retain as notified.
Supermarket	Kāinga Ora – Homes and Communities	81.161	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Supermarket	Foodstuffs North Island Limited	122.4	Support in part	Supports the provision of a 'supermarket' definition under the PDP. Considers the 'supermarket' definition to be insufficiently comprehensive and it is proposed to be replaced with the alternative definition proposed in the relief sought.	Replace the definition of 'supermarket' with the following: An individual retail outlet, which sells, primarily by way of self service, a comprehensive range of: a. domestic supplies, fresh food and groceries, such as: • fresh meat and produce; • chilled, frozen, packaged, canned and bottled foodstuffs and beverages; • general housekeeping and personal goods, including (but not limited to) cooking, cleaning and washing products, kitchenwares, toilet paper, diapers and other paper tissue products, pharmaceutical, health and personal hygiene products and other toiletries, and cigarettes, magazine and newspapers, greeting cards and stationery, batteries, flashlights, light bulbs and related products; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					b. non domestic supplies and comparison goods comprising not more than 20 per cent of all products offered for sale as measured by retail floor space, including (but not limited to): • barbecue and heating fuels; • audio visual products; • electrical appliances; • clothing and footwear; • furniture; and • office supplies.
Supermarket	Woolworths New Zealand Limited	120.2	Oppose	Supports the inclusion of a specific definition providing for supermarkets. Considers that this definition is unnecessarily strict and does not provide for the changing nature and range of services provided by supermarkets. The definition covers the majority of activities conducted by Countdown supermarkets. The definition should also specifically include 'pharmacy related activities'. A number of Countdown supermarkets have in-store pharmacies. Not including these activities would potentially mean that any supermarket that did include pharmacy activities would not meet the definition of supermarket. The inclusion of pharmacy related activities would have no material effect on the environment. The definition requires that foodstuffs comprise more than 90% of the total retail floor space. The Auckland Unitary Plan allows supermarkets to include retail stores where foodstuffs comprise more than 80% of the total retail floor space. This allows for the range of activities that Countdown stores typically include, without comprising its primary role of selling foodstuffs. It is unclear whether total retail floor space would include checkout and associated areas. When these areas are combined with aisles displaying non-food grocery items it would be difficult for a supermarket to be able to comply with the required 90% of total retail floor space threshold.	Amend the definition to: • Specify that total retail floor space only applies to that area of a store displaying foodstuffs and non-food grocery items. • Include pharmacy related activities. • Require foodstuffs to comprise more than 80 percent of the total retail floor space (not 90 percent as is currently proposed in the wording).
Support structure	Kāinga Ora – Homes and Communities	81.162	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Support structure	Transpower New Zealand Ltd	60.19	Support	The definition is supported on the basis it will assist with plan interpretation.	Retain
Supported residential care activities	Kāinga Ora – Homes and Communities	81.163	Support in part	Kāinga Ora requests the definition is amended to specifically exclude retirement villages to recognise these activities are distinctly different.	Amend definition: **Supported residential care activities** means land and buildings in which residential accommodation, supervision, assistance, care and/or support are provided by another person or agency for residents. It excludes retirement villages.
Supported residential care activities	Oranga Tamariki – Ministry of Children	143.1	Support	It is important that the activities undertaken and responsibilities held by Oranga Tamariki are defined and provided for within district plans in order to provide Council and the community with a clear understanding of what is anticipated by certain	Retain the definition for 'supported residential care activities'.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				activities. Support the proposed definition for 'supported residential care activities' under the PDP. Commend the Council's acknowledgement of diverse residential activity types and consider that this definition aligns well with community homes that Oranga Tamariki (or its providers/partners) establish and operate.	
Supported residential care activities	Ara Poutama Aotearoa the Department of Corrections	135.2	Support	To ensure supported and/or transitional residential housing and home detention is enabled in appropriate areas without the need to apply for a resource consent.	Retain the definition.
Swale	Kāinga Ora – Homes and Communities	81.164	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Swale	Porirua City Council	11.3	Amend	This term is not used in the PDP and therefore should be deleted.	Delete the definition as follows ~~*Swale*~~ ~~*means an area of land that has been shaped to allow a watercourse to form during stormwater collection.*~~
Tangata whenua	Kāinga Ora – Homes and Communities	81.165	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Technician arborist	Kāinga Ora – Homes and Communities	81.166	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Telecommunication	Kāinga Ora – Homes and Communities	81.167	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Telecommunication	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.16	Support	Support the definition of Telecommunications from the Telecommunications Act 2001, as it provides clarity for plan users.	Retain as notified.
Telecommunication pole	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.18	Support in part	Having separate definitions for Pole creates an unusual circumstance where if an existing electricity pole has telecommunications infrastructure attached to it (or vice versa) it is hard to know what type of pole it becomes. There is no difference in terms of height, location controls etc whether a pole is for telecommunications or electrical purposes.	Delete definition. Include the definition in the earlier definition of 'Pole' as per relief sought to that definition.
Telecommunication pole	Kāinga Ora – Homes and Communities	81.168	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Temporary activity	Kāinga Ora – Homes and Communities	81.169	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Temporary activity	Royal Forest and Bird Protection Society	225.75	Support in part	Considers that clarification is required to ensure that the definition does not capture maintenance or upgrading activities where these activities could have adverse effects on indigenous biodiversity. A site office for a construction project would be ancillary to the construction activity and should not be separately considered as a temporary activity. This fails to take account of the full effects of activity. Not certain what other activities may be captured by the definition. An exclusive rather than inclusive list would give certainty.	Amend the definition as follows: means activities and their ancillary buildings and structures that are intended to have a limited duration and incidence, and are not part of <u>or for the development of</u> a permanent activity that occurs on the site. They include: a. fairs; festivals and special events; b. commercial filming or video production activities; c. public firework displays; d. ~~site offices for construction projects~~; e. temporary farmers or crafts markets. Make consequential amendments as necessary to ensure that activities associated with permanent or longer term activities, are not captured within this definition and the provisions it is applied to. For example short term activities associated with a construction activity are captured by a consenting requirement for the construction activity. Make amendments to ensure that there is no confusion between provisions for maintenance activities and temporary activities. That plan provisions set a clear and appropriate short term duration for temporary activity to manage effects and to integrate with provisions of the effects based chapters.
Temporary infrastructure	Royal Forest and Bird Protection Society	225.76	Support in part	Supports that the use of this term within plan provisions is only outside of overlays. Activities outside of overlays can have adverse effects which extend to the values within overlays and can have address effects on indigenous biodiversity values which exist beyond the overlays. Not clear what the defined periods of time are that would make these activities temporary. An undefined period is inappropriate.	Include a stated period of time in the definition or alternatively state the maximum duration within rules for these activities.
Temporary infrastructure	Kāinga Ora – Homes and Communities	81.170	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Temporary infrastructure	Powerco Limited	83.11	Support	Supports the definition.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Temporary infrastructure	Wellington Electricity Lines Limited	85.8	Support	Support the definition. It correctly identifies that such supplementary infrastructure is for both planned and unplanned outages.	Retain the definition as currently drafted.
Temporary infrastructure	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.8	Support	Support as the definition provides clarity to plan users.	Retain as notified.
Temporary military training activity	New Zealand Defence Force	124.2	Support	The proposed definition is consistent with the definition in National Planning Standards (2019). Supports the inclusion of this definition.	Retain definition as currently drafted subject to the relief sought for the related nesting table.
Temporary sign	Waka Kotahi NZ Transport Agency	82.24	Support in part	Supports definition. Seeks definition to specify what 'short duration' means. Identifying the nine days in the definition provides expectations of the allowable duration of a 'Temporary Sign' and if any proposal would meet this definition. Per section SIGN-S8 of this submission nine days includes the seven days prior to the event and two days to remove this sign. Displaying temporary signs longer than is necessary exposes drivers to a message that increases unnecessary driver distraction.	Amend definition: "means a sign for any purpose but for a short duration <u>of equal or less than nine days</u>."
Temporary sign	Kāinga Ora – Homes and Communities	81.171	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Tertiary education services	Kāinga Ora – Homes and Communities	81.172	Support in part	Kāinga Ora generally supports the proposed definition, but requests the reference to the Education Act 1989 is removed as this Act was repealed on 1 August 2020.	**Tertiary education services** means a facility used for education at a post-secondary level, and associated secondary-tertiary programs ~~(section 31A-L of the Education Act 1989)~~. It includes: a. universities; b. polytechnics and institutes of technology; c. teachers' and other specialist colleges; <u>and</u> ~~d. any other institution within the meaning of section 159 of the Education Act 1989; and~~ <u>d.</u> ancillary accommodation, administrative, cultural, health, retail and communal facilities.
Tertiary education services	Ministry of Education	134.6	Support	This definition accurately reflects the broad range of activities that may be considered tertiary education services.	Retain as proposed.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Three waters network	Kāinga Ora – Homes and Communities	81.173	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Tower	Kāinga Ora – Homes and Communities	81.174	Support in part	Kāinga Ora supports the proposed definition but requests the definition term is amended so as not to be confused with other uses of the term 'tower' such as in relation to telecommunications.	Amend definition: **National Grid transmission line ~~T~~tower** has the same meaning as given in the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009: a. means a steel-lattice structure that supports conductors as part of a transmission line; and b. includes the hardware associated with the structure (such as insulators, cross-arms, and guy-wires) and the structure's foundations.
Tower	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.7	Support in part	Support the definition, but more could be done to separate it from being confused with telecommunications structures.	Amend: **Electricity Transmission Tower** [...]
Townhouses	Kāinga Ora – Homes and Communities	81.175	Oppose	Kāinga Ora opposes this definition as it is unnecessary.	Delete definition: ~~**Townhouses**~~ ~~Means any housing development each unit extends to the ground level, has its own entry from the ground, and is joined with other units. It includes terraced housing and cluster housing types.~~
Trade supplier	Kāinga Ora – Homes and Communities	81.176	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Trade supplier	Bunnings Limited	9.4	Support	Supports the provision of a 'trade supplier' definition.	Retain definition.
Trade supplier	Harvey Norman Properties (N.Z.) Limited	144.7	Support	Appropriate definition for trade supplier. Captures the existing Super Cheap Auto store adjacent to the Harvey Norman store on 19 Parumoana St.	Retain as notified.
Traffic movement	Kāinga Ora – Homes and Communities	81.177	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Traffic movement	Waka Kotahi NZ Transport Agency	82.26	Support	Supports definition.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Traffic sign	Waka Kotahi NZ Transport Agency	82.25	Support in part	Supports definition. Seeks to provide for all traffic signs and greater alignment with the definition outlined in the Traffic Control Devices Manual. This ensures the ability to perform functions as a road controlling authority.	Amend definition: "means a device erected by, or at the direction of, a road controlling authority used on a road to instruct, advise, inform or guide traffic on a road ~~for the purpose of traffic control~~; ~~and~~ includ~~es~~ing ~~any~~ but not limited to: a. sign, signal, or notice; b. traffic calming device; ~~and~~ c. marking or road surface treatment; d. a board, plate, screen or other device, whether or not illuminated, displaying words, figures, symbols or other material; and e. 'children crossing' flag, a hand-held Stop sign, a parking control sign and variable message signs."
Traffic sign	Kāinga Ora – Homes and Communities	81.178	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Transmission line	Kāinga Ora – Homes and Communities	81.179	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Transmission line	Wellington Electricity Lines Limited	85.7	Support in part	Acknowledges that NESETA is legislation applicable solely to that of the National Grid. There is a disconnect within the PDP whereby transmission lines that are not contained within the National Grid are specified (i.e., Infrastructure rules preamble). The definition only specifies National Grid transmission lines. The PDP references Transmission Lines not defined under the NES, however, the only definition for Transmission lines is taken from the NPS.	Seek that provision is made to identify transmission lines that are not a component of the National Grid to provide for Wellington Electricity Lines Limited's regionally significant Sub Transmission lines.
Transmission line	Transpower New Zealand Ltd	60.20	Support	Supports the definition of 'transmission line' being included by reference to the NESETA.	Retain
Transport network	KiwiRail Holdings Limited (KiwiRail)	86.9	Support	Supported. Note that the definition of transport network is oriented around roads and public transport services however also includes rail.	Retain as proposed.
Transport network	Waka Kotahi NZ Transport Agency	82.27	Support	Supports definition.	Retain as notified.
Transport network	Kāinga Ora – Homes and Communities	81.180	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Trenching	Kāinga Ora – Homes and Communities	81.181	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Trenching	Powerco Limited	83.12	Oppose	Opposes in part. Sometimes trenching will be associated with (or connect to) an above ground piece of infrastructure.	Amend the definition of Trenching as follows: Means the excavation of trenches for ~~underground~~ infrastructure, including the Three Waters Network, communications, electricity and gas transmission and distribution, and any other network utilities.
Trenching	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.13	Support in part	Support the definition. Seek alignment with other defined terms in the PDP.	Amend definition as follows: **Trenching** means the excavation of trenches for underground infrastructure, including the Three Waters Network, telecommunications and radio communications, electricity and gas transmission and distribution, and any other network utilities.
Upgrading	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.6	Amend	The definition is unnecessary as the upgrading standard in the Infrastructure Chapter provides clarity as to what upgrading is.	Delete the definition.
Upgrading	Transpower New Zealand Ltd	60.21	Support	The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 ("NESETA") provides prevailing provisions for reconductoring, increasing voltage, structure addition or replacement for the National Grid. The definition for is of limited relevance in respect of rule application. Notwithstanding the limited relevance, notes the definition is also used within the policy framework and within INF-R34 and INF-S1 and is therefore relevant in this regard.	Retain.
Upgrading	Powerco Limited	83.13	Oppose	Upgrading works are a necessity and common. Clarity around this definition is important. As currently drafted it only applies to existing infrastructure. The ability to upgrade is significantly constrained.	Amend the definition of upgrading as follows: As it applies to infrastructure, means the improvement, relocation, replacement, or increase in carrying capacity, operational efficiency, size, pressure, security or safety of existing infrastructure, but excludes maintenance and repair.
Upgrading	KiwiRail Holdings Limited (KiwiRail)	86.10	Support	Supports the specific ability to improve or increase the safety or efficiency of existing infrastructure as defined as upgrading.	Retain as proposed.
Upgrading	Firstgas Limited	84.31	Amend	Generally supportive of the proposed definition of Upgrading	Retain as proposed.
Upgrading	Kāinga Ora – Homes and Communities	81.182	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Upgrading	Radio New Zealand Limited	121.12	Support	Retain definition "Upgrading" as notified.	Retain definition as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Upgrading	Royal Forest and Bird Protection Society	225.77	Support in part	Needs to exclude any potential increase in the scale or footprint of the activity that could have increased adverse effects.	Amend the definition as follows: As it applies to infrastructure, means the improvement or increase in carrying capacity, operational efficiency, security or safety of existing infrastructure, provided that the effects of the activity are the same or similar in character, intensity and scale as the existing structure and activity, and does not increase footprint of the infrastructure. 'Upgrade' , ~~but~~ excludes maintenance and repair.
Upward light ratio	Kāinga Ora – Homes and Communities	81.183	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Urban zones	Kāinga Ora – Homes and Communities	81.184	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Vehicle access	Kāinga Ora – Homes and Communities	81.185	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Vehicle crossing	Kāinga Ora – Homes and Communities	81.186	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Veranda sign	Kāinga Ora – Homes and Communities	81.187	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Waste management facility	Kāinga Ora – Homes and Communities	81.188	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified
Wetland	Royal Forest and Bird Protection Society	225.79	Support	Appropriate to adopt the RMA definition.	Retain as notified.
Wetland	Queen Elizabeth the Second National Trust (QEII)	216.5	Support	It is appropriate to adopt the RMA definition.	Retain as notified.
Works arborist	Kāinga Ora – Homes and Communities	81.189	Support	Kāinga Ora supports the proposed definition.	Retain definition as notified

Abbreviations

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NESTF National Environmental Standards for Telecommunication Facilities	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.19	Support in part	Support this abbreviation, minor update to reference most recent NESTF	Amend as follows: National Environmental Standards for Telecommunication Facilities 2016

Glossary

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Te Rūnanga o Toa Rangatira	264.16	Support in part	There are a number of Māori terms that should be elevated to the definitions table where other regulations or Acts have provided a definition.	Retain as notified subject to amendments in other submission points.
Mana whenua	Te Rūnanga o Toa Rangatira	264.90	Support in part	There are a number of Māori terms that should be elevated to the definitions table where other regulations or Acts have provided a definition.	Term to be elevated to Definitions Table: • Mana Whenua – consistent with RMA (1991)
Wāhi tapu	Te Rūnanga o Toa Rangatira	264.91	Support in part	There are a number of Māori terms that should be elevated to the definitions table where other regulations or Acts have provided a definition.	Term to be elevated to Definitions Table: • Wāhi tapu – consistent with HNZPTA (2014)
Wāhi tūpuna.	Te Rūnanga o Toa Rangatira	264.92	Support in part	There are a number of Māori terms that should be elevated to the definitions table where other regulations or Acts have provided a definition.	Term to be elevated to Definitions Table: • Wāhi tupuna – consistent with HNZPTA (2014)

National Policy Statements and New Zealand Coastal Policy Statement

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
National Policy Statements (NPSs) and the New Zealand Coastal Policy Statement (NZCPS)	Waka Kotahi NZ Transport Agency	82.2	Support	Acknowledges that the NPS-Urban Development is going to be addressed by a subsequent review of the proposed district plan. Have not specifically commented on the NPS-UD requirements.	Retain as notified.
National Policy Statements (NPSs) and the New Zealand Coastal Policy Statement (NZCPS)	Transpower New Zealand Ltd	60.22	Amend	Support for reference to National Policy Statements. Seeks inclusion of reference to the National Policy Statement for Electricity Transmission 2008 consistent with Table 9 of the National Planning Standards. Amendment sought to clarify that the NZCPS is an NPS and Section 55 of the RMA requires a local authority document to give effect to the NPS with no distinction between an NPS and the NZCPS.	Amend the reference to National Policy Statements within Part 1 as follows: National Policy Statements ~~and New Zealand Coastal Policy Statement~~ National Policy Statements (NPSs) ~~and the New Zealand Coastal Policy Statement (NZCPS)~~ form part of the RMA's policy framework and are prepared by central government. NPSs ~~and the NZCPS~~ contain objectives, policies and methods that must be given effect to by policy statements and plans. NPSs ~~and the NZCPS~~ must also be had regard to by consent authorities when making decisions on resource consent applications, alongside other considerations. The following table provides an overview of whether any relevant review/s of the District Plan has been undertaken in relation to NPSs ~~and the NZCPS~~: ..... National Policy Statement on Electricity Transmission 2008 - The policy statement has been reviewed on 28th August 2020 And Any consequential amendments
The following table provides an overview of whether any relevant review/s of the District Plan […]	Transpower New Zealand Ltd	60.123	Amend	Support reference to National Policy Statements. Seek inclusion of reference to the National Policy Statement for Electricity Transmission 2008 consistent with Table 9 of the National Planning Standards. Amendment sought to clarify that the NZCPS is an NPS and Section 55 of the RMA requires a local authority document to give effect to the NPS with no distinction between an NPS and the NZCPS.	Amend the reference to National Policy Statements within Part 1 as follows: The following table provides an overview of whether any relevant review/s of the District Plan has been undertaken in relation to NPSs ~~and the NZCPS~~: ..... National Policy Statement on Electricity Transmission 2008 - The policy statement has been reviewed on 28th August 2020

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					And Any consequential amendments
The following table provides an overview of whether any relevant review/s of the District Plan […]	Royal Forest and Bird Protection Society	225.80	Oppose	Not clear on whether it gives effect to the NPSFM 2017. In respect of the NPSFM 2020 the explanation that a subsequent review will be undertaken and that a future variation or plan change may be required suggests that the proposed plan has not been drafted to give effect the NPSFM 2020. Somewhat understandable with respect to the NPSFM 2020 given the timing of notifying this plan change. The NPSFM 2020 must be given effect to as soon as possible. This plan process is creates that opportunity. Much of the substance of the NPSFM 2020 is carried forward from the NPSFM 2017, particularly Ki Uta Ki Tai – from the mountains to the sea, recognising the relationship between land use and water quality and integrated management. A future variation or plan changing would not provide the first opportunity to give effect to the NPSFM2020 and should not be used to defer giving effect as part of this proposed plan process.	Amend the proposed plan to give effect to the NPSFM 2020 Amend this section of the plan to explain that the NPSFM2020 is given effect to in this plan.
NPS-FM	Te Rūnanga o Toa Rangatira	264.17	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.

National Environmental Standards

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Te Rūnanga o Toa Rangatira	264.18	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.
National Environmental Standards (NESs) are prepared by central government […]	Transpower New Zealand Ltd	60.23	Support	Supports reference to the NESETA noting the NES prevails over the district plan provisions.	Retain the reference to the NESETA.
The following NESs are currently in force: […]	Transpower New Zealand Ltd	60.124	Support	Support reference to the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009. Notes the NES prevails over the district plan provisions.	Retain the reference to the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009
The following NESs are currently in force: […]	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.20	Support	Provides clarity to plan users.	Retain as notified.

Regulations

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Te Rūnanga o Toa Rangatira	264.19	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.

Tangata Whenua

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Te Rūnanga o Toa Rangatira	264.20	Support in part	Te Rūnanga will be responsible for ensuring that the objectives and policies of the plan are implemented appropriately. Te Rūnanga want to ensure that the District Plan is applied appropriately when being used by Council Officers, Resource Consent or Plan Change applicants. The application of this chapter along with the TW objectives are important to achieving the objectives of the whole plan. Change identified in this document as on the Councils GIS server for Schedule 6 of the District Plan	Retain as notified subject to the following amendments: PCC and Te Rūnanga work together to ensure that staff are appropriately trained and informed to apply the TW objectives and the TW chapter. Remove the term “represents” and replace with "acknowledges”.
General	Greater Wellington Regional Council	137.6	Support in part	The section entitled Tangata whenua – recognition of iwi and hapū is focussed exclusively on the relationship with Ngāti Toa Rangatira. The plan identifies Ngāti Toa Rangatira as mana whenua without differentiating or distinguishing between the terms “tangata whenua” and “mana whenua”. Notes that common usage now applies the term mana whenua to Māori groupings who have customary and legislative authority within their tribal rōhe. Tangata whenua is a more general term applied to people of Māori descent.	Review use of terminology with Ngāti Toa Rangatira.
Porirua City Council acknowledges Ngāti Toa as mana whenua in the Porirua District.	Latoya Flutey	64.1	Support	Support.	Support.
In a contemporary space, mauri is […]	Latoya Flutey	64.3	Support	Well written.	Support.
As mana whenua of the Porirua District, Ngāti Toa […]	Latoya Flutey	64.4	Support	Well written, tautoko.	Support.
Our world is intrinsically connected and is recognised in the principle of Ki Uta Ki Tai […]	Latoya Flutey	64.28	Support	Important observation. United Nations would agree with this statement.	Support.
Coastal settlement and the use of marine resources largely influenced the way of life of those […]	Latoya Flutey	64.6	Support	Tautoko.	Support.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Traditional/cultural, recreational and sports activities have driven a desire to reconnect […]	Latoya Flutey	64.7	Support	Support the recognition of our connection in today's activities.	Support.
The harbour is also a unique part of the environment, however for the younger generation […]	Latoya Flutey	64.2	Support	Supports moving the younger generation into the space of kaitiakitanga.	Support.
The Ngāti Toa Rangatira Whaitua Statement outlines the aspirations of Ngāti Toa Rangatira […]	Te Whānau Horomona	249.3	Support in part	The Village Planning Documents for both Hongoeka and Takapūwāhia should be included in this section. This would be more consistent with the Section 32 Evaluation Report Part 2 – Hongoeka and Papakāinga.	Amend: Hapū and iwi planning documents Ngāti Toa Rangatira Whaitua Statement outlines the aspirations of Ngāti Toa Rangatira and explains their cultural, spiritual, historical and traditional associations with Te Awarua-Porirua and the wider catchment. The aspirations of Ngāti Toa hapū and whānau for community development are outlined in the Hongoeka Village Plan, and the Takapūwāhia Community Plan.

Part 2 District-Wide Matters

Strategic Directions

CEI- Centres, Employment and Industry

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Strategic Objectives	Te Rūnanga o Toa Rangatira	264.21	Support in part	Te Rūnanga recognises the important contribution that centres, employment and industry provide for Porirua. Te Rūnanga is responsible for ensuring the ongoing protection of Ngāti Toa rights and interests across their rohe. CEI -01 - CEI-08 do not adequately reflect Strategic Objectives TW-01 and TW-03	Retain as notified subject to the following amendments: Amend objectives CEI-01 - CEI-08 to adequately reflect Strategic Objectives TW-01 and TW-03
The strategic objectives set the direction for the District Plan […]	Kāinga Ora – Homes and Communities	81.190	Support	Amendment sought to correct typo.	Amend: The strategic objectives set the direction for the District Plan and help to implement the Council's ~~co~~community outcomes set out in its Long Term Plan. They reflect the intended outcomes to be achieved through the implementation of the District Plan.
General	Greater Wellington Regional Council	137.7	Support in part	Supports the CEI objectives as they are consistent with RPS Policies 30 and 32 which promote the maintenance and enhancement of regional centres and protection of industrial-based employment locations.	Retain CEI strategic objectives subject to suggested changes.
CEI-O1	Royal Forest and Bird Protection Society	225.82	Support in part	Not clear what the hierarchy is or how priority is afforded to it. The objectives are inconsistent with sustainable management. Fail to integrate environmental outcomes into the objectives for the Porirua as a whole. The term city is uncertain as in some cases it appears only to apply to the central city area and in other cases the full Porirua district. Needs to provide direction for well-functioning urban environments to integrate is broader functions and responsibilities under the RMA while giving effect to the NPSUD. The Strategic objectives are where this integration needs to start in the plan.	Clarify what the hierarchy of commercial and industrial centres is. Consider adding direction for the hierarchy and setting out what that hierarchy is within the commercial and industrial zone chapters. Clarify the objective that all centres are accessible, vibrant and viable. That the outcomes listed are not in a priority order. Clarify whether provisions relate to Porirua as a whole or just the central city area. Amend the objective to clarify that it applies to the whole district and to include environmental outcomes as follows: ~~Hierarchy of c~~ Commercial and industrial centres for well-functioning urban environments ~~The City~~ Porirua has ~~a hierarchy of~~ accessible, vibrant and viable centres that: 1. Are the preferred location for shopping, leisure, cultural, entertainment and social experiences; and 2. Provide for the community's employment and economic needs; and 3. Contribute to the community's housing needs; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					4. Contribute to the City's social wellbeing and prosperity; and 5. Retain, protect and enhance indigenous biodiversity values of the district.
CEI-O1	Harvey Norman Properties (N.Z.) Limited	144.8	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
CEI-O1	Kāinga Ora – Homes and Communities	81.191	Support	Kāinga Ora supports this objective.	Retain objective as notified
CEI-O2	Kāinga Ora – Homes and Communities	81.192	Support	Kāinga Ora supports this objective.	Retain objective as notified
CEI-O2	Harvey Norman Properties (N.Z.) Limited	144.9	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
CEI-O3	Harvey Norman Properties (N.Z.) Limited	144.10	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
CEI-O3	Kāinga Ora – Homes and Communities	81.193	Support	Kāinga Ora supports this objective.	Retain objective as notified
CEI-O4	Kāinga Ora – Homes and Communities	81.194	Support	Kāinga Ora supports this objective.	Retain objective as notified
CEI-O4	Greater Wellington Regional Council	137.8	Support in part	Local centres should provide for cultural activities such as churches and other faith centres. Local centres should also provide for residential dwellings to be located within the local centres.	Amend objective to include cultural activities such as churches and other faith centres to be provided for in local centres as well as providing for residential dwellings to be located within the local centres.
CEI-O5	Kāinga Ora – Homes and Communities	81.195	Support	Kāinga Ora supports this objective.	Retain objective as notified
CEI-O6	Royal Forest and Bird Protection Society	225.83	Support in part	Does not provide for integration of Council's function for the maintenance of indigenous biodiversity or responsibilities for protection of significant indigenous biodiversity in this zone. Clear direction at the strategic level that these aspects of the zone are important is needed.	Add a second sentence to objective CEI-O6 as follows:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Subdivision and development within this zone provides for the protection of SNAs and maintenance of indigenous biodiversity. Make consequential amendments to all zones to include this objective or similar.
CEI-O6	Kāinga Ora – Homes and Communities	81.196	Support in part	Kāinga Ora generally supports this objective but requests that it refers to 'compatible' rather than 'complementary' land uses	Amend: The Mixed Use Zone has a range of ~~complementary~~ compatible commercial, residential, light industrial, recreational and community activities.
CEI-O7	Kāinga Ora – Homes and Communities	81.197	Support	Kāinga Ora supports this objective.	Retain objective as notified
CEI-O7	Harvey Norman Properties (N.Z.) Limited	144.11	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
CEI-O8	Judgeford Environmental Protection Society Incorporated	246.5	Oppose	Re-zoning of general Rural Land in Judegford is opposed. The current proposal to rezone will exacerbate the current predicament of residents and is not supported. Addresses the following points • 'Future Urban' creates additional uncertainly and is unfair • 'Future Urban' zoning will entrench existing inappropriate activities • Industrialisation and expectations of living rurally are incompatible • Lack of existing infrastructure and safety risks • Other hazards in the 'Future Urban Zone' make Judgeford Flats unsuitable for industrial use • Rural and rural lifestyle are more appropriate zoning designations [See original submission for full reasons]	Rezoning should only be done if it enables activities that are in keeping with the existing use of the land and surrounding environment, such as supporting a rural lifestyle.
CEI-O8	Kāinga Ora – Homes and Communities	81.198	Support	Kāinga Ora supports this objective.	Retain objective as notified

EP- Eastern Porirua

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Strategic Objectives	Te Rūnanga o Toa Rangatira	264.22	Support in part	Te Rūnanga recognises the importance of the Eastern Porirua Regeneration. Strategic Objective EP-01 does not adequately reflect Strategic Objectives TW01 and TW-03. The Porirua Regeneration is a significant development for the City and for Ngāti Toa. Proposed amendments to the proposed Strategic Objective.	Retain as notified subject to the following amendments: Amend strategic objective EP-01 to adequately reflect the Strategic Objectives of TW-01 and TW-03. Proposed Text: Tangata whenua values, mātauranga, tikanga and their ability to actively practice kaitiakitanga are recognised and reflected. Cultural expertise to inform design not just provide cultural impact advise.
Strategic Objectives Introduction; Along with increasing the supply of housing and range of housing types […]	Latoya Flutey	64.29	Support in part	Support this goal if low-income families will still be able to afford living. Will this push rates up so high that they cannot afford to live in Porirua any longer?	Amend: 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, without becoming detrimental to the diverse culture already established.
Details of the steps Plan users should take when using the District Plan […]	Kāinga Ora – Homes and Communities	81.199	Support in part	Kāinga Ora supports this introductory text but requests reference to the steps plans uses take when using the District Plan is removed as it is not relevant here.	Amend: ~~Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.~~
EP-O1	Greater Wellington Regional Council	137.9	Support in part	EP-O1 should refer to any environmental improvements that could be undertaken as part of Eastern Porirua regeneration, as well as environmental wellbeing.	Amend EP-O1: 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 biodiversity and results in a high quality urban form and improved social, environmental, cultural and economic wellbeing. Consider providing a link in the e-plan to https://poriruadevelopment.co.nz/.
EP-O1	Royal Forest and Bird Protection Society	225.84	Support in part	The objectives are not consistent with sustainable management. Fail to integrate environmental outcomes into the objectives for the City. The plan does not identify "eastern Porirua"	Amend the objective to include environmental outcomes to be achieved through regeneration of Eastern Porirua. Identify "Eastern Porirua" in an appendix or on the planning maps and include reference to this in EP-O1.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
EP-O1	Te Awarua-o-Porirua Harbour & Catchments Community Trust, and Guardians of Pāuatahanui Inlet	77.2	Amend	Redevelopment in Eastern Porirua offers a significant opportunity to remedy failing and inadequate stormwater systems, this needs to be recognised in the Strategic Objective for this redevelopment.	Amend: 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 and a storm and wastewater system that avoids any adverse effects and contributes to positive effects on the natural environment including the surrounding catchment and the harbour.
EP-O1	Kāinga Ora – Homes and Communities	81.945	Not specified	Kāinga Ora seeks amendment to Objective EP-O1 to align with the statutory objectives under the Kāinga Ora-Homes and Communities Act 2019.	Amend Objective EP-O1 to align with the statutory objectives under the Kāinga Ora-Homes and Communities Act 2019.
EP-O1	Powerco Limited	83.14	Support	Supports co-ordinated development which includes infrastructure.	Retain as notified.
EP-O1	Waka Kotahi NZ Transport Agency	82.28	Support	Supports the co-ordinated development of transport infrastructure which is critical to an efficient, safe and effective transport network.	Retain as notified.
EP-O1	Kāinga Ora – Homes and Communities	81.200	Support in part	Kāinga Ora request that Objective EP-01 is amended to align with the statutory objectives under the Kainga Ora Act.	Amend: ~~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.~~ The regeneration of Eastern Porirua occurs in a comprehensive manner that: 1. Contributes to a sustainable, inclusive and thriving community; 2. Provides people with good quality, affordable housing choices that meet diverse needs; 3. Supports good access to jobs, amenities, and services; and 4. Sustains or enhances the overall economic social, environmental and cultural well-being of current and future generations.

FC- Functioning City

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.22	Support	Support the Functioning City strategic direction section.	Retain as notified.
Strategic Objectives	Te Rūnanga o Toa Rangatira	264.23	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.
Details of the steps Plan users should take when using the District Plan […]	Kāinga Ora – Homes and Communities	81.201	Support	Kāinga Ora supports this introductory text but requests reference to the steps plans uses take when using the District Plan is removed as it is not relevant here.	Amend: ~~Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.~~
FC-O1	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.21	Support	Support as it clearly highlights the importance of infrastructure, and specifically recognises the importance of connectivity.	Retain as notified.
FC-O1	Royal Forest and Bird Protection Society	225.85	Oppose	The objectives are not consistent with sustainable management. Fail to integrate environmental outcomes into the objectives for the City/Porirua district.	Amend the objective to include environmental outcomes as follows: Effective, efficient, resilient and safe infrastructure throughout the City that: 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; and 5. retains, protects and enhances indigenous biodiversity.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
FC-O1	Greater Wellington Regional Council	137.10	Support	Supports strategic objectives FC-O1-FC-O4 as they are consistent with RPS Objectives 9 and 10.	Retain.
FC-O1	Ministry of Education	134.9	Amend	Supports objectives and policies that promote effective, efficient, resilient and safe infrastructure that has capacity to accommodate existing and planned growth and enables people and communities to provide for their wellbeing. As proposed this objective does not provide for social infrastructure including educational facilities. Seeks amendment to include this. This should be read in conjunction with submission points on additional definitions sought.	FC-O1 Infrastructure Effective, efficient, resilient and safe infrastructure and social infrastructure throughout the City that: 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.
FC-O1	Fire and Emergency New Zealand	119.16	Support	Supports Objective FC-O1.	Retain as proposed.
FC-O1	Radio New Zealand Limited	121.13	Support	Supports the inclusion of strategic directions that expressly recognise the importance of its infrastructure, and in particular emergency infrastructure.	Retain as notified.
FC-O1	Kāinga Ora – Homes and Communities	81.202	Support	Kāinga Ora supports this objective.	Retain objective as notified
FC-O1	Powerco Limited	83.15	Support	Supports effective, efficient, resilient and safe infrastructure.	Retain as notified.
FC-O1	Waka Kotahi NZ Transport Agency	82.29	Support	Supports the need for effective, efficient, resilient and safe infrastructure that facilitates connectivity and contributes to the functioning of a city.	Retain as notified.
FC-O1	KiwiRail Holdings Limited	86.11	Support	Supports the objective for effective, efficient, resilient and safe infrastructure throughout the city.	Retain as proposed.
FC-O1	Wellington Electricity Lines Limited	85.9	Support	Suitably addresses the desirable and functional context in which to guide infrastructure provision across Porirua City. Key elements of interest to Wellington Electricity Lines Limited's operation and development are addressed in the objective such as resilience, and growth management planning applicable to network capacity and upgrading.	Retain as currently drafted.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
FC-O1	Transpower New Zealand Ltd	60.24	Support	Support for a strategic objective specific to Infrastructure. Notes the importance of infrastructure to the city, region and nation. The objective gives effect to RPS Objective 10 and policies 7 and 8.	Retain.
FC-O2	Greater Wellington Regional Council	137.85	Support	Supports strategic objectives FC-O1-FC-O4 as they are consistent with RPS Objectives 9 and 10	Retain.
FC-O2	Royal Forest and Bird Protection Society	225.86	Support in part	Clarify whether city means the central city if not clarify that the objective is directed at integration with subdivision and development activities. The provision for the National Grid should not override the directive policies of the NZCPS or be provided without consideration of adverse effects on indigenous biodiversity and the extent to which such effects can be avoided.	Amend as follows: The significance of the National Grid is recognised, and integrated with subdivision and development proposals to ensure sustainable, secure and efficient electricity transmission is provided through and within the city in appropriate locations.
FC-O2	Transpower New Zealand Ltd	60.25	Amend	Supports a strategic objective specific to the National Grid on the basis it gives effect to the NPSET and provides specific recognition in the PDP of the national significance of the National Grid.	Amend Strategic Direction FC-02 as follows: FC-O2 National Grid The national significance of the National Grid is recognised, and sustainable, secure and efficient electricity transmission is provided through and within the city.
FC-O2	Kāinga Ora – Homes and Communities	81.203	Oppose	Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended. Kainga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.	Delete: ~~The significance of the National Grid is recognised, and sustainable, secure and efficient electricity transmission is provided through and within the city.~~
FC-O3	Kāinga Ora – Homes and Communities	81.204	Support in part	Kāinga Ora supports the general intent of this objective, with the amendments sought. The Eastern Porirua Regeneration Project and other large scale redevelopment projects will transform parts of Porirua and change the amenity values for individual landowners. This type of impact on amenity values is provided for by Objective 4 and Policy 6 of the NPS-UD. The amenity of existing activities should not be protected at all costs and in some cases it will be appropriate for the urban form to change in such a way that amenity values are detracted for some and improved for others, including when a proposal provides increased and varied housing density and types.	Amend: **FC-O3 Existing activities in urban environments or future urban environments** Porirua City's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations. In this context ~~T~~the ongoing operation, character and amenity values of existing lawful activities are protected from incompatible activities.
FC-O3	Wellington Electricity Lines Limited	85.10	Support	Support this high-level objective. It appropriately recognises risk to the operation of infrastructure against the adverse effect associated with reverse sensitivity particularly in regard to urban growth pressures.	Retain as currently drafted.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
FC-O3	KiwiRail Holdings Limited	86.74	Support	Supports specific direction around ensuring the ongoing operation of existing activities is protected from incompatible activities.	Retain as proposed.
FC-O3	Powerco Limited	83.16	Support	Supports the objective of protecting existing lawful activities from incompatible activities.	Retain as notified.
FC-O3	Greater Wellington Regional Council	137.86	Support	Supports strategic objectives FC-O1-FC-O4 as they are consistent with RPS Objectives 9 and 10	Retain.
FC-O3	Harvey Norman Properties (N.Z.) Limited	144.12	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
FC-O3	Ministry of Education	134.10	Support	Supportive of provisions which protect Educational Facilities from future development that may compromise their character, amenity and operation.	Retain as proposed.
FC-O3	Radio New Zealand Limited	121.14	Support	Supports the inclusion of strategic directions which recognise the need to protect activities from the effects of reverse sensitivity.	Retain as notified.
FC-O4	Harvey Norman Properties (N.Z.) Limited	144.13	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
FC-O4	Greater Wellington Regional Council	137.87	Support	Supports strategic objectives FC-O1-FC-O4 as they are consistent with RPS Objectives 9 and 10	Retain.
FC-O4	Powerco Limited	83.17	Oppose	Supports compatible activities locating together. This should recognise that infrastructure is needed everywhere a customer chooses to locate.	Amend the Objective FC – 04 as follows: Compatible activities with similar effects and functions are located together in appropriate areas (where technically and operationally feasible for infrastructure) and:…
FC-O4	Kāinga Ora – Homes and Communities	81.205	Support in part	Kāinga Ora generally supports this objective, but notes that compatible activities will not necessarily have similar effects or functions. The development of a vibrant city will require changes to the character and amenity of existing development over time, and this should be recognised within the PDP.	Amend: Compatible activities ~~with similar effects and functions~~ are located together in appropriate areas and: 1. Are consistent with the anticipated character and amenity values of the areas where they are located; and 2. Contribute to the efficient use of land, resources and infrastructure.

HCH- Historic and Cultural Heritage

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Introduction	Te Rūnanga o Toa Rangatira	264.93	Support in part	The historic and cultural heritage is important to Ngāti Toa Rangatira. Through Te Rūnanga, has a responsibility to ensure that Ngāti Toa Rangatira's association to space and place is appropriately recorded and acknowledged. This includes policy and planning documents. Amendments sought to better reflect the importance of historic and cultural heritage to Ngāti Toa Rangatira.	Amend the introduction: Porirua's cultural and historical values are of great importance to the City and to the mana whenua, Ngāti Toa Rangatira, and it is vital that these values are appropriately recognised and protected. Porirua also has a distinctive character and identity that reflects its rich history, and is a source of pride to its people.
Details of the steps Plan users should take when using the District Plan […]	Kāinga Ora – Homes and Communities	81.206	Support in part	Kāinga Ora supports this introductory text but requests reference to the steps plans uses take when using the District Plan is removed as it is not relevant here.	Amend: ~~Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.~~
HCH-O1	Latoya Flutey	64.20	Support	Support.	Support.
HCH-O1	Kāinga Ora – Homes and Communities	81.207	Support	Kāinga Ora supports this objective.	Retain objective as notified
HCH-O1	Powerco Limited	83.18	Oppose	At times infrastructure is required to be maintained and upgraded and new infrastructure is required to be installed to service the requirements of all buildings, sites and areas including those having historic and cultural heritage value.	Amend Objective HCH-01 as follows: The buildings, items, sites 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 where practicable.
HCH-O1	Greater Wellington Regional Council	137.11	Support in part	HCH-O1 as written does not refer to significant historic heritage and therefore does not reflect Policy 21 of the RPS.	Amend HCH-O1: The buildings, items, sites, areas and natural features that have been identified as having significant historic heritage ~~special qualities and~~ values and which contribute to Porirua and Ngāti Toa Rangatira's sense of place and identity are protected and maintained.
HCH-O1	Te Rūnanga o Toa Rangatira	264.94	Support in part	The historic and cultural heritage is important to Ngāti Toa Rangatira. Through Te Rūnanga, has a responsibility to ensure that Ngāti Toa Rangatira's association to space and place is appropriately recorded and acknowledged. This includes policy and planning documents. Amendments sought to better reflect the importance of historic and cultural heritage to Ngāti Toa Rangatira.	Amend HCH-01: 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, maintained or enhanced

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
HCH-O2	Kāinga Ora – Homes and Communities	81.208	Support	Kāinga Ora supports this objective.	Retain objective as notified
HCH-O2	Te Rūnanga o Toa Rangatira	264.95	Support in part	The historic and cultural heritage is important to Ngāti Toa Rangatira. Through Te Rūnanga, has a responsibility to ensure that Ngāti Toa Rangatira's association to space and place is appropriately recorded and acknowledged. This includes policy and planning documents. Amendments sought to better reflect the importance of historic and cultural heritage to Ngāti Toa Rangatira.	Amend HCH-02 to read as follows: The character and identity of Porirua is reflected through its mana whenua and community throughout the City.

HO- Housing Opportunities

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Strategic Objectives	Te Rūnanga o Toa Rangatira	264.27	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.
Details of the steps Plan users should take when using the District Plan are provided in the […]	Kāinga Ora – Homes and Communities	81.209	Support	Kāinga Ora supports this introductory text but requests reference to the steps plans uses take when using the District Plan is removed as it is not relevant here.	Amend: ~~Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.~~
HO-O1	Royal Forest and Bird Protection Society	225.87	Support in part	Clarify that housing opportunities (variety, density and future supply) needs to be provided within the environmental limits of the relevant areas.	Clarify that housing opportunities will be within environmental limits of the areas identified.
HO-O1	Kāinga Ora – Homes and Communities	81.210	Support	Kāinga Ora supports the provision of a range of housing types, sizes and tenures to ensure that the needs of households of varying sizes can be accommodated. The provision of different housing types will contribute to the growth of diverse and balanced communities which will enhance the social and cultural wellbeing of residents. Ideally the provision of a variety of housing types will also lead to the supply of more affordable housing.	Retain objective as notified
HO-O1	Housing Action Porirua	67.15	Amend	Seeks housing opportunities for all, including wheelchair disabled people. There is a need for housing units designed for wheelchair users, but also they should not be excluded from accessing any home at ground floor level.	Amend: **HO-O1** **Housing variety and wheelchair accessibility** 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**,** <u>including the needs of the disabled. All housing units are constructed to be accessible and manoeuverable for wheelchair users and to provide an accessible bathroom at ground floor level.</u>
HO-O2	Housing Action Porirua	67.1	Support in part	Opposes expansion of urbanisation onto greenfield sites until the potential for development on brownfield sites is reasonably exhausted. There is potential for higher density housing in existing suburbs and for multi-storey apartment buildings to be developed in the city centre.	Amend: Higher density housing is enabled on ~~greenfield and~~ brownfield sites across the city**,** <u>particularly in the city centre,</u> where it: 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 4. Avoids areas of significant natural hazard risk.
HO-O2	Te Awarua-o-Porirua Harbour	77.3	Amend	The objectives for increased housing density do not mention any adverse effects such developments might have on the natural environment or the catchment or harbour.	Amend:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
	& Catchments Community Trust, and Guardians of Pāuatahanui Inlet				Higher density housing is enabled on greenfield and brownfield sites across the city where it: 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; 4. Avoids areas of significant natural hazard risk; 5. Avoids any adverse effects and contributes to positive effects on the natural environment including the surrounding catchment and the harbour.
HO-O2	Powerco Limited	83.19	Oppose	Housing density should also be enabled by having access to infrastructure.	Amend Objective HO – 02 as follows: Higher density housing is enabled on greenfield and brownfield sites across the city where it: 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~~ 4. Has sufficient infrastructure capacity; and 5. Avoids areas of significant natural hazard risk.
HO-O2	Waka Kotahi NZ Transport Agency	82.30	Support in part	Supports the intent of the objective to provide a high level of amenity and a variety of housing density and typologies that have access to the transport network and is served by multi-modal transport options. However, higher density housing can adversely affect the safe functioning and operation of the transport network if there is not enough capacity to meet the future housing supplies.	Amend provision: "1. Has access to ~~the~~ a safe and connected transport network with sufficient capacity, and is served by multi-modal transport options;"
HO-O2	Royal Forest and Bird Protection Society	225.88	Not specified	Clarify that housing opportunities (variety, density and future supply) needs to be provided within the environmental limits of the relevant areas.	Clarify that housing opportunities will be within environmental limits of the areas identified.
HO-O2	Greater Wellington Regional Council	137.12	Support in part	HO-O2 should include reference to adequate water supply and wastewater infrastructure that protects public and environmental health and provides for continuity of service. This is consistent with Policy 58 of the RPS.	Amend HO-O2 to add: 5. Has access to water and drainage infrastructure of adequate capacity suitable for carrying peak flows anticipated during the asset lifetime.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
HO-O2	Kāinga Ora – Homes and Communities	81.211	Support in part	Kāinga Ora supports increased density in areas that are appropriately located. Amendments are recommended, to encourage increased density in appropriate locations, consistent with the NPS-UD.	Amend: Higher density housing is enabled on greenfield and brownfield sites across the city where it: 1. Has access to the planned and existing 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 urban amenities; and 4. Avoids areas of significant natural hazard risk.
HO-O3	Kāinga Ora – Homes and Communities	81.212	Support in part	Kāinga Ora generally supports this objective, but notes that the objective title "Future housing supply" is misleading as it implies only the release of greenfield land will increase housing supply (which is the only type of land supply referred to under the objective). While Kāinga Ora accepts that in some cases the development of greenfield land is appropriate, it is important to recognise the role of brownfield redevelopment and intensification in increasing the supply of housing.	amend: **HO-O3 Future Urban Zone ~~housing 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.
HO-O3	Waka Kotahi NZ Transport Agency	82.292	Support in part	Supports the intent of this policy to provide for medium to long-term housing supply for the Porirua District. Does not support the future growth area for Judgeford Hills as this proposed Future Urban Zone is likely to result in a car dependent urban form in a location that is not well-connected or accessible to other facilities and consequently not likely to result in 'a compact and liveable city' or 'a connected and active city' - two principles of the Porirua Growth Strategy. Seeks that reference to Judgeford Hills is removed from Objective HO-O3 based on the above matters and throughout the plan generally.	Amend provision: "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."
HO-O3	Housing Action Porirua	67.2	Oppose	• Opposes the expansion of the urban area onto greenfield sites until the potential for increasing housing on brownfield sites has been reasonably exhausted. • Supports increased housing density, especially in and around the city centre where there are public transport hubs and trips can be made by walking or cycling. • The expansion of the urban area into rural zones stamps a heavy carbon footprint, including by the generation of car traffic. Expansion onto greenfield sites has adverse effects on wildlife habitats and landscapes. • Opposes the process of gentrification of working-class suburbs where market forces disperse existing residents to outer margins of urban areas, away from their networks of family and social relations.	Delete HO-03
HO-O3	Silverwood Corporation	172.5	Amend	It is appropriate for the site to be rezoned Future Urban for the reasons outlined in the attached Site Evaluation and Rezoning Report. [See original submission for Site Evaluation and Rezoning Report and associated appendices.] Specifically, the proposed	Amend strategic objective HO-O3 as follows:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
	Limited - Blick, Stephanie			changes to this objective will mean that it appropriately covers all future growth areas that are identified in the Growth Strategy.	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.
HO-O3	Royal Forest and Bird Protection Society	225.89	Oppose	Clarify that housing opportunities (variety, density and future supply) needs to be provided within the environmental limits of the relevant areas.	Clarify that housing opportunities will be within environmental limits of the areas identified.

NE- Natural Environment

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Te Rūnanga o Toa Rangatira	264.28	Support in part	Te Awarua o Porirua is a culturally significant site for Ngāti Toa Rangatira. Te Rūnanga have been strong advocates in ensuring the health of the Harbour is restored and enhanced for Ngāti Toa and the community. The degradation of the Harbour has been the source of much angst for Ngāti Toa Rangatira. Seeks to ensure that all policies and plans align to restore, enhance and improve the Harbour and catchment.	Retain as notified subject to the amendments in other submission points.
Introduction	Te Rūnanga o Toa Rangatira	264.96	Support in part	Te Awarua o Porirua is a culturally significant site for Ngāti Toa Rangatira. Te Rūnanga have been strong advocates in ensuring the health of the Harbour is restored and enhanced for Ngāti Toa and the community. The degradation of the Harbour has been the source of much angst for Ngāti Toa Rangatira. Seeks to ensure that all policies and plans align to restore, enhance and improve the Harbour and catchment.	Amend the introduction: Porirua City Council, Wellington City Council, Greater Wellington Regional Council, have a shared responsibility for improving water quality and the health of the Harbour and catchment. Ngāti Toa Rangatira will work alongside all agencies and the community to ensure the health of Te Awarua o Porirua is restored and its waters are healthy, so that all those who live in the region can enjoy, live and play in our environment for future generations.
Strategic Objectives Introduction; The City's natural environment has intrinsic values […]	Latoya Flutey	64.23	Support	Support these entities working together and supporting each other, for the objective of maintaining and enhancing water quality.	Support.
Details of the steps Plan users should take when using the District Plan […]	Kāinga Ora – Homes and Communities	81.213	Support	Kāinga Ora supports this introductory text but requests reference to the steps plans uses take when using the District Plan is removed as it is not relevant here.	Amend: ~~Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.~~
REE - Resilience, Efficiency and Energy	Kāinga Ora – Homes and Communities	81.219	Support in part	Kāinga Ora generally supports this introductory text but requests reference to the steps plans uses take when using the District Plan is removed as it is not relevant here. Kāinga Ora supports the specific Resilience, Efficiency and Energy Strategic Objectives, but requests the word "avoided" in the introductory text is replaced with mitigated. Large areas of Porirua are susceptible to natural hazards and in many cases, such as in relation to flooding, it is possible to mitigate potential effects through the design of the proposal. To "avoid" the risk altogether could stifle development even where potential effects could be mitigated and/or managed.	Porirua is susceptible to a wide range of natural hazards including flooding, fault rupture, liquefaction, tsunami, landslides, coastal erosion and coastal inundation. Some of these hazards will be exacerbated by climate change over time. Certain areas of Porirua are more at risk from natural hazards than others, and overall there is a need to improve the City's resilience to natural hazards. ~~Where possible,~~ ~~t~~The risks from natural hazards to people and communities should be appropriately managed and mitigated. ~~avoided.~~ The form of the City has been shaped by the need to accommodate private motor vehicles which has led to the inefficient use of energy and natural and physical resources. We aim to use energy and resources more efficiently in how we live, work and move, and promote energy conservation. We also need to maintain a safe and secure supply of energy, reduce our reliance on non-renewable sources of energy and encourage the establishment of renewable sources of energy.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					The strategic objectives set the direction for the District Plan and help to implement the Council's community outcomes set out in its Long Term Plan. They reflect the intended outcomes to be achieved through the implementation of the District Plan. The objectives, policies and rules in Parts 2 and 3 of the District Plan implement the strategic objectives and reconcile any tensions between them. The strategic objectives will be particularly relevant for any future changes to the Plan and any significant resource consent applications. ~~Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.~~
Introduction; The natural character, landscapes and features and ecosystems that contribute to Porirua's […]	Latoya Flutey	64.5	Support	These are all good things to protect.	Support.
NE-O2	Latoya Flutey	64.21	Support	These areas described are beneficial for many aspects of Porirua people including mental health.	Wondering if there is a designated amount of space, or if this concept of open space evolves/condenses with population growth.
NE-O3	Latoya Flutey	64.17	Support	The harbour is such an icon for Porirua. Support protecting and enhancing it.	Support.
General	Royal Forest and Bird Protection Society	225.90	Not specified	Lacks clear strategic direction to protect and maintain biodiversity values, in accordance with s6, 31, and the RPS. The only strategic objectives that provide some guidance on biodiversity are in the NE strategic objectives. This should be much more explicit. While NE-O1 goes some way towards addressing this, O2 is inadequate as it only considers biodiversity in terms of its value as areas of open space to which residents have access. The strategic objectives for development, use and subdivision activities fail to consider the natural environment within which they are to be considered. The introduction to this section also lacks recognition of councils functions for integrated management.	Include a new specific strategic objective to give effect to Council's functions under s6 and s31, as follows (or similar): Indigenous biodiversity in the District is maintained and enhanced, and areas of significant biodiversity value, including wetlands, are protected. Amend the introduction to recognise council's function for integrated amendment, particularly with respect to the maintenance of indigenous biological diversity and protection of wetlands.
General	Royal Forest and Bird Protection Society	225.27	Amend	It is possible that through the plan development process a new NPS for indigenous biodiversity will become active. PCC should give effect to the NPS where possible if this is the case.	Amend to be consistent with a new NPS indigenous biodiversity if one comes into force during the plan review process.
New Strategic Objective	Robyn Smith	168.34	Amend	The PDP has four 'strategic objectives' relating to the natural environment, and these deal with: • character, landscapes and features (NE-O1); • open space (NE-02); and	Amend NE to include a new strategic objective: All significant natural areas and streams are identified and protected from inappropriate subdivision, use and development, and adverse effects on outstanding natural waterbodies are avoided.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• Te Awarua of Porirua Harbour (NE-03 and NE-O4). These objectives are insufficient as they do not explicitly acknowledge other significant components of the natural environment, such as areas of significant indigenous vegetation and significant habitats of indigenous fauna; as well as wetlands and rivers and their margins.	
NE-O1 New provision	Royal Forest and Bird Protection Society	225.91	Support in part	Supports objective. Addition outcomes are also required to provide for the maintenance of indigenous biodiversity, enhancement where appropriate and the protection of natural character and wetlands. Indigenous ecosystems have been reduced in diversity and extent over time and while further subdivision, land use change, and development has the potential to pose risks in some areas, it can also provide opportunity for enhancement.	Retain NE-O1 Add new Indigenous biodiversity and habitats with indigenous biodiversity values are maintained to a healthy functioning state and, where appropriate, restored and enhanced. Add new The natural character and biodiversity of wetlands, and rivers and their margins, are protected from inappropriate subdivision, use and development.
NE-O1	Queen Elizabeth the Second National Trust	216.7	Amend	Given the increasing pressure for housing, growth and development in the Porirua District, there needs to be strengthened direction for protection, management, and enhancement/restoration of the natural environment. It is inevitable that development will continue in the Porirua District, and without clear direction and policy there is a real risk that this could occur at the expense of the natural environment and the very values that make the District so special. Seeks the inclusion of an objective that explicitly recognises the importance of maintenance and, where appropriate, enhancement and restoration, of the natural environment in the Porirua District.	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. Add, in addition: 1. Indigenous biodiversity and areas that provide habitat for indigenous biodiversity values are maintained to a healthy functioning state and, where appropriate, restored and enhanced. 2. The natural character and biodiversity of wetlands, and rivers and their margins, are protected and, where appropriate, enhanced.
NE-O1	Royal Forest and Bird Protection Society	225.26	Amend	Agrees that Porirua District's natural environment warrants protection and management given it is under incredible pressure from land use and development, particularly given the unprecedented pressure for housing in Porirua. Council is currently well placed to ensure development occurs complementary to biodiversity outcomes and within ecological limits to ensure there is no net loss of biodiversity. Council should aim for a net gain in biodiversity i.e. restoration. The Plan falls far short of, and lacks strategic direction to, protect and maintain biodiversity values. The Plan fails to integrate the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna across chapters. This is out of step with the RMA and the RPS. Suspects there has been confusion regarding SNAs, in particular how they sit physically in the landscape versus how they are to be protected in the Plan using higher order planning documents. Further objectives are needed in the Natural Environment section to ensure the Plan gives effect to Council's s6 obligations. Without clear direction at a	Amend to ensure that the strategic direction for protection of SNAs is implemented comprehensively in the Plan. This could include objectives, policies, methods, and rules.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				strategic level the coming decades will see greenfield development across the District transforming the area from a desirable city with lots of green space into disconnected areas of urban sprawl, where the associated weeds and threats such as cats and rats put pressure on the SNAs and biodiversity remnants that persist.	
NE-O1	Te Rūnanga o Toa Rangatira	264.97	Support in part	Te Awarua o Porirua is a culturally significant site for Ngāti Toa Rangatira. Te Rūnanga have been strong advocates in ensuring the health of the Harbour is restored and enhanced for Ngāti Toa and the community. The degradation of the Harbour has been the source of much angst for Ngāti Toa Rangatira. Seeks to ensure that all policies and plans align to restore, enhance and improve the Harbour and catchment.	Amend NE-01: The natural character, landscapes, features and ecosystems that contribute to Porirua's character and identity and Ngāti Toa Rangatira's cultural and spiritual values are recognised, protected, enhanced and improved.
NE-O1	Jean and Simon Jones	182.1	Support	Support the focus on the natural environment and the attempts made by PCC to recognise and protect the natural character, landscapes and features and ecosystems as outlined in this objective.	[Not specified, refer to original submission]
NE-O1	Director-General of Conservation	126.1	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission]	Retain as notified.
NE-O1	Wellington City Council	8.2	Not specified	Over next 30 years the Wellington region will face pressure to accommodate between 52,000 and 66,000 additional homes. Supports PCC's approach of providing for growth through medium density residential zones and an extent of greenfield development while designing for water quality and ecological values. PCC's proposed growth pattern aligns with the draft Wellington Regional Growth Framework. Supports a joined up approach between Councils to managing growth in the region. Supports the Strategic Directions chapter emphasis on improving water quality and harbour health. Also supports the use of hydraulic neutrality principle plus other measures such as rainwater tanks to reduce impact on network capacity and improve water quality. [Refer to original submission for full reason]	Retain the provisions as proposed in the updated District Plan. Supportive of further additions to the Plan, as appropriate through the submissions process, to support a well-functioning and vibrant Porirua City.
NE-O1	Kāinga Ora – Homes and Communities	81.214	Support in part	Kāinga Ora notes that the urban environment will alter and change as additional housing is accommodated; however, it also recognises that it is important to identify and recognise values that should be maintained, and where protected.	Amend: The identified natural character, landscapes and features and ecosystems that contribute to Porirua's character and identity and Ngati Toa Rangatira's cultural and spiritual values are recognised and protected.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NE-O2	Te Rūnanga o Toa Rangatira	264.98	Support in part	Te Awarua o Porirua is a culturally significant site for Ngāti Toa Rangatira. Te Rūnanga have been strong advocates in ensuring the health of the Harbour is restored and enhanced for Ngāti Toa and the community. The degradation of the Harbour has been the source of much angst for Ngāti Toa Rangatira. Seeks to ensure that all policies and plans align to restore, enhance and improve the Harbour and catchment.	Amend NE-02: Porirua's community has access to a diverse and connected network of open spaces within which: 1. There is a wide range of recreational opportunities and experiences; and 2. Areas with natural, ecological and landscape values are protected, enhanced and improved.
NE-O2	Queen Elizabeth the Second National Trust	216.8	Support	Supports the recognition of areas with natural, ecological, and landscape values in this objective.	Retain as notified.
NE-O2	Royal Forest and Bird Protection Society	225.93	Support in part	SNAs and wetlands be considered with a "natural open space" zoning as the open space provisions are really about recreation and precinct design, not protection of ecological values. This creates a conflict between protection and the effects of use such access to pests.	Seeks that the zoning underlying the SNA overlays and wetlands is changed to "natural" open space" in preference to the "open space" zoning to reflect the important natural values of these areas.
NE-O2	Royal Forest and Bird Protection Society	225.92	Support in part	Would be clearer with specific use of the words Significant Natural Areas and reference to maintenance of indigenous biodiversity.	Amend as follows: Porirua's community has access to a diverse and connected network of open spaces within which: 1. There is a wide range of recreational opportunities and experiences; and 2. Areas with Significant natural areas, ecological and landscape values and wetlands are protected; and 3. Indigenous biodiversity is maintained
NE-O2	Kāinga Ora – Homes and Communities	81.215	Support in part	Kāinga Ora recognises the importance of quality open spaces within Porirua City. However, it recommends the word "identified" is added to recognise that not all open space require protection, and some would better serve the community under an alternative purpose.	Amend: Porirua's community has access to a diverse and connected network of open spaces within which: 1. There is a wide range of recreational opportunities and experiences; and 2. Areas with identified natural, ecological and landscape values are protected.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NE-O3	Wellington City Council	8.3	Not specified	Over next 30 years the Wellington region will face pressure to accommodate between 52,000 and 66,000 additional homes. Supports PCC's approach of providing for growth through medium density residential zones and an extent of greenfield development while designing for water quality and ecological values. PCC's proposed growth pattern aligns with the draft Wellington Regional Growth Framework. Supports a joined up approach between Councils to managing growth in the region. Supports the Strategic Directions chapter emphasis on improving water quality and harbour health. Also supports the use of hydraulic neutrality principle plus other measures such as rainwater tanks to reduce impact on network capacity and improve water quality. [Refer to original submission for full reason]	Retain the provisions as proposed in the updated District Plan. Supportive of further additions to the Plan, as appropriate through the submissions process, to support a well-functioning and vibrant Porirua City.
NE-O3	Te Awarua-o-Porirua Harbour & Catchments Community Trust, and Guardians of Pāuatahanui Inlet	77.4	Amend	Not specified.	Amend: Subdivision, use and development does not contribute to any further degradation of Te Awarua-o-Porirua Harbour and its catchments and measures are implemented to enhance the quality of all receiving water that enters the harbour.
NE-O3	Kāinga Ora – Homes and Communities	81.216	Support	Kāinga Ora supports this objective.	Retain objective as notified
NE-O3	Royal Forest and Bird Protection Society	225.94	Support	This is appropriate.	Retain.
NE-O3	Queen Elizabeth the Second National Trust	216.9	Oppose	Objective 4 is positive, and it incorporates the objective outlined here. Therefore, objective NE-O3 is redundant and should be removed.	Delete objective NE-O3.
NE-O3	Titahi Bay Surfriders	244.1	Amend	Agrees the Harbour must be restored, however no at the expense of the wider Porirua coast. Changing NE-03 and NE-04 removes this risk. Recognises this overlaps with the National Coastal Policy statement, but considers it needs reinforcing in the overarching strategic policies of the proposed District Plan.	In relation to NE-03 and NE-04: To amend the policies above to include the coastal environment wider than just the harbour.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					NE-03 Preventing further degradation of Te Awarua-O-Porirua Harbour and the Porirua Coast Subdivision, use and development does not contribute to any further degradation of Te Awarua-o-Porirua Harbour and the wider Porirua Coast and their respective catchments.
NE-O3	Director-General of Conservation	126.2	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission]	Retain as notified.
NE-O3	Greater Wellington Regional Council	137.13	Support	Supports the inclusion of Strategic Objectives NE-O3 and NE-O4 relating to the state of Te Awarua-o-Porirua. However, the Plan as notified is unlikely to achieve these objectives, as it does not seek to control the major factors that will influence the health of the harbour and catchment.	Retain NE-O3 and NE-O4. Add or amend objectives, policies and rules so that the Plan will achieve Objectives NE-O3 and NE-O4. Amendments to THWT-O2, THWT-P2, THWT-P3, SUB-O1, SUB-P1, SUB-P5, FUZ-P2 and APP-11 in particular will assist in achieving NE-O3 and NE-O4. Other or alternative amendments may assist in achieving NE-O3 and NE-O4.
NE-O3	Robyn Smith	168.32	Amend	The objectives are closely related and are able to be integrated into one objective.	Integrate NE-03 and NE-04 into one objective.
NE-O4	Kāinga Ora – Homes and Communities	81.217	Support	Kāinga Ora supports this objective.	Retain objective as notified
NE-O4	Robyn Smith	168.33	Amend	The objectives are closely related and are able to be integrated into one objective.	Integrate NE-03 and NE-04 into one objective.
NE-O4	Greater Wellington Regional Council	137.14	Support	Supports the inclusion of Strategic Objectives NE-O3 and NE-O4 relating to the state of Te Awarua-o-Porirua. However, the Plan as notified is unlikely to achieve these objectives, as it does not seek to control the major factors that will influence the health of the harbour and catchment.	Retain NE-O3 and NE-O4. Add or amend objectives, policies and rules so that the Plan will achieve Objectives NE-O3 and NE-O4. Amendments to THWT-O2, THWT-P2, THWT-P3, SUB-O1, SUB-P1, SUB-P5, FUZ-P2 and APP-11 in particular will assist in achieving NE-O3 and NE-O4. Other or alternative amendments may assist in achieving NE-O3 and NE-O4.
NE-O4	Director-General of Conservation	126.3	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission]	Retain as notified.
NE-O4	Titahi Bay Surfriders	244.2	Amend	Agrees the Harbour must be restored, however no at the expense of the wider Porirua coast. Changing NE-03 and NE-04 removes this risk. Recognises this overlaps with the National Coastal Policy statement, but considers it needs reinforcing in the overarching strategic policies of the proposed District Plan.	In relation to NE-03 and NE-04: To amend the policies above to include the coastal environment wider than just the harbour.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					NE-O4 Health and wellbeing of Te Awarua-O-Porirua Harbour an Porirua Coast The health and wellbeing of Te Awarua-O-Porirua Harbour and Porirua Coast is maintained and protected and, where possible, enhanced.
NE-O4	Queen Elizabeth the Second National Trust	216.10	Support	Supports this objective and believe it covers all the matters covered by NE-O3 with a better, more positive direction.	Retain as notified.
NE-O4	Royal Forest and Bird Protection Society	225.95	Support	This objective is appropriate.	Retain as written.
NE-O4	Te Rūnanga o Toa Rangatira	264.99	Support in part	Te Awarua o Porirua is a culturally significant site for Ngāti Toa Rangatira. Te Rūnanga have been strong advocates in ensuring the health of the Harbour is restored and enhanced for Ngāti Toa and the community. The degradation of the Harbour has been the source of much angst for Ngāti Toa Rangatira. Seeks to ensure that all policies and plans align to restore, enhance and improve the Harbour and catchment.	Amend NE-04: The health and wellbeing of Te Awarua-O-Porirua Harbour is protected, enhanced and improved.

REE- Resilience, Efficiency and Energy

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
	Kāinga Ora – Homes and Communities	81.223	Support	Kāinga Ora supports this objective.	Retain objective as notified
Strategic Objectives	Te Rūnanga o Toa Rangatira	264.32	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.
Porirua is susceptible to a wide range of natural hazards including flooding, fault rupture, […]	Kāinga Ora – Homes and Communities	81.218	Support in part	Kāinga Ora generally supports this introductory text but requests reference to the steps plans uses take when using the District Plan is removed as it is not relevant here. Kāinga Ora supports the specific Resilience, Efficiency and Energy Strategic Objectives, but requests the word “avoided” in the introductory text is replaced with mitigated. Large areas of Porirua are susceptible to natural hazards and in many cases, such as in relation to flooding, it is possible to mitigate potential effects through the design of the proposal. To “avoid” the risk altogether could stifle development even where potential effects could be mitigated and/or managed.	Amend: Porirua is susceptible to a wide range of natural hazards including flooding, fault rupture, liquefaction, tsunami, landslides, coastal erosion and coastal inundation. Some of these hazards will be exacerbated by climate change over time. Certain areas of Porirua are more at risk from natural hazards than others, and overall there is a need to improve the City’s resilience to natural hazards. ~~Where possible,~~ ~~t~~The risks from natural hazards to people and communities should be appropriately managed and mitigated. ~~avoided.~~
The form of the City has been shaped by the need to accommodate private motor vehicles […]	Housing Action Porirua	67.16	Amend	Seeks to expand on efficiency and to avoid waste.	Amend: The form of the City has been shaped by the need to accommodate private motor vehicles which has led to the inefficient use of energy and natural and physical resources. We aim to use energy and resources more efficiently in how we live, work and move, and promote energy conservation. We also need to maintain a safe and secure supply of energy, reduce our reliance on non-renewable sources of energy and encourage the establishment of renewable sources of energy. Existing buildings contain significant resources, particularly timber, including native timbers, that could be recycled upon demolition.
REE-O3	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.64	Support in part	The objective is supported. It appears to be a strategic objective that is not immediately supported by chapter objectives, policies, rules and standards (other than natural hazards). Infrastructure resilience is an important planning consideration, as it can have significant social, cultural, economic and environmental wellbeing effects if infrastructure networks are interrupted.	Ensure infrastructure resilience is provided for throughout the plan, so that it guides decision makers.
General	Royal Forest and Bird Protection Society	225.28	Not specified	Agrees with the overall direction of this section. Climate change is the biggest environmental challenge we have ever faced and will affect everyone in the Wellington region. Council declared a climate change emergency on 26 June, 2019.Now time to ensure the provisions of this Plan contribute towards the goal of becoming Carbon Zero while allowing for managed retreat of the coastal environment. Support the strategic direction of not contributing to an increase in the District’s risk from natural	Amend the Plan to provide for buffers around SNAs and the identification of areas for restoration, particularly around water bodies and the coastal margin.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				hazards as a result of subdivision, use, and development. The plan lacks clear direction on what this means for the long-term protection of SNAs and the maintenance of indigenous biodiversity across the District. Recognise pressures from sea-level rise and increasing weather extremes including droughts	
REE-O1	Greater Wellington Regional Council	137.17	Support	Supports this strategic objective as it is consistent with Objectives 9, 11 and 22 of the RPS, and Policy 65 of the RPS.	Retain.
REE-O1	Kāinga Ora – Homes and Communities	81.220	Support	Kāinga Ora supports this objective.	Retain objective as notified
REE-O2	Kāinga Ora – Homes and Communities	81.221	Support	Kāinga Ora supports this objective.	Retain objective as notified
REE-O2	Powerco Limited	83.20	Oppose	Opposes the absolute requirement to reduce reliance on non-renewable sources of energy. Would apply to Powerco's gas distribution networks.	Amend Objective REE – 02 as follows: Where possible and appropriate, ~~T~~there is reduced reliance on non-renewable sources of energy, increased use of renewable sources of energy and greater energy conservation.
REE-O2	Transpower New Zealand Ltd	60.26	Support	Support for recognition of a reliance on non-renewable sources.	Retain
REE-O2	Greater Wellington Regional Council	137.18	Support	Supports this strategic objective as it is consistent with Objectives 9, 11 and 22 of the RPS, and Policy 65 of the RPS.	Retain.
REE-O3	Greater Wellington Regional Council	137.15	Support	Supports this strategic objective as it is consistent with Objectives 19 and 20 of the RPS.	Retain.
REE-O3	Fire and Emergency New Zealand	119.14	Support	Supports Objective REEO3.	Retain as proposed.
REE-O3	Wellington City Council	8.4	Not specified	Over next 30 years the Wellington region will face pressure to accommodate between 52,000 and 66,000 additional homes. WCC supports PCC's approach of providing for growth through medium density residential zones and an extent of greenfield development while designing for water quality and ecological values.	Retain the provisions as proposed in the updated District Plan. Supportive of further additions to the Plan, as appropriate through the submissions process, to support a well-functioning and vibrant Porirua City.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				PCC's proposed growth pattern aligns with the draft Wellington Regional Growth Framework. Supports a joined up approach between Councils to managing growth in the region. Supports the Strategic Directions chapter emphasis on improving water quality and harbour health. Also supports the use of hydraulic neutrality principle plus other measures such as rainwater tanks to reduce impact on network capacity and improve water quality. [Refer to original submission for full reason]	
REE-O3	Powerco Limited	83.21	Support	Supports the objective that subdivision, use and development should not increase risks to people, property and infrastructure.	Retain as notified.
REE-O3	KiwiRail Holdings Limited	86.12	Support	Supports protecting infrastructure from natural hazards and an increase in effects of these arising from subdivision, use and development. The rail corridor can often be seen as an adjacent environment that cannot be adversely affected from earthworks or development generating stormwater runoff, however slips, erosion, vegetation and stormwater all have the potential to adversely affect the ability of trains to operate.	Retain as proposed.
REE-O3	Kāinga Ora – Homes and Communities	81.222	Support	Kāinga Ora supports this objective.	Retain objective as notified
REE-O4	Transpower New Zealand Ltd	60.27	Support	Supports recognition of the effects of climate change.	Retain
REE-O4	Greater Wellington Regional Council	137.16	Support	Supports this strategic objectives as it is consistent with Objectives 19 and 20 of the RPS.	Retain.
REE-O4	Royal Forest and Bird Protection Society	225.96	Support in part	The objective is uncertain. Clarify who and what are prepared. Include ecological adaption.	Amend the objective to include an outcome which recognises provision of opportunities for landward migration of coastal processes to support ecosystem process, and habitats of indigenous fauna.
REE-O5	Royal Forest and Bird Protection Society	225.97	Oppose	The objective for the “environment’s needs” is uncertain as the term environment encompasses (amongst other things) social, economic and cultural conditions which affect natural and physical resources. See RMA s2 Interpretation.	Consider amendments to clarify what is meant by environment in this objectives.
REE-O5	Greater Wellington Regional Council	137.19	Support	Supports this strategic objective as it is consistent with Objectives 9, 11 and 22 of the RPS, and Policy 65 of the RPS.	Retain.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
REE-O5	Fire and Emergency New Zealand	119.15	Support	Supports Objective REEO5.	Retain as proposed.
REE-O5	Te Awarua-o-Porirua Harbour & Catchments Community Trust, and Guardians of Pāuatahanui Inlet	77.5	Amend	Wonders how "the environment's needs" might be interpreted.	Amend: Porirua's natural and physical resources are used efficiently, meet the community's needs both now and in the future and, in doing so, protect Porirua's natural environmental values and have no adverse effects on the function or ecology of the harbour and its contributing catchments.
REE-O5	Housing Action Porirua	67.17	Amend	Seeks that resources embedded in existing buildings are recycled when demolished.	Amend: **REE-O5** **Resource efficiency and recycling** Porirua's natural and physical resources are used efficiently and meet the community and environment's needs both now and in the future. Buildings are carefully demolished to recover all timber, wiring, piping and roofing materials which are stored within the district for recycling.
REE-O5	Kāinga Ora – Homes and Communities	81.224	Support	Kāinga Ora supports this objective.	Retain objective as notified

RE- Rural Environment

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Strategic Objectives	Te Rūnanga o Toa Rangatira	264.33	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.
Details of the steps Plan users should take when using the District Plan are provided […]	Kāinga Ora – Homes and Communities	81.225	Support in part	Kāinga Ora generally supports this introductory text but requests reference to the steps plans uses take when using the District Plan is removed as it is not relevant here.	Amend: ~~Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.~~
General	Royal Forest and Bird Protection Society	225.29	Not specified	Porirua's rural environment is at serious risk of being swallowed up by housing. The RE section needs more explicit emphasis of Council's requirements under s6 to protect areas of significant indigenous vegetation and significant habitats of indigenous fauna, given that the vast majority are currently found in Porirua's rural environment. Furthermore, it is unclear how retaining rural character is compatible with ensuring sufficient land is available for urban growth. Urban growth in the rural environment will exacerbate pressure on already declining native species and habitats.	Provision needs to be made for biodiversity to be maintained across the rural environment.
General	Royal Forest and Bird Protection Society	225.98	Oppose	Not clear in the chapter description that indigenous biodiversity values are an important part of the rural environment. There is no recognition of Council's function to maintain indigenous biodiversity. The vast majority of the SNAs identified so far in the District are located in the Rural Environment. This needs to be explicitly emphasised as a significant component of what people value outside of urban centres and the requirement to protect SNAs as per s6.	Amend to include better explicit wording around the protection of significant indigenous flora and fauna in the rural environment.
RE-O1	Te Awarua-o-Porirua Harbour & Catchments Community Trust, and Guardians of Pāuatahanui Inlet	77.6	Amend	Concerned that the apparent emphasis on retaining a rural character might be interpreted as retaining a pastoral landscape. If this is the case, then maintenance of such a landscape could have adverse effects on the harbour. Further, it is questionable as to how much of the rural environment can be "productive".	Amend: Porirua has a ~~productive~~ rural environment that: 1. Contributes to the City's social and economic wellbeing; 2. Retains its ~~rural~~ non-urban character; and 3. Provides an open ~~rural~~ backdrop to the City.
RE-O1	Kāinga Ora – Homes and Communities	81.226	Support	Kāinga Ora supports these strategic objectives.	Retain objective as notified
RE-O1	Greater Wellington Regional Council	137.20	Support	Supports these strategic objectives as they assist PCC to deliver Policy 56 and 59 of the RPS.	Retain.
RE-O1	Willowbank Trustee Limited - Lupis, Francelle	164.8	Support	Inclusion of the City's social and economic wellbeing is an important feature of the rural zone.	Retain as proposed.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				A productive rural environment is provided for by enabling primary production activities, including quarrying and mining.	
RE-O1	Royal Forest and Bird Protection Society	225.99	Oppose	There is no recognition of Council's function to maintain indigenous biodiversity and responsibilities to protect significant indigenous biodiversity under s6(c). Questions what an "open backdrop" is and whether this consistent with retaining indigenous vegetation.	Amend to include specific provision for the protect indigenous biodiversity.
RE-O1	Fulton Hogan - Eastham, Dale	262.12	Support	Inclusion of City's social and economic wellbeing is an important feature of the rural zone. A productive rural environment is provided for by enabling primary production activities, including quarrying and mining.	Retain as proposed.
RE-O2	Royal Forest and Bird Protection Society	225.100	Oppose	Clarify that Porirua's natural environmental values include indigenous biodiversity. As the rural environment is increasingly subdivided into lifestyle properties or even denser in the case of PC18, there needs to be acknowledgement of the impact greater density of houses has on the natural environment and specific provision to ensure rural lifestyle living doesn't come at the expense of indigenous biodiversity. Questions why lifestyle living doesn't have to retain rural character when production does in O1.	Amend to include specific provision for the protect indigenous biodiversity.
RE-O2	Greater Wellington Regional Council	137.70	Support	Supports these strategic objectives as they assist PCC to deliver Policy 56 and 59 of the RPS.	Retain.
RE-O2	Kāinga Ora – Homes and Communities	81.227	Support	Kāinga Ora supports these strategic objectives.	Retain objective as notified
RE-O2	Aggregate and Quarry Association - Harding, Jeremy	104.2	Not specified	Include a reverse sensitivity objective at the strategic level.	Amend: RE-O2 Rural lifestyle living There are lifestyle living opportunities in parts of the rural environment where these are: 1. Close to urban areas; 2. Consistent with protecting Porirua's natural environmental values; 3. Able to be safely accessed from a road network with sufficient capacity; 4. At no significant risk from natural hazards; and 5. Consistent with ensuring sufficient land is available for urban growth. 6. <u>Designed and located to avoid, remedy or mitigate reverse sensitivity effects on existing or permitted activities.</u>

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
RE-O2	Waka Kotahi NZ Transport Agency	82.31	Support in part	Supports RE-O2 but seeks an amendment to matter 3. to include the term “transport network” which is broader than the term “road”.	Amend provision: “3. Able to ~~be~~ safely ~~accessed~~ connect ~~from a road network~~ to the Transport Network with sufficient capacity.”

TW- Tangata Whenua

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Te Rūnanga o Toa Rangatira	264.100	Support in part	Te Rūnanga seek to strengthen the TW section to be explicitly clear that the TW Strategic Objectives are to be read and achieved in a manner consistent with Strategic Objectives TW-01 to TW-04.	Insert an additional sentence to the TW section description statement under paragraph 5: • For the purposes of preparing, changing, interpreting and implementing the District Plan all other objectives and policies in all other chapters of this District Plan are to be read and achieved in a manner consistent with these strategic objectives.
General	Te Rūnanga o Toa Rangatira	264.34	Support in part	Te Rūnanga seek to strengthen the TW section to be explicitly clear that the TW Strategic Objectives are to be read and achieved in a manner consistent with Strategic Objectives TW-01 to TW-04. Te Rūnanga seeks to enable their ability to actively participate in and around Porirua. Te Rūnanga seeks their participation needs to be explicitly clear for the interpretation of this section when Resource Management decisions are being made. TW-02 as currently worded does not provide sufficient details to reflect active participation. For consistency seeks the alignment of the TW objectives with the RMA 1991, specifically sections S6 (e) and S8.	Retain as notified subject to the amendments in other submission points.
The Council, through the District Plan, is required to take into account the Principles of the Treaty of Waitangi […]	Latoya Flutey	64.27	Support	This is also in accordance with the Waitangi Tribunal report 'Ko Aotearoa tenei'.	Support.
Strategic Objectives Introduction; The Council is also required to, in partnership with mana whenua […]	Latoya Flutey	64.26	Support	Support the steps Porirua City Council are taking towards a partnership with Ngati Toa Rangatira.	Support this use of words.
Details of the steps Plan users should take when using the District Plan […]	Kāinga Ora – Homes and Communities	81.228	Support	Kāinga Ora generally supports this introductory text but requests reference to the steps plans uses take when using the District Plan is removed as it is not relevant here.	Amend: ?~~Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.~~
TW-O1	Latoya Flutey	64.16	Support	Ngati Toa Rangatira worldview enriches Porirua culture.	This is important.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
TW-02	Latoya Flutey	64.19	Support	Ngati Toa Rangatira are highly competent to work in partnership with for district plan development and implementation.	Support.
TW-O3	Latoya Flutey	64.24	Support	Ngati Toa have demonstrated excellent kaitiakitanga that is evident in their retention of natural resources. Any activities, development etc would be guided by tikanga aligned to kaitiakitanga	Support.
Strategic Objectives; TW-O4	Latoya Flutey	64.25	Support	Support the acknowledgment of the uniqueness Takapuwahia and Hongoeka add to the Porirua district.	Support this use of words.
Strategic Objectives	Greater Wellington Regional Council	137.21	Support	Supports these strategic objectives as they are consistent with Objectives 23, 25 and 28 of the RPS.	Retain.
TW-O1	Kāinga Ora – Homes and Communities	81.229	Support	Kāinga Ora supports this objective.	Retain objective as notified
TW-O1	Director-General of Conservation	126.4	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission]	Retain as notified.
TW-O1	Te Rūnanga o Toa Rangatira	264.102	Support in part	For consistency seeks the alignment of the TW objectives with the RMA 1991, specifically sections S6(e) and S8.	Amend TW-01 to align to S6(e) RMA 1991.
TW-O2	Kāinga Ora – Homes and Communities	81.230	Support	Kāinga Ora supports this objective.	Retain objective as notified
TW-O2	Te Rūnanga o Toa Rangatira	264.103	Support in part	For consistency seeks the alignment of the TW objectives with the RMA 1991, specifically sections S6(e) and S8.	Amend TW-02 to align to S8 RMA 1991 to give effect to the principles of the Treaty.
TW-O2	Te Rūnanga o Toa Rangatira	264.101	Support in part	Te Rūnanga seeks to enable their ability to actively participate in and around Porirua. Te Rūnanga seeks their participation needs to be explicitly clear for the interpretation of this section when Resource Management decisions are being made. TW-02 as currently worded does not provide sufficient details to reflect active participation.	Amend TW-02 to include: TW-02 Active participation Ngāti Toa Rangatira is a partner in District Plan development and implementation, this includes opportunities for Ngāti Toa to actively participate in the sustainable management of natural and physical resources including ancestral lands, water, sites, wāhi tapu, wāhi tupuna and other taonga that: a) Recognises the role of Ngāti Toa as kaitiaki and provides for the practical expression of kaitiakitanga

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					b) Builds and maintains partnerships and relationships with Ngāti Toa c) Provides for timely, effective and meaningful engagement with Ngāti Toa at all stages of the Resource Management process including policy and plan development d) Recognises and provides for Ngāti Toa mātauranga and tikanga.
TW-O2	Te Whānau Horomona	249.4	Support in part	Support the intent of this objective. However, consider that it is appropriate to recognise that Ngāti Toa Rangatira should be supported through appropriate resourcing to partner in processes such as this.	Amend: Ngāti Toa Rangatira is a partner in District Plan development and implementation, and is supported by Porirua City Council to provide meaningful input into planning processes
TW-O3	Kāinga Ora – Homes and Communities	81.231	Support	Kāinga Ora supports this objective.	Retain objective as notified
TW-O4	Kāinga Ora – Homes and Communities	81.232	Support	Kāinga Ora supports this objective.	Retain objective as notified

UFD- Urban Form and Development

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Strategic Objectives	Te Rūnanga o Toa Rangatira	264.38	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.
General	Royal Forest and Bird Protection Society	225.101	Oppose	Consideration of urban form and development currently lacks integration with ecological considerations. The maintenance of indigenous biodiversity needs to be incorporated within these concepts.	Amend to incorporate maintenance of indigenous biodiversity.
Details of the steps Plan users should take when using the District Plan […]	Kāinga Ora – Homes and Communities	81.233	Support	Kāinga Ora generally supports this introductory text but requests reference to the steps plans uses take when using the District Plan is removed as it is not relevant here.	Amend: ~~Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.~~
Future urban growth areas are able to be serviced by infrastructure […]	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.23	Support	Support the recognition that sufficient infrastructure is necessary to support FUDs.	Retain as notified.
Strategic Objectives	Greater Wellington Regional Council	137.22	Support	Supports these strategic objectives as they are consistent with Objective 22 of the RPS.	Retain.
UFD-O1	Waka Kotahi NZ Transport Agency	82.32	Support	Supports objective as it promotes a compact urban form which encompasses the Porirua Growth Strategy of a 'compact and liveable' city.	Retain as notified.
UFD-O1	Wellington City Council	8.5	Not specified	Over next 30 years the Wellington region will face pressure to accommodate between 52,000 and 66,000 additional homes. Supports PCC's approach of providing for growth through medium density residential zones and an extent of greenfield development while designing for water quality and ecological values. PCC's proposed growth pattern aligns with the draft Wellington Regional Growth Framework. Supports a joined up approach between Councils to managing growth in the region. Supports the Strategic Directions chapter emphasis on improving water quality and harbour health.	Retain the provisions as proposed in the updated District Plan. Supportive of further additions to the Plan, as appropriate through the submissions process, to support a well-functioning and vibrant Porirua City.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Also supports the use of hydraulic neutrality principle plus other measures such as rainwater tanks to reduce impact on network capacity and improve water quality. [Refer to original submission for full reason]	
UFD-O1	Harvey Norman Properties (N.Z.) Limited	144.14	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
UFD-O1	Kāinga Ora – Homes and Communities	81.234	Support in part	Kāinga Ora generally supports this strategic objective but requests alternative wording to better align with the NPS-UD (Policy 6 of the NPS-UD).	Amend: Porirua grows in a ~~planned~~, compact and structured way consistent with its planned urban built form.
UFD-O2	Wellington City Council	8.6	Not specified	Over next 30 years the Wellington region will face pressure to accommodate between 52,000 and 66,000 additional homes. Supports PCC's approach of providing for growth through medium density residential zones and an extent of greenfield development while designing for water quality and ecological values. PCC's proposed growth pattern aligns with the draft Wellington Regional Growth Framework. Supports a joined up approach between Councils to managing growth in the region. Supports the Strategic Directions chapter emphasis on improving water quality and harbour health. Also supports the use of hydraulic neutrality principle plus other measures such as rainwater tanks to reduce impact on network capacity and improve water quality. [Refer to original submission for full reason]	Retain the provisions as proposed in the updated District Plan. Supportive of further additions to the Plan, as appropriate through the submissions process, to support a well-functioning and vibrant Porirua City.
UFD-O2	Pukerua Property Group Limited	242.5	Support	It is important for Council to make provision for new urban development where it can be serviced.	Retain the objectives as proposed.
UFD-O2	The Neil Group Limited and Gray Family	241.7	Support	Important for Council to make provision for new urban development where it can be serviced.	Retain the objective as proposed.
UFD-O2	John Carrad	231.7	Support	It is important for Council to make provision for new urban development where it can be serviced.	Retain the objectives as proposed.
UFD-O2	Kāinga Ora – Homes and Communities	81.235	Support in part	Kāinga Ora request Objective UFD-02 is amended to align with the NPS-UD more closely. Using different terminology than what is used in the NPS-UD ('supply of land') is confusing. Kāinga Ora also considers that the short, medium and long-term are all	Amend: **UFD-O2 ~~Urban land supply~~ Sufficient development capacity**

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				important time horizons, particularly in relation to the strategic direction for Porirua. This also aligns with the requirements of the NPS-UD (Policy 2).	~~There is a~~ Porirua has sufficient supply of land development capacity in the short term, medium term and long term ~~available at all times, which is feasible for development,~~ to meet the city's ~~medium-term~~ housing, ~~commercial, industrial~~ business and recreational needs.
UFD-O3	Kāinga Ora – Homes and Communities	81.236	Support	Kāinga Ora supports this objective.	Retain objective as notified
UFD-O3	Waka Kotahi NZ Transport Agency	82.33	Support	Supports objective as it encompasses the Porirua Growth Strategy particularly that urban areas need to be connected, accessible and safe.	Retain as notified.
UFD-O3	Wellington City Council	8.7	Not specified	Over next 30 years the Wellington region will face pressure to accommodate between 52,000 and 66,000 additional homes. Supports PCC's approach of providing for growth through medium density residential zones and an extent of greenfield development while designing for water quality and ecological values. PCC's proposed growth pattern aligns with the draft Wellington Regional Growth Framework. Supports a joined up approach between Councils to managing growth in the region. Supports the Strategic Directions chapter emphasis on improving water quality and harbour health. Also supports the use of hydraulic neutrality principle plus other measures such as rainwater tanks to reduce impact on network capacity and improve water quality. [Refer to original submission for full reason]	Retain the provisions as proposed in the updated District Plan. Supportive of further additions to the Plan, as appropriate through the submissions process, to support a well-functioning and vibrant Porirua City.
UFD-O3	Harvey Norman Properties (N.Z.) Limited	144.15	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
UFD-O3	Fire and Emergency New Zealand	119.17	Support	Supports Objective UFD-O3. It recognises key components that FENZ supports in an urban environment.	Retain as proposed.
UFD-O4	Fire and Emergency New Zealand	119.18	Support	Supports Objective UFDO4. Development in urban growth areas should be serviced with adequate water supply where it is required.	Retain as proposed.
UFD-O4	John Carrad	231.8	Support	It is important for Council to make provision for new urban development where it can be serviced.	Retain the objectives as proposed.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
UFD-O4	The Neil Group Limited and Gray Family	241.8	Support	Important for Council to make provision for new urban development where it can be serviced.	Retain the objectives as proposed.
UFD-O4	Pukerua Property Group Limited	242.6	Support	It is important for Council to make provision for new urban development where it can be serviced.	Retain the objectives as proposed.
UFD-O4	Waka Kotahi NZ Transport Agency	82.34	Support	Supports objective as it ensures infrastructure, such as the transport network, is not compromised as a result of future urban growth areas.	Retain as notified.
UFD-O4	Powerco Limited	83.22	Support	Supports future urban growth areas being supported by infrastructure of sufficient capacity to accommodate the form and type of development. Without appropriate infrastructure, urban areas can't operate.	Retain as notified.
UFD-O4	Wellington Electricity Lines Limited	85.11	Support in part	Generally supports the intent behind UFD-04. Considers that the wording be slightly amended so as to ensure that growth areas can be provisioned with the appropriate infrastructure prior to physical development. The Objective is not explicit in that urban growth is to be serviced by infrastructure as opposed to the more loosely defined 'able' to be serviced. Almost all urban growth will be able to be serviced by infrastructure at some point in time. The word 'able' should be removed from the objective to ensure that infrastructure is in place.	Amend the objective as below: Future urban growth areas are ~~able~~ to be serviced by infrastructure that has sufficient capacity to accommodate the form and type of development anticipated.
UFD-O4	Kāinga Ora – Homes and Communities	81.237	Support	Kāinga Ora supports this objective.	Retain objective as notified
UFD-O5	Te Awarua-o-Porirua Harbour & Catchments Community Trust, and Guardians of Pāuatahanui Inlet	77.7	Amend	Objectives do not mention anything related to the environment and managing adverse effects on the catchment and harbour.	Amend: Subdivision, use and development is integrated with the transport network, supports Porirua's current and future needs, protects Porirua's natural environmental values and has no adverse effects on the function or ecology of the harbour and its contributing catchment.
UFD-O5	Kāinga Ora – Homes and Communities	81.238	Support	Kāinga Ora supports this objective.	Retain objective as notified
UFD-O5	Wellington Electricity Lines Limited	85.12	Support in part	Acknowledges that Porirua's growing population is driving increased demand for subdivision. Such growth will need to be adequately provided for in the PDP. Subdivision generates further demand for infrastructure services, particularly three waters and transport services. Network utility infrastructure similarly experiences demand from such growth. UFD-05 provides a framework setting for ensuring that subdivision and changes in land use are adequately serviced by transportation infrastructure. Considers that it is appropriate for UFD-05 to also reference network Utility Infrastructure and not just focus on transportation.	Amend the objective as below: Subdivision, use and development is integrated with ~~the~~ network utility and transport networks, and supports Porirua's current and future needs.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
UFD-O5	KiwiRail Holdings Limited	86.13	Support	Supports urban growth being required to be integrated with the transport network.	Retain as proposed.
UFD-O5	Waka Kotahi NZ Transport Agency	82.35	Support in part	Supports objective. Considers that subdivision, use and development needs to be integrated through a safe and connected transport network with multi-modal transport options. This is in line with the Porirua Growth Strategy.	Amend provision: "Subdivision, use and development is integrated with a safe and connected ~~the~~ transport network with multi-modal transport options and supports Porirua's current and future needs."
UFD-O5	Harvey Norman Properties (N.Z.) Limited	144.16	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
UFD-O6	Harvey Norman Properties (N.Z.) Limited	144.17	Support in part	Generally support the rationale for good quality design and place making. The challenge is to determine the appropriate level of regulatory intervention in the design of new buildings. The cost (including time and resources) of such intervention needs to be balanced against the need to enable people and communities to provide for their wellbeing. It is not practicable or necessarily desirable to require "all urban form" to achieve "good quality design".	Amend the objective to target certain areas (e.g. City Centre) or activities (e.g. multi-unit residential developments), instead of requiring "good quality design" to be achieved in "all urban form and place making". Alternatively, the objective should be amended to use words such as "encourage" or "promote", as opposed to requiring "good" outcomes to be achieved in "all cases".
UFD-O6	Wellington City Council	8.8	Not specified	Over next 30 years the Wellington region will face pressure to accommodate between 52,000 and 66,000 additional homes. Supports PCC's approach of providing for growth through medium density residential zones and an extent of greenfield development while designing for water quality and ecological values. PCC's proposed growth pattern aligns with the draft Wellington Regional Growth Framework. Supports a joined up approach between Councils to managing growth in the region. Supports the Strategic Directions chapter emphasis on improving water quality and harbour health. Also supports the use of hydraulic neutrality principle plus other measures such as rainwater tanks to reduce impact on network capacity and improve water quality. [Refer to original submission for full reason]	Retain the provisions as proposed in the updated District Plan. Supportive of further additions to the Plan, as appropriate through the submissions process, to support a well-functioning and vibrant Porirua City.
UFD-O6	Kāinga Ora – Homes and Communities	81.239	Support in part	Kāinga Ora supports good urban form outcomes and recognises that the quality of design can be subjective. Kāinga Ora requests that Objective UFD-06 is re-written to be clearer and to emphasise the outcome of good urban form and placemaking, rather than on design, which is more subjective.	Amend: ~~Good quality design is achieved in all urban form and place making.~~ Quality urban form and placemaking is achieved through good urban design.

Energy, Infrastructure and Transport

INF- Infrastructure

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Kāinga Ora – Homes and Communities	81.930	Oppose	The PDP introduces a number of transport provisions that will constrain residential development (and regeneration outcomes in eastern Porirua). In addition to limiting yield outcomes, some of these provisions will require substantial increase in landform modification and associated hard surfacing. Opposes the transport provisions in the current proposed state and seeks the full package of provisions (objectives, policies, rules and standards) are reviewed and amended so that they appropriately manage the safety and efficiency of the transport network, while recognising and providing for residential intensification.	Opposes the transport provisions in the current proposed state and seeks the full package of provisions (objectives, policies, rules and standards) are reviewed and amended so that they appropriately manage the safety and efficiency of the transport network, while recognising and providing for residential intensification.
General	Waka Kotahi NZ Transport Agency	82.297	Amend	The changes requested are made to: a. Ensure that Waka Kotahi can carry out its statutory obligations. b. Reduce interpretation and processing complications for decision makers. c. Provide clarity for all plan users.	Amendments to the infrastructure chapter to ensure the ongoing operation and functional needs of regionally significant infrastructure are not compromised.
General	Aggregate and Quarry Association	104.13	Not specified	It does not appear that there is any explicit connection between recognising supporting industry or activity for example quarries are needed to construct and support infrastructure.	[Not specified, refer to original submission]
General	Royal Forest and Bird Protection Society	225.102	Oppose	Scope of this chapter is uncertain. Despite referring to three waters network, transport and communications as being infrastructure in the first sentence, there are separate chapters for those matters which are not listed as relevant to this chapter in the “note”. The statement that the chapter also manages infrastructure within Overlays is uncertain as the relationship with overlay chapters is not explained, nor are the specific overlays identified. ECO chapter rules also include provisions relating to some infrastructure including for the safe operation of roads and rail. Even for the separate chapter for Renewable Electricity Generation which is explained as being covered by a different chapter, the relationship to this chapter is uncertain as the “note” suggests it is relevant to this chapter. The scope appears to include infrastructure beyond Regionally Significant Infrastructure (RSI) and the National Grid to infrastructure that does not have any specific mandate from higher order documents. These issues all create uncertainty and potential inconsistency for applying the ECO provisions. The approach taken means that objectives of other chapters, in particular for overlays, are not able to be considered in consent	Clarify the : • scope of the chapter • relationship with other chapters • the provision for overlays within the context of this chapter. Amend the chapter to be specific to Regionally Significant Infrastructure. Consider combining SRI and renewable energy chapters. Amend the provisions to allow for full consideration of the ECO chapter where: • an activity is considered within an Overlay or within 15m of an SNA or natural wetland • the development of new infrastructure is proposed within a SCHED7 SNA or natural wetland make the rule activity status NC • the development of new infrastructure is proposed outside of a SCHED7 SNA but would require the clearance of indigenous vegetation make the rule activity status Discretionary

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				processes. Nor is it clear that the policies and rules in this chapter implement those objectives. Reference to specific policies in other chapters is not sufficient for integration of those matters within this chapter. Concerning as the chapters for Natural Hazards, Historic Heritage, Notable Trees, Sites of Significance to Maori and the Natural Environmental Values chapters do not apply; these chapters all set out matters which should be considered prior to infrastructure provision.	
General	Royal Forest and Bird Protection Society	225.30	Amend	The Infrastructure section is directive in providing for infrastructure across Porirua. Considers this incompatible with Council's s6(c) obligations The objectives provide for infrastructure over the protection of SNAs. Concerned that the Infrastructure section could result in the loss of indigenous biodiversity due to the absence of adequate provisions for protection. Provision needs to be made for indigenous biodiversity protection throughout the Infrastructure section. Provision for infrastructure is secondary to s6(c) of the RMA. The separation of biodiversity considerations in the INF chapter from the ECO chapter is particularly concerning. This does not allow decision makers to consider the full spectrum of ECO policies which implement the objectives, or event the ability to consider whether the decision they are making achieves the ECO and strategic objectives.	Amend so that the full suite of ECO provisions apply to the INF chapter.
New Provision	Royal Forest and Bird Protection Society	225.31	Not specified	The combination of Regionally Significant Infrastructure (RSI) with other infrastructure in the provisions is also confusing and inappropriate when considering the policy direction of the RPS specific to RSI.	Separate the provisions for RSI from other infrastructure. Consider separate chapters.
General	Royal Forest and Bird Protection Society	225.253	Not specified	The Infrastructure section is directive in providing for infrastructure across Porirua. Considers this incompatible with Council's s6(c) obligations The objectives provide for infrastructure over the protection of SNAs. Concerned that the Infrastructure section could result in the loss of indigenous biodiversity due to the absence of adequate provisions for protection. Provision needs to be made for indigenous biodiversity protection throughout the Infrastructure section. Provision for infrastructure is secondary to s6(c) of the RMA. The separation of biodiversity considerations in the INF chapter from the ECO chapter is particularly concerning. This does not allow decision makers to consider the full spectrum of ECO policies which implement the objectives, or even the ability to consider whether the decision they are making achieves the ECO and strategic objectives.	Ensure consenting decision makers using the INF rules can consider effects on indigenous biodiversity and that any restriction of discretion does not prevent the consideration of ECO objectives, Strategic objectives, the NZCPS, NPS FM, or other higher order documents such as a future NPS for indigenous biodiversity.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Te Rūnanga o Toa Rangatira	264.39	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.
General	Fulton Hogan	262.2	Support	Supportive of proposed objectives and policies that seek to enable and provide for regionally significant infrastructure and other infrastructure.	[Not specified, refer to original submission].
Introduction	Transpower New Zealand Ltd	60.28	Support	Supports the introduction to the INF chapter on the basis it articulates the importance of infrastructure and makes specific reference to the NPSET. Supports the clarity provided in the 'Note' as to the relationship of the Infrastructure chapter provisions to other chapters in the PDP. Supports the clarity provided by the provision of relevant objectives, policies and methods relating to Infrastructure in one section of the PDP (with limited exceptions).	Retain the introduction to the INF Chapter.
Introduction	Transpower New Zealand Ltd	60.125	Support	Support the introduction to the INF chapter on the basis it articulates the importance of infrastructure and makes specific reference to the NPSET. Support the clarity provided in the 'Note' as to the relationship of the Infrastructure chapter provisions to other chapters in the PDP. Support the clarity provided by the provision of relevant objectives, policies and methods relating to Infrastructure in one section of the PDP (with limited exceptions).	Retain the introduction to the INF Chapter.
Introduction	Wellington Electricity Lines Limited	85.13	Support in part	Considers it important that key messages are presented clearly and consistently in the PDP. Considers that comments relating to infrastructure provision are presented fairly and reasonably in the preamble to the INF – Infrastructure section. Seeks the removal of the word 'often' from the preamble as Infrastructure is unavoidable in urban and rural environments. The word 'often' is redundant and should consequently be removed.	Amend the wording as below: While infrastructure is ~~often seen as~~ a necessary and normal part of urban and rural environments, it can also have adverse effects on surrounding land uses and the environment, …
Introduction	Transpower New Zealand Ltd	60.126	Support	Support the introduction to the INF chapter on the basis it articulates the importance of infrastructure and makes specific reference to the NPSET. Support the clarity provided in the 'Note' as to the relationship of the Infrastructure chapter provisions to other chapters in the PDP. Support the clarity provided by the provision of relevant objectives, policies and methods relating to Infrastructure in one section of the PDP (with limited exceptions).	Retain the introduction to the INF Chapter.
Introduction	Transpower New Zealand Ltd	60.127	Support	Support the introduction to the INF chapter on the basis it articulates the importance of infrastructure and makes specific reference to the NPSET. Support the clarity provided in the 'Note' as to the relationship of the Infrastructure chapter provisions to other chapters in the PDP. Support the clarity provided by the provision of relevant objectives, policies and methods relating to Infrastructure in one section of the PDP (with limited exceptions).	Retain the introduction to the INF Chapter.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Introduction	Transpower New Zealand Ltd	60.128	Support	Support the introduction to the INF chapter on the basis it articulates the importance of infrastructure and makes specific reference to the NPSET. Support the clarity provided in the 'Note' as to the relationship of the Infrastructure chapter provisions to other chapters in the PDP. Support the clarity provided by the provision of relevant objectives, policies and methods relating to Infrastructure in one section of the PDP (with limited exceptions).	Retain the introduction to the INF Chapter.
Introduction	Kāinga Ora – Homes and Communities	81.241	Support in part	Kāinga Ora generally supports this introduction, but notes that it is silent on the way in which roading and related provisions are to be understood and how this chapter is intended to link with the Transport Chapter. For example, the PDP places standards and rules relevant to site access from a public road in the Infrastructure Chapter instead of the Transport Chapter (as noted above, this is opposed).	Amend: Infrastructure includes facilities for the generation of electricity. This would include renewable electricity generation facilities, where these facilities supply power to other people (i.e. community or large-scale activities). However, these activities are addressed separately under the Renewable Electricity Generation chapter. Similarly, provisions relevant to the Transport Network, site access, and onsite transport facilities are addressed within the Transport Chapter.
Introduction	Porirua City Council	11.4	Amend	To provide more clarity to plan users, the introduction to this Chapter needs a statement about how roads are zoned in the PDP.	Amend the introduction as follows: "Meteorological devices are similar to infrastructure and are also managed in this chapter. This chapter also contains provisions relating to roads. All roads are zoned with the same zoning as the adjacent site generally applying up to the centreline of the road. In some cases, there are contextual reasons for a different approach. Refer to the Plan maps to determine the correct zone applying to a road. Note: Except…"
Introduction	Transpower New Zealand Ltd	60.129	Support	Support the introduction to the INF chapter on the basis it articulates the importance of infrastructure and makes specific reference to the NPSET. Support the clarity provided in the 'Note' as to the relationship of the Infrastructure chapter provisions to other chapters in the PDP. Support the clarity provided by the provision of relevant objectives, policies and methods relating to Infrastructure in one section of the PDP (with limited exceptions).	Retain the introduction to the INF Chapter.
Introduction	Powerco Limited	83.23	Support	Supports the last paragraph of the Infrastructure Chapter Introduction. Explanation of how the plan works is necessary for clarity. Ensures that users of the district plan understand which objectives, policies and rules apply to infrastructure activities.	Retain as notified.
Introduction	Transpower New Zealand Ltd	60.130	Support	Support the introduction to the INF chapter on the basis it articulates the importance of infrastructure and makes specific reference to the NPSET. Support the clarity provided in the 'Note' as to the relationship of the Infrastructure chapter provisions to other chapters in the PDP. Support the clarity provided by the provision of relevant objectives, policies and methods relating to Infrastructure in one section of the PDP (with limited exceptions).	Retain the introduction to the INF Chapter.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Introduction	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.36	Support in part	Clear that zone based chapters, and overlay chapters do not apply to Network Utilities, and clear as to what other chapters apply. As it is stated in the introduction to the rule framework that the noise chapter applies, this should be included as a cross reference in this section.	Amend as follows: Note: Except as specifically identified in an objective, policy or rule, the objectives, policies and rules in this chapter and the Strategic Direction objectives, and those contained in the following chapters where relevant, are the only objectives, policies and rules that apply to infrastructure activities and no objectives, policies and rules in other chapters apply: 1. Contaminated land; 2. Hazardous substances; 3. Renewable Electricity Generation. 4. Noise

New provision	Transpower New Zealand Ltd	60.31	Amend	Supports the provision of a specific 'protect' objective for the National Grid which would give effect to:
				
				• The NPSET Policy 10 and 11 requirements to:
				  ○ "avoid reverse sensitivity effects" of the National Grid;
				  ○ "ensure" that the National Grid "is not compromised"; and
				  ○ "identify an appropriate buffer corridor within which it can be expected that sensitive activities will generally not be provided for in plans and/or given resource consent"; and
				• The RPS Policy 8 requirement to "protect" regionally significant infrastructure from incompatible activities.
				
				The reference to 'constrained or compromised' within the sought objective better reflects the NPSET.
					Insert a new objective INF-Ox as follows:
					
					INF-Ox The protection of the National Grid
					
					The safety, efficiency, operation, maintenance, repair, upgrading, and development of the National Grid is not constrained or compromised by subdivision, use and development.
					
					And
					
					Any consequential amendments

INF-O1	Transpower New Zealand Ltd	60.29	Support	Supports INF-O1 as the objective gives effect to Policy 1 of the NPSET, noting that the objective is not confined to the National Grid.	Retain INF-O1. If INF-O1 is amended: Provide a similar objective specific to the National Grid.
INF-O1	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.34	Support	Support.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-O1	KiwiRail Holdings Limited (KiwiRail)	86.14	Support	Supports strategic direction recognising the benefits of Regionally Significant Infrastructure and that the functions and operation of this is not unreasonably compromised by other activities.	Retain as proposed.
INF-O1	Powerco Limited	83.24	Support	Supports objective. Ensures the benefits of Regionally Significant Infrastructure are recognised and provided for.	Retain as notified.
INF-O1	Firstgas Limited	84.7	Support	The infrastructure objectives are generally supported in terms of the outcomes they seek related to infrastructure.	Retain as proposed
INF-O1	Waka Kotahi NZ Transport Agency	82.36	Support	Supports objective as it recognises the national, regional and local benefits of regionally significant infrastructure.	Retained as notified.
INF-O1	Kāinga Ora – Homes and Communities	81.242	Support	Kāinga Ora supports this objective.	Retain objective as notified
INF-O1	Royal Forest and Bird Protection Society	225.103	Support in part	The RPS directs the recognition of the benefits of RSI and the consideration of social, economic, cultural and environmental benefits. It does not direct that RSI would be provided for over environmental protections which are to be provided for under s6 of the Act or over Councils functions to maintain indigenous biological diversity. RPS objective is for recognition and protection of RSI. Add context so that objective to provide does not override protection.	Amend as follows: The national, regional and local benefits of Regionally Significant Infrastructure are recognised and provided for in appropriate locations.
INF-O1	Fulton Hogan	262.13	Support	Recognising the benefits of Regionally Significant Infrastructure is important.	Retain as proposed.
INF-O1	Radio New Zealand Limited	121.15	Support	Supports the recognition and provision for regionally significant infrastructure.	Retain as notified.
INF-O2	KiwiRail Holdings Limited (KiwiRail)	86.16	Support	Supports the functional and operational needs of regionally significant infrastructure being protected from adverse effects, including in relation to reverse sensitivity effects..	Retain as proposed.
INF-O2	Firstgas Limited	84.8	Support	The infrastructure objectives are generally supported in terms of the outcomes they seek related to infrastructure.	Retain as proposed
INF-O2	Powerco Limited	83.25	Support	Supports objective. Ensures that Regionally Significant Infrastructure is protected from adverse effects including reverse sensitivity effects.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-O2	Waka Kotahi NZ Transport Agency	82.37	Support	Supports objective as it provides for the protection of regionally significant infrastructure from the adverse effects and reverse sensitivity effects of subdivision, use and development.	Retain as notified.
INF-O2	Transpower New Zealand Ltd	60.30	Support	Supports the provision of a 'protect' objective. Supports a specific National Grid policy that gives effect to the NPSET.	Retain INF-O2.
INF-O2	Radio New Zealand Limited	121.16	Support	Supports the recognition that regionally significant infrastructure should be protected from reverse sensitivity effects.	Retain as notified.
INF-O2	Kāinga Ora – Homes and Communities	81.243	Support in part	Kāinga Ora supports the intent of this objective, but opposes the use of the term 'protect'. Kāinga Ora also seeks removal of specific mention of "reverse sensitivity effects" from this objective, as this is readily captured by the wider wording. It is noted that various chapters deal with this specific matter where necessary.	Amend: The function and operation of Regionally Significant Infrastructure is ~~protected~~ not compromised from the adverse effects~~, including reverse sensitivity effects,~~ of subdivision, use and development.
INF-O3	Transpower New Zealand Ltd	60.32	Amend	Supports the objective for safe, efficient and resilient infrastructure, consistent with Policy 1 of the NPSET which requires decision makers to recognise and provide for the benefits of "sustainable, secure and efficient electricity transmission".	Retain INF-O3 and correct a grammatical error in that 'as' should be replaced with 'and'.
INF-O3	Hamish Tunley	52.9	Support in part	There are a number if inconsistencies throughout the proposed district plan in relation to the First Gas Designation. Disagree with the proposed 20m wide Corridor as this will have an imposition on the landowner and it alter the current situation to the point where the landowner is disadvantaged. The rules, policies and objectives need to be be clearer to understand.	Further review of the wording to be more specific. Reduce the proposed Gas Transmission Pipeline Corridor to be in line with the 12m Gas Easement / Designation.
INF-O3	Wellington Electricity Lines Limited	85.14	Support in part	Agrees in principle with the Objective INF-03 wording. Considers it appropriate that some minor wording changes are undertaken to more clearly explain when such infrastructure is to be available. Considers it appropriate to include the words 'in advance' (or similar) after the word available to clearly communicate the expectation that the provision of infrastructure is planned for in advance of growth rather than be provided for as a consequence of subdivision use and development.	Amend objective as below: Safe, efficient, and resilient infrastructure is available in advance to meet the needs of, and is well integrated with, existing and planned subdivision, use and development.
INF-O3	Waka Kotahi NZ Transport Agency	82.38	Support	Supports the availability of safe, efficient, and resilient infrastructure to meet existing and planned needs.	Retain as notified.
INF-O3	Powerco Limited	83.26	Support	Supports objective. Highlights the need to ensure the ability to provide infrastructure in order to meet the needs of existing and planned subdivision use and development.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-O3	Firstgas Limited	84.9	Support	The infrastructure objectives are generally supported in terms of the outcomes they seek related to infrastructure.	Retain as proposed
INF-O3	Fire and Emergency New Zealand	119.19	Support	Supports Objective INF-O3.	Retain as proposed.
INF-O3	Royal Forest and Bird Protection Society	225.104	Oppose	Consequential changes are required to clarify the scope of this chapter being to RSI and refer to “new” subdivision, use and development as the term planned in uncertain in this context. Also see reasons for submission on the definition of “planned next work upgrade”.	Amend as follows: Availability of Regionally Significant I~~i~~nfrastructure to meet existing and planned needs Safe, efficient, and resilient Regionally Significant I~~i~~nfrastructure is available to meet the needs of, and is well integrated with, existing and ~~planned~~ new subdivision, use and development.
INF-O3	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.37	Support	Provides clarity for plan users as to expectations and outcomes of future development.	Retain as notified.
INF-O3	Kāinga Ora – Homes and Communities	81.244	Support in part	Kāinga Ora supports the intent of this objective, but seeks rewording, which aligns more directly with subsequent policy.	Amend: ~~Safe, efficient, and resilient infrastructure is available to meet the needs of, and is well integrated with, existing and planned subdivision, use and development.~~ Infrastructure is provided in a manner that is safe, efficient, resilient, integrated, accessible and available to provide sufficient capacity for existing and planned subdivision, use and development.
INF-O4	KiwiRail Holdings Limited (KiwiRail)	86.17	Support	Supports the objective of achieving an effective, accessible and integrated transport network, in relation to all transport modes.	Retain as proposed.
INF-O4	Waka Kotahi NZ Transport Agency	82.39	Support in part	Supports objective. Seeks amendment to provide for a safe and connected transport network in accordance with Porirua Growth Strategy and Waka Kotahi-Road to Zero strategy.	Amend provision: “The transport network is effective, accessible, connected and integrated with other land uses, including contributing the amenity of public spaces, and provides for all transport modes and users to move efficiently and safely within and beyond the City."

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-O4	Kāinga Ora – Homes and Communities	81.245	Oppose	Kāinga Ora oppose this objective being located in the Infrastructure Chapter. Seek its relocation to the Transport Chapter.	Delete: ~~The transport network is effective, accessible and integrated with other land uses, including contributing to the amenity of public spaces, and provides for all transport modes and users to move efficiently within and beyond the City.~~
INF-O4	Housing Action Porirua	67.3	Support in part	• A more radical objective is required to make a modal shift from car trips to walking and cycling. • Notes that active modes of transport have multiple benefits: less air pollution, less noise, better health, less congestion, less greenhouse gas emissions. • Change can be supported by design within the legal road ranging from a single shared surface in cul-de-sacs and minor roads through to separate surfaces for walking and cycling on higher trafficked roads.	Amend: The transport network is effective, accessible and integrated with other land uses, including contributing to the amenity of public spaces, and provides for active ~~all~~ transport modes (walking, cycling and scootering) as a priority over motor transport and users to move efficiently within and beyond the City.
INF-O4	Royal Forest and Bird Protection Society	225.105	Oppose	Not clear how this objective relates to the matters considered under the separate transport chapter. Clarify the extent to which transport is relevant to this chapter as RSI and for integration.	Delete or alternatively amend to clarify the objective in relation to RSI as follows: "The transport network is effective, accessible and integrated with Regionally Significant Infrastructure and other land uses, including contributing to the amenity of public spaces, and provides for all transport modes and users to move efficiently within and beyond the City.
INF-O5	Royal Forest and Bird Protection Society	225.106	Oppose	Inappropriate to limit the protection of SNAs to the protection of their currently identified values. Values change over time, and what is included in SCHED 7 now is a brief and incomplete snapshot of an SNAs current values.	Amend as follows: Regionally Significant I~~i~~nfrastructure provides benefits to people and communities and is established, operated, maintained and repaired, and upgraded efficiently, securely and sustainably, while the adverse effects of Regionally Significant I~~i~~nfrastructure are avoided, remedied or mitigated, including effects on: 1. The anticipated character and amenity values of the relevant zone; 2. The ~~identified~~ values and qualities of any Overlay; and 3. The change in risk to people's lives and damage to adjacent property and other infrastructure from natural hazards.
INF-O5	Fulton Hogan	262.14	Support	Support the provision for infrastructure.	Retain as proposed.
INF-O5	Radio New Zealand Limited	121.17	Support	Supports the intent of this objective.	Not specified.
INF-O5	Powerco Limited	83.27	Support	Support the recognition of the benefits and importance of infrastructure.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-O5	Waka Kotahi NZ Transport Agency	82.40	Support in part	Supports providing for infrastructure. It is unclear why the three matters listed have been specifically included within the objective. The Resource Management Act 1991 (RMA) require all effects, negative and positive, to be addressed. The objective currently written provides a specific focus on adverse effects on the matters listed, rather than all effects. Considers that the objective: • be amended to remove the specific matters to which adverse effects are to be avoided, remedied or mitigated. • is difficult to interpret in its current form. • should be amended to provide clarity on the intent of the provision.	Amend provision: Infrastructure provides benefits to people and communities and is established, operated, maintained and repaired, and upgraded efficiently, securely and sustainably, while the adverse effects of infrastructure are avoided, remedied or mitigated.~~, including effects on:~~ ~~1. The anticipated character and amenity values of the relevant zone;~~ ~~2. The identified values and qualities of any Overlay; and~~ ~~3. The change in risk to people's lives and damage to adjacent property and other infrastructure from natural hazards.~~
INF-O5	KiwiRail Holdings Limited (KiwiRail)	86.18	Support	Supports the Objective in relation to infrastructure being able to establish, operate maintained and repaired, and upgraded efficiently within the City.	Retain as proposed.
INF-O5	Transpower New Zealand Ltd	60.33	Support	Supports INF-O5 on the basis it: • Provides for the benefits; • Recognises the operation, maintenance, upgrade and development, while • Avoiding, remedying or mitigating adverse effects.	Retain INF-O5
INF-O5	Te Awarua-o-Porirua Harbour &; Catchments Community Trust, and Guardians of Pauatahanui Inlet	77.8	Amend	While INF - P4 provides a policy to ensure infrastructure minimises adverse effects on the environment, there is no objective that mentions environment or environmental values.	Amend: Infrastructure provides benefits to people and communities and is established, operated, maintained and repaired, and upgraded efficiently, securely and sustainably, while the adverse effects of infrastructure are avoided, remedied or mitigated, including effects on: 1. The anticipated character and amenity values of the relevant zone; 2. The identified values and qualities of any Overlay; ~~and~~ 3. The change in risk to people's lives and damage to adjacent property and other infrastructure from natural hazards; <u>and</u> 4. <u>The environment (as defined in the plan), including the harbour and its contributing catchments.</u>
INF-O5	Spark New Zealand Trading Limited, Chorus New Zealand Limited,	51.35	Support in part	Support the direction that the Objective is heading in. Recognition of functional need and operational need is important when avoiding, remedying or mitigating adverse effects. Given that the three specific matters identified are for including effects on rather than limiting to solely those effects, there is no need to include the list as seen. Network utilities should be avoiding, remedying or	Amend objective as follows: INF-O5 Providing for infrastructure Infrastructure provides benefits to people and communities and is established, operated, maintained and repaired, and upgraded efficiently, securely and sustainably, while the

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
	Vodafone New Zealand Limited			mitigating all actual and potential adverse effects, within the limits of their functional and operational needs.	adverse effects of infrastructure are avoided, remedied or mitigated, while recognising the functional need and operational need of infrastructure. ~~including effects on:~~ 1. ~~The anticipated character and amenity values of the relevant zone;~~ 2. ~~The identified values and qualities of any Overlay; and~~ 3. ~~The change in risk to people's lives and damage to adjacent property and other infrastructure from natural hazards~~
INF-O5	Kāinga Ora – Homes and Communities	81.246	Support in part	Kāinga Ora supports this objective, with amendment to reflect Kāinga Ora's wider submission.	Amend: Infrastructure provides benefits to people and communities and is established, operated, maintained and repaired, and upgraded efficiently, securely and sustainably, while the adverse effects of infrastructure are avoided, remedied or mitigated, including effects on: 1. The anticipated character, planned built form, and amenity values of the relevant zone; 2. The identified values and qualities of any Overlay; and 3. The change in risk to people's lives and damage to adjacent property and other infrastructure from natural hazards.
New provision	Transpower New Zealand Ltd	60.36	Amend	Support for the provision of specific National Grid upgrading and development policies (INF- P6 and INF-P7). Seeks policy recognition of the need to operate, maintain and upgrade the National Grid as such activities are not captured by P6 or P7. While many operation, maintenance and minor upgrade activities would be permitted by the NESETA. There will be instances where such activities require consent under the NESETA and a specific policy framework is required. There is a policy gap in the PDP for such activities. Such a policy would give effect to NPSET Policies 2 and 5.	Insert a new Policy INF-Pxx as follows: INF-Pxx Maintenance, operation and minor upgrade the National Grid 1. Enable the reasonable operation, repair, maintenance, replacement and minor upgrade of the National Grid. And Any consequential amendments
INF-P1	Kāinga Ora – Homes and Communities	81.247	Support	Kāinga Ora supports this policy.	Retain as notified
INF-P1	Waka Kotahi NZ Transport Agency	82.41	Support	Supports the recognition of social, economic, environmental and cultural benefits of regionally significant infrastructure, specifically an integrated, efficient and safe transport network that allows for the movements of people and goods. Supports the enabling of infrastructure in a manner that is safe, efficient, integrated and accessible while being able to provide sufficient capacity for existing and planned subdivision, use and development.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-P1	Firstgas Limited	84.10	Amend	Generally supports policy.	Retain as proposed
INF-P1	Powerco Limited	83.28	Support	Supports policy. It highlights the regional significance of infrastructure and its importance.	Retain as notified.
INF-P1	KiwiRail Holdings Limited (KiwiRail)	86.15	Support	Supports strategic direction recognising the benefits of Regionally Significant Infrastructure and that the functions and operation of this is not unreasonably compromised by other activities.	Retain as proposed.
INF-P1	Wellington Electricity Lines Limited	85.15	Support	Support the wording used for Policy INF-P1 as it clearly acknowledges electricity transmission function as it supplies the local network. In consideration of the wording contained within INF-P1, reiterates the amendments sought to the definition of Regionally Significant Infrastructure being to clarify that the Sub Transmission network (being Regionally Significant) provides critical high-voltage supply to the local network where such voltage is stepped down for use by customers.	Retain as currently drafted.
INF-P1	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.31	Support	Policy is clear and concise, recognising the importance of current and future telecommunication and radio communication networks.	Retain as notified.
INF-P1 New Provision	Transpower New Zealand Ltd	60.34	Amend	General support for INF-P1. Acknowledges that the Policy is consistent with RPS Policy 1. Seeks that INF-P1 is amended to reference the benefits being “provided for” in addition to being “recognised” so that the Policy also reflects the wording in Policy 1 of the NPSET and reflects INF-O1. Preference for a new ‘benefits’ policy specific to the National Grid as opposed to amendment to INF-P1.	Retain INF-P1 and include a new National Grid policy as follows: <u>INF-Px The benefits of the National Grid</u> <u>Recognise and provide for the social, economic, environmental and cultural benefits of the National Grid, including sustainable, secure and efficient electricity transmission.</u> Or Should the new policy not be provided, amend INF-P1 to give effect to the above relief sought. And Any consequential amendments
INF-P1	Fulton Hogan	262.15	Support	Supports the provision for Regionally Significant Infrastructure.	Retain as proposed.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-P1	Royal Forest and Bird Protection Society	225.107	Oppose	Not clear what the environmental benefits of RSI are. Given this uncertainty it may be best to delete reference to environmental and rely on integration with the ECO chapter provisions when considering effects (which includes positive effects) of proposals. For clarity the reference to water should be amended to "drinking water" consistent with the Councils responsibilities.	Amend the policy as follows: Recognise the social, economic~~, environmental~~ and cultural benefits of Regionally Significant Infrastructure, including: 1. The safe, secure and efficient transmission and distribution of gas and electricity that gives people access to energy to meet their needs; 2. An integrated, efficient and safe transport network, including the rail network and the state highways, that allows for the movement of people and goods; 3. Effective, reliable and future-proofed communications networks and services, that gives people access to telecommunication and Radio communication services; and 4. Safe and efficient drinking water, wastewater and stormwater treatment systems, networks and services, which maintains public health and safety.
INF-P1	Radio New Zealand Limited	121.18	Support	Supports the specific recognition of the role that radiocommunication services play in the social, economic, environmental and cultural benefits of Regionally Significant Infrastructure.	Retain as notified.
INF-P1	Fire and Emergency New Zealand	119.20	Support	Supports Policy INF-P1, particularly its emphasis on the importance of a safe and efficient water supply for the benefit of public health and safety.	Retain as proposed.
INF-P1	Greater Wellington Regional Council	137.23	Support	Supports policies that relate to public transport infrastructure.	Retain.
INF-P2	Kāinga Ora – Homes and Communities	81.248	Support	Kāinga Ora supports this policy.	Retain as notified
INF-P2	Wellington Electricity Lines Limited	85.16	Support in part	WELL is an infrastructure provider that contains operational elements defined as Regionally Significant Infrastructure (i.e., the sub-transmission network indicated in the image in this submission's introduction), as well as elements that do not fall under the definition of Regionally Significant Infrastructure (i.e.,	Seek that Policy INF-P2 is retained except to the extent indicated as follows: Recognise the benefits that infrastructure not defined as Regionally Significant Infrastructure provides to the economic, social, resilient, and cultural functioning of the City and health and wellbeing of people and communities

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				local distribution networks commonly associated with street-level poles and distribution cabinets). Supports the intent behind proposed policy. It will ensure that development is managed around infrastructure to avoid any potential reverse sensitivity effects, as well as to direct rules and development standards that are enabling to the development and operation of the local electricity distribution network. Consider that it is appropriate to reflect that the electricity distribution network is also a Lifeline Utility (as defined under the Civil Defence Emergency Management Act 2002). Minor amendment is sought. [Refer to original submission for map]	
INF-P2	Powerco Limited	83.29	Support	Supports policy. It recognises the benefits and importance of infrastructure.	Retain as notified.
INF-P2	Waka Kotahi NZ Transport Agency	82.42	Support	Supports the recognition of social, economic, environmental and cultural benefits of regionally significant infrastructure, specifically an integrated, efficient and safe transport network that allows for the movements of people and goods. Supports the enabling of infrastructure in a manner that is safe, efficient, integrated and accessible while being able to provide sufficient capacity for existing and planned subdivision, use and development.	Retain as notified
INF-P2	Fulton Hogan	262.16	Support	Supports the recognition of the benefits of infrastructure other than Regionally Significant Infrastructure.	Retain as proposed.
INF-P2	Royal Forest and Bird Protection Society	225.108	Oppose	Appears to relate to infrastructure which is addressed within other chapters. Uncertain what “other” infrastructure is considered here that is not RSI. Clarify the definition of RSI with respect to “infrastructure” defined under the RMA and list any “other infrastructure” within this policy for certainty.	Delete or Alternatively if retained identify what “other infrastructure” is covered in this policy and provide clear distinction in the rules implementing this policy from RSI.
INF-P3	Royal Forest and Bird Protection Society	225.109	Oppose	The enabling directive in this policy is inappropriate where significant and outstanding natural values are to be protected. It provides for infrastructure to be integrated with subdivision, use and development, but not within environmental limits or any ecological considerations. Reference to “planned” subdivision, use and development is uncertain. Creates a conflict with the NZCPS. The enabling directive to infrastructure for planned future growth could be read as a separate directive from existing and new infrastructure in INF-P21 and INF-P22.	Amend as follows: ~~Enable~~ infrastructure is to be ~~provided in a manner that is~~ safe, efficient, integrated, accessible and anticipated ~~available~~ to provide sufficient capacity for existing and ~~planned~~ authorised subdivision, use and development.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-P3	Fire and Emergency New Zealand	119.21	Support	Supports Policy INF-P3. It is important that infrastructure is available to provide consistent and reliable water supply to all existing and planned subdivision and development.	Retain as proposed.
INF-P3	Powerco Limited	83.30	Support	Supports policy. Recognises the need to ensure availability of infrastructure.	Retain as notified.
INF-P3	Firstgas Limited	84.11	Amend	Generally supports policy.	Retain as proposed
INF-P3	Wellington Electricity Lines Limited	85.17	Support	Wellington Electricity Lines Limited place an elevated emphasis on a considered and strategically planned expansion to the electricity network capacity, and associated upgrades, so as to meet both current and projected population growth. Important that the PDP contain suitably worded infrastructure provisions such that infrastructure is planned for (if not already provided), in advance of urban growth. INF-P3 provides an appropriate level of Council direction as to the importance to proactively enable infrastructure provision in consideration of growth management particularly in regard to the reference of “existing and planned subdivision, use and development”.	Retain as currently drafted.
INF-P3	KiwiRail Holdings Limited (KiwiRail)	86.19	Support	Supports being able to ensure that infrastructure can meet future demands. Notes the requirement around safety and efficiency in meeting that demand	Retain as proposed.
INF-P3	Kāinga Ora – Homes and Communities	81.249	Support	Kāinga Ora supports this policy.	Retain as notified
INF-P3	Waka Kotahi NZ Transport Agency	82.43	Support	Supports the enabling of infrastructure for planned future growth in a manner that is safe, efficient, integrated and accessible.	Retain as notified.
INF-P4	KiwiRail Holdings Limited (KiwiRail)	86.20	Support	Supports specific policy direction to enable new infrastructure, and to allow for the maintenance and repair, upgrading and removal of existing infrastructure, including when in overlays. The rail asset is existing and its ability to continue to provide the service required of it over the life of the Plan, will rely on the ability to be maintained and upgraded as required.	Retain as proposed.
INF-P4	Firstgas Limited	84.12	Amend	Generally supports policy.	Retain as proposed
INF-P4	Powerco Limited	83.31	Oppose	Supports the development and maintenance of infrastructure in all areas including Overlays, while taking into account environmental effects where practicable.	Amend policy INF - P4 as follows:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Enable new infrastructure and the maintenance and repair, upgrading and removal of existing infrastructure, including earthworks, that: 1. Is of a form, location and scale that minimises adverse effects on the environment <u>where practicable</u>; 2. Is compatible with the anticipated character and amenity values of the zone in which the infrastructure is located; and 3. For any maintenance and repair, or removal of existing infrastructure in any Overlay, it is of a nature and scale that does not adversely impact <u>where practicable</u> on the identified values and characteristics of the Overlay that it is located within.
INF-P4	Waka Kotahi NZ Transport Agency	82.44	Support in part	Supports the intent of the policy, specifically enabling new infrastructure and the maintenance and repair, upgrading and removal of existing infrastructure, including earthworks. Considers that point 2 under the policy should not apply to existing infrastructure. The maintenance and repair, upgrading and removal of existing infrastructure is for the purpose of ensuring the safety and efficiency of the transport network is not compromised which contributes to the character and amenity values of a zone. Considers that it is already compatible with the character and amenity values of that zone as the infrastructure is existing.	Amend provision: “Enable new infrastructure and the maintenance and repair, upgrading and removal of existing infrastructure, including earthworks, that: 1. Is of a form, location and scale that ~~minimises~~ <u>mitigates</u> adverse effects on the environment; 2. <u>For any new infrastructure, it</u> is compatible with the anticipated character and amenity values of the zone in which the infrastructure is located; and […]”
INF-P4	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.54	Support in part	The enabling nature and points 1 and 3 of this policy is supported. Point 2 is superfluous and potentially problematic. Above ground infrastructure in some instances cannot be compatible with anticipated character and amenity of the zone in which it is located, such as a pole in a open space or residential zone. Poles are permitted in these zones, so there is a disconnect between the policy and the rule/standard. Point 2 can be removed as adverse effects of infrastructure, including adverse effects on character and amenity, are dealt with through point 1.	Amend the policy as follows: INF-P4 Appropriate infrastructure Enable new infrastructure and the maintenance and repair, upgrading and removal of existing infrastructure, including earthworks, that: 1. Is of a form, location and scale that minimises adverse effects on the environment; 2. ~~Is compatible with the anticipated character and amenity values of the zone in which the infrastructure is located; and~~ 3. For any maintenance and repair, or removal of existing infrastructure in any Overlay, it is of a nature and scale that does not adversely impact on the identified values and characteristics of the Overlay that it is located within.
INF-P4	Transpower New Zealand Ltd	60.35	Support in part	Neutral on INF-P4. Amendment sought if a new policy INF-Pxx is not provided and INF-P6 and P7 are not be amended as sought, to ensure the policy gives effect to the NPSET.	Retain INF-P4 subject to: • The provision of a new National Grid policy INF-Pxx; and • Amendment to INF-P6 and INF-P7 as sought in this submission.

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					Or Amend INF-P4 to give effect to the relief sought in other submission points (INF-Pxx, P6 and P7) if the above changes are not granted. And Any consequential amendments
INF-P4	Radio New Zealand Limited	121.19	Support	It is important that the maintenance, repair, and upgrading of RNZ's Facilities are provided for to ensure its continuing efficient operation.	Retain as notified.
INF-P4	Royal Forest and Bird Protection Society	225.110	Oppose	The policy is inconsistent with the directive to protect under Policy 24 of the RPS and Policy 11 of the NZCPS and with INF-O5. Not appropriate to rely on minimising effects as s5 requires "avoiding, remedying, or mitigating any adverse effects of activities on the environment". The policy does not consider the nature and scale of adverse impacts on SCHED7 SNAs from new RSI. Removing the directive to "enable" is necessary to allow for appropriate consideration of effects under s5 and for consenting considerations under s104. The policy should be amended to set out the minimum requirements for RSI to be considered as to its appropriateness, without restricting the implementation of other polices as to adverse effects which are to be avoided, remedied or mitigated.	Delete or Alternatively amend as follows: Appropriate Regionally Significant Iinfrastructure ~~Enable~~ Consider the appropriateness of new Regionally Significant Iinfrastructure and the maintenance and repair, upgrading and removal of existing Regionally Significant Iinfrastructure, including associated earthworks, that: 1. Is of a form, location and scale that minimises adverse effects on the environment; 2. Is compatible with the anticipated character and amenity values of the zone in which the infrastructure is located; and 3. For any new Regionally Significant Infrastructure, maintenance and repair, or removal of existing Regionally Significant Iinfrastructure in any Overlay, it is of a nature and scale that does not adversely impact on the ~~identified~~ values and characteristics of the Overlay that it is located within.
INF-P4	Fulton Hogan	262.17	Support	Supports the intention to enable infrastructure maintenance and upgrading.	Retain as proposed.
INF-P4	Kāinga Ora – Homes and Communities	81.250	Support in part	Kāinga Ora supports this policy, with amendment to reflect Kāinga Ora's wider submission.	Amend: Enable new infrastructure and the maintenance and repair, upgrading and removal of existing infrastructure, including earthworks, that: 1. Is of a form, location and scale that minimises adverse effects on the environment; 2. Is compatible with the anticipated character, planned built form, and amenity values of the zone in which the infrastructure is located; and

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					3. For any maintenance and repair, or removal of existing infrastructure in any Overlay, it is of a nature and scale that does not adversely impact on the identified values and characteristics of the Overlay that it is located within.
INF-P5	Radio New Zealand Limited	121.20	Support in part	Supports the need to protect regionally significant infrastructure from inappropriate subdivision and land use. Considers INF-P5(6)(c) does not go far enough to protect from reverse sensitivity.	Amend policy as follows: c. The extent to which the subdivision design and consequential development will ~~minimise~~ avoid the potential reverse sensitivity effects on and amenity and nuisance effects of the infrastructure;
INF-P5	Hamish Tunley	52.7	Oppose	Effectively lost a 4m slice of land due to this proposed Designation. At the time the First Gas Designation (12m in width) was put in place PCC and First Gas should have taken into consideration the adverse effects, including reverse sensitivity effects, of subdivision, use and development. First Gas, and PCC had the opportunity to get the Designation, and any Gas Transmission Corridor right at that time. At the time of establishing this designation (and subsequent easement) there would have been a quid pro quo for landowners affected by this. With the proposed changes with this Gas Transmission Pipeline Corridor, PCC are now trying to impose a wider corridor (and in addition a further 10m setback) without any quid pro quo to affected parties.	The distance of the Gas Transmission Pipeline Corridor Designation should be reduced from the proposed 20m in width to be consistent with the First Gas Designation of 12m in width.
INF-P5	Transpower New Zealand Ltd	60.134	Amend	Policy INF-P5 is comprehensive in the matters it addresses. Preference to split the policy and for the National Grid to be addressed in a specific policy as opposed to be grouped with other Regionally Significant Infrastructure. Such a framework would recognise the national significance of the National Grid and give effect to the NPSET. In addition to the splitting of the policy, as outlined above, amendments are sought to: • Extend the matters of consideration (given the policy will be applied as matters of discretion under SUB-R15); • Include the policy to also apply to the National Grid Pauatahanui Substation Yard given that is also covered in rule SUB-R15; • Remove the word 'unreasonably' given the terms introduces a subjective element which is not appropriate in context of the National Grid and the NPSET; and • Removing reference to 'remedies or mitigated' given the policy directive within Policy 10 and Policy 11 of the NPSET for avoidance. Neutral on the content within clauses 3-7	Split the policy and have a specific National Grid policy. Notwithstanding the policy structure, amend the Policy INF-P5 as follows: INF-P5 Adverse effects on ~~Regionally Significant Infrastructure~~ the National Grid Protect the safe and efficient operation, maintenance and repair, upgrading, removal and development of ~~Regionally Significant Infrastructure~~ the National Grid from being ~~unreasonably~~ compromised by: 1. Avoiding land uses(including sensitive activities and intensive farming activities) and buildings and structures ~~platforms located~~ within the National Grid Yard that may compromise the National Grid; 2. Only allowing subdivision within the National Grid Subdivision Corridor and National Grid Pauatahanui Substation Yard 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 the subdivision layout and design on the operation and maintenance, and potential upgrade and development of the National Grid, including the ability for continued reasonable access to existing transmission assets for maintenance, inspections and upgrading;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					b. The ability of any potential future development to comply with NZECP 34.2001 New Zealand Electricity Code of Practice for Electricity Safety Distances; c. The extent to which the design and layout of the subdivision demonstrates that a suitable building platform(s) for a <u>principal building or</u> 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; <u>f. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid;</u> <u>g. The outcome of any consultation with Transpower.</u> - Provide clauses 3-7 into a separate policy, as follows. <u>INF-P5 Adverse effects on Regionally Significant Infrastructure</u> <u>Protect the safe and efficient operation, maintenance and repair, upgrading, removal and development of Regionally Significant Infrastructure from being unreasonably compromised by:</u> 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; 4. Requiring sensitive activities to be located and designed so that potential adverse effects of and on the Rail Corridor and State Highways are avoided, remedied or mitigated; 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; 6. Considering any potential adverse effects of subdivision of a site that contains or is adjacent to any Regionally Significant Infrastructure other than the National Grid, including:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					a. The impact of subdivision layout and design on the operation, maintenance and repair, and potential upgrade and development of the infrastructure; b. The extent to which the design and layout of the subdivision demonstrates that a suitable building platform(s) for a dwelling can be provided; c. The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity effects on and amenity and nuisance effects of the infrastructure; and 7. Requiring subdivision of a site that contains or is adjacent to any Regionally Significant Infrastructure other than the National Grid to be designed to avoid or mitigate any adverse effects on access to, and the safe and efficient operation and maintenance and repair of, that infrastructure. And Any consequential amendments
INF-P5	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.52	Support	This policy is supported. A rewrite covering the same matters is sought so that the Policy provides for all infrastructure in the first instance, and then details bespoke matters to the certain infrastructure such as the National Grid, rather than the other way around. This will provide greater clarity to plan users. It is better to deal with the overall direction first and then get into the specific, as opposed to the current drafting of specific first then overall.	Amend policy as follows: INF-P5 Adverse effects on Regionally Significant Infrastructure Protect the safe and efficient operation, maintenance and repair, upgrading, removal and development of Regionally Significant Infrastructure from being unreasonably compromised by: 1. Considering any potential adverse effects of subdivision of a site that contains or is adjacent to any Regionally Significant Infrastructure other than the National Grid, including: a. The impact of subdivision layout and design on the operation, maintenance and repair, and potential upgrade and development of the infrastructure; b. The extent to which the design and layout of the subdivision demonstrates that a suitable building platform(s) for a dwelling can be provided; c. The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity effects on and amenity and nuisance effects of the infrastructure; and 2. Requiring subdivision of a site that contains or is adjacent to any Regionally Significant Infrastructure other than the National Grid to be designed to avoid or mitigate any adverse effects on access to, and the safe and efficient operation and maintenance and repair of, that infrastructure.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					1. Avoiding sensitive activities and building platforms located within the National Grid Yard; 2. Only allowing 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; 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; 4. Requiring sensitive activities to be located and designed so that potential adverse effects of and on the Rail Corridor and State Highways are avoided, remedied or mitigated; 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; 6. ~~Considering any potential adverse effects of subdivision of a site that contains or is adjacent to any Regionally Significant Infrastructure other than the National Grid, including:~~ ~~a. The impact of subdivision layout and design on the operation, maintenance and repair, and potential upgrade and development of the infrastructure;~~ ~~b. The extent to which the design and layout of the subdivision demonstrates that a suitable building platform(s) for a dwelling can be provided;~~ ~~c. The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity effects on and amenity and nuisance effects of the infrastructure; and~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					7. ~~Requiring subdivision of a site that contains or is adjacent to any Regionally Significant Infrastructure other than the National Grid to be designed to avoid or mitigate any adverse effects on access to, and the safe and efficient operation and maintenance and repair of, that infrastructure.~~
INF-P5	Waka Kotahi NZ Transport Agency	82.45	Support in part	Supports the policy as it protects the safe and effective operation, maintenance and repair of regionally significant infrastructure from being unreasonably compromised, specifically from sensitive land use and subdivision located adjacent the state highway. Considers that the policy does not address the need for developers to contribute to the cost of infrastructure upgrades that are a result of growth. Growth as a result of subdivision, use and development is putting pressure on state highway intersections resulting in Waka Kotahi bearing the cost of intersection upgrades. Considers that this issue needs to be acknowledged within this policy to ensure that the safe and efficient operation, maintenance and repair of regionally significant infrastructure is not compromised by subdivision. Seeks that point 4 of the policy is amended as currently drafted. The deletion of "and on" provides clarity in that reverse sensitivity will be as a result of noise sensitive activities establishing in proximity to the highway/rail corridor, as opposed to noise sensitive activities having effects directly on the networks. Considers that the policy needs to be broader by ensuring regionally significant infrastructure is not compromised by not just subdivision, but also use and development.	Amend provision: […] 4. Requiring sensitive activities to be located and designed so that potential adverse effects of ~~and on~~ the Rail Corridor and State Highways are avoided, remedied or mitigated. […] 6. Considering any potential adverse effects of subdivision, use and development of a site that contains or is adjacent to or located near, any Regionally Significant Infrastructure other than the National Grid, including: […] 7. Requiring subdivision, use and development of a site that contains or is adjacent to any Regionally Significant Infrastructure other than the National Grid to be designed to avoid or mitigate any adverse effects on access to, and the safe and efficient operation and maintenance and repair of, that infrastructure. "8. Require developers to fund the upgrade of Regionally Significant Infrastructure that is required as a result of subdivision, use and development."
INF-P5	Powerco Limited	83.32	Oppose	In relation to INF-P5-4: Seeks gas distribution network to be included within the definition of Regionally Significant Infrastructure. The following amendment is required.	Amend INF – P5.4 as follows: 4. Requiring sensitive activities to be located and designed so that potential adverse effects of and on the Rail Corridor, ~~and~~ State Highways and the electricity and gas transmission and distribution networks are avoided, remedied or mitigated.
INF-P5	Powerco Limited	83.33	Support	In relation to INF-P5-6: Supports the consideration of effects on Regionally Significant Infrastructure when considering subdivisions	In relation to INF-P5-6: Retain as notified.
INF-P5	Powerco Limited	83.34	Support	In relation to INF-P5-7: Supports consideration of access to and operation of Regionally Significant Infrastructure when considering subdivisions.	In relation to INF-P5-7: Retain as notified.
INF-P5	Firstgas Limited	84.13	Amend	Generally supports policy.	Retain as proposed
INF-P5	KiwiRail Holdings	86.21	Support	Supports recognition of reverse sensitivity effects, and the protection of Regionally Significant Infrastructure from these where there is the potential to impact on the safe and efficient operation, maintenance, repair, upgrading, removal and	Retain as proposed.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
	Limited (KiwiRail)			development is supported. Support specific reference of the effects of and on rail, as proposed in point 4 of INF-P5. Support specifically providing for Regionally Significant Infrastructure, subject to certain matters being achieved in relation to environmental effects. This gives clear policy support for permitted activity works in relation to the rail network.	
INF-P5	Wellington Electricity Lines Limited	85.18	Support	Sub transmission infrastructure provides a critical supply of electricity across the Wellington Region and hence is Regionally Significant Infrastructure. INF-P5 provides an appropriate level of security in regard to mitigating the actual and potential adverse effects on such RSI. Pleased to see specific reference to the effects subdivision may have on RSI particularly the effect of access to the section of Regionally Significant Infrastructure being impeded through subdivision design. [Refer to original submission for full reason including map]	Retain as currently drafted.
INF-P5	Kāinga Ora – Homes and Communities	81.251	Oppose	Kāinga Ora does not support the term “avoid” with a corresponding non-complying rule framework. Designation corridors by Requiring Authorities should be utilised where such a degree of protection is required. Kāinga Ora opposes the National Grid provisions in their current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the Proposed PDP is amended. Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid. Kāinga Ora opposes the noise provisions relevant to the Rail Corridor and State Highway network, and likewise opposes these aspects of this policy. Kāinga Ora notes that INF-P5, INF-P6 and INF-P7 appear to be managing the same issue. Kainga Ora also notes that the subdivision chapter deals with these matters comprehensively, so this is unnecessary duplication.	Delete: ~~Protect the safe and efficient operation, maintenance and repair, upgrading, removal and development of Regionally Significant Infrastructure from being unreasonably compromised by:~~ ~~1. Avoiding sensitive activities and building platforms located within the National Grid Yard;~~ ~~2. Only allowing 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~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~potential reverse sensitivity on and amenity and nuisance effects of the National Grid assets;~~ ~~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;~~ ~~4. Requiring new sensitive activities to be located and designed so that potential adverse effects of and on the Rail Corridor and State Highways are avoided, remedied or mitigated;~~ ~~5. Requiring any new 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;~~ ~~6. Considering any potential adverse effects of subdivision of a site that contains or is adjacent to any Regionally Significant Infrastructure other than the National Grid, including:~~ ~~a. The impact of subdivision layout and design on the operation, maintenance and repair, and potential upgrade and development of the infrastructure;~~ ~~b. The extent to which the design and layout of the subdivision demonstrates that a suitable building platform(s) for a dwelling can be provided;~~ ~~c. The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity effects on and amenity and nuisance effects of the infrastructure; and~~ ~~7. Requiring subdivision of a site that contains or is adjacent to any Regionally Significant Infrastructure other than the National Grid to be designed to avoid or mitigate any adverse effects on access to, and the safe and efficient operation and maintenance and ?~~ ~~repair of, that infrastructure.~~
INF-P6	Kāinga Ora – Homes and Communities	81.252	Oppose	Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended. Kainga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.	Delete: ~~Provide for the upgrading of the National Grid that is not permitted by the National Environmental Standards for Electricity Transmission Activities, while:~~ ~~1. Having regard to the extent to which adverse effects have been avoided, remedied or mitigated;~~ ~~2. Recognising the constraints arising from the operational needs and functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects;~~ ~~3. Applying the mitigation hierarchy in ECO-P2 and assessing the matters in ECO-P4, ECO-P11 and ECO-P12 when considering any upgrade within an area identified in SCHED7 - Significant Natural Areas;~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~4. Recognising the potential benefits of upgrades to existing transmission lines to people and communities;~~ ~~5. In urban areas, minimising adverse effects on urban amenity and avoiding adverse effects on the City Centre Zone, Residential Zones, Open Space and Recreation Zones and existing sensitive activities;~~ ~~6. Seeking to avoid adverse effects on areas identified in SCHED9 - Outstanding Natural Features and Landscapes, SCHED11 - Coastal High Natural Character Areas, SCHED7 - Significant Natural Areas, SCHED10 - Special Amenity Landscapes and Open ?~~ ~~Space and Recreation Zones; and~~ ~~7. Considering opportunities to reduce existing adverse effects of the National Grid as part of any substantial upgrade.~~
INF-P6	Transpower New Zealand Ltd	60.37	Amend	Supportive of specific policies for the upgrade and development of the National Grid. Supports merging policies INF-P6 and P7 into one given the similarities between the two. Amendments sought to a combined policy based on INF-P7 as follows: • Introduction – Merging of the INF-P6 and INF-P7 to apply to upgrading and development; • Clause 1 – Inclusion of refence to 'material' adverse effects recognising the enabling directive within Policy 2 of the NPSET and balancing that with the 'should' directive within NPSET Policies 6 and 7; • Clause 2 – Removal of reference to 'Open space and Recreation zone" from clause 2 as such open space and recreation zones are not necessarily of high value (as required by Policy 8 NPSET) and therefore the insertion of these areas within the seek to avoid policy requirement would be more onerous than obligations imposed by Part 2 of the RMA; • Clause 2 – SCHED7 - Significant Natural Areas is not included in the merged policy as the matter is adequately addressed in clause 4; • Clause 3 – Removal of reference to the Coastal Environment. There are no existing assets (and therefore unlikely to be any upgrades) within the coastal environment. The policy as merged would also apply to development of the National Grid. Need to be responsive to any electricity generation in the coastal environment and provide transmission connections if required. The relationship between the NPZCPS and NPSET is key. Both the NPSET and the NZCPS sit at the top of the RMA hierarchy with neither document prevailing over the other. Users must give effect to both policy statements.	Merge INF-P6 and INF-P7 as follows: (Note, Provisions relocated from proposed INF-6 are included below). INF-P6/7 Upgrading and Development of the National Grid Provide for the upgrading ~~of the National Grid that is not permitted by the National Environmental Standards for Electricity Transmission Activities,~~ and development of the National Grid, while: 1. In urban areas, minimising adverse effects on urban amenity and avoiding material adverse effects on the City Centre Zone, Open Space and Recreation Zones and existing sensitive activities; 2. Seeking to avoid the adverse effects of the National Grid within areas identified in SCHED9 - Outstanding Natural Features and Landscapes ~~outside of the Coastal Environment~~, SCHED11 - Coastal High Natural Character Areas, SCHED10 - Special Amenity Landscapes ~~and Open Space and Recreation Zones~~; 3. ~~Avoiding the adverse effects of the National Grid within areas identified in SCHED9 - Outstanding Natural Features and Landscapes in the Coastal Environment;~~ 4. Applying the mitigation hierarchy in ECO-P2 and assessing the matters in ECO-P4~~, ECO-P11 and ECO-P12~~ when considering the effects of the National Grid in an area identified in SCHED7 - Significant Natural Areas; and 5. Recognising the potential benefits of upgrades to existing transmission lines to people and communities; 6. Considering opportunities to reduce existing adverse effects of the National Grid as part of any substantial upgrade. 7. When considering the adverse effects in respect of 1-4 above; 8. Having regard to the extent to which adverse effects have been avoided, remedied or mitigated by the route, site and method selection and techniques and measures proposed; and

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				There is a potential tension between the NZCPS policies for the protection of high value natural areas (policies 11, 13, 15 - an “avoid” approach), and the NPSET policies for managing the effects of the National Grid on high value natural areas (policy 8 - a “seek to avoid” approach). Policy 8 of the NPSET provides that rather than applying a strict ‘avoid’ approach, the National Grid should ‘seek to avoid adverse effects on outstanding natural landscapes, areas of high natural character and areas of high recreation value and amenity and existing sensitive activities’. Preferred approach to manage the policy tensions within the national policy documents is to provide a detailed National Grid specific policy framework which addresses the circumstances in which National Grid projects can locate in high value natural areas. The policy approach sought does not ‘allow’ the National Grid to be located within the Coastal Environment, but sets the policy framework for the effects of the National Grid in the coastal environment to be assessed in a considered manner which enables a case-by-case merits assessment of specific National Grid projects in high value natural areas through the resource consent process. This approach will allow decision-makers to have proper regard to both the NPSET and the NZCPS. When considering the effects of new National Grid infrastructure, Policies 3 and 4 of the NPSET (which also apply to any resource consent process) require consideration of the constraints imposed by technical and operational requirements of the network, and require regard be had to the extent which any adverse effects have been avoided, remedied or mitigated by the route site and method selection process. This is a very robust and comprehensive process that is undertaken when carrying out major upgrades to or constructing new national grid infrastructure. Notes that the reference to ‘high natural character’ within the NPSET was the highest status afforded to natural character at the time as the NPSET was gazetted prior to the NZCPS which introduced the term “outstanding natural character”. Submits the 'seek to avoid' policy approach within NPSET Policy 8 also applies to Outstanding natural character; • Clause 5 and 6 – Derived from Policy INF-P6.	9. Considering the constraints arising from the operational needs and functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects. <u>Recognising there may be some areas in the coastal environment where avoidance of adverse effects is required to protect the identified special values of those areas.</u> <u>In the event of any conflict with any other landscape, natural character and Significant natural area objectives or policies in this plan, INF-P6/7 takes precedence.</u> And Any consequential amendments
INF-P6	Royal Forest and Bird	225.111	Oppose	Not appropriate to limit the consideration of effects on SCHED7 areas to the application of the mitigation hierarchy and matters in specified policies as other policy direction is also relevant as is consideration of the objectives. Protection of SNAs should not be	Amend as follows:

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	Protection Society			limited to areas identified in SCHED7 as further areas may be identified, including through assessment of environmental effects. The maintenance of indigenous biodiversity is also relevant for upgrading beyond that permitted in the NES ETA. Limiting the directive to provide to these circumstances allows for integration with the provisions in the ECO chapter.	Provide for the upgrading of the National Grid that is not permitted by the National Environmental Standards for Electricity Transmission Activities, while: 1. Having regard to the extent to which adverse effects have been avoided, remedied or mitigated; 2. Recognising the constraints arising from the operational needs and functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects; ~~3. Applying the mitigation hierarchy in ECO-P2 and assessing the matters in ECO-P4, ECO-P11 and ECO-P12 when considering any upgrade within an area identified in SCHED7 - Significant Natural Areas;~~ 4. Recognising the potential benefits of upgrades to existing transmission lines to people and communities; 5. In urban areas, minimising adverse effects on urban amenity and avoiding adverse effects on the City Centre Zone, Open Space and Recreation Zones and existing sensitive activities; 6. Seeking to avoid adverse effects on areas identified in SCHED9 - Outstanding Natural Features and Landscapes, SCHED11 - Coastal High Natural Character Areas, SCHED7 - Significant Natural Areas, SCHED10 - Special Amenity Landscapes and Open Space and Recreation Zones; 7A. Protecting SNAs and natural wetlands and maintaining indigenous biological diversity; and 7. Considering opportunities to reduce existing adverse effects of the National Grid as part of any substantial upgrade.
INF-P7	Royal Forest and Bird Protection Society	225.112	Oppose	The policy direction is inconsistent with Policy 11 of the NZCPS and the NPSFM with respect to wetlands. Development of the national grid should not be anticipated where protection of SNAs and natural wetlands cannot be achieved. Fails to provide for council's functions to maintain indigenous biological diversity.	Amend as follows: Provide for the development of the National Grid, while: 1. In urban areas, minimising adverse effects on urban amenity and avoiding adverse effects on the City Centre Zone, Open Space and Recreation Zones and existing sensitive activities; 2. Seeking to avoid the adverse effects of the National Grid within areas identified in SCHED9 - Outstanding Natural Features and Landscapes outside of the Coastal Environment, SCHED10 - Special Amenity Landscapes and Open Space and Recreation Zones; 3. Avoiding the adverse effects of the National Grid within areas identified in SCHED9 - Outstanding Natural Features and Landscapes in the Coastal Environment; 4. Avoiding adverse effects of the National Grid within areas identified in SCHED7 – Significant Natural Areas in the Coastal Environment and within natural wetlands ~~Applying the mitigation hierarchy in ECO-P2 and assessing the matters in ECO-P4, ECO-P11 and ECO-P12 when~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~considering the effects of the National Grid in an area identified in SCHED7 - Significant Natural Areas; and~~ 4A. Protecting SNAs and maintaining indigenous biological diversity: and 5. When considering the adverse effects ~~in respect of 1-4 above~~; a. Having regard to the extent to which adverse effects have been avoided, remedied or mitigated by the route, site and method selection and techniques and measures proposed; and b. Considering the constraints arising from the operational needs and functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects.
INF-P7	Transpower New Zealand Ltd	60.38	Amend	Refer comments provided for Policy INF-P6 [Refer to original submission and specific submission point for INF-P6]	Refer relief sought for Policy INF-P6 [Refer to original submission and specific submission point for INF-P6]
INF-P7	Kāinga Ora – Homes and Communities	81.253	Oppose	Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended. Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.	Delete: ~~Provide for the development of the National Grid, while:~~ ~~1. In urban areas, minimising adverse effects on urban amenity and avoiding adverse effects on the City Centre Zone, Open Space and Recreation Zones and existing sensitive activities;~~ ~~2. Seeking to avoid the adverse effects of the National Grid within areas identified in SCHED9 - Outstanding Natural Features and Landscapes outside of the Coastal Environment, SCHED10 - Special Amenity Landscapes and Open Space and Recreation Zones;~~ ~~3. Avoiding the adverse effects of the National Grid within areas identified in SCHED9 - Outstanding Natural Features and Landscapes in the Coastal Environment;~~ ~~4. Applying the mitigation hierarchy in ECO-P2 and assessing the matters in ECO-P4, ECO-P11 and ECO-P12 when considering the effects of the National Grid in an area identified in SCHED7 - Significant Natural Areas; and~~ ~~5. When considering the adverse effects in respect of 1-4 above;~~ ~~a. Having regard to the extent to which adverse effects have been avoided, remedied or mitigated by the route, site and method selection and techniques and measures proposed; and~~ ~~b. Considering the constraints arising from the operational needs and functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects.~~

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INF-P8	KiwiRail Holdings Limited (KiwiRail)	86.22	Support	Supports recognition of reverse sensitivity effects, and the protection of Regionally Significant Infrastructure from these where there is the potential to impact on the safe and efficient operation, maintenance, repair, upgrading, removal and development is supported. Support specific reference of the effects of and on rail, as proposed in point 4 of INF-P5. Supports specifically providing for Regionally Significant Infrastructure, subject to certain matters being achieved in relation to environmental effects. This gives clear policy support for permitted activity works in relation to the rail network.	Retain as proposed.
INF-P8	Firstgas Limited	84.14	Amend	Generally supports policy.	Retain as proposed
INF-P8	Powerco Limited	83.35	Oppose	Supports the importance of infrastructure being located in all areas where its customers choose to locate, including in areas outside of Overlays. The requirement to minimise effects may not be possible in all circumstances. The ability to 'enhance' public access to and along the coastal marine area and water bodies may not be achievable (nor appropriate).	Amend INF – P8 as follows: Provide for Regionally Significant Infrastructure and other infrastructure which is not located within an Overlay, where it can be demonstrated that the following matters can be achieved: 1. Compatibility with the site, existing built form and landform; 2. Compatibility with the anticipated character and amenity values of the zone it is located in; 3. Any adverse effects on amenity values are ~~minimised~~ avoided, remedied or mitigated, taking into account: a. The bulk, height, size, colour, reflectivity of the infrastructure; b. Any proposed associated earthworks; c. The time, duration or frequency of any adverse effects; and d. Any proposed mitigation measures; 4. Any adverse effects on the health, wellbeing and safety of people, communities and the environment, including nuisance from noise, dust, odour emissions, light spill and sedimentation are avoided, remedied or mitigated; 5. Any adverse effects on the natural character and amenity of water bodies, the coast and riparian margins and coastal margins are minimised; 6. Public access to and along the coastal marine area and water bodies is maintained ~~or enhanced~~; 7. Any adverse effects on any values and qualities of any adjacent Overlays are ~~minimised~~ avoided, remedied or mitigated;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					8. The safe and efficient operation of any other infrastructure, including the transport network, is not compromised; and 9. Any adverse cumulative effects are minimised avoided, remedied or mitigated.
INF-P8	Waka Kotahi NZ Transport Agency	82.46	Support in part	Supports the policy as it provides for regionally significant infrastructure outside of overlays, whilst ensuring that the safe and efficient operation of any other infrastructure, including the transport network, is not compromised.	Amend provision: "3. Any adverse effects on amenity values are ~~minimised~~mitigated, taking into account: a. The bulk, height, size, colour, reflectivity of the infrastructure; b. Any proposed associated earthworks; c. The time, duration or frequency of any adverse effects; and d. Any proposed mitigation measures; [...] 5. Any adverse effects on the natural character and amenity of water bodies, the coast and riparian margins and coastal margins are ~~minimised~~ mitigated; [...] 7. Any adverse effects on any values and qualities of any adjacent Overlays are ~~minimised~~mitigated; [...] 9. Any adverse cumulative effects are ~~minimised~~mitigated."
INF-P8	Transpower New Zealand Ltd	60.39	Support in part	Neutral on Policy INF-P8 if a new policy INF-Pxx included specific to the National Grid.	Retain Policy INF-P8 if a new policy INF-Pxx is provided and policy INF-P6 and INF-P7 are amended as sought above. Amend Policy INF-P8 to give effect to the NPSET if a new policy is not provided.
INF-P8	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.50	Oppose	Unsure as to the purpose of this policy. Do not consider that the proposed rules and standards give effect to it. In particular, the proposed rules and standards do not give effect to 1 and 2, and point 3 is very prescriptive and adverse effects on amenity values are detailed in other policies.	Delete policy as follows: ~~INF-P8verlays~~ ~~Provide for Regionally Significant Infrastructure and other infrastructure which is not located within an Overlay, where it can be demonstrated that the following matters can be achieved:~~ ~~1. Compatibility with the site, existing built form and landform;~~ ~~2. Compatibility with the anticipated character and amenity values of the zone it is located in;~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~3. Any adverse effects on amenity values are minimised, taking into account:~~ ~~a. The bulk, height, size, colour, reflectivity of the infrastructure;~~ ~~b. Any proposed associated earthworks;~~ ~~c. The time, duration or frequency of any adverse effects; and~~ ~~d. Any proposed mitigation measures;~~ ~~4. Any adverse effects on the health, wellbeing and safety of people, communities and the environment, including nuisance from noise, dust, odour emissions, light spill and sedimentation are avoided, remedied or mitigated;~~ ~~5. Any adverse effects on the natural character and amenity of water bodies, the coast and riparian margins and coastal margins are minimised;~~ ~~6. Public access to and along the coastal marine area and water bodies is maintained or enhanced;~~ ~~7. Any adverse effects on any values and qualities of any adjacent Overlays are minimised;~~ ~~8. The safe and efficient operation of any other infrastructure, including the transport network, is not compromised; and~~ ~~9. Any adverse cumulative effects are minimised.~~
INF-P8	Royal Forest and Bird Protection Society	225.113	Oppose	RSI should not be anticipated where protection of SNAs and natural wetlands cannot be achieved. The policy fails to provide for the identification of additional SNAs and councils functions to maintain indigenous biological diversity. Not appropriate to provide for on the basis of minimsing as effect.	Delete or Alternatively amend as follows: Provide for Regionally Significant Infrastructure ~~and other infrastructure~~ which is not located within an Overlay, where it can be demonstrated that the following matters can be achieved: 1A. <u>SNAs are protected and indigenous biological diversity is maintained: and</u> 1. Compatibility with the site, existing built form and landform; 2. Compatibility with the anticipated character and amenity values of the zone it is located in; 3. Any adverse effects on amenity values are minimised, taking into account: a. The bulk, height, size, colour, reflectivity of the infrastructure;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					b. Any proposed associated earthworks; c. The time, duration or frequency of any adverse effects; and d. Any proposed mitigation measures; 4. Any adverse effects on the health, wellbeing and safety of people, communities and the environment, including nuisance from noise, dust, odour emissions, light spill and sedimentation are avoided, remedied or mitigated; 5. Any adverse effects on the natural character and amenity of water bodies, the coast and riparian margins and coastal margins are minimised; 6. Public access to and along the coastal marine area and water bodies is maintained or enhanced; 7. Any adverse effects on any values and qualities of any adjacent Overlays are avoided ~~minimised~~; 8. The safe and efficient operation of any other infrastructure, including the transport network, is not compromised; and 9. Any adverse cumulative effects are avoided, remedied or mitigated ~~minimised~~.
INF-P8	Radio New Zealand Limited	121.21	Support	Supports the intent of this policy.	Not specified.
INF-P8	Kāinga Ora – Homes and Communities	81.254	Support in part	Kāinga Ora generally supports this policy, but seeks deletion of INF-P8(2) as this is too strong (noting infrastructure by its nature cannot always be compatible with the planned urban form and environment) and the RMA issues are dealt with at INF-P8(3). Kāinga Ora also seeks deletion of INF-P8(7) – overlays are identified and there are relevant provisions managing effects within these identified areas. This policy is over-reaching attempting to manage land that sits outside of an identified overlay. Amendments sought with consequential changes made to the numbering/referencing within the Policy.	Amend: Provide for Regionally Significant Infrastructure and other infrastructure which is not located within an Overlay, where it can be demonstrated that the following matters can be achieved: 1. Compatibility with the site, existing built form and landform; ~~2. Compatibility with the anticipated character and amenity values of the zone it is located in;~~ 3. Any adverse effects on amenity values are minimised, taking into account: a. The bulk, height, size, colour, reflectivity of the infrastructure; b. Any proposed associated earthworks; c. The time, duration or frequency of any adverse effects; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					d. Any proposed mitigation measures; 4. Any adverse effects on the health, wellbeing and safety of people, communities and the environment, including nuisance from noise, dust, odour emissions, light spill and sedimentation are avoided, remedied or mitigated; 5. Any adverse effects on the natural character and amenity of water bodies, the coast and riparian margins and coastal margins are minimised; 6. Public access to and along the coastal marine area and water bodies is maintained or enhanced; ~~7. Any adverse effects on any values and qualities of any adjacent Overlays are minimised;~~ 8. The safe and efficient operation of any other infrastructure, including the transport network, is not compromised; and 9. Any adverse cumulative effects are minimised.
INF-P9	Kāinga Ora – Homes and Communities	81.255	Support	Kāinga Ora supports this policy.	Retain as notified
INF-P9	Firstgas Limited	84.15	Amend	Generally supports policy.	Retain as proposed
INF-P9	Powerco Limited	83.36	Support	Supports recognising the operational and functional needs of infrastructure.	Retain as notified.
INF-P9	Waka Kotahi NZ Transport Agency	82.47	Support in part	Supports this policy as it recognises the operational needs and functional needs of regionally significant infrastructure and other infrastructure. Considers that the benefits of regionally significant infrastructure should be considered when making decisions on new infrastructure and the maintenance, repair and upgrading of existing infrastructure. Considers that 1.c could be expressed more clearly as it is difficult to interpret as currently drafted.	Amend provision: “1. The extent to which; a. The infrastructure integrates with, and is necessary to support, planned urban development; b. The potential for significant adverse effects have been ~~minimised~~ mitigated through site, route or method selection; and c. Functional and operational needs constrain the ability to avoid, remedy or mitigate adverse effects of infrastructure. ~~is constrained by functional and operational needs;~~ [...] 6. The benefits of the infrastructure on the surrounding network”.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-P9	KiwiRail Holdings Limited (KiwiRail)	86.23	Support	Support the certainty that bespoke aspects for the rail network, including in relation to location and operational parameters, are recognised in the Proposed Plan. The rail network is existing, however upgrades and improvements to the network are constrained by the existing network location, and how trains operate at a practical level.	Retain as proposed.
INF-P9	Wellington Electricity Lines Limited	85.19	Support	Supports this policy as both Sub Transmission and Local Network components of the electricity distribution network have been acknowledged. Interprets INF-P9 as addressing operational needs as it applies to existing infrastructure, whilst functional need being that associated with the design of new infrastructure. The electricity distribution network represents linear infrastructure. The functional need for the design (line route) of a new section of line often has a functional need to be located through more sensitive environments. The policy direction provides an appropriate level of guidance in regard to assessment weighting when considering the functional need for the infrastructure (or a section of such infrastructure) being located within otherwise sensitive environments.	Retain as currently worded.
INF-P9	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.25	Support	This policy appropriately identifies why infrastructure in some instances must be located in a specific location.	Retain as notified.
INF-P9	Transpower New Zealand Ltd	60.138	Support	Supports policy INF-P9.	Retain.
INF-P9	Radio New Zealand Limited	121.22	Support	Supports the recognition of the operation and functional needs of regionally significant infrastructure, and in particular the maintenance, repair and upgrading of existing infrastructure. Supports the matters of consideration set out in this policy.	Retain as notified.
INF-P9	Royal Forest and Bird Protection Society	225.114	Oppose	The National Planning Standards include definitions of these terms. It is not clear what the policy adds to that. The RPS does not provide direction to consider the matters in this policy beyond RSI. The recognition set out in this policy is inappropriate to other infrastructure. Minimizing the potential for a significant adverse effect is not the same as avoiding that effect. Appears to duplicate many considerations already set out in the policies above.	Delete.

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INF-P10	Royal Forest and Bird Protection Society	225.115	Oppose	Not clear how this policy relates to RSI or in what way this should be recognized. More appropriate for a policy promoting these benefits.	Consider the appropriate chapter for locating this policy or amend to clarify with respect to RSI and to promote rather than recognise.
INF-P10	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.30	Support	The policy clearly anticipates that the technology for infrastructure will change over the lifespan of the Plan, and provides for explicit consideration of the benefits that this may have.	Retain as notified.
INF-P10	Transpower New Zealand Ltd	60.40	Support	Support the policy.	Retain
INF-P10	KiwiRail Holdings Limited (KiwiRail)	86.24	Support	Support the benefits that new technologies can give to rail in terms of efficiency of the operation and safety and resilience of the network, being recognised in policy direction.	Retain as proposed.
INF-P10	Kāinga Ora – Homes and Communities	81.256	Support	Kāinga Ora supports this policy.	Retain as notified
INF-P11	Kāinga Ora – Homes and Communities	81.257	Support	Kāinga Ora generally supports this policy, but notes that the corresponding Non-Complying rule has a non-notification clause, which is unusual for this activity status and not in accordance with best practice.	Retain as notified
INF-P11	Powerco Limited	83.37	Support	Supports policy. It encourages network utilities to meet the national environmental standards and nationally recognised standards.	Retain as notified.
INF-P11	Transpower New Zealand Ltd	60.41	Support	Generally support the policy to manage electric and magnetic fields, which gives effect to Policy 9 of the NPSET.	Retain
INF-P11	Radio New Zealand Limited	121.23	Support in part	Concerned that the Policy is uncertain in its application and in particular the reference to “other nationally recognised standards” is unclear. It is unclear what would be required for a standard that may on occasion be used in New Zealand to become “nationally recognised”. There may also be situations where “nationally	Amend policy as follows: Avoid infrastructure that does not meet national environmental standards ~~and/or other nationally recognised standards~~ or guidelines for electric and magnetic fields and radiofrequency fields.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				recognised standards" potentially conflict with any relevant National Environmental Standards. Considers that the policy should only reference to National Environmental Standards (in relation to which there is no uncertainty as to their application).	
INF-P12	Kāinga Ora – Homes and Communities	81.258	Oppose	Kāinga Ora oppose this policy being located in the Infrastructure Chapter and seeks its combination with INF-P13 policy below and relocation to the Transport Chapter. Kāinga Ora seeks all consequential amendments to reference numbers in the objectives, policies, rules and standards.	Delete: ~~Enable the safe, resilient, effective and efficient operation, maintenance and repair of the transport network to meet local, regional and national transport needs.~~ Consequential amendments to reference numbers in the objectives, policies, rules and standards. Relocate the policy to the Transport Chapter.
INF-P12	Waka Kotahi NZ Transport Agency	82.48	Support	Supports policy as it provides for the safe and effective operation, maintenance and repair of the transport network.	Retain as notified.
INF-P12	KiwiRail Holdings Limited (KiwiRail)	86.25	Support	Support policy directions. Support the recognition of the benefits of Regionally Significant Infrastructure and the recognition of the benefits the transport provide for the City, and the clear policy direction enabling the ability to upgrade and develop that network.	Retain as proposed.
INF-P12	Greater Wellington Regional Council	137.24	Support	Supports policies that relate to public transport infrastructure.	Retain.
INF-P12	Royal Forest and Bird Protection Society	225.116	Support in part	Agrees that maintenance of existing transport network is appropriate in relation to adverse effects on the environment so long as this is managed within limits and where necessary with appropriate consent conditions to avoid, remedy and mitigated adverse effects.	Delete, relocate to the transport chapter or Alternatively amend as follows: Enable the safe, resilient, effective and efficient operation, maintenance and repair of the <u>established</u> transport network to meet local, regional and national transport needs <u>while avoiding, remediating and mitigating adverse effects</u>.
INF-P13	Royal Forest and Bird Protection Society	225.117	Oppose	Not clear why transport in this chapter has provisions additional to RSI. If this chapter is clarified to RSI only then transport network which is captured by RSI is already provided for in other policies and this policy is not needed. The words "as far as is practicable" are uncertain and should be deleted. The matters set out appear more suited to be set out in standards for restricted discretionary activities.	Delete and add the considerations in the policy as standards to apply to consenting or Alternatively if retained: • Delete the words "as far as is practicable" and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• Add requirements that the upgrade or development is outside of an Overlay and for adverse effects to be avoided, remedied and mitigated.
INF-P13	Greater Wellington Regional Council	137.25	Support in part	Supports INF-P13, with amendment to explicitly reference public transport under 6a, and to provide for the space needed in roads and road reserve for stormwater treatment devices and green infrastructure.	Amend INF-P13 6a to reference public transport. Amend INF-P13 6.a. with the following addition "…and stormwater treatment devices [or] green infrastructure;"
INF-P13	KiwiRail Holdings Limited (KiwiRail)	86.26	Support	Supports policy directions. Supports the recognition of the benefits of Regionally Significant Infrastructure and the recognition of the benefits the transport provide for the City, and the clear policy direction enabling the ability to upgrade and develop that network.	Retain as proposed.
INF-P13	Waka Kotahi NZ Transport Agency	82.49	Support	Supports policy specifically as it allows for the upgrade and development of the transport network where it does not compromise the safe, efficient and effective functioning of the transport network.	Retain as notified.
INF-P13	Kāinga Ora – Homes and Communities	81.259	Oppose	Kāinga Ora oppose this policy being located in the Infrastructure Chapter. Seek its combination with policy INF-P12 and relocation to the Transport Chapter. Kāinga Ora seeks all consequential amendments to reference numbers in the objectives, policies, rules and standards.	Delete: ~~Provide for the upgrade and development of the transport network where, as far as is practicable, it:~~ ~~1. Integrates with the existing transport network and any other planned network upgrades or development;~~ ~~2. Does not compromise the safe, efficient and effective functioning of the transport network;~~ ~~3. Responds to site and topographical constraints including opportunities to reduce the effects of earthworks on landscape and ecological values;~~ ~~4. Provides for high levels of connectivity within and between transport modes;~~ ~~5. Provides for pedestrian and cycling safety and connectivity including access to and usability of public open spaces; and~~ ~~6. Provides roads which:~~ ~~a. Allocate adequate space in the road corridor for walking, cycling, infrastructure, streetlighting and street trees as well as vehicles and on-street parking;~~ ~~b. Avoid permanent no-exit streets unless there is no practicable alternative due to site and topographical constraints; and~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~c. Include street trees that are suitable for their specific locations in the road reserve, where these:~~ ~~i. Are a species appropriate to the site's growing conditions including soil, slope, aspect, wind, drought and salt tolerance;~~ ~~ii. Contribute to high quality public amenity through species diversity, habitat and food source value and appearance (mature height, stem girth and form);~~ ~~iii. Have low maintenance requirements and high tolerance to pruning;~~ ~~iv. Are sited to avoid compromising traffic safety sightlines in respect of traffic lights, signs, intersections, bus stops, pedestrian crossings and vehicle crossings; and~~ ~~v. Are sited and planted to avoid compromising buildings, structures or infrastructure.~~ Consequential amendments to reference numbers in the objectives, policies, rules and standards. Combine with INF-P12 and relocate the policy to the Transport Chapter.
INF-P13	Carrus Corporation Ltd	68.12	Support in part	No-exit streets have a place and function in neighbourhoods. Using the terms "avoid" is too strong a word to use. The term "minimise" will be more appropriate. There should be a recognition that no exit streets could/should still allow for pedestrian and cycle thoroughfare. This should be recognised in the policy.	Amend: Provide for the upgrade and development of the transport network where, as far as is practicable, it: 1. Integrates with the existing transport network and any other planned network upgrades or development; 2. Does not compromise the safe, efficient and effective functioning of the transport network; 3. Responds to site and topographical constraints including opportunities to reduce the effects of earthworks on landscape and ecological values; 4. Provides for high levels of connectivity within and between transport modes; 5. Provides for pedestrian and cycling safety and connectivity including access to and usability of public open spaces; and 6. Provides roads which: a. Allocate adequate space in the road corridor for walking, cycling, infrastructure, streetlighting and street trees as well as vehicles and on-street parking; b. ~~Avoid~~ Minimise permanent no-exit streets unless there is no practicable alternative due to site and topographical constraints; and c. Where no exit streets are proposed, ensure connectives and permeability in design for pedestrians and cyclists. d. Include street trees that are suitable for their specific locations in the road reserve, where these:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					i. Are a species appropriate to the site's growing conditions including soil, slope, aspect, wind, drought and salt tolerance; ii. Contribute to high quality public amenity through species diversity, habitat and food source value and appearance (mature height, stem girth and form); iii. Have low maintenance requirements and high tolerance to pruning; iv. Are sited to avoid compromising traffic safety sightlines in respect of traffic lights, signs, intersections, bus stops, pedestrian crossings and vehicle crossings; and v. Are sited and planted to avoid compromising buildings, structures or infrastructure. or; Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.
INF-P13	Kenepuru Limited Partnership (KLP)	59.11	Amend	Does not compromise the safe, efficient and effective functioning of the transport network; This clause as written is absolute. This will make it difficult for any development to occur where the transport network is under some pressure. Maybe it would be a good idea to allow some minor impacts on the existing network perhaps by adding "unreasonably" into the clause. *No-exit streets* have a place and function in neighbourhoods, using the terms "avoid" is too strong a word to use. The term "minimise" will be more appropriate. There should be recognition that no exit streets could/should still allow for pedestrian and cycle thoroughfare. This should be recognised in the policy. The way the Policies, Rules and Standards are written they strongly imply that all the functions within the road corridor must strictly have their own corridor within the overall corridor. There is no mention of the concept of "Shared Space". This leads to unreasonably wide legal road Standards and the way this policy is written is an impediment to alternative designs. The Policy needs only to require that the various functions required for the particular land use that the road supports are designed for. To do this requires the removal of the words "adequate space"	Amend the policy as follows: 2. Does not *unreasonably* compromise the safe, efficient and effective functioning of the transport network [...] 6. Provides roads which: 1. ~~Allocate adequate space~~ *Allow* in the road corridor for walking, cycling, infrastructure, streetlighting and street trees as well as vehicles and on-street parking appropriate for the zone; 2. ~~Avoid~~Minimise permanent no-exit streets unless there is no practicable alternative due to site and topographical constraints; and 3. Where *no exit streets* are proposed ensure connectivity and permeability in design for pedestrians and cyclists. 4. Include street trees that are suitable for their specific locations in the road reserve, where these: 1. Are a species appropriate to the site's growing conditions including soil, slope, aspect, wind, drought and salt tolerance; 2. Contribute to high quality public amenity through species diversity, habitat and food source value and appearance (mature height, stem girth and form); 3. Have low maintenance requirements and high tolerance to pruning; 4. Are sited to avoid compromising traffic safety sightlines in respect of traffic lights, signs, intersections, bus stops, pedestrian crossings and vehicle crossings; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					5. Are sited and planted to avoid compromising buildings, structures or infrastructure.
INF-P13	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.51	Support	This policy is clear. Particular support is provided for point 6(a) which ensures space for other infrastructure within road corridors.	Retain as notified.
INF-P13	Porirua City Council	11.5	Amend	The policy does not currently specifically address rubbish collection space within the road reserve. Inadequate space for refuse and recycling collection may have adverse effects on the safety and efficiency of the operation of the road, and impact on the ability of Council to undertake collection services.	Amend the policy as follows: Provide for the upgrade and development of the transport network where, as far as is practicable, it: ... 6. Provides roads which: a. Allocate adequate space in the road corridor for walking, cycling, infrastructure, <u>refuse and recycling collection,</u> streetlighting and street trees as well as vehicles and on-street parking;
INF-P14	Waka Kotahi NZ Transport Agency	82.50	Support	Supports policy as it provides for safe and efficient connections between the transport network and on-site facilities by requiring connections to roads that address the road classification and the safe functioning of the transport network.	Retain as notified.
INF-P14	Royal Forest and Bird Protection Society	225.118	Oppose	Not clear why transport in this chapter has provisions additional to RSI. If this chapter is clarified to RSI only then transport network which is capture by RSI is already provided for in the policies above and this policy is not needed. The matters set out appear more suited to be set out in standards for restricted discretionary activities.	Delete and add the considerations in the policy as standards to apply to consenting or Alternatively if retained add requirements for adverse effects to be avoided, remedied and mitigated.
INF-P14	Kāinga Ora – Homes and Communities	81.260	Oppose	Kāinga Ora opposes this policy being located in the Infrastructure Chapter. Seek its relocation to the Transport Chapter. Kāinga Ora seeks all consequential amendments to reference numbers in the objectives, policies, rules and standards.	Delete: ~~Provide for safe and efficient connections between the transport network and on-site transport facilities by requiring connections to roads to address:~~ 1. ~~The classification, characteristics and operating speed of the road and the number and types of vehicles accessing the site;~~ 2. ~~Opportunities to share and minimise the number of connections;~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					3. ~~Public health and safety including the safe functioning of the transport network and the safety of pedestrians and cyclists; and~~ 4. ~~Site or topography constraints including reduced visibility.~~ Consequential amendments to reference numbers in the objectives, policies, rules and standards. Relocate the policy to the Transport Chapter.
INF-P15	Kāinga Ora – Homes and Communities	81.261	Oppose	Kāinga Ora opposes this objective being located in the Infrastructure Chapter. Seek its relocation to the Transport Chapter. Kāinga Ora seeks all consequential amendments to reference numbers in the objectives, policies, rules and standards.	Delete ~~Classify roads according to their function and anticipated volume of traffic, based on the New Zealand Transport Agency's One Network Road Classification, as set out in SCHED1 - Roads Classified According to One Network Road Classification.~~ Consequential amendments to reference numbers in the objectives, policies, rules and standards. Relocate the policy to the Transport Chapter.
INF-P15	Waka Kotahi NZ Transport Agency	82.51	Support	Supports the classification of roads using the Waka Kotahi-NZ Transport Agency's One Network Road Classification (ONRC). Notes that ONRC is being replaced in the future with the One Network Framework.	Retain as notified.
INF-P16	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.53	Support	This is supported, as it appropriately recognises roads as infrastructure corridors.	Retain as notified.
INF-P16	Powerco Limited	83.38	Support	Supports policy. It appropriately reflects the role of roads as infrastructure corridors.	Retain as notified.
INF-P16	Kāinga Ora – Homes and Communities	81.262	Oppose	Kāinga Ora opposes the inclusion of this as a policy in the PDP.	Delete: ~~Encourage the use of roads as infrastructure corridors in accordance with the National Code of Practice for Utility Operators' Access to Transport Corridors 2019.~~
INF-P17	Kāinga Ora – Homes and Communities	81.263	Support	Kāinga Ora generally supports these policies.	Retain as notified

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-P17	Powerco Limited	83.39	Support	Supports the importance of infrastructure being located in all areas where its customers choose to locate, including in areas including in particular historic heritage areas and areas of significance to Maori.	Retain as notified.
INF-P17	KiwiRail Holdings Limited (KiwiRail)	86.27	Support	Recognition that there are specific circumstances in which the upgrade of existing, or new, infrastructure may be appropriate on significant sites is supported. In particular that each of these policies links to functional and operational needs is supported.	Retain as proposed.
INF-P17	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.32	Support	Support that there is a pathway that considers functional need and operational need.	Retain as notified.
INF-P17	Transpower New Zealand Ltd	60.42	Support	Support the policy in that it recognises the locational constraints associated with the operational needs of infrastructure.	Retain
INF-P17	Heritage New Zealand Pouhere Taonga	65.5	Support	The proposed provisions on infrastructure upgrade are supported.	Retain policy.
INF-P17	Royal Forest and Bird Protection Society	225.119	Oppose	An upgrade could be allowed on the basis of this policy alone. Inappropriate as matters listed do not capture the full scope of consideration of objectives and provisions in the relevant chapters. Unclear how those other provisions could be considered as this is restricted by the scope of this chapter as described in the chapter introduction and note.	Amend as follows: Only consider allowing upgrades to existing infrastructure and new infrastructure on or within heritage items, heritage settings and historic heritage sites, identified in SCHED2 - Historic Heritage Items (Group A), SCHED3 - Historic Heritage Items (Group B), SCHED4 - Historic Heritage Sites or sites or areas identified in SCHED6 - Sites and Areas of Significance to Māori where it can be demonstrated that: 1. There is an operational need or functional need that means the infrastructure's location cannot be avoided; and 2. The upgrade to existing infrastructure and new infrastructure will protect and maintain the particular heritage and/or cultural values of that building, site, area, item and/or feature; 3. the objectives of the relevant chapters and overlay provisions are achieved.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-P18	Royal Forest and Bird Protection Society	225.120	Support	Supports providing protection of notable trees.	Retain.
INF-P18	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.27	Support	Support that there is a pathway that considers functional need and operational need.	Retain as notified.
INF-P18	Wellington Electricity Lines Limited	85.20	Support in part	Supports the policy setting provided in the PDP in regard to existing and new network infrastructure being operated or developed within close proximity to otherwise protected vegetation. Wellington Electricity Lines Limited and their network contractors are specialists in vegetation management and possess suitable expertise in operating and maintaining electricity lines within close proximity to vegetation. Wellington Electricity Lines Limited operate a significant network of underground lines across the district. More established urban areas contain sections of their overhead line network. Considers that a minor amendment is made to Policy INF-P18 to recognise sections of Wellington Electricity Lines Limited's overhead line network. Supports the policy providing explicit reference to the *Electricity (Hazards from Trees) Regulations 2003*. Such reference to the applicable legislation provides a clear and unambiguous message to users of the PDP.	Amendment to INF-P18 sought to ensure the policy also recognises the districts overhead line network: “Enable the trimming, pruning and activities within the root protection and dripline areas of a tree identified in SCHED5 - Notable Trees for the purpose of operating, maintaining and repairing, upgrading and …”
INF-P18	Powerco Limited	83.40	Support	Supports the importance of being located in all areas where its customers choose to locate, including in areas with notable trees.	Retain as notified.
INF-P18	Kāinga Ora – Homes and Communities	81.264	Support	Kāinga Ora generally supports these policies.	Retain as notified
INF-P19	Kāinga Ora – Homes and Communities	81.265	Support	Kāinga Ora generally supports these policies.	Retain as notified
INF-P19	Powerco Limited	83.41	Support	Supports the importance of being located in all areas where its customers choose to locate. Where appropriate for meeting operational or functional need be able to removal Notable Trees.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-P19	Wellington Electricity Lines Limited	85.21	Support	Support the policy direction. It appropriately recognises that tree removal is unavoidable in some instances. Agree that the protection of notable trees is an important consideration across the district. The policy direction proposed enables technical and operational considerations whereby the removal of such trees can be undertaken if there is no feasible alternative.	Retain as currently drafted.
INF-P19	Royal Forest and Bird Protection Society	225.121	Oppose	The policy assumes that the activity will be more important than retaining the tree. This may not be the case for rare or extremely old trees	Amend the wording so that it: • Is less directive; and • Allows for a case by case determination with consideration of adverse effects.
INF-P20	Royal Forest and Bird Protection Society	225.122	Oppose	An upgrade or new infrastructure could be allowed even where objectives of the ECO chapter are not achieved. Inappropriate to limit consideration solely to the policies set out as effects could extent to other matters addressed in the ECO chapter. An operational need is not an appropriate basis to consider locating new RSI in a SCHED7 SNA.	Delete or Amend as follows: Upgrades to and new Regionally Significant I~~i~~nfrastructure in Significant Natural Areas Except as provided for by INF-P6 and INF-P7, only consider allowing for upgrades to existing infrastructure and ~~for~~ avoid new Regionally Significant I~~i~~nfrastructure in areas identified in SCHED7 - Significant Natural Areas ~~where~~ unless it can be demonstrated that: 1. There is a~~n operational need or~~ functional need that means the infrastructure's location cannot be avoided; and 2. Any adverse effects on indigenous biodiversity values within areas ~~identified in SCEHD7~~ - Significant Natural Areas are avoided, remedied or mitigated consistent with the ECO chapter provisions ~~addressed in accordance with ECO-P2 and the matters in ECO-P4, ECO-P11 and ECO-P12~~.
INF-P20	KiwiRail Holdings Limited (KiwiRail)	86.28	Support	Recognition that there are specific circumstances in which the upgrade of existing, or new, infrastructure may be appropriate on significant sites is supported. In particular that each of these policies links to functional and operational needs is supported.	Retain as proposed
INF-P20	Powerco Limited	83.42	Support	Supports the importance of being located in all areas where its customers choose to locate, including in Significant Natural Areas.	Retain as notified.
INF-P20	Waka Kotahi NZ Transport Agency	82.52	Support	Supports the policy as it provides for upgrades to and new infrastructure where there is an operational or functional need for the infrastructure. This will provide for the ongoing safe and effective operation, maintenance and repair of the transport network.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-P20	Kāinga Ora – Homes and Communities	81.266	Support	Kāinga Ora generally supports these policies.	Retain as notified
INF-P20	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.29	Support	Support that there is a pathway that considers functional need and operational need, balanced with SNA values	Retain as notified.
INF-P20	Transpower New Zealand Ltd	60.43	Support in part	Neutral on Policy INF-P20 if a combined policy INF-P6/7 specific to the National Grid and addressing SNA's is provided.	Retain Policy INF-P20 if policies INF-P6 and INF-P7 are amended as sought. Amend Policy INF-P20 to give effect to the NPSET if a new policy is not provided.
INF-P21	Transpower New Zealand Ltd	60.44	Support in part	Neutral on Policy INF-P21 if a combined policy INF-P6/7 which would be specific to the National Grid and address SAL's is provided.	Retain Policy INF-P21 if policy INF-P6 and INF-P7 are amended as sought. Amend Policy INF-P21 to give effect to the NPSET if a new policy is not provided.
INF-P21	Powerco Limited	83.43	Oppose	Seeks the policy be amended to recognise that new infrastructure may only be able to minimise adverse effects due to technical and/or operational constraints.	Amend INF – P21.1 as follows: 1. Any ~~significant~~ adverse effects are ~~avoided, and any other adverse effects are~~ avoided, remedied or mitigated as far as reasonably practicable and the identified characteristics and values of the Special Amenity Landscapes described in SCHED10 – Special Amenity Landscapes are maintained to the extent practicable; and
INF-P21	KiwiRail Holdings Limited (KiwiRail)	86.29	Support	Recognition that there are specific circumstances in which the upgrade of existing, or new, infrastructure may be appropriate on significant sites is supported. In particular that each of these policies links to functional and operational needs is supported.	Retain as proposed
INF-P21	Royal Forest and Bird Protection Society	225.123	Oppose	This policy fails to consider the impacts on indigenous biological diversity or whether values meet the significance criteria in Policy 23 of the RPS.	Amend as follows: Upgrades to and new Regionally Significant I~~i~~nfrastructure in Special Amenity Landscapes Except as provided for by INF-P6 and INF-P7, only consider allowing for upgrades to existing Regionally Significant I~~i~~nfrastructure and for new Regionally Significant I~~i~~nfrastructure within Special Amenity Landscapes where: 1. Any significant adverse effects are avoided, and any other adverse effects are avoided, remedied or mitigated and the identified characteristics and values of the Special Amenity Landscapes described in SCHED10 - Special Amenity Landscapes are maintained; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					1A. an assessment has been undertaken applying the criteria under Policy 23 of the RPS and any areas of significance are protected; and 1B. indigenous biological diversity is maintained; and 2. There is an operational need or functional need that means the infrastructure's location cannot be avoided; 3. There are feasible methods to mitigate the adverse effects of the activity on the landscape and reduce the visual impact, including through: a. Grouping or dispersing structures; b. Undergrounding; and c. Locations that reduce visibility. 4. The design methods used minimise the adverse visual effects of the infrastructure, including: a. Landscaping and screening; b. Design, location, height, bulk and colour; c. Any light spill effects; d. Reflectivity effects; and 5. The scale of earthworks and indigenous vegetation removal is minimised and any exposed areas are treated to minimise adverse off-site effects.
INF-P21	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.24	Support	Support that there is a pathway that considers functional need and operational need.	Retain as notified.
INF-P21	Kāinga Ora – Homes and Communities	81.267	Support	Kāinga Ora generally supports this policy but seeks amendment	Amend: Except as provided for by INF-P6 and INF-P7, only allow for upgrades to existing infrastructure and for new infrastructure within Special Amenity Landscapes where:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					1. Any ~~significant adverse effects are avoided, and any other a~~dverse effects are avoided, remedied or mitigated and the identified characteristics and values of the Special Amenity Landscapes described in SCHED10 - Special Amenity Landscapes are maintained; and 2. There is an operational need or functional need that means the infrastructure's location cannot be avoided; 3. There are feasible methods to mitigate the adverse effects of the activity on the landscape and reduce the visual impact, including through: a. Grouping or dispersing structures; b. Undergrounding; and c. Locations that reduce visibility. 4. The design methods used minimise the adverse visual effects of the infrastructure, including: a. Landscaping and screening; b. Design, location, height, bulk and colour; c. Any light spill effects; d. Reflectivity effects; and 5. The scale of earthworks and indigenous vegetation removal is minimised and any exposed areas are treated to minimise adverse off-site effects.
INF-P22	Royal Forest and Bird Protection Society	225.124	Support in part	Supports the direction for avoidance as the first consideration for new RSI in ONFL throughout the district and HNC of the coastal environment is supported. The policy fails to consider the impacts on indigenous biological diversity or whether values in these areas meet the significance criteria in Policy 23 of the RPS. The direction for avoidance as the first consideration for new RSI should also be applied to SCHED7 SNAs and should not be anticipated within other SNAs or natural wetlands.	Amend as follows: Upgrades to and new Regionally Significant I~~i~~nfrastructure in an Outstanding Natural Features and Landscapes or Coastal High Natural Character Area Except as provided for by INF-P6 and INF-P7, only allow upgrades to existing Regionally Significant I~~i~~nfrastructure where, and avoid new Regionally Significant I~~i~~nfrastructure in areas identified in SCHED9 - Outstanding Natural Feature and Landscape or SCHED11 - Coastal High Natural Character Area, unless it can be demonstrated that: 1A. an assessment has been undertaken applying the criteria under Policy 23 of the RPS and any areas of significance are protected; and 1B. indigenous biological diversity is maintained; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					1. There is an operational need or functional need that means the infrastructure's location cannot be avoided, and there are no reasonable alternatives; 2. The design and location of the infrastructure is subordinate to and does not compromise the identified characteristics and values of the Outstanding Natural Feature or Landscape described in SCHED9 - Outstanding Natural Features or Landscapes or Coastal High Natural Character Area described in SCHED11 - Coastal High Natural Character Areas; 3. The natural components of the Outstanding Natural Feature or Landscape or Coastal High Natural Character Area will continue to dominate over the influence of human activity; and 4. Any significant adverse effects are avoided, and any other adverse effects are avoided, remedied or mitigated~~, while also having regard to the matters in NFL-P3 and NFL-P6 and CE-P3~~.
INF-P22	KiwiRail Holdings Limited (KiwiRail)	86.30	Support	Recognition that there are specific circumstances in which the upgrade of existing, or new, infrastructure may be appropriate on significant sites is supported. In particular that each of these policies links to functional and operational needs is supported.	Retain as proposed
INF-P22	Powerco Limited	83.44	Support	Supports recognition that operational or functional needs for the location of new infrastructure may mean there is no suitable alternative to locating within an outstanding natural feature or landscape. Seeks retention of the policy.	Retain as notified.
INF-P22	Waka Kotahi NZ Transport Agency	82.53	Support	Supports the policy as it provides for upgrades to and new infrastructure where there is an operational or functional need for the infrastructure This will provide for the ongoing safe and effective operation, maintenance and repair of the transport network.	Retain as notified.
INF-P22	Kāinga Ora – Homes and Communities	81.268	Support	Kāinga Ora generally supports these policies.	Retain as notified
INF-P22	Transpower New Zealand Ltd	60.45	Support in part	Neutral on Policy INF-P22 if a combined policy INF-P6/7 is provided specific to the National Grid and addressing ONFL and ONC's.	Retain Policy INF-P22 if policies INF-P6 and INF-P7 are amended as sought. Amend Policy INF-P22 to give effect to the NPSET if a new policy is not provided.
INF-P22	Spark New Zealand Trading Limited, Chorus New Zealand Limited,	51.28	Support	Support that there is a pathway that considers functional need and operational need.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
	Vodafone New Zealand Limited				
INF-P22	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.55	Support in part	The policy is appropriate. Consideration should be given to lifeline utilities when considering what can be constructed in such areas.	Amend the policy as follows: INF-P22r Coastal High Natural Character Area Except as provided for by INF-P6 and INF-P7, only allow upgrades to existing infrastructure where, and avoid new infrastructure in areas identified in SCHED9 - Outstanding Natural Feature and Landscape or SCHED11 - Coastal High Natural Character Area, unless it can be demonstrated that: 1. There is an operational need or functional need that means the infrastructure's location cannot be avoided, or the utility is a lifeline uility, and there are no reasonable alternatives; 2. The design and location of the infrastructure is subordinate to and does not compromise the identified characteristics and values of the Outstanding Natural Feature or Landscape described in SCHED9 - Outstanding Natural Features or Landscapes or Coastal High Natural Character Area described in SCHED11 - Coastal High Natural Character Areas; 3. The natural components of the Outstanding Natural Feature or Landscape or Coastal High Natural Character Area will continue to dominate over the influence of human activity; and 4. Any significant adverse effects are avoided, and any other adverse effects are avoided, remedied or mitigated, while also having regard to the matters in NFL-P3 and NFL-P6 and CE-P3.
INF-P23	Transpower New Zealand Ltd	60.46	Amend	General support for INF-P23 directing infrastructure to locate outside of hazard areas. The National Grid is linear infrastructure that cannot avoid locating in hazard overlays and can be designed in a manner that does not place the National Grid, people or properties at risk (nor exacerbate any risks). Seeks amendments to INF-P23 to ensure that the development of the National Grid is not inappropriately constrained by this Policy. Notes the PDP map legend refers to “Hazards and Risks Overlay” and presumes all 11 overlays under this ‘title’ are subject to P23. Support the consistent use of terminology to avoid confusion for plan users.	Amend Policy INF-P23 as follows: INF-P23 Upgrades to and new infrastructure in ~~Natural Hazard Overlays and Coastal Hazard~~ Hazards and Risk Overlays ~~Only allow~~Provide for the upgrade~~s~~ to existing and provision of new infrastructure in Natural Hazard Overlays and Coastal Hazard Overlays where the infrastructure: 1. Does not increase the risk from the natural hazard to people, or other property or infrastructure; 2. Has a functional need or operational need for its location~~that means the infrastructure's location cannot be avoided and there are no reasonable alternatives~~; 3. Is not vulnerable to the natural hazard; 4. Does not result in a reduction in the ability of people and communities to recover from a natural hazard event; and 5. Is designed to maintain reasonable and safe operation during and in the immediate period after a natural hazard event.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					And Any consequential amendments
INF-P23	Kenepuru Limited Partnership (KLP)	59.12	Amend	The words "not vulnerable" is difficult to interpret. The concept of "resilience is much better understood by engineers.	Amend the policy as follows: 3. Is ~~not vulnerable~~*designed to be resilient* to the natural hazard;
INF-P23	Kāinga Ora – Homes and Communities	81.269	Support	Kāinga Ora generally supports these policies.	Retain as notified
INF-P23	Waka Kotahi NZ Transport Agency	82.54	Support	Supports the policy as it provides for upgrades to and new infrastructure where there is an operational or functional need for the infrastructure. This will provide for the ongoing safe and effective operation, maintenance and repair of the transport network.	Retain as notified.
INF-P23	Powerco Limited	83.45	Support	Supports the importance of being located in all areas where its customers choose to locate, including in Natural Hazard Overlays and Coastal Hazard Overlays.	Retain as notified.
INF-P23	KiwiRail Holdings Limited (KiwiRail)	86.31	Support	Recognition that there are specific circumstances in which the upgrade of existing, or new, infrastructure may be appropriate on significant sites is supported. In particular that each of these policies links to functional and operational needs is supported.	Retain as proposed.
INF-P23	Royal Forest and Bird Protection Society	225.125	Oppose	Upgrades and new RSI should make provision for indigenous biodiversity to adapt and respond to natural hazards, particularly where this is a result of climate change.	Amend the policy as follows: Only allow for upgrades to existing and new Regionally Significant I~~i~~nfrastructure in Natural Hazard Overlays and Coastal Hazard Overlays where the infrastructure: 1. Does not increase the risk from the natural hazard to people, or other property or infrastructure; 2. Has a functional need or operational need that means the infrastructure's location cannot be avoided and there are no reasonable alternatives; 3. Is not vulnerable to the natural hazard; 4. Does not result in a reduction in the ability of people and communities to recover from a natural hazard event; and 5. Is designed to maintain reasonable and safe operation during and in the immediate period after a natural hazard event; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					6. includes provision for indigenous biodiversity adaption and response including inland migration in response to sea level rise .
INF-P23	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.26	Support in part	Support that there is a pathway that considers functional need and operational need. The Council should not be concerned about the vulnerability of the infrastructure to the natural hazard, or its ability to maintain reasonable and safe operation during and after an event. These are matters for the asset owner. The infrastructure may be necessary to provide services to communities outside of times when a natural event has occurred (or in the aftermath of an event), and when such an event occurs, temporary infrastructure could be used as an alternative.	Amend the policy as follows: INF-P23ays Only allow for upgrades to existing and new infrastructure in Natural Hazard Overlays and Coastal Hazard Overlays where the infrastructure: 1. Does not increase the risk from the natural hazard to people, or other property or infrastructure; 2. Has a functional need or operational need that means the infrastructure's location cannot be avoided and there are no reasonable alternatives; 3. ~~Is not vulnerable to the natural hazard;~~ 4. Does not result in a reduction in the ability of people and communities to recover from a natural hazard event; and 5. ~~Is designed to maintain reasonable and safe operation during and in the immediate period after a natural hazard event.~~
INF-P24	Wellington Electricity Lines Limited	85.22	Support in part	Wellington Electricity Lines Limited supplies Porirua City and surrounds with a safe and secure electricity service through the Pāuatahanui Substation Grid Exit Point, a significant and strategic component of the district's electricity supply network. Assets contained within, or in close proximity to the Pāuatahanui Substation Yard (i.e., two feeders to the Plimmerton Area). Appreciate that the purpose of INF-P24 is to provide specific protection to the Transpower Substation that is not otherwise subject to NESETA. Given the strategic importance the site has for the district's electricity distribution network, contend that appropriate (subtle) recognition is contained within the policy in regard to the integrated nature of WELL's operation within or adjacent to the substation yard. A minor amendment is sought to clause 1b) of INF-P24.	Amend the policy as below: b) The extent to which the proposed development will avoid the potential reverse sensitivity effects on and amenity and nuisance effects of the National Grid Pāuatahanui Substation and associated equipment.
INF-P24	Kāinga Ora – Homes and Communities	81.270	Oppose	Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended. Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.	Delete: ~~Consider the following matters when assessing any buildings, structures and activities proposed within the National Grid Pauatahanui Substation Yard:~~ ~~1. Where located in the Settlement Zone:~~ ~~a. The extent to which the proposed development design and layout enables appropriate separation distances between sensitive activities and the substation; and~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~b. The extent to which the proposed development will avoid the potential reverse sensitivity effects on and amenity and nuisance effects of the National Grid Pauatahanui Substation.~~ ~~2. Where located in any zone, including the Settlement Zone:~~ ~~a. The risk of electrical hazards affecting public or individual safety, and the risk of property damage;~~ ~~b. Measures proposed to mitigate other adverse effects on the operation, maintenance, upgrading and development of the substation;~~ ~~c. Technical advice from an electrical engineer specialising in electricity transmission;~~ ~~d. The outcome of any consultation with Transpower; and~~ ~~e. Whether the building, structure or sensitive activity could be located further from the substation.~~
INF-P24	Transpower New Zealand Ltd	60.47	Amend	Supports Policy INF-P24's direct relationship to the Pauatahanui Substation Yard and provision for the management of direct electrical effects and reverse sensitivity effects, giving effect to Policy 10 of the NPSET. While the policy itself is largely supported, Transpower notes that while drafted as a policy, the matters are assessment matters and therefore would be more appropriately placed as matters of discretion within the corresponding rule. However, Transpower accepts this is a drafting approach that occurs across the plan.	Amend Policy INF-P24 as follows: INF-P24 The National Grid Pauatahanui Substation Yard Consider the following matters when assessing any <u>new</u> buildings~~, structures and~~ <u>for sensitive</u> activities proposed within the National Grid Pauatahanui Substation Yard: 1. Where located in the Settlement Zone: 2. The extent to which the proposed development design and layout enables appropriate separation distances between sensitive activities and the substation; and 3. The extent to which the proposed development will avoid the potential reverse sensitivity effects on and amenity and nuisance effects of the National Grid Pauatahanui Substation. 4. Where located in any zone, including the Settlement Zone: 5. The risk of electrical hazards affecting public or individual safety, and the risk of property damage; 6. Measures proposed to mitigate other adverse effects on the operation, maintenance, upgrading and development of the substation; 7. Technical advice from an electrical engineer specialising in electricity transmission; 8. The outcome of any consultation with Transpower; and 9. Whether the building, structure or sensitive activity could be located further from the substation. And Any consequential amendments.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-P25	Hamish Tunley	52.8	Oppose	A 4m slice of land has effectively been lost due to this proposed Designation. At the time the First Gas Designation (12m in width) was put in place PCC and First Gas should have taken into consideration the adverse effects, including reverse sensitivity effects, of subdivision, use and development. First Gas, and PCC had the opportunity to get the Designation, and any Gas Transmission Corridor right at that time. At the time of establishing this designation (and subsequent easement) there would have been a quid pro quo for landowners affected by this. With the proposed changes with this Gas Transmission Pipeline Corridor, PCC are now trying to impose a wider corridor (and in addition a further 10m setback) without any quid pro quo to affected parties. For 125 Endeavour Drive INF-P25, and related GRZ-R23 means the Gas Transmission Pipeline Corridor now encroaches onto the property, where currently it is unaffected by the First Gas Easement, and proposed Designation. This means more than 364m^2 of land (4x91m) is now impacted by the proposed inclusion of the Gas Transmission Pipeline Corridor. This means a building platform is unable to be located within this Corridor. This has significant repercussions for site development. This slice of land will now be defined as non-complying activity under SUB-R16-2 for any building platform within the Corridor. This will severely impact development plans to subdivide and build multiple properties within this new Corridor. This is a financial disadvantage of losing approx. 364-400 m^2 of available land to develop buildings or structures on. Based on the recent land sales in Whitby (October 2020) this equates to between $300,000-$400,000.	The distance of the Gas Transmission Pipeline Corridor Designation should be reduced from the proposed 20m in width to be consistent with the First Gas Designation of 12m in width. The following criteria of INF-P25 lack specifics, the wording is not well defined. How is risk measured or understood, and how is it mitigated when making a resource consent submission? • **Point 2:** More detail is needed about what is considered a restriction. Would 1m of physical access be considered restricting access? Do they require 4m? • **Point 3:** Please clarify what or who's property damage, is this to First Gas or Landowner. • **Point 3:** Please clarify, health or public safety. Are you talking about the residents or first gas employees who are being protected? Is it First Gas assets or homeowners property damage? • **Point 5.** Please be more specific, what the operator thinks or decides may go.
INF-P25	Catriona O'Meara-Hunt	34.1	Oppose	The current provision of 6m either side of the pipeline is perfectly adequate to protect Firstgas pipeline assets in an already established residential zone. As 6 Scoresby Grove, Whitby is residential zoned and therefore on a smaller land parcel there is a much greater impact for the home owner being unable to fully enjoy or utilise the property originally purchased compared to if this was a rural/ lifestyle block or undeveloped land parcel. Existing property was built and developed specifically with the 6m provision in mind ensuring unrestricted and easy access by Firstgas and still leaving sufficient section for our enjoyment and potential utilisation. The proposed new corridor erodes the ability to fully utilise the section which was purchased by us for this purpose in 2012. The proposed 10m either side of the gas pipe provision means the exclusion zone will run right through the middle of the existing	To NOT approve the extension of the current allocated provision of 6m either side of the Gas Transmission Pipeline Corridor to the proposed 10m either side.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				property/house and also takes out the entire usable garden/grassed rear section which has substantial planting of trees that have been in place for 15+ years. Aware any existing buildings are exempt from the new provision. Seriously impairs the future enjoyment, possibilities, saleabilty and therefore value of the property for owners and any future owner as well as Firstgas incurring additional cost to reinstate existing planting/fencing/concrete pads if maintenance work carried out damages existing assets already in place within the new corridor. No knowledge of other infrastructure company that requires 20 metres of personal residentially zoned land to be covered by a caveat, corridor or similar to safeguard their assets. The current 6m either side of the pipeline (12 metres in total) in place is more then sufficient to ensure Firstgas assets remain unaffected by current and any future owners of the property.	
INF-P25	Porirua City Council	11.7	Amend	As written, the policy only relates to activities within the Corridor. The policy also needs to also relate to habitable buildings near the Corridor to integrate with relevant rules.	Amend the policy as follows: Consider the following matters when assessing any buildings, structures and activities proposed within, and habitable buildings near, the Gas Transmission Pipeline Corridor:
INF-P25	Kāinga Ora – Homes and Communities	81.271	Oppose	Kāinga Ora seeks deletion of this policy, as the Gas Transmission Pipeline Corridor is designated, so works can be undertaken by the Requiring Authority using its underlying designation. Beyond this, relevant chapters have provisions relating to the Gas Transmission Pipeline Corridor to manage reverse sensitivity effects, and therefore this provision appears redundant.	Delete: ~~Consider the following matters 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.~~
INF-P25	Firstgas Limited	84.32	Amend	Generally supports policy.	Retain as proposed.
INF-P26	Powerco Limited	83.46	Support	Supports enabling signs associated with infrastructure.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-P26	Waka Kotahi NZ Transport Agency	82.55	Support in part	Supports the enabling of signs that allows for the safe and effective operation, maintenance and repair of infrastructure. Consider that signs associated with the construction, operation, maintenance and repair or upgrading of infrastructure is for the purpose of public safety. Signs under this policy should be referred to as 'official signs'.	Amend provision: INF- P26 Official Signs Enable official signs associated with the construction, operation, maintenance and repair or upgrading of infrastructure.
INF-P26	Kāinga Ora – Homes and Communities	81.272	Support	Kāinga Ora supports this policy.	Retain as notified
INF-P26	Royal Forest and Bird Protection Society	225.126	Oppose	Not clear that there may be environmental effects from signage, for example in or adjacent to an SNA or natural wetland. Not clear whether this signage is specific to RSI. The policy also suggests some signs could be temporary. This needs clarification.	Enable signs associated with the construction, operation, maintenance and repair or upgrading of Regionally Significant Iinfrastructure where adverse effects are avoided, remedied or mitigated.
Note	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.33	Support in part	The introductory statement is supported. Minor technical correction is necessary to detail the mechanism as to how the scheduled sites apply. The reference to the noise chapter is better located at the start of the chapter where discussion is included as to how the Infrastructure chapter interacts with other chapters in the plan, so that all cross references are held in one place.	Amend as follows: **Rules** [...] The installation and operation of telecommunications facilities (such as cabinets, antennas, poles, small cell-units and telecommunications lines) undertaken by a facility operator are controlled by the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016, separate to this District Plan. The following District Plan scheduled areas are considered NES subpart 5 matters, and as such, under the mechanism of the NES tThe District Plan ~~continues to~~ applyies if~~where these~~ telecommunications facilities are located within the following: [...] ~~Note: Noise from backup emergency generators at Radio New Zealand's Titahi Bay facilities is exempt from the noise limits in the Noise chapter. All other infrastructure must comply with the noise rules for the underlying zone.~~
INF-S1	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.57	Support in part	The intent of this standard is clear. Changes are sought to remove the date reference to allow for any infrastructure which is constructed over the life of the plan to be subsequently upgraded as and when new technologies are introduced, and to align with the definition sought for pole.	Amend the standard as follows: 1. The realignment, relocation or replacement of a telecommunication line, any pipe (excluding a gas transmission pipeline), pole, tower, conductor, cross arm, switch, transformer or ancillary structure must be within 5m of the existing alignment or location *[Note if the amendment to the definition of pole as sought is not accepted, then this standard should be updated to also include telecommunication pole]*. 2. A pole must not be replaced with a tower.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					3. The height of a replacement pole, tower or ~~telecommunication pole~~ must not exceed whichever is the lesser of: a. 25m; or b. ~~The height of the replaced pole or tower or telecommunication pole as of 28 August 2020 plus 30%;~~ Except that, if the existing pole, tower or ~~telecommunication pole~~ is greater than 25m in height, the height of the replacement pole, tower or ~~telecommunication pole~~ must be no higher than the existing pole, tower or telecommunication pole. 4. The diameter or width of a replacement pole or ~~telecommunication pole~~: a. Must not exceed twice that of the replaced pole at its widest point ~~as of 28 August 2020~~; or b. Where a single pole is replaced with a pi pole, the width of the pi pole structure must not exceed three times the width of the replaced pole ~~as of 28 August 2020~~ at its widest point. 5. A replacement tower's footprint must not exceed the width of the tower ~~as of 28 August 2020~~ by more than 25%. 6. The diameter of a replacement conductor or line must not exceed the diameter of the replaced conductor or line or 50mm, whichever is the greater. 7. Additional conductors or lines: a. Must not increase the number of conductors or lines ~~as of 28 August 2020~~ by more than 100%; and b. Must not exceed a 50mm diameter. 8. There must be no additional towers. 9. The number of additional poles required to achieve the conductor clearances required by NZECP 34:2001 must not exceed two. 10. Additional cross arms must not exceed the length of the existing cross arm ~~as of 28 August 2020~~ by more than 100%, up to a maximum of 4m. 11. The diameter of replacement pipes located aboveground must not exceed the diameter of the replaced pipe by more than 300mm.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					12. The realignment, relocation or replacement of any other infrastructure structure or building: a. Must be within 5m of the alignment or location of the original structure or building; b. Must not increase the footprint of structure or building ~~as of 28 August 2020~~ by greater than 30%. 13. A replacement panel antenna must not increase the face area ~~as of 28 August 2020~~ by more than 20%. 14. A replacement dish antenna must not increase in diameter ~~as of 28 August 2020~~ by more than 20%.
INF-S3	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.42	Support	The height provisions allowed are appropriate when compared to the permitted building height in the corresponding zones.	Retain as notified.
INF-S5	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.38	Support	The height provisions allowed are appropriate.	Retain as notified.
INF-S6	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.40	Support	The Antenna sizes are appropriate and align with the NESTF.	Retain as notified.
INF-S6	Spark New Zealand Trading	51.58	Support in part	Telecommunication Pole updated to reflect changes sought to Pole definition.	Amend standard as follows:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
	Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited				INF-S6 Size and diameter – Antenna attached to a ~~telecommunication~~ pole (not regulated by the NESTF) [...]
INF-S7	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.56	Support in part	Clarification is sought as to what the area of a panel antenna is, and to align the face area sizes with standard telecommunication antenna size, which are only marginally different.	Changes sought are as follows: INF-S7.1.b amend to read: 1.8m^2 in area of any panel (largest face) if a panel antenna; or INF-S7.2.b amend to read: 1.5~~1.2~~m^2 in area of any panel (largest face) if a panel antenna; or INF-S7.3.b amend to read: 1.5~~1.2~~m^2 in area of any panel (largest face) if a panel antenna; or INF-S7.4.b amend to read: 1.2~~0.8~~m^2 in area of any panel (largest face) if a panel antenna; or INF-S7.6.b amend to read: 1.5~~1.2~~m2 in area of any panel (largest face) if a panel antenna;
INF-S8	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.41	Support	Directly aligns with NESTF permitted provision for legal road.	Retain as notified.
INF-S13	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.43	Support in part	Setbacks are appropriate from private boundaries for cabinets, but there are situations where a cabinet is located in private property but adjoins the legal road and is serviced from legal road. This can occur in situations where the legal road width is narrow, and a cabinet within legal road could unduly effect vehicles or pedestrians, so it is set into neighbouring private property. In such instances a setback from the road boundary of 2m would not lead to an appropriate visual outcome. As such, the 2m setback should not apply to any road boundary.	Amend standard as follows: [...] All zones: 1. It must not be located within a 2m setback from any site boundary (except for any road boundary). [...]
INF-S14	Spark New Zealand Trading Limited, Chorus New Zealand Limited,	51.61	Support in part	Support this standard, particularly S14-4 in regards to trenching. There are instances when trenches need to be deeper than 1m, and it is understood that this depth does not create any different environmental effects to a 1m trench. A minor change is sought.	Amend the standard as follows: [...] 4. Trenching for the construction, operation, maintenance and repair, removal or upgrade of underground infrastructure undertaken within 1.0m of the site boundary must not exceed 1.5~~0~~m in depth. [...]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
	Vodafone New Zealand Limited				
INF-S15	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.60	Support in part	The area for which earthworks in the rural zone are permitted should be increased from 1000sqm to 2500sqm in line with other plans. This will allow tracks that are used to service infrastructure to be upgraded.	Amend the standard as follows: Under S15.4 ~~1000m²~~ to 2500m²
INF-S16	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.59	Support in part	Support the standard. Clarity should be provided that alternatives to trenching, such as directional drilling and other similar methods, are provided.	Amend the standard as follows: [...] 1. The earthworks are limited to trenching less than 600mm in width or alternative methods such as directional drilling, directly above existing underground infrastructure [...]
INF-Table 1	Survey + Spatial New Zealand (Wellington Branch)	72.20	Oppose	The minimum roading widths are huge. This seems contrary to national and NZTA direction to create narrower roads with lower speed environments using shared spaces.	Road design should be as per NZS 4404:2010.
INF-Table 2	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.63	Support in part	This is a continuation of the previous submission point regarding telecommunication lines being included in Table 2. The Table would not copy in Isovist under the submission point on INF-S23	Amend the table as follows: [...] • Telecommunication, Distribution or customer connection electricity lines [...]
General	Firstgas Limited	84.41	Not specified	[No specific reason given beyond decision requested - refer to original submission]	Enable new underground pipelines in excess of 2,000kpa as a permitted activity subject to meeting standards.
General	Royal Forest and Bird Protection Society	225.127	Oppose	Uncertain relationship of this chapter to overlays and overlay provisions. The National Planning Standards are that overlay provisions are to be included in the relevant district wide chapter. In respect of SCHED7 SNAs this is the ECO chapter. Under the amendments sought the ECO chapter will also include provisions	Amend the first note as follows: Note: Rule headings may identify whether the rule applies to areas outside of any Overlay, to all Overlay areas, or to areas within specific Overlays. Where rules do not specifically identify

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				for identification of additional SNAs and maintenance of indigenous biological diversity. The current approach that rules rely on the policies in this INF chapter is inconsistent with the National Planning Standards for overlays and does not achieve integrated management for infrastructure and ECO outcomes set out in the chapter and strategic objectives. Integration with coastal environment provisions is uncertain. The default position that the rules apply over all overlays is inconstant with the National Planning Standards and with good practice that spatially defined matters are not determined on the basis of activities or underlying zone provisions. The applicability of rules should be determined on the activity which they provide for and also on the effects which a rule addresses.	this, they ~~apply across all~~ are subject to any relevant Overlays and ~~areas outside of any~~ Overlay provisions set out in the relevant district wide chapters. Delete the second note relating to whether other rules apply. Amend the last note as follows: Note: An activity may require consent for more than one rule in this table and may also require consent under rules in another chapter of the plan where the proposal includes more than one activity. Plan users are required to review all rules in this table to determine the status of an activity.
Rules	Ryan Family Trust	138.6	Amend	The proposed rules must be modified to bring a better balance between owner's rights, responsibilities, environmental management and cost-effective administration.	The rules must be modified to allow adequate tree trimming for owners within an SNA to comply with the mandatory regulatory requirements of the Health and Safety Act Part 2 "Maintenance of trees around Power Lines" and NZECP 34:2001 "Electrical Safe Distances" without recourse to consent processes.
Note in rule section	Radio New Zealand Limited	121.24	Support	Supports the exemption of noise from its backup emergency generators from the noise limits in the Proposed Plan.	Retain as notified.
Note in rule section	Wellington Electricity Lines Limited	85.23	Support in part	Considers that the wording used in the Rules preamble is remiss in regard to the definition for *Transmission Line*. The statement in the Rules preamble is not clear as it refers to *Transmission Lines* that are not part of the National Grid. The definition for Transmission Line is explicit that they *only* refer to the NESETA. WELL own and operate a significant network of Sub Transmission Lines across the Porirua District and wider Wellington Region. Such lines are designed to operate for higher voltage transmission purposes (i.e., transmission of high voltage electricity from Grid Exit Points to step-down zone substations and distribution substations), and consequently represent transmission lines that are discrete to the local-lines network and are a part of the network that "*does not relate to an existing transmission line that is part of the National Grid*". Seeks that provision is made in the PDP for Transmission Lines that are not defined by the NESETA.	Seeks a definition, or other mechanism such as an advice note, to the effect that electricity transmission function is commonly undertaken outside of the NESETA such as Sub Transmission line function.
Note in rule section	KiwiRail Holdings Limited (KiwiRail)	86.32	Support	Supports clarity that unless specifically identified in a rule in the table, the rules in this chapter are the only rules that apply to infrastructure.	Retain as proposed.
Note in rule section	Transpower New Zealand Ltd	60.48	Support	Support the inclusion of a 'note' referring to the regulations in the NESETA.	Retain Note: Environmental Standards

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-R1	Powerco Limited	83.47	Support	Supports the permitted activity for infrastructure complying with national standards.	Retain as notified.
INF-R1	Kāinga Ora – Homes and Communities	81.273	Support in part	Kāinga Ora notes that the presence of a non-notification clause, for a non-complying activity, is not in accordance with best practice. To maintain integrity of non-notification clauses and align with best practice, Kāinga Ora seeks the deletion of this clause.	Amend by deleting notification preclusion: ~~Notification:~~ ~~An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.~~
INF-R2	Kāinga Ora – Homes and Communities	81.274	Support	Kāinga Ora supports this Rule.	Retain as notified
INF-R2	Firstgas Limited	84.16	Support	Generally supports the rule.	Retain as proposed
INF-R2	Powerco Limited	83.48	Oppose	This rule only refers to measurement, assessment and control. Doesn't contain any specific performance requirements.	Delete in its entirety.
INF-R2	KiwiRail Holdings Limited (KiwiRail)	86.33	Support	Supports clarity the construction noise standards applying during construction.	Retain as proposed.
INF-R2	Waka Kotahi NZ Transport Agency	82.56	Support	Supports the permitted activity status for noise from construction of new infrastructure and the maintenance and repair, upgrading and removal of existing infrastructure.	Retain as notified.
INF-R3	Kāinga Ora – Homes and Communities	81.275	Support in part	Kāinga Ora generally supports this rule, but seeks preclusion of both public and limited notification – noting that this is for the maintenance, repair, and/or removal of existing infrastructure. Kāinga Ora consider that it is unnecessary to state that the operation of existing infrastructure may rely on existing use rights – the same can be said for any activity legitimately established. Suggest removal of this text.	Amend: **1. Activity status: Permitted** Where: a. Compliance is achieved with: i. INF-S14; and ii. INF-S15. ~~Note: The operation of legally established existing infrastructure may rely on existing use rights or any resource consent obtained for that infrastructure.~~ **2. Activity status: Restricted discretionary**

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Where: a. Compliance is not achieved with INF-S14 or INF-S15. **Matters of discretion are restricted to:** 1. The matters of discretion of any infringed standard. **Notification**: An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.
INF-R3	Powerco Limited	83.49	Support	Supports the repair and maintenance of existing infrastructure outside of any Overlay.	Retain as notified.
INF-R3	KiwiRail Holdings Limited (KiwiRail)	86.34	Support	Supports that the maintenance and repair, along with the removal, of existing infrastructure is provided for as a permitted activity. Supports the specific Note under this Rule that highlights the operation of existing infrastructure may rely on existing use rights.	Retain as proposed.
INF-R3	Transpower New Zealand Ltd	60.49	Support	The NESETA provides prevailing provisions for maintenance, reconductoring, increasing voltage, structure addition or replacement, and removal, for the National Grid. INF-R3 applies outside of **any overlay area.** This reference is important as the activity remains permitted under Regulation 33 of the NESETA given INF-S14 and INF-S15 imposes standards for earthworks in a 'natural area'. On this basis INF-R3 is of limited relevance but is supported as notified.	Retain INF-R3
INF-R3	Royal Forest and Bird Protection Society	225.128	Oppose	The standards do not include any limits to effects on indigenous biodiversity outside of SCHED7 other than with respect to riparian margins. The rule does not prevent adverse effects on wetlands or provide for the maintenance of indigenous biodiversity.	Clarify that the rule either relates to RSI and/or to other infrastructure and that the provision for maintenance and repair only applies for lawfully established infrastructure. Amend R3 1. to include: • a condition that the activity is setback 15m from a SCHED7 SNA or natural wetland • include a limit on any vegetation removal of 2m from the existing infrastructure. Amend R3 2. to capture non compliance with 1. Add the following condition • the activity is not within 15m of a natural wetland Add the following matter of discretion:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• effects on indigenous biological diversity Add a non-complying rule where the wetland setback is not complied with or a reference that the ECO rules apply in this case.
INF-R3	Waka Kotahi NZ Transport Agency	82.57	Support	Supports provision as it allows for the maintenance, repair and removal of existing infrastructure outside of any overlay as a permitted activity subject to the matters that compliance is to be achieved with.	Retain as notified.
INF-R3	Waka Kotahi NZ Transport Agency	82.58	Support	Supports this provision, and the matter of discretion should any maintenance, repair and removal of existing infrastructure outside of any overlay not comply with permitted activity standard INF-R3.1.	Retain as notified.
INF-R4 Notification preclusion clause	Kāinga Ora – Homes and Communities	81.276	Support in part	Kāinga Ora generally supports this rule but seeks preclusion of both public and limited notification	Amend: **1. Activity status: Permitted** Where: a. Compliance is achieved with: i. INF-S1; ii. INF-S11; iii. INF-S14; iv. INF-S15; and v. The noise rule(s) applying to the zone. **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with INF-S1, INF-S11, INF-S14, INF-S15 or the noise rule(s) applying to the zone. **Matters of discretion are restricted to:** 1. The matters of discretion of any infringed standard or rule. **Notification**:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.
INF-R4	Powerco Limited	83.50	Support	Supports the upgrading of existing infrastructure rules.	Retain as notified.
INF-R4	Firstgas Limited	84.17	Support	Generally supportive of these rules which provide for the upgrading of gas transmission pipelines as a permitted activity where standards are met.	Retain as proposed
INF-R4	KiwiRail Holdings Limited (KiwiRail)	86.35	Support	Supports the ability to upgrade existing infrastructure as a permitted activity, subject to standards.	Retain as proposed.
INF-R4	Royal Forest and Bird Protection Society	225.129	Not specified	The standards do not include any limits to effects on indigenous biodiversity outside of SCHED7 other than with respect to riparian margins. The rule does not prevent adverse effects on wetlands or provide for the maintenance of indigenous biodiversity.	Clarify that the rule either relates to RSI and/or to other infrastructure and that the provision for maintenance and repair only applies for lawfully established infrastructure. Amend R4 1. to include: • a condition that the activity is setback 15m from a SCHED7 SNA or a natural wetland • include a limit on any vegetation removal of 2m from the existing infrastructure. Amend R4 2. to capture non compliance with 1. Add the following condition • the activity is not within 15m of a natural wetland Add the following matter of discretion: • effects on indigenous biological diversity Add a non-complying rule where the wetland setback is not complied with or a reference that the ECO rules apply in this case.
INF-R5	Royal Forest and Bird Protection Society	225.130	Support in part	Supports the permitted activity not applying in wetlands in R5-1.b. A setback is also required for consistency with the NES for Freshwater Regulations. Opposes the preclusion of notification of RDAs under 5-2. SNAs are area with include matters of national importance as such public interest is a relevant consideration to notification, particularly where effects may be more than minor. Works in a wetland under R5-7 may need to be non-complying in order to avoid being more lenient than the NESFM.	Clarify that the rule either relates to RSI and/or to other infrastructure and that the provision for maintenance and repair only applies for lawfully established infrastructure. Amend R5-1 to include: • a condition that the activity is setback 15m from a natural wetland Amend R5-2, R5-3 and R5-4 to capture non compliance with the 15m setback Add the following condition

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• the activity is not within 15m of a natural wetland Add the following matter of discretion: • effects on indigenous biological diversity R5-2 Delete the note regarding non-notification R5-6 Add the following matter of discretion: • effects on indigenous biological diversity Add a non-complying rule where the wetland setback is not complied with or a reference that the ECO rules apply in this case, alternatively amend R5-7 to include the setback and change to non-complying.
INF-R5	Queen Elizabeth the Second National Trust (QEII)	216.47	Amend	Agrees that it is appropriate that permitted status does not apply in wetlands as in Rule 5.1.b. Rule 5.7 should indicate that works in a wetland may be non-complying, as would be required for consistency with the NES for freshwater.	Amend INF-R5.7 to refer to the ECO Chapter and indicate that some works in wetlands may be Non-Complying.
INF-R5	KiwiRail Holdings Limited (KiwiRail)	86.36	Support	Supports the ability for maintenance and repair and removal of existing infrastructure, within any overlay, as a permitted activity subject to standards.	Retain as proposed.
INF-R5	Powerco Limited	83.51	Support	Supports the maintenance and repair and removal of existing infrastructure within any Overlay.	Retain as notified.
INF-R5	Kāinga Ora – Homes and Communities	81.277	Support in part	Kāinga Ora consider that it is unnecessary to state that the operation of existing infrastructure may rely on existing use rights – the same can be said for any activity legitimately established.	Amend: **1. Activity status: Permitted** Where: a. Compliance is achieved with: i. INF-S14; ii. INF-S15; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					b. Compliance is achieved with INF-S18 and INF-S20 where the activity is located within an area identified in SCHED7 - Significant Natural Areas and the infrastructure is not located within a wetland; c. Compliance is achieved with INF-S17 where the activity is located within an area identified in: i. SCHED9 - Outstanding Natural Features and Landscapes; or ii. SCHED10 - Special Amenity Landscapes; or iii. SCHED11 - Coastal High Natural Character Areas; d. Compliance is achieved with INF-S19 where the activity involves trimming, pruning, removal or activities within the root protection area of a notable tree identified in SCHED5 - Notable Trees and the trimming, pruning, removal or activities are required: i. To comply with the Electricity (Hazards from Trees) Regulations 2003; ii. To comply with the Telecommunications Act 2001; or iii. For maintenance and repair purposes; e. Compliance is achieved with INF-S16 where the activity is located on or within a heritage item, heritage setting, historic heritage site, or an area identified in SCHED2 - Historic Heritage Items (Group A), SCHED3 - Historic Heritage Items (Group B), SCHED4 - Historic Heritage Sites and SCHED6 - Sites of Significance to Maori; f. The activities do not result in a permanent change to the ground level where the activity is located in the Flood Hazard Overlays of the Natural Hazard Overlay, or the Coastal Hazard Overlay. ~~Note: The operation of legally established existing infrastructure may rely on existing use rights or any resource consent obtained for that infrastructure.~~ **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with INF-S14, INF-S15, INF-S17, INF-S18, or INF-S20. **Matters of discretion are restricted to:** 1. The matters of discretion of any infringed standard.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Notification: An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA. **3. Activity status: Restricted discretionary** Where: a. The works involve trimming, pruning or works within the root protection area of a notable tree identified in SCHED5 - Notable Trees; and b. Compliance is not achieved with INF-R5-1.d. **Matters of discretion are restricted to:** 1. The matters in INF-P18. **4. Activity status: Restricted discretionary** Where: a. The works involve the removal of a notable tree identified in SCHED5 - Notable Trees; and b. Compliance is not achieved with INF-R5-1.d. **Matters of discretion are restricted to:** 1. The matters in INF-P19. **5. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with INF-S16. **Matters of discretion are restricted to:** 1. The matters in HH-P6; and 2. The matters in SASM-P4. **6. Activity status: Restricted discretionary**

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Where: a. Compliance is not achieved with INF-R5-1.f. **Matters of discretion are restricted to:** 1. The matters in INF-P23. **7. Activity status: Discretionary** Where: a. The works involve infrastructure located within a wetland within an area identified in SCHED7 - Significant Natural Areas. **Section 88 information requirements for applications:** 1. Applications for activities within SNAs must provide, in addition to the standard information requirements, an Ecological Assessment provided by a suitably qualified and experienced ecologist: a. Identifying the biodiversity values and potential impacts from the proposal; and b. Demonstrating that the ECO-P2 hierarchy has been applied.
INF-R5	Transpower New Zealand Ltd	60.50	Amend	The NESETA regulates the operation, maintenance and upgrade of existing National Grid assets. Rule INF-R5 is relevant as it relates to earthworks and vegetation works. The NESETA activity status applies. INF-R5 is relevant in terms of determining whether consent under Regulations 31 and 32, and 34 and 35 is triggered. It is important there is ability to trim, maintain or remove any vegetation that could affect the safe operation, maintenance or upgrade of its lines. Where tree branches/vegetation are close to or in contact with a transmission line they can create a flashover from the conductor to the tree which may cause: • A circuit fault that affects the operation and supply of the National Grid; • Injury or death to anyone who may be near the tree at the time of the fault; and • Damage to the tree, land or property. If a tree causes a flashover, dangerous voltages may arise in the tree itself or in the ground around the tree. These voltages have the potential to cause severe injury or death. Flashover to a tree	Retain INF-R5 subject to amendments to INF-S18 and INF-S20 as follows: INF-S18 Trimming, pruning or removal of indigenous vegetation within an area identified in SCHED7 - Significant Natural Areas …… This standard does not apply to: • Indigenous vegetation to be trimmed, pruned or removed located within the formation width of an existing road; or • Works that are being undertaken in accordance with the Electricity (Hazards from Trees) Regulations 2003 or the Telecommunications Act 2001; or • Indigenous vegetation to be trimmed, pruned or removed associated with the operation, maintenance and upgrading of the National Grid or to remove a potential fire risk associated with the National Grid. INF-S20 - Earthworks within an area identified in SCHED7 - Significant Natural Areas

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				where high voltages are involved can cause the tree to ignite and cause a wider fire hazard if the tree is near buildings. The NESETA provides for trimming, felling or removal of any trees or vegetation as permitted activities subject to conditions. Resource consent is required if the tree or vegetation is in a "natural area" (a term defined in NESETA), or a rule prohibits or restricts the works. The provision of a permitted activity rule specific to the National Grid would reflect the permitted activity status within the NESETA and enable routine vegetation trimming, required by the Electricity (Hazards from Trees) Regulations 2003, to be carried out in a timely and efficient manner. Support a permitted rule and inclusion of ancillary vehicle access tracks works. Seek refinement to the applicable INF Standards relating to vegetation to acknowledge the importance of the National Grid and necessity of works to ensure security of supply.. Note INF-R5.3 and 4 are not relevant to the National Grid as there are no notable trees in the vicinity of existing Grid assets. Rule INF-R5.7 is accepted as the activity status for works in a wetland reflects that of the NES for Freshwater 2020. Seeks amendment to INF-S18 and INF-S20 to recognise vegetation trimming, pruning or removal associated with the National Grid. The primary earthwork activities undertaken associated with the operation, maintenance and upgrade of existing National Grid assets include support structure foundation refurbishment activities, and access activities. The PDP is relevant in relation to earthworks where the earthworks are within a 'natural area'. The NESETA prevails in terms of when consent is triggered and the resulting activity status and as such the earthworks standards are of limited relevance when considering operation, maintenance and upgrade activities regulated by the NESETA.	1. The earthworks do not result in the removal of more than 20m2 of indigenous vegetation within any 12 month period. This standard does not apply to: • Earthworks required for the operation or maintenance of the formed width of existing access tracks or existing underground infrastructure where the earthworks are limited to within 2m either side of the existing infrastructure, or associated access track or fence; or • Earthworks associated with the development of new and maintenance of existing walkways, cycleways and shared paths that are located on public land other than a road and undertaken by Porirua City Council, Greater Wellington Regional Council, Department of Conservation or a nominated contractor or agent where the earthworks are limited to a total width of 2.5m; or • Earthworks required for the operation, maintenance or upgrade of the National Grid, including associated access tracks. And Any consequential amendments.
INF-R5	Heritage New Zealand Pouhere Taonga	65.6	Support	The proposed provisions on infrastructure maintenance and repair are supported.	Retain provisions.
INF-R5	Waka Kotahi NZ Transport Agency	82.59	Support	Supports a permitted activity status for the maintenance, repair and removal of existing infrastructure within any overlay. The matters to which compliance is to be achieved with are considered to provide for the on-going maintenance, repair and removal of existing infrastructure which will contribute to the safety and efficiency of the transport network.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-R5	Waka Kotahi NZ Transport Agency	82.60	Support	Supports a restricted discretionary activity status for the maintenance, repair and removal of existing infrastructure within any overlay where compliance with the identified standards is not achieved, and the matters to which the Council's discretion is restricted to.	Retain as notified. [Refer to original submission for full decision requested, including attachments]
INF-R5	Waka Kotahi NZ Transport Agency	82.61	Oppose	Does not support a discretionary activity status for the maintenance and repair and removal of existing infrastructure within a wetland identified in SCHED7- Significant Natural Areas. SNA112 contains a wetland which includes planted vegetation that is located within the road reserve. This may restrict undertaking standard maintenance activities which are required to undertake in order to continue the ongoing safe and efficient operation of the transport network. Considers that a restricted discretionary status is appropriate for the maintenance and repair of transport infrastructure within a wetland, with matters of discretion being restricted to the operational and functional needs of the infrastructure.	Amend provision: a. "The works involve infrastructure located within a wetland within an area identified in SCHED7- Significant Natural Areas except for maintenance and repair works associated with the ongoing safe and efficient operation of the transport network". **AND** Amend INF-R5.2 as follows: 2. Activity status: Restricted Discretionary Where: a. Compliance is not achieved with INF-S14, INF-S15, INF-S17, INF-S18, or INF-S20. b. The works involve infrastructure located within a wetland within an area identified in SCHED7- Significant Natural Area, that are required for the ongoing safety and efficiency of the of the transport network. - Matters of discretion: 1. The matters of discretion of any infringed standard; and 2. The operational and functional needs of the infrastructure.
INF-R6	Kāinga Ora – Homes and Communities	81.278	Support	Kāinga Ora generally supports these rules.	Retain as notified
INF-R6	Heritage New Zealand Pouhere Taonga	65.7	Support	The proposed provisions on infrastructure upgrades are supported.	Retain provisions.
INF-R6	Transpower New Zealand Ltd	60.51	Support	The NESETA provides prevailing provisions for maintenance, reconductoring, increasing voltage, structure addition or replacement, and removal, for the National Grid. INF-R6 is of	Retain

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				limited relevance in respect of rule application for existing National Grid structures captured by the NESETA. Supports the default activity rule status which applies to infrastructure that is not an antenna.	
INF-R6	Powerco Limited	83.52	Oppose	Need the ability to replace and upgrade existing gas lines, valves, regulators and meters on the outside of buildings. As the activity is existing, it should be permitted.	Amend INF - R6.1 as follows: 1. Activity status: Permitted Where: a. The infrastructure is an antenna; ~~and~~ b. the infrastructure is a gas line, regulator, meter, valve or meter cover; and c. Compliance is achieved with INF – S2
INF-R6	Waka Kotahi NZ Transport Agency	82.62	Oppose	Does not support a discretionary activity status for the upgrading of existing infrastructure which is located within SCHED6- Sites and Areas of Significance to Maori. Recognises the significance of each site identified within SCHED6. A discretionary activity status unduly restricts upgrades that are part of the ongoing safety and function of the transport network. Considers that a restricted discretionary status is appropriate for the upgrade of infrastructure within an identified SCHED6 area, with matters of discretion being restricted to the operational and functional needs of the infrastructure.	Amend INF.R6 as follows: 2. Activity Status: ~~Discretionary~~ Restricted Discretionary Where: ~~a. Compliance is not achieved with INF-R6-1.a or INF-S2~~ a. The infrastructure is for the ongoing safety and efficiency of the transport network. Matters of discretion are restricted to: 1. The operational and functional needs of the infrastructure. […] 3. Activity status: Discretionary Where: a. Compliance is not achieved with INF-R6-1.a or INF-S2.
INF-R7	KiwiRail Holdings Limited (KiwiRail)	86.37	Amend	Supports that upgrading of existing infrastructure is provided for as a permitted activity. Concern that this only applies to above ground infrastructure located in a road corridor. The rail network will pass through these areas and upgrades should be anticipated over the life of the Plan to ensure the corridor can operate safely and efficiently. Any upgrades are to the existing network located within the rail corridor and will primarily be for safety and efficiency in the operation thereby minimising any effect on the amenity landscape	Amend rule as follows: Activity status: Permitted Where: 1.The infrastructure is:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				or coastal character areas. The rail corridor is already a modified environment. Such upgrades can include works that create a consistent level of effect to road upgrades which are anticipated by the rule.	i Located underground; or ii Located above ground and is located within an existing road reserve or rail corridor; and …
INF-R7	Kāinga Ora – Homes and Communities	81.279	Support	Kāinga Ora generally supports these rules.	Retain as notified
INF-R7	Transpower New Zealand Ltd	60.52	Amend	The NESETA provides prevailing provisions for maintenance, reconductoring, increasing voltage, structure addition or replacement, and removal, for the National Grid. INF-R7 is of limited relevance in respect of rule application for existing National Grid structures captured by the NESETA. Notes INF-R7 does not apply to transmission lines over 110kV which is supported as it clarifies that INF-R34 prevails. Amendment sought to the exclusion to also capture transmission lines at 110kV.	Amend INF-R7 as follows: INF-R7 Upgrading of infrastructure, excluding roads, gas transmission, pipelines and transmission lines at or over 110kV located in an area identified in SCHED10 - Special Amenity Landscapes or SCHED11 - Coastal High Natural Character Areas And Any consequential amendments.
INF-R7	Royal Forest and Bird Protection Society	225.131	Oppose	The rule fails to consider effects on indigenous biodiversity within these overlay areas	Amend to add the following matter of discretion: • effects on indigenous biological diversity
INF-R7	Powerco Limited	83.53	Support	Supports the permitted activity applying to underground activities in Special Amenity Landscapes and Coastal High Natural Character Areas.	Retain as notified.
INF-R8	Kāinga Ora – Homes and Communities	81.280	Support	Kāinga Ora generally supports these rules.	Retain as notified
INF-R8	KiwiRail Holdings Limited (KiwiRail)	86.38	Support	Support the ability to upgrade infrastructure in hazard overlays as a permitted activity subject to standards.	Retain as proposed.
INF-R8	Transpower New Zealand Ltd	60.53	Amend	The NESETA provides prevailing provisions for maintenance, reconductoring, increasing voltage, structure addition or replacement, and removal, for the National Grid. INF-R8 is of limited relevance in respect of rule application for existing National Grid structures captured by the NESETA. Notes INF-R8 does not apply to transmission lines over 110kV which is supported as it clarifies that INF-R34 prevails. Amendment is sought to the exclusion to also capture transmission lines at 110kV.	Amend INF-R8 as follows: INF-R8 Upgrading of infrastructure, excluding roads, gas transmission pipelines and transmission lines at or over 110kV, in a Natural Hazard Overlay or Coastal Hazard Overlay All Zones: 1. Activity status: Permitted

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Where: And Any consequential amendments.
INF-R8	Royal Forest and Bird Protection Society	225.132	Oppose	The rule fails to consider effects on indigenous biodiversity within these overlay areas.	Amend to add the following matter of discretion: • effects on indigenous biological diversity
INF-R8	Powerco Limited	83.54	Oppose	Opposes the requirement for the footprint of existing infrastructure not to increase. Considers that increases in footprint could occur without impacting on risks from hazards.	Amend INF – R8.1 as follows: 1. Activity status: Permitted Where: a. Compliance is achieved with: i. INF-S1; ii. INF-S14; iii. INF-S15; and iv. The noise rule(s) applying to the zone; and b. The infrastructure upgrade: i. Does not result in a permanent change to the ground level once the upgrade is completed; and ii. Any addition to existing infrastructure, structure or building located above ground level does not increase the footprint of the existing infrastructure, structure or building to the lesser of 10m2 or by no more than 50%.
INF-R9	Kāinga Ora – Homes and Communities	81.281	Support	Kāinga Ora generally supports these rules	Retain as notified
INF-R9	Royal Forest and Bird Protection Society	225.133	Oppose	9.1. appears to provide for tracks within SNAs on the basis of c.iii and d.iii. It is not clear in the rule whether this would provide for the upgrading, extension or creation of new tracks. Tracks and walkways in SNAs can cause significant adverse effects, and should be discretionary activities. Tracks adjacent to SNAs may also have	Clarify that the rule permitted and restricted activity status does not apply to the upgrading, extension or creation of new tracks within a SCHED7 SNA overlay by: • deleting R9.1 c. iii and R9.1 d. iii • adding a condition to R9.1 that the activities are not within a SCHED7 SNA

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				effects on the SNA which require specific consideration through a resource consent. 9.7. Activities in wetlands should generally be non-complying, given the adverse effects that can be caused. NC status may also be required to ensure consistency with the NESFM.	or by separating maintenance of existing lawfully constructed tracks from the upgrading, extension or creation of new tracks. Include a condition in R9.1 for a setback of 15m from wetlands and from SNAs. Amend R9 so that where upgrading, extension or creation of new tracks do not meet the SNA setback the R9.7 discretionary status applies. Add the following matter of discretion to the restricted discretionary rules: • effects on indigenous biological diversity Where the activities are within the wetland setback or within a wetland the activity is non-complying. Retain the Discretionary status in R9.7 for activities within an SCHED7 SNAs and ensure this rule also applies: • to the upgrading, extension or creation of new tracks within the SNA setback; • where the limits/standards for maintenance of existing tracks is not met. Also ensure that consideration of effects is not limited by deleting the note in the chapter introduction to that effect.
INF-R9	Queen Elizabeth the Second National Trust (QEII)	216.48	Amend	Formation of tracks and walkways in SNA should be Discretionary in Rules 9.1.c. and d.iii, as this activity can cause significant adverse effects. Activities in wetlands under Rule 9.7 should generally be non-complying, given the adverse effects that can be caused, to ensure consistency with the NESFM.	Amend activity status for formation of tracks and walkways in SNA to Discretionary. Amend INF-R9.7 to better align with NES for freshwater.
INF-R9	Greater Wellington Regional Council	137.74	Oppose	Supports the construction of public walking and cycling tracks within SNAs, as they provide public access to these areas. However, opposes permitted activity status for these works, as considers that the potential effects of new track construction require greater oversight than permitted activity status provides.	Seeks a controlled activity status for new tracks.
INF-R9	Heritage New Zealand Pouhere Taonga	65.8	Support	The proposed provisions are supported.	Retain provisions.
INF-R10	Kāinga Ora – Homes and Communities	81.282	Support	Kāinga Ora generally supports these rules.	Retain as notified

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-R10	Waka Kotahi NZ Transport Agency	82.63	Support	Supports provision as it allows for new and extensions to existing vehicle tracks ancillary to infrastructure as a permitted activity subject to matters that compliance is to be achieved with.	Retain as notified.
INF-R10	Waka Kotahi NZ Transport Agency	82.64	Support	Supports provision, and the matters of discretion should any activity not comply with permitted activity standard INF-R10.1 and that any application under this rule in precluded from being publicly notified.	Retain as notified.
INF-R11	Kāinga Ora – Homes and Communities	81.283	Support	Kāinga Ora generally supports these rules.	Retain as notified
INF-R11	Powerco Limited	83.55	Support in part	The ability to install infrastructure at times within a Natural Hazard Overlay or Coastal Hazard Overlay is required. Seems to be some duplication of text in 11.1d.	Amend INF – R11.1d as follows: 1(d) The infrastructure is above ground ~~and is located above ground~~ within the: …
INF-R12	Kāinga Ora – Homes and Communities	81.284	Support	Kainga Ora generally supports these rules.	Retain as notified
INF-R13	Kāinga Ora – Homes and Communities	81.285	Support	Kāinga Ora generally supports these rules.	Retain as notified
INF-R13	Powerco Limited	83.56	Oppose	Considers that infrastructure located “on” existing buildings should also be permitted. Gas distribution infrastructure associated with customer connections is often installed on the exterior of buildings (e.g. gas line, regulator, meter, valve, meter cover).	Amend the rule title for INF-R13 as follows: INF-R13 - Infrastructure located on or within existing buildings
INF-R14	Powerco Limited	83.57	Support	Supports the permitted activity status for Infrastructure located on or within existing bridges and structures across streams.	Retain as notified.
INF-R14	KiwiRail Holdings Limited (KiwiRail)	86.39	Support	Support the ability to attach infrastructure to existing bridges.	Retain as proposed.
INF-R14	Kāinga Ora – Homes and Communities	81.286	Support	Kāinga Ora generally supports these rules.	Retain as notified
INF-R15 - Notification preclusion	Kāinga Ora – Homes and Communities	81.287	Support in part	Kāinga Ora generally supports this rule but seeks preclusion from both public and limited notification.	Amend: **1. Activity status: Permitted**

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Where: a. Compliance is achieved with: i. INF-S14; ii. INF-S15; and iii. The noise rule(s) applying to the zone. **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with INF-S14, INF-S15 or the noise rule(s) applying to the zone. **Matters of discretion are restricted to:** 1. The matters of discretion of any infringed standard or rule. **Notification**: An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.
INF-R15	Powerco Limited	83.58	Support	Supports the permitted activity for undergrounding gas distribution pipelines outside of any Overlay.	Retain as notified.
INF-R15	Firstgas Limited	84.19	Amend	Supports this rule in principle which provides for new underground Infrastructure as a permitted activity. The definition of 'Gas transmission pipeline' means any high-pressure gas pipeline to convey natural gas at a gauge pressure exceeding 2,000 kilopascals. Seek that the exclusion of a Gas transmission pipeline is removed from this rule seeking that pipelines in excess of 2,000kpa are also enabled as a permitted activity subject to meeting standards. There is minimal difference in the construction of a low or high pressure pipeline.	Amend rule to the following: Underground infrastructure, excluding ~~gas transmission pipelines and~~ transmission lines over 110kV, outside of any overlay.
INF-R16	Kāinga Ora – Homes and Communities	81.288	Support	Kāinga Ora generally supports these rules.	Retain as notified
INF-R17	Kāinga Ora – Homes and Communities	81.289	Support	Kāinga Ora generally supports these rules.	Retain as notified

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-R18	Kāinga Ora – Homes and Communities	81.290	Support	Kāinga Ora generally supports these rules.	Retain as notified
INF-R19 Notification preclusion	Kāinga Ora – Homes and Communities	81.291	Support in part	Kāinga Ora generally supports this rule but seeks preclusion from both public and limited notification.	Amend: **1. Activity status: Permitted** Where: a. The connection does not include a new tower; b. The connection does not exceed three additional poles; c. The diameter of conductors, lines or cables does not exceed 30mm; and d. Compliance is achieved with: i. INF-S14; and ii. INF-S15. **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with INF-S14 or INF-S15. **Matters of discretion are restricted to:** 1. The matters of discretion of any infringed standard. **Notification:** An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA. **3. Activity status: Discretionary** Where: a. Compliance is not achieved with INF-R19-1.a, INF-R19-1.b or INF-R19.1.c.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-R20	Kāinga Ora – Homes and Communities	81.292	Support	Kāinga Ora generally supports these rules.	Retain as notified
INF-R20	Powerco Limited	83.59	Support	Supports the permitted activity for temporary infrastructure. Temporary bypasses are often utilised to ensure continuity of gas supply when work is undertaken on the gas distribution network.	Retain as notified.
INF-R21	Kāinga Ora – Homes and Communities	81.293	Support	Kāinga Ora generally supports these rules.	Retain as notified
INF-R22	Kāinga Ora – Homes and Communities	81.294	Support	Kāinga Ora generally supports this rule, but opposes the thresholds setout in INF-S8 insofar as it applies to INF-R22 as it will capture "Ancillary Transport Network" structures, includes artwork/sculptures, bus stops and shelters, train stations, public toilets, etc, all of which would exceed 1.8m/2m height and 1.4m²/2m² footprint, so would automatically require RC. These are essential infrastructure structures, which should be provided for. The current thresholds are not in accordance with the otherwise enabling framework of this chapter.	Retain as notified
INF-R22	Waka Kotahi NZ Transport Agency	82.65	Support	Supports a permitted activity status for ancillary transport network infrastructure where compliance is achieved with the listed matters.	Retain as notified.
INF-R22	KiwiRail Holdings Limited (KiwiRail)	86.40	Support	Supports the ability for ancillary infrastructure to be installed as a permitted activity.	Retain as proposed.
INF-R23 – Notification preclusion	Kāinga Ora – Homes and Communities	81.295	Support in part	Kāinga Ora opposes this rule sitting in the Infrastructure Chapter. Kainga Ora requests that this rule, along with associated Obj/Policy, and standards should be relocated to Transport Chapter. Kāinga Ora also seeks the introduction of notification preclusion statement (for both public and limited notification). The technical nature of these breaches requires technical and/or engineering assessments, and public participation by way of limited or public notification will unlikely add anything to the consideration of the effects of these breaches.	Amend: **1. Activity status: Permitted** Where: a. The road is an Arterial Road, Collector Road or Access Road as identified in SCHED1 - Roads Classified According to One Network Road Classification; and b. Compliance is achieved with: 1. INF-S25 for a Vehicle Access Level 4 classified in accordance with TR-S2; or 2. INF-S26 for Vehicle Access Levels 1, 2 and 3 classified in accordance with TR-S2.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with INF-R23-1.a; or b. Compliance is not achieved with INF-S25 for Vehicle Access Level 4, or INF-S26 for Vehicle Access Levels 1, 2 and 3. **Matters of discretion are restricted to:** 1. The matters in INF-P14 **Notification:** Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA, except that road controlling authorities may be notified. Relocate to the Transport chapter.
INF-R23	Porirua City Council	11.6	Amend	Arterial roads are defined in the ONRC as making a significant contribution to social and economic wellbeing and link regionally significant places. They may be the only route available to important places in a region, performing a 'lifeline' function. Vehicle Access Level 4 is required for activities generating 201 or more daily traffic movements or serving 11 or more residential sites. There is no upper bound to the activities under the classification criteria. As such, activities gaining access via a Vehicle Access Level 4 may result in adverse effects on the safe and efficient functioning of an Arterial Road, depending on the location and design of these connections. The design standards for Vehicle Access Level 4 are consistent with Access Roads. All roads require resource consent. Connections of Vehicle Access Level 4 to Arterial roads should therefore not be permitted under this rule, but rather be elevated to the restricted discretionary activity status under INF-R23-2.	Amend the rule as follows: Connections to roads 1. Activity status: Permitted Where: a. The road is: 1. ~~a~~An Arterial Road, Collector Road or Access Road as identified in SCHED1 - Roads Classified According to One Network Road Classification for connections of Vehicle Access Levels 1, 2 and 3 classified in accordance with TR-S2; or 2. A Collector Road or Access Road as identified in SCHED1 - Roads Classified According to One Network Road Classification for connections of a Vehicle Access Level 4 classified in accordance with TR-S2; and b. Compliance is achieved with: 1. INF-S25 for a Vehicle Access Level 4 classified in accordance with TR-S2; or

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				The wording of the restricted discretionary rule now better clarifies what connections will be considered a restricted discretionary activity.	2. INF-S26 for Vehicle Access Levels 1, 2 and 3 classified in accordance with TR-S2. 2. Activity status: Restricted discretionary Where: a. ~~Compliance is not achieved with INF-R23-1.a~~The connection is to a Regional or National road as identified in SCHED1 – Roads Classified According to One Network Road Classification; or b. The connection is to an Arterial road as identified in SCHED1 – Roads Classified According to One Network Road Classification for a Vehicle Access Level 4; or ~~b.~~ c. Compliance is not achieved with INF-S25 for Vehicle Access Level 4, or INF-S26 for Vehicle Access Levels 1, 2 and 3. Matters of discretion are restricted to: The matters in INF-P14.
INF-R23	Waka Kotahi NZ Transport Agency	82.66	Support in part	Supports this provision as it supports the ability for the road controlling authority to be considered affected should any vehicle access be proposed from either a National High-Volume Road or Regional Road. Supports the matters of discretion that Council are restricted to. Addition is sought to ensure that plan users are aware that Waka Kotahi administer the Government Roading Powers Act 1989, which should work in tandem with the Resource Management Process. It is helpful that plan users are aware of this additional obligation and can address it at the time they are drafting their resource consents. Alternative access standards may be required.	Add the following to INF-R23.2: Notes: 1. All new roads and vehicle access points that intersect a state highway require the approval of Waka Kotahi NZ Transport Agency under the Government Roading Powers Act 1989. Waka Kotahi NZ Transport Agency may require a different vehicle access construction standard from TR-S2.
INF-R24	Kāinga Ora – Homes and Communities	81.296	Support in part	Kāinga Ora generally supports this rule but seeks amendment to the non-notification clause to more clearly reflect the intended preclusion from both public and limited notification.	Amend: **1. Activity status: Permitted** Where: a. Compliance is achieved with i. INF-S21; and ii. SIGN-S6. **2. Activity status: Restricted discretionary**

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Where: a. Compliance is not achieved with INF-S21 or SIGN-S6. **Matters of discretion are restricted to:** 1. The matters of discretion of any infringed standard. ~~**Notification:**~~ ~~• An application under this rule is precluded from being publicly notified in accordance with sections 95A of the RMA.~~ ~~• When deciding whether any person is affected in relation to this rule for the purpose of section 95E of the RMA, the Council will give specific consideration to any adverse effects on any road controlling authority.~~ **Notification:** Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA, except that road controlling authorities may be notified
INF-R24	Powerco Limited	83.60	Support	Supports rule. It is appropriate that certain signage is permitted for infrastructure projects.	Retain as notified.
INF-R24	KiwiRail Holdings Limited (KiwiRail)	86.41	Support	Supports the ability for signage to be installed as a permitted activity. Notes that signage for the railway typically links to health and safety matters and the operation of the rail network.	Retain as proposed.
INF-R24	Waka Kotahi NZ Transport Agency	82.67	Support	Supports the ability for signs associated with the construction, operation, maintenance and repair, or upgrading of infrastructure, to be undertaken as a permitted activity subject to the compliance matters.	Retain as notified.
INF-R25 – Notification preclusion	Kāinga Ora – Homes and Communities	81.297	Oppose	Kāinga Ora opposes the National Grid provisions in their current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended. Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage	Amend: **1. Activity status: Permitted** Where: ~~a. Within the National Grid Yard the infrastructure is not for the reticulation and storage of water for irrigation purposes; and~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				sensitive activities within close proximity to and under the National Grid. Kāinga Ora generally supports this rule in relation to earthworks in the Gas Transmission Pipeline Corridor but seeks amendment to the non-notification clause to the RDIS component of the rule to more clearly reflect the intended preclusion from both public and limited notification. Kāinga Ora also questions the use of non-notification clauses for non-complying activities, noting that this does not accord with best practice. Deletion of this preclusion statement is requested.	~~b. Any earthworks within the National Grid Yard do not:~~ ~~i. Exceed 300mm in depth within 6m of the outer visible edge of a tower support structure;~~ ~~ii. Exceed 3m in depth between 6m and 12m of the outer visible edge of a tower support structure; and~~ ~~iii. Result in a reduction of the existing conductor clearance distances.~~ c. Any earthworks within the Gas Transmission Pipeline Corridor do not exceed 400mm in depth. Note: To avoid doubt, all other rules in this table also apply to any infrastructure within the ~~National Grid Yard~~ and Gas Transmission Pipeline Corridor. **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with INF-R25-1.c. **Matters of discretion are restricted to:** 1. The matters in EW-P5. **<u>Notification:</u>** <u>Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA, except that First Gas Limited may be notified.</u> ~~**Notification:**~~ ~~• An application under this rule is precluded from being publicly notified in accordance with sections 95A of the RMA.~~ ~~• When deciding whether any person is affected in relation to this rule for the purpose of section 95E of the RMA, the Council will give specific consideration to any adverse effects on First Gas Limited.~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					3. Activity status: Non-complying Where: a. Compliance is not achieved with INF-R25-1.a or INF-R25-1.b. ~~**Notification**~~: • ~~An application under this rule is precluded from being publicly notified in accordance with sections 95A of the RMA.~~ • ~~When deciding whether any person is affected in relation to this rule for the purpose of section 95E of the RMA, the Council will give specific consideration to any adverse effects on Transpower.~~
INF-R25	Firstgas Limited	84.20	Amend	Supports this rule in principle which restricts the extent of earthworks associated with the operation, maintenance and repair, upgrading and removal of existing infrastructure which can be undertaken as a permitted activity within the National Grid Yard and Gas Transmission Pipeline Corridor. Seek an amendment so that it does not apply to the owners and occupiers of the National Grid Yard and Gas Transmission Pipeline Corridor.	Amend Rule as follows: Infrastructure and the operation, maintenance and repair, upgrading and removal of existing infrastructure and associated earthworks in the National Grid Yard and Gas Transmission Pipeline Corridor 1. Activity status: Permitted Where: a. Within the National Grid Yard the infrastructure is not for the reticulation and storage of water for irrigation purposes; and b. Any earthworks within the National Grid Yard do not: i. Exceed 300mm in depth within 6m of the outer visible edge of a tower support structure; ii. Exceed 3m in depth between 6m and 12m of the outer visible edge of a tower support structure; and iii. Result in a reduction of the existing conductor clearance distances. c. Any earthworks within the Gas Transmission Pipeline Corridor do not exceed 400mm in depth. Note: 1. To avoid doubt, all other rules in this table also apply to any infrastructure within the National Grid Yard and Gas Transmission Pipeline Corridor.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					2. This rule does not apply to the owners and occupiers of the National Grid Yard and Gas Transmission Pipeline Corridor.
INF-R25	Transpower New Zealand Ltd	60.54	Amend	Preference for a standalone set of provisions within the Infrastructure Chapter as it avoids duplication and provides a coherent set of rules for plan users. Notes that the planning maps clearly identify land subject to National Grid provisions. Seek relocation of INF-R25 to a National Grid specific rule. The 're-housing' of the rule does not change its intent which is to ensure Policy 10 and Policy 11 of the NPSET are given effect to. Ensures a comprehensive framework is provided to manage activities within the National Grid Yard.	Delete the application of INF-R25 to the National Grid on the basis of a new/rehoused earthworks rule INF-Ryy specific to the National Grid.
INF-R26	Kāinga Ora – Homes and Communities	81.298	Support	Kāinga Ora supports this rule.	Retain as notified
INF-R26	Waka Kotahi NZ Transport Agency	82.68	Support	Supports a permitted activity status for infrastructure not otherwise provided for or subject to any other rule, subject to the matters to which compliance is to be achieved with.	Retain as notified.
INF-R26	Powerco Limited	83.61	Support	Supports rule as it provides for activities not otherwise provided for.	Retain as notified.
INF-R26	Transpower New Zealand Ltd	60.55	Support	Support the default discretionary activity rule.	Retain
INF-R27	Kenepuru Limited Partnership (KLP)	59.13	Amend	This rule does not allow for any roads that are less than 21m wide. INF-S22 and S23 all refer to INF Table 1 that set out the standards for the road widths. This standard is overly conservative and does not take New Zealand geography into consideration. It also does not allow for any compliance with NZS 4404:2010 that allows for a more realistic approach to access road options and design. This means any road that is less than 21m wide will be a non-complying activity. This is not good practice and very limiting and is not facilitating good urban design outcomes for most of the urban areas. This is not aligned with the policy INF P13.3 which states: *Responds to site and topographical constraints including opportunities to reduce the effects of earthworks on landscape and ecological values;*	Update INF Table -1 to incorporate all the road layout and width options as set out in NZS 4404:2010. Or Adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.
INF-R27	Kenepuru Limited Partnership (KLP)	59.27	Amend	1. Applications under this rule must provide, in addition to the standard information requirements, a road safety audit in accordance with NZTA's Road Safety Audit Procedures for Projects - Guidelines, Transfund New Zealand Manual No. TFM9 2013.	Amend the rule as follows: 1. Applications under this rule must provide, in addition to the standard information requirements, a road safety audit in accordance with NZTA's Road Safety Audit Procedures for

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				The above guidelines are not particularly suitable to low speed roads in residential areas as they are designed to be used on highways. They make it difficult in relation to street trees and light poles and other urban design features that are part of good urban design elements for street amenity and creating passive low speed design environments.	Projects - Guidelines, Transfund New Zealand Manual No. TFM9 2013 *or other assessment guidelines suitable for the land use environment that the road is serving.*
INF-R27	Carrus Corporation Ltd	68.13	Support in part	• This rule does not allow for any roads that are less than 21m wide. INF-S22 and S23 all refer to INF Table 1 that set out the standards for the road widths. This standard is overly conservative and does not take New Zealand geography into consideration. It also does not allow for any compliance with NZS 4404:2010 that allows for a more realistic approach to access road options and design. This means any road that is less than 21m wide will be a non-complying activity. This is not good practice and very limiting and is not facilitating good urban design outcomes for most of the urban areas. • This is not aligned with the policy INF P13.3 which states: *Responds to site and topographical constraints including opportunities to reduce the effects of earthworks on landscape and ecological values;*	Update INF Table -1 to incorporate all of the road layout and width options as set out in NZS 4404:2010. Or adopt any other such relief, including additions, deletions, or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.
INF-R27	Kāinga Ora – Homes and Communities	81.299	Support in part	Kāinga Ora requests permitted activity status for the upgrade of roads within existing road reserve. This would be consistent with INF-S15, which provides an exemption to earthworks to works in the road reserve and rail corridor. The provisions within INF-S14 also anticipate works occurring in exceedance of the specified thresholds where located within an existing road. A permitted activity rule that specifically provides for upgrades to roads within existing road reserve will make it clear.	Amend: **Activity status: Permitted** Where: a. The works relate to upgrading of a road within existing road reserve **1. Activity status: Controlled** Where: a. The road is a new road that provides access for a subdivision that creates vacant allotments under SUB-R3; and b. The road is classified as a Collector Road or Access Road in INF-S22; and c. Compliance is achieved with: i. INF-S14; ii. INF-S15;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					iii. INF-S23; iv. INF-S24; and v. INF-S25. **Matters of control are reserved to:** 1. The matters in INF-P13. Section 88 information requirements for applications: 1. Applications under this rule must provide, in addition to the standard information requirements, a road safety audit in accordance with NZTA's Road Safety Audit Procedures for Projects - Guidelines, Transfund New Zealand Manual No. TFM9 2013. **2. Activity status: Controlled** Where: a. The road is an upgrade to an existing road that does not result in the road being classified as a higher order road under INF-S22; and b. The road is classified as a Collector Road or Access Road in INF-S22; and c. Compliance is achieved with: i. INF-S14; ii. INF-S15; iii. INF-S23; iv. INF-S24; and v. INF-S25. **Matters of control are reserved to:** 1. The matters in INF-P13. Section 88 information requirements for applications:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					1. Applications under this rule must provide, in addition to the standard information requirements, a road safety audit in accordance with NZTA's Road Safety Audit Procedures for Projects - Guidelines, Transfund New Zealand Manual No. TFM9 2013. **3. Activity status: Restricted discretionary** Where: a. The road is: i. A new road other than a road that provides access for a subdivision that creates vacant allotments under SUB-R3; or ii. An upgrade to an existing road that results in the road being classified as a higher order road; b. The road is classified as a Collector Road or Access Road in INF-S22; and c. Compliance is achieved with: i. INF-S14; ii. INF-S15; iii. INF-S23; iv. INF-S24; and v. INF-S25. **Matters of discretion are restricted to:** 1. The matters in INF-P8; and 2. The matters in INF-P13. Section 88 information requirements for applications: 1. Applications under this rule must provide, in addition to the standard information requirements, a road safety audit in accordance with NZTA's Road Safety Audit Procedures for Projects - Guidelines, Transfund New Zealand Manual No. TFM9 2013. **4. Activity status: Discretionary** Where:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					a. The road is a National Road, Regional Road or Arterial Road; or b. Compliance is not achieved with INF-S14; INF-S15; INF-S23; INF-S24 or INF-S25.
INF-R27	Royal Forest and Bird Protection Society	225.134	Oppose	The rule fails to consider adverse effects on indigenous biodiversity	Amend R27.1 to include limits to vegetation removal to no more than minor adverse effect. Where that limit is not met amend so that R27.3 or R27.4 applies. R27.3 Add the following matter of discretion: • effects on indigenous biological diversity
INF-R27	Waka Kotahi NZ Transport Agency	82.69	Support	Supports a controlled activity status for this provision and the matters to which Council's control are reserved to. Supports the Section 88 Information Requirements.	Retain as notified.
INF-R27	Waka Kotahi NZ Transport Agency	82.70	Support in part	Supports a controlled activity status for this provision and the matters to which Council's control are reserved to. Considers that for the reasons outlined in its submission point on INF-R27.4, the provision requires amendment to include National and Regional Roads.	Amend INF-R27.2 as follows: 2. Activity Status: Controlled Where: a. The road is an upgrade to an existing road that does not result in the road being classified as a higher order road under INF-S22; and b. The road is classified as a National Road, Regional Road, Arterial Road, Collector Road or Access Road in INF-S22; and […]
INF-R27	Waka Kotahi NZ Transport Agency	82.71	Support in part	Support a restricted discretionary activity status for this rule and the matters to which Council's discretion is restricted to. Considers that for the reasons outlined in its submission point on INF-R27.4, the provision requires amendment to include National and Regional Roads.	Amend INF-R27.3 as follows: 3. Activity Status: Restricted Discretionary Where: a. The road is: i. A new road other than a road that provides access for a subdivision that creates vacant allotments under SUB-R3; or ii. An upgrade to an existing road that results in the road being classified as a higher order road;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					b. The road is classified as a National Road, Regional Road, Arterial Road, Collector Road or Access Road in INF-S22; and […]
INF-R27	Waka Kotahi NZ Transport Agency	82.72	Oppose	Does not support a discretionary activity status for new or upgrades of National and Regional Roads. It is unclear why a lower status road in accordance with the ONRC has a controlled activity status when they are for the same purpose. A discretionary activity status restricts constructing new roads and undertaking upgrades that are part of the ongoing safety and efficiency of the transport network. Considers that the same activity status for Collector and Access Roads should apply for National and Regional Roads given they serve the same purpose.	Delete INF-R27.4.
INF-R28	Kāinga Ora – Homes and Communities	81.300	Support	Kāinga Ora generally support these rules.	Retain as notified
INF-R28	Kenepuru Limited Partnership (KLP)	59.14	Amend	See comments made for Rule 27	Same as Rule 27
INF-R28	Carrus Corporation Ltd	68.14	Support in part	• This rule does not allow for any roads that are less than 21m wide. INF-S22 and S23 all refer to INF Table 1 that set out the standards for the road widths. This standard is overly conservative and does not take New Zealand geography into consideration. It also does not allow for any compliance with NZS 4404:2010 that allows for a more realistic approach to access road options and design. This means any road that is less than 21m wide will be a non-complying activity. This is not good practice and very limiting and is not facilitating good urban design outcomes for most of the urban areas. • This is not aligned with the policy INF P13.3 which states: *Responds to site and topographical constraints including opportunities to reduce the effects of earthworks on landscape and ecological values;*	Update INF Table -1 to incorporate all the road layout and width options as set out in NZS 4404:2010. Or adopt any other such relief, including additions, deletions, or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.
INF-R28	Royal Forest and Bird Protection Society	225.135	Oppose	The rule fails to consider adverse effects on indigenous biodiversity.	Amend R28.1 to include limits to vegetation removal to no more than minor adverse effect. Where that limit is not met amend so that R28.2 or R28.3 applies. R28.2 Add the following matter of discretion:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• effects on indigenous biological diversity
INF-R29	Royal Forest and Bird Protection Society	225.136	Oppose	The rule fails to consider adverse effects on indigenous biodiversity	Amend R29.1 to include limits to vegetation removal to no more than minor adverse effect. Where that limit is not met amend so that R29.2 applies. R29.2 Add the following matter of discretion: • effects on indigenous biological diversity
INF-R29	Carrus Corporation Ltd	68.15	Support in part	• This rule does not allow for any roads that are less than 21m wide. INF-S22 and S23 all refer to INF Table 1 that set out the standards for the road widths. This standard is overly conservative and does not take New Zealand geography into consideration. It also does not allow for any compliance with NZS 4404:2010 that allows for a more realistic approach to access road options and design. Reading the rule in full and understanding the implications the rules states that the Council prefers to have 21m wide roads in special amenity areas. This does not have good environmental outcomes. • This is not aligned with the policy INF P13.3 which states: *Responds to site and topographical constraints including opportunities to reduce the effects of earthworks on landscape and ecological values;*	Update INF Table -1 to incorporate all the road layout and width options as set out in NZS 4404:2010. Or adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.
INF-R29	Kāinga Ora – Homes and Communities	81.301	Support	Kāinga Ora generally support these rules.	Retain as notified
INF-R29	Waka Kotahi NZ Transport Agency	82.73	Support in part	Support a restricted discretionary activity status for this rule and the matters to which Council's discretion is restricted to. Considers that for the reasons outlined in its submission point on INF-R29.4, the provision requires amendment to include National and Regional Roads.	Amend INF-R29.2 as follows: 2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with INF-S17 for areas outside of the existing road reserve; b. The road is classified as a National Road, Regional Road, Arterial Road, Collector Road or Access Road in INF-S22; […]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-R29	Waka Kotahi NZ Transport Agency	82.74	Support in part	Supports a restricted discretionary activity status for this rule and the matters to which Council's discretion is restricted to. Considers that for the reasons outlined in its submission point on INF-R29.4, the provision requires amendment to include National and Regional Roads.	Amend INF-R29.3 as follows: 3. Activity status: Restricted discretionary Where: a. The upgrade results in the road being classified as a higher order road; b. The road is classified as a National Road, Regional Road, Arterial Road, Collector Road or Access Road in INF-S22; and […]
INF-R29	Waka Kotahi NZ Transport Agency	82.75	Oppose	Does not support a discretionary activity status for upgrades of National and Regional Roads that are located within a SCHED10-Special Amenity Landscape or SCHED11- Coastal High Natural Character Area. Unclear why a lower status road in accordance with the ONRC has a restricted discretionary activity status when they are for the same purpose. A discretionary activity status restricts undertaking upgrades that are part of the ongoing safety and efficiency of the transport network. Considers that the same activity status for Collector and Access Roads should apply for National and Regional Roads given they serve the same purpose.	Delete INF-R29.4.
INF-R30	Kāinga Ora – Homes and Communities	81.302	Support	Kāinga Ora generally support these rules.	Retain as notified
INF-R30	Royal Forest and Bird Protection Society	225.137	Oppose	Upgrading could have significant adverse effects on indigenous biodiversity values. The scale and extent of potential effects from upgrading is uncertain.	Amend R30.1 by: Adding a limit to the scale of an upgrade; Adding a setback of 15m from wetlands; Adding the following matter of discretion: • effects on indigenous biological diversity Amend R30.2 to a non-complying activity status. Ensure that consideration of effects is not limited by deleting the note in the INF chapter introduction to that effect.
INF-R30	Waka Kotahi NZ Transport Agency	82.76	Support in part	Supports a restricted discretionary activity status for this rule and the matters to which Council's discretion is restricted to. Considers that for the reasons outlined in Waka Kotahi submission point on	Amend INF-R30.1 as follows: 1.Activity status: Restricted Discretionary

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				INF-R30.2, the provision requires amendment to include National and Regional Roads.	Where: a. The road is classified as a National Road, Regional Road, Arterial Road, Collector Road or Access Road in INF-S22; […]
INF-R30	Carrus Corporation Ltd	68.16	Support in part	• This rule does not allow for any roads that are less than 21m wide. INF-S22 and S23 all refer to INF Table 1 that set out the standards for the road widths. This standard is overly conservative and does not take New Zealand geography into consideration. It also does not allow for any compliance with NZS 4404:2010 that allows for a more realistic approach to access road options and design. Would Council want to have 21m wide roads to cross a Significant Natural Area? This does not have good environmental outcomes. • This is not aligned with the policy INF P13.3 which states: *Responds to site and topographical constraints including opportunities to reduce the effects of earthworks on landscape and ecological values;*	Update INF Table -1 to incorporate all the road layout and width options as set out in NZS 4404:2010. Or adopt any other such relief, including additions, deletions, or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.
INF-R30	Waka Kotahi NZ Transport Agency	82.77	Oppose	Does not support a discretionary activity status for upgrades of National and Regional Roads that are located within a SCHED7-Significant Natural Area. Does not understand why a lower status road in accordance with the ONRC has a restricted discretionary activity status when they are for the same purpose. A discretionary activity status restricts undertaking upgrades that are part of the ongoing safety and efficiency of the transport network. Considers that the same activity status for Collector and Access Roads should apply for National and Regional Roads given they serve the same purpose	Delete INF-R30.2.
INF-R31	Kāinga Ora – Homes and Communities	81.303	Support	Kāinga Ora generally support these rules.	Retain as notified
INF-R31	Royal Forest and Bird Protection Society	225.138	Oppose	The rule fails to consider adverse effects on indigenous biodiversity.	Adding the following matter of discretion: • effects on indigenous biological diversity
INF-R31	Carrus Corporation Ltd	68.17	Support in part	• This rule does not allow for any roads that are less than 21m wide. INF-S22 and S23 all refer to INF Table 1 that set out the standards for the road widths. This standard is overly conservative and does not take New Zealand	Update INF Table -1 to incorporate all the road layout and width options as set out in NZS 4404:2010.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				geography into consideration. It also does not allow for any compliance with NZS 4404:2010 that allows for a more realistic approach to access road options and design. Would Council want to have 21m wide roads crossing the root protection area of a listed tree? This does not have good environmental outcomes. • This is not aligned with the policy INF P13.3 that state: *Responds to site and topographical constraints including opportunities to reduce the effects of earthworks on landscape and ecological values;*	Or adopt any other such relief, including additions, deletions, or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.
INF-R32	Kāinga Ora – Homes and Communities	81.304	Support	Kāinga Ora generally support these rules.	Retain as notified
INF-R33	Kāinga Ora – Homes and Communities	81.305	Support	Kāinga Ora generally support these rules.	Retain as notified
INF-R34	Kāinga Ora – Homes and Communities	81.306	Support	Kāinga Ora generally support these rules.	Retain as notified
INF-R34	Transpower New Zealand Ltd	60.56	Amend	Supports the default activity status for upgrades not otherwise captured by the NESETA. Notes the NESETA provides a Discretionary activity status under Regulations 39 of the NESETA for those activities subject to the NESETA but not otherwise captured under other regulations in the NESETA. Question as to what upgrading activities INF-R34 is anticipated to capture but accepts INF-R34. Seeks amendment to the rule to apply to those lines at 110kV and not only those above 110kV. Not clear why a distinction is provided from an effect's perspective. There is currently a rule gap for upgrades at 110kV.	Amend Rule INF-R34 as follows: INF-R34 Upgrading of transmission lines <u>at or</u> above 110kV that are not regulated by the NESETA All Zones: 1. Activity status: Restricted discretionary Matters of discretion are restricted to: 1. The matters in INF-P1; 2. The matters in INF-P6. And Any consequential amendments.
INF-R35	Kāinga Ora – Homes and Communities	81.307	Support	Kāinga Ora generally support these rules.	Retain as notified

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-R36	Kāinga Ora – Homes and Communities	81.308	Support	Kāinga Ora generally support these rules.	Retain as notified
INF-R37	Kāinga Ora – Homes and Communities	81.309	Support	Kāinga Ora generally support these rules.	Retain as notified
INF-R38	Kāinga Ora – Homes and Communities	81.310	Support	Kāinga Ora generally support these rules.	Retain as notified
INF-R39	Royal Forest and Bird Protection Society	225.139	Oppose	Upgrading could have significant adverse effects on indigenous biodiversity values. The scale and extent of potential effects from upgrading is uncertain.	Amend R39.1 to a Discretionary activity status. Ensure that consideration of effects is not limited by deleting the note in the INF chapter introduction to that effect.
INF-R39	Transpower New Zealand Ltd	60.57	Amend	The NESETA provides prevailing provisions for maintenance, reconductoring, increasing voltage, structure addition or replacement, and removal, for the National Grid. R39 is of limited relevance in respect of rule application for existing National Grid structures captured by the NESETA. INF Rule 34 would capture upgrading not captured by the NESTA. Supports the rule and activity status under INF-R39. The rule would benefit from clarification as to the relationship with INF-R34. Seeks cross-reference to INF-R34 to clarify the relationship between the rules.	Amend INF-R39 as follows (refer underline text): INF-R39 Upgrading of infrastructure, excluding roads and walkways, cycleways and shared paths and activities captured under INF-R34, located in an area identified in SCHED7 – Significant Natural Areas All Zones: 1. Activity status: Restricted discretionary. Where: ….. And Any consequential amendments.
INF-R39	Powerco Limited	83.62	Oppose	Opposes that all upgrades to existing infrastructure automatically require resource consent. Certain upgrades could occur without having impacts on Significant Natural Areas.	Amend rule INF-R39 so that upgrades that have no or very little potential impact on Significant Natural Areas are permitted.
INF-R39	Kāinga Ora – Homes and Communities	81.311	Support	Kāinga Ora generally support these rules.	Retain as notified

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-R40	Kāinga Ora – Homes and Communities	81.312	Support	Kāinga Ora generally support these rules.	Retain as notified
INF-R40	Powerco Limited	83.63	Oppose	Opposes that all upgrades to existing infrastructure automatically require resource consent. Certain upgrades could occur without having impacts on Notable Trees.	Amend rule INF-R40 so that upgrades that have no or very little potential impact on Notable Trees are permitted.
INF-R40	Royal Forest and Bird Protection Society	225.140	Oppose	The rule fails to consider adverse effects on indigenous biodiversity.	Adding the following matter of discretion: • effects on indigenous biological diversity
INF-R41	Kāinga Ora – Homes and Communities	81.313	Support	Kāinga Ora generally support these rules.	Retain as notified
INF-R41	Transpower New Zealand Ltd	60.58	Amend	Supports the provision of a rule specific to new transmission lines and associated assets. Seeks amendment to clarify the rule applies to new lines as well as the new assets, and include ancillary access tracks, consistent with INF-R43. The discretionary activity status is supported, and combined with INF-P6/7, provides a robust policy and rule framework in which a full assessment of effects would be required as well as a robust route, site and method selection process (Policy 4, NPSET), enable appropriate conditions to be imposed, and the application able to be granted or declined.	Amend INF-R41 as follows: INF-R41 New Transmission lines, including any ancillary access tracks, and new transformers, substations, switching stations and ancillary buildings for the electricity network. All Zones: 1. Activity status: Discretionary And Any consequential amendments.
INF-R42	Kāinga Ora – Homes and Communities	81.314	Support	Kāinga Ora generally support these rules.	Retain as notified
INF-R43	Kāinga Ora – Homes and Communities	81.315	Support	Kāinga Ora generally support these rules.	Retain as notified
INF-R43	Transpower New Zealand Ltd	60.59	Amend	Largely neutral on INF-R43 as it would seem to not apply to the National Grid. Seek amendment to clarify the rule applies to 'new' infrastructure.	Amend IN-R43 as follows: INF-R43 New Infrastructure, including any ancillary access tracks, excluding walkways, cycleways and shared paths, located in an area identified in SCHED7 - Significant Natural Areas

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					All Zones: 1. Activity status: Discretionary Section 88 information requirements for applications: 1. Applications for activities within SNAs must provide, in addition to the standard information requirements, an Ecological Assessment provided by a suitably qualified and experienced ecologist: 2. Identifying the biodiversity values and potential impacts from the proposal; and 3. Demonstrating that the ECO-P2 hierarchy has been applied. And Any consequential amendments.
INF-R43	Royal Forest and Bird Protection Society	225.141	Oppose	It is not clear whether this rule is limited to new infrastructure or would apply to any maintenance or upgrading not already specified in other rules. It is also not clear whether it s intended to capture RSI and or other infrastructure. New infrastructure should not generally be anticipated with in an SNA. Where it is specific rules for the activity can and have been set out. This rule should therefore apply a higher test to considering new activities within an SNA.	Amend the rule to: • Clarify the scope of the rule to apply to all “new” RSI and other infrastructure within SCHED7 SNA overlay • Change the activity status to non-complying.
INF-R44	Transpower New Zealand Ltd	60.60	Amend	Neutral on INF-R44 as it would seem to not apply to the National Grid. The rule would benefit from clarification as the relationship with INF-R34. Seeks cross reference to INF-R34 so as to clarify the relationship between the rules.	Amend INF-R44 as follows: INF-44 Upgrading of infrastructure and new infrastructure, including any ancillary vehicle access tracks, excluding walkways, cycleways and shared paths which is located in an area identified in SCHED 9 - Outstanding Natural Features and Landscapes, excluding activities captured under INF-R34 All Zones: 1. Activity status: Discretionary And Any consequential amendments.
INF-R44	Kāinga Ora – Homes and Communities	81.316	Support	Kāinga Ora generally support these rules.	Retain as notified

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-R45	Kāinga Ora – Homes and Communities	81.317	Support	Kāinga Ora generally support these rules.	Retain as notified
INF-R45	Transpower New Zealand Ltd	60.61	Amend	Neutral on INF-R45 as it would seem to not apply to the National Grid. Seek cross reference to INF-R41 to clarify the relationship between the rules	Amend INF-R45 as follows (refer underline text): INF-R45 New infrastructure, including any ancillary vehicle access tracks, excluding walkways, cycleways and shared paths, which is located on or within a heritage item, heritage setting, historic heritage site, or an area identified in SCHED2 - Historic Heritage Items (Group A), SCHED3 - Historic Heritage Items (Group B), SCHED4 - Historic Heritage Sites, SCHED6 - Sites and Areas of Significance to Maori, SCHED10 – Special Amenity Landscapes or SCHED 11 – Coastal High Natural Character Areas, excluding activities captured under INF-R41 All Zones: 1. Activity status: Discretionary And Any consequential amendments.
INF-R45	Heritage New Zealand Pouhere Taonga	65.9	Support	The proposed provisions are supported.	Retain provisions.
General	Firstgas Limited	84.40	Not specified	[No specific reason given beyond decision requested - refer to original submission]	Remove setback requirements for cabinets.
New Provision	Firstgas Limited	84.39	Not specified	[No specific reason given beyond decision requested - refer to original submission]	Seeks that trimming, pruning or removal of indigenous vegetation to within 6m of Gas Transmission pipeline is provided for to ensure the safety and access to the pipeline.
INF-S1	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.39	Support in part	Support, particularly sub rule 3. Wording could be refined.	Amend the standard as follows: [...] 3. The height of a replacement pole, tower or telecommunication pole must not exceed the height of the pole, tower, or telecommunication pole which is being replaced, or whichever is the lesser of: a. 25m; or b. The height of the replaced pole or tower or telecommunication pole as of 28 August 2020 plus 30%;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~Except that, if the existing pole, tower or telecommunication pole is greater than 25m in height, the height of the replacement pole, tower or telecommunication pole must be no higher than the existing pole, tower or telecommunication pole.~~ [...]
INF-S1	Kāinga Ora – Homes and Communities	81.318	Support	Kāinga Ora generally supports these standards	Retain as notified
INF-S1	Wellington Electricity Lines Limited	85.24	Support in part	In relation to INF-S1-4: • Uncertain as to why a limit of 3x pole widths is being applied in regard to Pi Poles. • Network designers apply a number of variables in regard to support structures so as to achieve the most effective, safe and secure outcomes from an operational perspective. • Does not support nominal design restrictions as such matters are best provided for under NZECP 34 and the applicable engineering parameters. • Pi Pole structures are used for a number of reasons and are significantly influenced by the type of equipment to be supported by the pole structure, as well as mechanical load bearing calculations. • In some instances a width greater than 3x the single pole width is required. • Technical flexibility is sought in regard to technical considerations and the corresponding infrastructure standards. • Standard pi pole structure designs have pole centres at 2.4m, 3.0m, or 4.2m. A 4.2m pi pole structure width is requested.	Amend INF-S1-4: Where a single pole is replaced with a pi pole, the width of the pi pole structure must not exceed three times the width of the replaced pole as of 28 August 2020 or alternatively 4.2m as taken from the pole centres.~~at its widest point~~.
INF-S1	Wellington Electricity Lines Limited	85.25	Support in part	In relation to INF-S1-6: Confirms satisfaction with having a 50mm diameter width. Minor drafting amendment is sought to the standard for clarity.	In relation to INF-S1-6: Amend the standard as below: 6. The diameter of a single replacement conductor or line must not exceed the diameter of the replaced conductor or line or 50mm, whichever is the greater.
INF-S1	Wellington Electricity Lines Limited	85.26	Support	In relation to INF-S1-7: Confirms satisfaction with Standard INF-S1(7).	In relation to INF-S1-7: Retain standard as currently drafted.
INF-S1	Wellington Electricity Lines Limited	85.27	Oppose	In relation to INF-S1-9: Uncertain as to the two (2) pole restriction for this proposed standard. Considers from an operational perspective to be an arbitrary restriction. Terrain, in conjunction with NZECP34, should dictate the number of poles required.	In relation to INF-S1-9: Amend the standard as below: 9. The number of additional poles required to achieve ~~the~~ conductor clearances ~~is~~ limited to that in order to achieve NZECP 34:2001 compliance.~~ must not exceed two.~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Applies design efficiency in regard to line upgrades. Each section of upgrade will be designed on its merits and environmental context, particularly in regard to safety and NZECP34 compliance. Applying a quantitative limit for NZECP 34 compliance is not considered to be an appropriate mechanism to be included in the PDP. Seeks removal of Standard INF-S1(9), or amended as sought. [Refer to original submission for full reason]	
INF-S1	Wellington Electricity Lines Limited	85.28	Support in part	Note that the longest cross arm used on a single pole would be 3.6m. A amendment is sought to clarify this standard.	In relation to INF-S1-10: Amend standard as below: 10. Additional cross arms on a single pole structure must not exceed the length of the existing cross arm as of 28 August 2020 by more than 100%, up to a maximum of 4m.
INF-S1	Transpower New Zealand Ltd	60.62	Support	Neutral on INF-S1 on the basis INF-R34 manages upgrading not regulated by the NESETA, the definition of upgrading is wide in its application, and INF-34 does not require compliance with INF-S1.	Retain INF-S1 And Any consequential amendments.
INF-S1	Powerco Limited	83.64	Support	In relation to INF-S1-1: Supports the realignment, relocation or replacement of any pipe or ancillary structure within 5m of the existing alignment or location.	In relation to INF-S1-1: Retain as notified.
INF-S1	Powerco Limited	83.65	Support	Supports the diameter of replacement pipes aboveground must not exceed the diameter of the replaced pipe by more than 300mm.	In relation to INF-S1-11: Retain as notified.
INF-S1	Powerco Limited	83.66	Oppose	In relation to INF-S1-12: This standard essentially captures all other upgrades including underground gas infrastructure, which should be excluded from the standard.	Amend INF-S1.12 as follows: 12. The realignment, relocation or replacement of any other infrastructure structure or building (excluding underground gas infrastructure): a. Must be within 5m of the alignment or location of the original structure or building; b. Must not increase the footprint of structure or building as of 28 August 2020 by greater than 30%.
INF-S2	Powerco Limited	83.67	Oppose	Need the ability to replace and upgrade existing customer connections installed on the side of buildings (gas line, regulator, meter or valve). A further permitted standard is required.	Amend INF-S2 as follows: 1. The colour of a replacement antenna must be the same colour as the building or structure 2. A replacement panel antenna must not increase the face area as of 28 August 2020 by more than 20% 3. A replacement dish antenna must not increase in diameter as of 28 August 2020 by more than 20% 4. Any replacement gas meter cover must not increase in size by more than 30%.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-S2	Kāinga Ora – Homes and Communities	81.319	Support	Kāinga Ora generally supports these standards.	Retain as notified
INF-S2	Heritage New Zealand Pouhere Taonga	65.10	Support	Supports this approach.	Retain provisions.
INF-S3	Kāinga Ora – Homes and Communities	81.320	Support	Kāinga Ora generally supports these standards.	Retain as notified.
INF-S4	Kāinga Ora – Homes and Communities	81.321	Support	Kāinga Ora generally supports these standards.	Retain as notified
INF-S5	Kāinga Ora – Homes and Communities	81.322	Support	Kāinga Ora generally supports these standards.	Retain as notified
INF-S6	Kāinga Ora – Homes and Communities	81.323	Support	Kāinga Ora generally supports these standards.	Retain as notified
INF-S7	Kāinga Ora – Homes and Communities	81.324	Support	Kāinga Ora generally supports these standards.	Retain as notified
INF-S8; New provision	Kāinga Ora – Homes and Communities	81.325	Oppose	Kāinga Ora oppose INF-S8 insofar as it applies to INF-R21 as it will capture "Ancillary Transport Network" structures, which includes artwork/sculptures, bus stops and shelters, train stations, public toilets, etc, all of which would typically exceed 1.8m/2m height and 1.4m²/2m² footprint, so would automatically require resource consent. This is not in accordance with the intended enabling framework of this chapter. Kāinga Ora suggests that this could be resolved through provision of a specific standard and rule framework that recognises Ancillary Transport Network structures and provides higher thresholds. New rule and standard recognising "Ancillary Transport Network" structures sought, with all necessary consequential changes.	Delete: ~~**Rural Zones, Future Urban Zone, Large Format Retail Zone, City Centre Zone, General Industrial Zone, Open Space and Recreation Zones, Maori Purpose Zone (Hongoeka):**~~ ~~1. It must not exceed a maximum height above ground level of 2m.~~ ~~2. It must not exceed a maximum area of 2m².~~ ~~Matters of discretion are restricted to:~~ ~~1. Local, regional and national benefits of the infrastructure;~~ ~~2. Any adverse effects on the streetscape and the amenity values of the area;~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~3. The amenity of adjoining sites;~~ ~~4. Traffic and pedestrian safety including sightlines and visibility of traffic signage;~~ ~~5. Design and siting of the infrastructure;~~ ~~6. Any operational or functional needs of the infrastructure; and~~ ~~7. Any topographical and other site constraints make compliance with the permitted standard impractical.~~ **~~Residential Zones, Neighbourhood Centre Zone, Local Centres Zone, Mixed Use Zone, Hospital Zone, Special Purpose Zone (BRANZ):~~** ~~3. It must not exceed a maximum height above ground level of 1.8m.~~ ~~4. It must not exceed a maximum area of 1.4m^2.~~ ~~Matters of discretion are restricted to:~~ ~~1. Local, regional and national benefits of the infrastructure;~~ ~~2. Any adverse effects on the streetscape and the amenity values of the area;~~ ~~3. The amenity of adjoining sites;~~ ~~4. Traffic and pedestrian safety including sightlines and visibility of traffic signage;~~ ~~5. Design and siting of the infrastructure;~~ ~~6. Any operational or functional needs of the infrastructure; and~~ ~~7. Any topographical and other site constraints make compliance with the permitted standard impractical.~~ Amend: Introduce a new rule and standard recognising "Ancillary Transport Network" structures, with all necessary changes.
INF-S8	Powerco Limited	83.68	Oppose	Appropriate that Cabinets can be located in road reserve as they enclose important components of infrastructure. The limits are too restrictive to allow for the range of above ground structures that are typically encountered within the road corridor.	Amend INF-S8 as follows: 1. It must not exceed a maximum height above ground level of 2.2m. 2. It must not exceed a maximum area of ~~2~~4m^2.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					3. It must not exceed a maximum height above ground level of ~~1.8~~2.2m. 4. It must not exceed a maximum area of ~~1.4~~2m^2.
INF-S8	Wellington Electricity Lines Limited	85.29	Support in part	The spatial dimensions provided are too small to contain a temporary generator. An area of 2m^2 is set for a generator. Consider that an area of 20m^2 is provided for under the standard to enable a standard temporary generator to be established. For ground mounted electricity distribution cabinets, seek that the area standard is increased to that of 5m^2 to provide an envelope for commonly used equipment contained within the road reserve.	Amend the standard as below: 1. It must not exceed a maximum height above ground level of 2m. 2. It must not exceed a maximum area of ~~2~~5m^2. 3. It must not exceed a maximum height above ground level of 1.8m. 4. It must not exceed a maximum area of 1.4m^2. 5. In the case of temporary electricity generators and self-contained power units to supply existing infrastructure a 20m^2 area is applicable.
INF-S8	KiwiRail Holdings Limited (KiwiRail)	86.42	Amend	Supports a height restriction on some structures within the rail corridor. The standard as worded includes 'any other infrastructure structure or building not otherwise listed' which would include ancillary structures. This includes station buildings and associated public facilities as well as rail safety and operational structures. A 1.8m or 2m height limit on these, depending on the zone, is therefore not practical. Seek that the 'any other' catch all phrase be removed from the Standard, to ensure that those items defined as Ancillary Transport Network Infrastructure are not all restricted to 1.8m or 2m in height.	Amend as follows: INF-S8: Cabinets, electric vehicle charging stations, temporary infrastructure and temporary electricity generators and self-contained power units to supply existing infrastructure, ~~and any other infrastructure structure or building not otherwise listed~~, which are located within the road reserve or rail corridor
INF-S9	Wellington Electricity Lines Limited	85.30	Support in part	The spatial dimensions provided are too small to contain a temporary generator. An area of 15m^2 is set for a generator not located within the road reserve or rail corridor. Consider that an area of 20m^2 is provided for under the standard to enable a standard temporary generator to be established.	Amend the standard as below: 1 … 2. It must not exceed a maximum area of ~~15~~20m^2.
INF-S9	Powerco Limited	83.69	Support	Appropriate that larger Cabinets and structures can be located in all zones outside of the road reserve or rail corridor.	Retain as notified.
INF-S9	Kāinga Ora – Homes and Communities	81.326	Oppose	Kāinga Ora oppose INF-S9 insofar as it applies to INF-R21 as it will capture "Ancillary Transport Network" structures, which includes artwork/sculptures, bus stops and shelters, train stations, public toilets, etc, all of which would typically exceed 15m² footprint, so would automatically require resource consent. This is not in accordance with the intended enabling framework of this chapter. Kāinga Ora suggests that this could be resolved through provision of a specific standard and rule framework that recognises Ancillary Transport Network structures and provides higher thresholds.	Delete: ~~1. It must not exceed a maximum height above ground level of 4m.~~ ~~2. It must not exceed a maximum area of 15m².~~ ~~**Matters of discretion are restricted to:**~~ ~~1. Local, regional and national benefits of the infrastructure;~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				New rule and standard recognising “Ancillary Transport Network” structures sought, with all necessary consequential changes.	~~2. Any adverse effects on the streetscape and the amenity values of the area;~~ ~~3. The amenity of adjoining sites;~~ ~~4. Design and siting of the cabinet;~~ ~~5. Whether there are difficult ground conditions or any technological, operational or topographical reasons why the network utility cannot be placed underground;~~ ~~6. Any operational or functional needs of the infrastructure; and~~ ~~7. Any topographical and other site constraints make compliance with the permitted standard impractical.~~ Amend: Introduce a new standard recognising "Ancillary Transport Network" structures, with all necessary changes.
INF-S10	Kāinga Ora – Homes and Communities	81.327	Support	Kāinga Ora supports these standards.	Retain as notified
INF-S11	Kāinga Ora – Homes and Communities	81.328	Support	Kāinga Ora supports these standards.	Retain as notified
INF-S11	Powerco Limited	83.70	Oppose	The requirement to be located outside a riparian margin (20m each side of a river 3m wide) is unreasonable particularly for underground infrastructure.	Amend standard INF-S11 as follows: 1. It must not be located within a riparian margin or coastal margin <u>unless it is located underground</u>.
INF-S12	Kāinga Ora – Homes and Communities	81.329	Support	Kāinga Ora supports these standards.	Retain as notified
INF-S13	Kāinga Ora – Homes and Communities	81.330	Support	Kāinga Ora supports these standards.	Retain as notified
INF-S13	Firstgas Limited	84.33	Not specified	[Refer to original submission for full reasons]	Remove setback requirements for cabinets.
INF-S13	Powerco Limited	83.71	Oppose	The requirement to be located 2m from any site boundary imposes an unreasonable requirement.	Amend standard INF-S13 as follows:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					1. It must not be located within a 2m setback from any site boundary that directly adjoins a sensitive activity unless it is adequately screened from view. This standard does not apply to underground infrastructure or the boundary with the road.
INF-S14	Porirua City Council	11.8	Amend	Standard needs to be amended to include construction, maintenance and upgrading for consistency across the PDP.	Amend the standard as follows: 2. b. Where the earthworks are associated with switchback sections for the ~~development of new and~~construction, maintenance, or upgrade of ~~existing~~ walkways, cycleways and shared paths that are located on public land other than a road. 5.Earthworks associated with the ~~development of new and~~construction, maintenance, or upgrade of ~~existing~~ walkways, cycleways and shared paths that are located on public land other than a road must not exceed 1.8m cut height or fill depth on switchback sections of the pathway, measured vertically...
INF-S14	Powerco Limited	83.72	Oppose	In relation to INF-S14-2: Standard should also exempt holes drilled by an auger. Sometimes used to install protection systems associated with gas pipelines. Earthworks can be associated with the installation of above ground infrastructure which should also be exempt.	Amend standard INF-S14.2 as follows: 2. Earthworks must not exceed 1.5m in cut height or fill depth, except: a. Where the earthworks are for trenching or augured holes for the construction, operation, maintenance and repair, removal or upgrade of ~~underground~~ infrastructure; ~~and~~ or b. Where the earthworks are associated with switchback sections for the development of new and maintenance of existing walkways, cycleways and shared paths that are located on public land other than a road.
INF-S14	Powerco Limited	83.73	Oppose	In relation to INF-S14-3: Standard should exempt holes that are drilled by an auger and the installation of infrastructure by directional drilling. Earthworks can be associated with the installation of above ground infrastructure which should also be exempt.	Amend standard INF-S14.3 as follows: 3. Earthworks must not be located within 1.0m of the site boundary, measured on a horizontal plane except: a. Where the earthworks are for trenching, directional drilling or augured holes for the construction, operation, maintenance and repair, removal or upgrade of ~~underground~~ infrastructure; or b. Where the site boundary separates adjoining sites which are both within the area of land subject to the proposed works.
INF-S14	Powerco Limited	83.74	Oppose	In relation to INF-S14-4: Trenching may need to exceed 1m in depth to avoid other infrastructure or obstacles. Considers a depth of 1.5m more appropriate.	Amend standard INF-S14.4 as follows: 4. Trenching for the construction, operation, maintenance and repair, removal or upgrade of ~~underground~~ infrastructure undertaken within 1.0m of the site boundary must not exceed 1.~~0~~5m in depth.
INF-S14	Powerco Limited	83.75	Oppose	In relation to INF-S14-6: Installation of infrastructure beneath a stream or river by directional drilling should also be exempt from Standard S14.6.	Amend standard INF-S14.6 as follows: 6. Earthworks must not be carried out within 5m of a river, except:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					a. Where the earthworks are for the installation, maintenance and repair, removal or upgrade of infrastructure located on or within existing bridges or structure crossing a stream~~.~~, or b. The earthworks are for the installation of infrastructure by directional drilling.
INF-S14	Powerco Limited	83.76	Amend	In relation to the exemptions: Minor earthworks (a defined term) includes earthworks for the installation and construction of service connections. Should be exempt from the Standards of S14	This standard does not apply to: • Minor Earthworks
INF-S14	Waka Kotahi NZ Transport Agency	82.78	Support	Supports provision and the matters to which Council's discretion is restricted to, specifically, the operation or functional needs of the infrastructure.	Retain as notified.
INF-S14	Wellington Electricity Lines Limited	85.31	Support in part	Agree with the Standard for Earthworks – Slope, height, depth and location. Consider appropriate that the NZECP34 exclusion provided to Transpower is equally applicable to WELL's network operations. Seek the amendments as indicated.	Amend standard as below: This standard does not apply to: Earthworks undertaken by Transpower or Wellington Electricity Lines Limited to achieve the ground to conductor clearance required by NZECP34:2001;
INF-S14	Kāinga Ora – Homes and Communities	81.331	Support in part	Kāinga Ora supports the general intent of this standard, but seeks some changes to make it more applicable to infrastructure works. Kāinga Ora seeks the deletion of INF-S14(4). Horizontal infrastructure, such as 3-waters pipe networks, cross numerous private sites and boundaries. This is prevalent throughout Porirua City (while it is typically provided in modern day road corridors, the historic land development means there are kilometres of 3-waters public infrastructure located within private properties). The trenching required to construct, maintain, repair or upgrade this infrastructure will exceed 1m in depth within 1m of site boundaries in almost every case. Industry standards and health and safety legislative requirements adequately manages any adverse effects regarding stability of trenchworks etc. The PDP does not need to manage this over and above these standards. Kāinga Ora seeks insertion of "roads" in the exclusion section of INF-S14 for any earthworks associated with any maintenance and repair works of roads within road reserves. Kāinga Ora seeks an increase in permitted cut height/fill depth, consistent with its submission on the earthworks chapter.	Amend: 1. Earthworks must not be undertaken on an existing slope with an angle of 34° or greater. 2. Earthworks must not exceed ~~1.5m~~2.5m in cut height or fill depth, except: a. Where the earthworks are for trenching for the construction, operation, maintenance and repair, removal or upgrade of underground infrastructure; and b. Where the earthworks are associated with switchback sections for the development of new and maintenance of existing walkways, cycleways and shared paths that are located on public land other than a road. 3. Earthworks must not be located within 1.0m of the site boundary, measured on a horizontal plane except: a. Where the earthworks are for trenching for the construction, operation, maintenance and repair, removal or upgrade of underground infrastructure; or b. Where the site boundary separates adjoining sites which are both within the area of land subject to the proposed works. ~~4. Trenching for the construction, operation, maintenance and repair, removal or upgrade of underground infrastructure undertaken within 1.0m of the site boundary must not exceed 1.0m in depth.~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					5. Earthworks associated with the development of new and maintenance of existing walkways, cycleways and shared paths that are located on public land other than a road must not exceed 1.8m cut height or fill depth on switchback sections of the pathway, measured vertically, where the activities are undertaken by: a. Porirua City Council; b. Greater Wellington Regional Council; c. Department of Conservation; or d. A nominated contractor or agent of an organisation listed in (a) to (c). 6. Earthworks must not be carried out within 5m of a river, except: a. Where the earthworks are for the installation, maintenance and repair, removal or upgrade of infrastructure located on or within existing bridges or structure crossing a stream. 7. As soon as practical, but no later than three months after the completion of the works, the earthworks area must be stabilised with vegetation or sealed, paved, metaled or built over. 8. All silt and sediment must be retained on the site. 9. Silt and sediment devices must be installed in accordance with APP15 - Silt and Sediment Devices prior to the commencement of earthworks and must be retained for the duration of the earthworks. This standard does not apply to: • Earthworks undertaken by Transpower to achieve the ground to conductor clearance required by NZECP34:2001; • Any earthworks associated with any maintenance and repair works for roads, walkways, cycleways and shared paths within road reserves; • Any earthworks associated with any building or structure used for infrastructure purposes that are within 2m of the exterior walls of the building or structure, measured in plan view; and • Any piling associated with a support structure that is within 2m of an existing support structure or necessary to install a support structure. **Matters of discretion are restricted to:** 1. Local, regional and national benefits of the infrastructure;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					2. The natural character of any riparian margin or coastal margin; 3. Design and siting of the infrastructure; 4. Any operational or functional needs of the infrastructure; 5. Retention of silt and sediment on the site; 6. Any topographical and other site constraints that make compliance with the permitted standard impractical; and 7. The matters in EW-P1
INF-S15	Kāinga Ora – Homes and Communities	81.332	Support in part	Kāinga Ora supports this standard, but seeks amendments consistent with the submission on the earthworks chapter. This is to simplify the standards relating to the area of disturbance enabled in each zone.	Amend: **All Zones:** (.....) **Matters of discretion are restricted to:** (.....) **Riparian Margins, Coastal Margins:** (.....) **Matters of discretion are restricted to:** (.....) **Residential Zones, Settlement Zones, Neighbourhood Zone:** (.....) **Matters of discretion are restricted to:** (.....) **General Rural Zone, Rural Lifestyle Zone, Future Urban Zone, Special Purpose Zone (BRANZ), Māori Purpose Zone (Hongoeka):** (.....) **Matters of discretion are restricted to:**

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					(.....) ~~**Local Centre Zone, Large Format Retail Zone, Mixed Use Zone, City Centre Zone, General Indsutrial Zone, Hospital Zone:**~~ ~~5.The maximum area must be no greater than 400m^2~~ ~~**Matters of discretion are restricted to:**~~ ~~1. Local, regional and national benefits of the infrastructure;~~ ~~2. The matters of discretion in EW-S1;~~ ~~3. Design and siting of the infrastructure;~~ ~~4. Any operational or functional needs of the infrastructure;~~ ~~5. Any topographical and other site constraints make compliance with the permitted standard impractical; and~~ ~~6. Any adverse effects from traffic movements on the transport network and amenity values.~~ **Local Centre Zone, Large Format Retail Zone, Mixed Use Zone, City Centre Zone, General Indsutrial Zone, Hospital Zone, Open Space and Recreation Zones:** 6.The maximum area must be no greater than 500m². **Matters of discretion are restricted to:** 1. Local, regional and national benefits of the infrastructure; 2. The matters of discretion in EW-S1; 3. Design and siting of the infrastructure; 4. Any operational or functional needs of the infrastructure; 5. Any topographical and other site constraints make compliance with the permitted standard impractical; and 6. Any adverse effects from traffic movements on the transport network and amenity values.
INF-S15	Powerco Limited	83.77	Oppose	Standard should exempt holes that are drilled by an auger and the installation of infrastructure by directional drilling. Earthworks can	Amend standard INF-S15.1 as follows:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				be associated with the installation of above ground infrastructure which should also be exempt.	1. No area limits apply to earthworks required for trenching, directional drilling or augured holes for the construction, operation, maintenance and repair, removal or upgrade of ~~underground~~ infrastructure where the trenching: a. Is undertaken by Porirua City Council or a network utility operator, or a nominated contractor or agent; b. Does not result in an increase in height of the ground level upon completion of the works; and c. Is progressively closed so that no more than 120m of trench is open at any time.
INF-S15	Porirua City Council	11.9	Amend	Standard needs to be amended to include construction, maintenance and upgrading for consistency across the PDP.	Amend the standard as follows: 2. No area limits apply to earthworks associated with the ~~development of new and~~construction, maintenance, and upgrade of ~~existing~~ walkways, cycleways and shared paths that are located on public land other than a road where the activities are undertaken by: a. Porirua City Council; b. Greater Wellington Regional Council; c. Department of Conservation; or d. A nominated contractor or agent of an organisation listed in (a) to (c).
INF-S16	Powerco Limited	83.78	Oppose	Earthworks are sometimes required to facilitate a new customer connection which should be provided for within this standard.	Amend standard INF-S16 as follows: 1. The earthworks are limited to trenching less than 600mm in width directly above existing underground infrastructure, or 2. The earthworks are associated with the installation of a customer connection.
INF-S16	Kāinga Ora – Homes and Communities	81.333	Support	Kāinga Ora generally supports these standards.	Retain as notified
INF-S17	Kāinga Ora – Homes and Communities	81.334	Support	Kāinga Ora generally supports these standards.	Retain as notified
INF-S17	Porirua City Council	11.10	Amend	Standard needs to be amended to include construction, maintenance and upgrading for consistency across the PDP.	Amend the standard as follows: 1. b. Where the earthworks are associated with the ~~development of new and~~construction, maintenance, or upgrade of ~~existing~~ walkways, cycleways and shared paths

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					that are located on public land other than a road and undertaken by Porirua City Council ... or a nominated contractor or agent.. …. Except that: Where the earthworks are associated with the ~~development~~construction, maintenance, or upgrade of~~of new and maintenance of existing~~ walkways, cycleways and shared paths that are located on public land other than a road and undertaken by Porirua City Council, Greater Wellington Regional Council, Department of Conservation or a nominated contractor or agent, no maximum disturbance area applies.
INF-S17	Royal Forest and Bird Protection Society	225.142	Oppose	The standard fails to consider adverse effects on indigenous biodiversity. The continuous five year period time frame is uncertain as a trigger for consenting. Non-compliance could not be ascertained without knowing the timeframe of the earthworks or whether any other works had already been undertaken within the overlay in that period. The exception is inappropriate. Effects do not change on the basis of who undertakes the activity, nor do the activities set out link to any specific function of the Councils or Department.	Amend the standard to add the following matter of discretion: • effects on indigenous biological diversity Reconsider the maximum disturbance areas to take into account adverse effects on indigenous biodiversity and consider 50m^2 in SCHED10 areas.
INF-S18	Transpower New Zealand Ltd	60.63	Amend	Refer comments provided above for INF-R5. [Refer to original submission and specific submission points for full reasons]	Amend the standard as follows: INF-S18 Trimming, pruning or removal of indigenous vegetation within an area identified in SCHED7 - Significant Natural Areas …… This standard does not apply to: • Indigenous vegetation to be trimmed, pruned or removed located within the formation width of an existing road; or • Works that are being undertaken in accordance with the Electricity (Hazards from Trees) Regulations 2003 or the Telecommunications Act 2001; or • Indigenous vegetation to be trimmed, pruned or removed associated with the operation, maintenance and upgrading of the National Grid or to remove a potential fire risk associated with the National Grid.
INF-S18	Porirua City Council	11.11	Amend	To create a 2.5m track there would be some incidental effects on vegetation on either side of the track as part of construction. Rule should be clarified to provide for this to avoid doubt, and to better align with the track standards manual provisions relating to vegetation clearance. The effects of the vegetation clearance either	Amend the standard as follows: **INF-S18ED7 - Significant Natural Areas** **All zones**

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				side of the track will largely be temporary, as the vegetation will regenerate following construction activities. Standard needs to be amended to include construction, maintenance and upgrading for consistency across the PDP	1. Any trimming, pruning or removal of indigenous vegetation must be limited to: a. Within 2m of the footprint of the existing infrastructure and either side of an associated access track or fence; and b. No more than 20m^2 of indigenous vegetation within any 12 month period; or c. 2.5m in total width with no maximum area except that no tree is removed with a tree trunk greater than 15cm in diameter measured 1.4m above ground, and where the activities are associated with the ~~structures required fordevelopment of new orconstruction,~~ maintenance, or upgrade of ~~existing~~ walkways, cycleways and shared paths that are located on public land other than a road and undertaken by Porirua City Council, Greater Wellington Regional Council, Department of Conservation or a nominated contractor or agent. This includes up to 0.5m of vegetation clearance to either side of the 2.5m track.
INF-S18	Kāinga Ora – Homes and Communities	81.335	Support	Kāinga Ora generally supports these standards.	Retain as notified
INF-S18	Firstgas Limited	84.18	Amend	Limits the trimming, pruning or removal of indigenous vegetation to within 2m of the footprint of the existing infrastructure and either side of an associated access track or fence. Seek that this standard aligns with their easement to ensure the safety and access to the pipeline. The easement is 12m wide and provides rights to remove vegetation.	Amend standard as follows: 1. Any trimming, pruning or removal of indigenous vegetation must be limited to: a. Within 2m of the footprint of the existing infrastructure and either side of an associated access track or fence and, b. must be limited to within 6m from the centreline of the Gas Transmission Pipeline, with any areas replanted in indigenous vegetation where not required for safety reasons.
INF-S18	Powerco Limited	83.79	Support	Standard is appropriate.	Retain as notified.
INF-S18	Waka Kotahi NZ Transport Agency	82.79	Support in part	Supports provision as it allows for indigenous vegetation to be trimmed, pruned or removed that is located within 2m of the footprint of existing infrastructure. Supports that the standard provides for indigenous vegetation to be trimmed, pruned or removed located within the formation width of an existing road. Considers that point 1.c is difficult to read and interpret. An amendment is required to ensure that the rule is interpreted as intended.	Amend INF-S18.1.c by clarifying the intent of the point and amend accordingly.
INF-S18	Wellington Electricity Lines Limited	85.32	Support	Support Standard INF-S18 as it explicitly provides exemptions provided under the *Electricity (Hazards from Trees) Regulations 2003*	Retain as drafted.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-S18	Royal Forest and Bird Protection Society	225.143	Oppose	Supports the limitations for removal within 2m of existing RSI to allow for maintenance activities. A lesser limit of 1m should be set for tracks and 1.5 for fences. The additional area, time based and tree size limits are uncertain. The provision for structures relating to new walkways, cycle ways and shared paths is also uncertain.	Remove provision for vegetation removal associated with new infrastructure within the standard as this should be a consented activity within a SCHED7 SNA. Limit removal of vegetation for fences to 1.5m on a single side and 1m either side of tracks
INF-S19	Kāinga Ora – Homes and Communities	81.336	Support	Kāinga Ora generally supports these standards.	Retain as notified
INF-S19	Powerco Limited	83.80	Support	Standard is appropriate.	Retain as notified.
INF-S19	Wellington Electricity Lines Limited	85.33	Support in part	Support the protection of vegetation where possible. Seek that an exemption is provided so as to enable compliance with the Electricity (Hazards from Trees) Regulations 2003 to give effect to policies INF-P18 and INF-P19	Amendment to INF-S19: 3. Removal of a tree must only be undertaken where: … Works that are being undertaken in accordance with the Electricity (Hazards from Trees) Regulations 2003
INF-S19	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.62	Support in part	There are instances when roots require pruning for underground lines. Relief is sought to recognise this within the standard.	Amend the standard as follows: [...] 1. Any trimming or pruning: a. Must not exceed a branch or root diameter of 50mm at severance unless it is the removal of deadwood; [...]
INF-S20	Royal Forest and Bird Protection Society	225.144	Oppose	The exclusions in the standard are uncertain. They are in effect standards as they set out a limit which must be met and can be worded as such. The limitation of matters of discretion prevents the consideration of objectives and would prevent the consideration of any future NPS on indigenous biodiversity. 20 square metres of vegetation within an SNA could have significant adverse effects. This must be limited to within 2m of existing infrastructure and only where necessary for maintenance of existing lawfully established infrastructure. The 12 month time frame is uncertain as a trigger for consenting and no compliance could not be ascertained without knowing the timeframe of the earthworks.	Reword the exclusions so that they are set out as an applicable standard Add the following matter of discretion: • effects on indigenous biological diversity Delete “within any 12 month period”

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-S20	Porirua City Council	11.12	Amend	Standard needs to be amended to include construction, maintenance and upgrading for consistency across the PDP.	Amend standard as follows: Earthworks associated with the ~~development of new and maintenance of existing~~ construction, maintenance, or upgrade of walkways, cycleways and shared paths that are located on public land other than a road and undertaken by Porirua City Council, Greater Wellington Regional Council, Department of Conservation or a nominated contractor or agent where the earthworks are limited to a total width of 2.5m.
INF-S20	Transpower New Zealand Ltd	60.64	Amend	Refer comments provided above for INF-R5. [Refer to original submission and specific submission points for full reasons]	Amend the standard as follows: INF-S20 - Earthworks within an area identified in SCHED7 - Significant Natural Areas 1. The earthworks do not result in the removal of more than 20m^2 of indigenous vegetation within any 12 month period. This standard does not apply to: • Earthworks required for the operation or maintenance of the formed width of existing access tracks or existing underground infrastructure where the earthworks are limited to within 2m either side of the existing infrastructure, or associated access track or fence; or • Earthworks associated with the development of new and maintenance of existing walkways, cycleways and shared paths that are located on public land other than a road and undertaken by Porirua City Council, Greater Wellington Regional Council, Department of Conservation or a nominated contractor or agent where the earthworks are limited to a total width of 2.5m; or • Earthworks required for the operation, maintenance or upgrade of the National Grid, including associated access tracks.
INF-S20	Kāinga Ora – Homes and Communities	81.337	Support	Kāinga Ora generally supports these standards.	Retain as notified
INF-S20	Waka Kotahi NZ Transport Agency	82.81	Support	Supports this provision as it enables the ongoing maintenance and repair of the transport network. Supports the matters to which Council's discretion is restricted to, specifically matters 1 and 3.	Retain as notified.
INF-S20	Powerco Limited	83.81	Support	Appropriate earthworks provided within a Significant Natural Area.	Retain as notified.
INF-S21	Powerco Limited	83.82	Support	Appropriate provision.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-S21	Kāinga Ora – Homes and Communities	81.338	Support	Kāinga Ora generally supports these standards.	Retain as notified
INF-S22	Waka Kotahi NZ Transport Agency	82.80	Support in part	Supports the classification of National, Regional and Arterial roads using the Waka Kotahi NZ Transport Agency's One Network Road Classification (ONRC). Considers that Collector and Access Roads shall also be classified according to the Waka Kotahi NZ Transport Agency One Network Road Classification. It is not clear why two approaches are required. This provision appears to contradict INF-P15 which states that roads are to be classified according to their function and anticipated volume of traffic, based on Waka Kotahi NZ Transport Agency's One Network Road Classification.	Amend provision: 1. ~~National, Regional and Arterial roads~~ All roads must be classified according to the Waka Kotahi New Zealand Transport Agency One Network Road Classification. ~~Collector and Access Roads must be classified according to INF-Table 1 (Road design standards).~~
INF-S22	Kāinga Ora – Homes and Communities	81.339	Oppose	Kāinga Ora opposes the placement of transport provisions in the INF chapter, and seeks their relocation to the TR chapter.	Delete standard INF-S22 and additionally relocate all transport provisions from the INF chapter to the TR chapter.
INF-S22	Carrus Corporation Ltd	68.18	Support in part	• This rule does not allow for any roads that are less than 21m wide. INF-S22 and S23 all refer to INF Table 1 that set out the standards for the road widths. This standard is overly conservative and does not take New Zealand geography into consideration. It also does not allow for any compliance with NZS 4404:2010 that allows for a more realistic approach to access road options and design. This is not good practice and very limiting and is not facilitating good urban design outcomes for most of the urban areas. • This is not aligned with the policy INF P13.3 that state: *Responds to site and topographical constraints including opportunities to reduce the effects of earthworks on landscape and ecological values;*	Update INF Table -1 to incorporate all the road layout and width options as set out in NZS 4404:2010. Or adopt any other such relief, including additions, deletions, or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.
INF-S22	Kenepuru Limited Partnership (KLP)	59.15	Amend	Clause 2 refers to INF Table 1. The Road design Standards in this Table are fundamentally flawed. The distinction between Public Rds and Private Rds (Transport section) needs to be removed. All Roads need to be designed according to function and whether they are private or public does not matter. They all need to be in the same Standard - not split between two parts of the DP. NZS 4404:2010 is well recognised around NZ as suitable for local roads and caters for different land uses and all the infrastructure activities in the road corridor. Cannot follow PCC's reasoning for trying to reinvent different Standards. The roading classification and design Rules and Standards and Tables in the PDP act against the idea of good urban design and make increased density almost impossible to achieve as a	Update INF Table -1 to incorporate all the road layout and width options as set out in NZS 4404:2010. Or Adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Controlled Activity and the Policies make it difficult for alternative designs under Discretionary Activity status difficult to achieve because they reference the same Standards. This rule does not allow for any roads that are less than 21m wide. INF-S22 and S23 all refer to INF Table 1 that set out the standards for the road widths. This standard is overly conservative and does not take New Zealand geography into consideration. It also does not allow for any compliance with NZS 4404:2010 that allows for a more realistic approach to access road options and design. This means any road that is less than 21m wide will be a non-complying activity. This is not good practice and very limiting and is not facilitating good urban design outcomes for most of the urban areas. This is not aligned with the policy INF P13.3 that state: *Responds to site and topographical constraints including opportunities to reduce the effects of earthworks on landscape and ecological values;*	
INF-S23	Kenepuru Limited Partnership (KLP)	59.16	Amend	Seeks removal of the requirement that roads must not be No Exit Rds under clause 1. Sometimes these are the only option because of the terrain. Can be replaced by the requirement that designers must consider connectivity for both vehicles and other transport modes and report on this in their design report. Seeks rewrite of INF Table 1 in relation to clauses 2- 4 and 6-7. In relation to clause 8, INF Table 3 is based in highway standards and not appropriate for local roads in residential areas - see attachment to this section. Objects to there being no road gardens in residential areas under clause 10.e. Especially in medium density areas these can be an essential aspect of providing good urban amenity. Understands that maintenance of street planting is an issue. This should not be at the expense of providing great places for people to live. Street gardens can provide excellent ways to treat and attenuate road stormwater runoff at source and must be allowed to be a tool in the designers toolkit.	Amend the standard to: • Remove the prohibition of no exit roads and replace with a requirement that they are only allowed where it is not possible to provide alternatives and that in that case alternative mode connectivity is to be provided unless it is unreasonable to do so. • Rewrite Tables 1 and 3 to reflect NZS 4404:2010 or similar and include Lanes Private Rds that currently are in the Transport Section of the Plan
INF-S23	Carrus Corporation Ltd	68.19	Support in part	• No-exit roads have a place and a function, and the plan is not giving sufficient recognition for this. This is set out in more detail in the assessment of objectives and policies. • This standard does not allow for any roads that are less than 21m wide. INF Table 1 that set out the standards for the road widths. This standard is overly conservative and does not take New Zealand geography into consideration. It also does not allow for any compliance with NZS	Amend: **All zones**: 1. Access Roads must not be permanent no-exit roads. Where *no exit streets* are proposed connectivity and permeability in design for pedestrians and cyclists should be provided. 2. Roads must provide for two-way traffic in accordance with INF-Table 1 (Road design standards). — There are no matters of discretion for this standard.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				4404:2010 that allows for a more realistic approach to access road options and design. This is not good practice and very limiting and is not facilitating good urban design outcomes for most of the urban areas. • This is not aligned with the policy INF P13.3 which states: *Responds to site and topographical constraints including opportunities to reduce the effects of earthworks on landscape and ecological values;* • Point 9: This is a bit too vague and some retaining structures are directly related to the construction of the road. These structures should be included in the road.	3. Roads must be designed to achieve design speeds in accordance with INF-Table 1 (Road design standards). 4. The width of any road must comply with the minimum widths in accordance with INF-Table 1 (Road design standards): 1. Minimum total, legal width; and 2. Minimum width to provide for: i. Vehicles; ii. Parking; iii. Cycles; iv. Pedestrians; v. Infrastructure; and vi. Street trees. 5. Pedestrian walkways, cycleways and shared paths in a road must be designed in accordance with the Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling (2017). 6. The minimum design vehicle used for a road turning head must be a 4.91m x 1.87m vehicle (85th percentile vehicle). 7. The maximum gradient of roads must be in accordance with INF-Table 1 (Road design standards). 8. Curves in roads must meet the following minimum values: 1. K Values for crest vertical curves and sag vertical curves must be in accordance with INF-Table 3; and 2. R Values for horizontal curves must be in accordance with INF-Table 3. 9. Retaining structures must not be constructed in roads. 10. Street trees must be provided in accordance with: 1. The requirements of INF-Table 1 (Road design standards); 2. Street trees must not be planted in the infrastructure berm; 3. When street trees are required in accordance with INF-Table 1, they must be provided in accordance with the number of trees per size class at maturity set out in INF-Table 2; 4. Street tree planting must meet the requirements set out in INF-Table 2 for the following: i. Horizontal setback distances from underground infrastructure; ii. Horizontal setback distances from structures;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					iii. Minimum berm width; iv. Minimum topsoil depth; v. Minimum soil volume; and 5. Planting of road gardens other than street trees, mown grass or stormwater management planting must occur only in the City Centre Zone, Local Centre Zone, Neighbourhood Centre Zone or Mixed Use Zone. 11. Streetlighting must be provided in accordance with the following: 1. Streetlighting must be designed in accordance with NZ Transport Agency document M30 Specification and Guidelines for Road Lighting Design (2014); 2. Streetlighting bulbs must be on the NZ Transport Agency List of M30 Approved Luminaires (2020); 3. Streetlighting columns must be in accordance with the NZ Transport Agency M26:2012 and M26A:2017 Specification for Lighting Columns; and 4. Streetlighting columns in Access Roads and Collector Roads must be a minimum of 8m in height. 2. Update INF Table -1 to incorporate all the road layout and width options as set out in NZS 4404:2010. Or adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission. 3. Change Point 9 as follows 1. Retaining structures <u>not directly related to the construction of the road, must</u> not be constructed in roads. Or adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.
INF-S23	Kāinga Ora – Homes and Communities	81.340	Oppose	Kāinga Ora opposes this standard and seeks its full reconsideration.	Deletion and full reconsideration of this standard is sought, incorporating the amendments suggested.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Kāinga Ora opposes the associated road design standards (INF-Table 1). Kāinga Ora seeks changes to INF-S23(10) to enable planting to occur in Residential Zones. Kāinga Ora opposes that standard that retaining structures cannot be constructed in legal road corridor without requiring resource consent. Full reconsideration of this rule is sought, incorporating the amendments suggested	
INF-S23	Waka Kotahi NZ Transport Agency	82.82	Support in part	Supports clause 5 as it provides design requirements for pedestrian walkways, cycleways and shared paths in a road. Considers that reference should be made to Waka Kotahi Cycling Network Guidance (CNG) as a design guideline rather than Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling (2017). Considers that the guidance within CNG is more up to date and therefore more appropriate to use. Considers that reference should be made to Waka Kotahi Pedestrian Planning Design Guide as it is currently being updated and is more appropriate than Austroads Guide to Road Design Part 6A.	Amend provision: 5. Pedestrian walkways, cycleways and shared paths in a road must be designed in accordance with Waka Kotahi Cycling Network Guidance (CNG) and Pedestrian Planning Design Guide. ~~Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling (2017).~~
INF-Table 1	Kenepuru Limited Partnership (KLP)	59.17	Amend	This rule does not allow for any roads that are less than 21m wide. INF-S22 and S23 all refer to INF Table 1 that set out the standards for the road widths. This standard is overly conservative and does not take New Zealand geography into consideration. It also does not allow for any compliance with NZS 4404:2010 that allows for a more realistic approach to access road options and design. This means any road that is less than 21m wide will be a non-complying activity. This is not good practice and very limiting and is not facilitating good urban design outcomes for most of the urban areas. This is not aligned with the policy INF P13.3 that state: *Responds to site and topographical constraints including opportunities to reduce the effects of earthworks on landscape and ecological values.* Access roads have a place and a function, and the plan is not giving sufficient recognition for this. This is set out in more detail in the assessment of objectives and policies. Point 9: This is a bit too vague and some retaining structures are directly related to the construction of the road. These structures should be included in the road.	Update INF Table -1 to incorporate all the road layout and width options as set out in NZS 4404:2010. This will result in points 2 to 4 to be reviewed. Amend standard INF-S23 as follows: 1. Access Roads must where possible not be permanent no-exit roads. Where *no exit streets* are proposed connectivity and permeability in design for pedestrians and cyclists should be provided. 9. Retaining structures not directly related to the construction of the road must not be constructed in roads. Or Adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.

<table>
<tr><th>Specific provision/matter</th><th>Submitter name</th><th>Submission point number</th><th>Position</th><th>Reasons</th><th>Decisions requested</th></tr>
<tr><td>INF-Table 1</td><td>Waka Kotahi NZ Transport Agency</td><td>82.83</td><td>Support in part</td><td>Support provision as it outlines the road design standards. Considers that the maximum gradients are too steep to be considered accessible for pedestrians or people on bikes. Recommends a maximum gradient of 5% in accordance with Waka Kotahi Pedestrian Planning Design Guide. Considers that the minimum width of cycle lanes (1.5m) is too narrow next to parking. Considers that a 1.8m width for cycle lanes next to parking is appropriate to reduce the risk of dooring. This is consistent with Waka Kotahi Cycling Network Guidance. The minimum width of 1.5m for footpaths is currently being reviewed under Waka Kotahi Pedestrian Planning Design Guide; recommends a width of 1.8m.</td><td>Amend INF-Table 1 as per Appendix One attached to this submission.

[Refer to original submission for full decision requested, including attachments]</td></tr>
<tr><td>INF-Table 1</td><td>Kāinga Ora – Homes and Communities</td><td>81.341</td><td>Oppose</td><td>Consistent with its overall submission Kāinga Ora opposes this provision and seeks full reconsideration of the transport provisions.</td><td>Deletion of INF-Table 1</td></tr>
<tr><td>INF-Table 2</td><td>Kāinga Ora – Homes and Communities</td><td>81.342</td><td>Oppose</td><td>Consistent with its overall submission Kāinga Ora opposes this provision and seeks full reconsideration of the transport provisions, including provisions in relation to street trees.</td><td>Delete Table 2</td></tr>
<tr><td>INF-Table 2</td><td>Powerco Limited</td><td>83.83</td><td>Oppose</td><td>Minimum horizontal setback distances are inadequate to reasonably protect underground services from tree-root damage. Will also increase costs associated with installing or accessing underground assets.</td><td>Amend INF – Table 2 – Horizontal Setback from underground infrastructure (m) in relation to distribution gas pipelines as follows:

<table><tr><td><300mm</td><td>300-600mm</td><td>>600mm</td></tr><tr><td>~~0.5~~ 3.0</td><td>~~1.5~~ 3.0</td><td>3.0</td></tr></table>
Add a requirement for all street trees to have root guards / barriers installed.</td></tr>
<tr><td>INF-Table 2</td><td>Porirua City Council</td><td>11.13</td><td>Amend</td><td>It is not clear how the height at maturity row would be applied. In Council’s draft tree development standards guidance, the height is an indication of expected height at maturity. Setting this as a standard limits the number of species that could achieve the expected height, and therefore the diversity of potential street trees.

Council has made changes to its Draft Tree Planting Guidelines. These changes better reflect current practice.</td><td>Amend table as follows:

<table><tr><td>INF-Table 2</td><td colspan="4">Street trees</td></tr><tr><td colspan="2">Size class at maturity
(stem diameter at 1.5m above ground)</td><td><300mm</td><td>300-600mm</td><td>>600mm</td></tr><tr><td colspan="2">~~Height at maturity~~</td><td>~~8~~</td><td>~~10~~</td><td>~~25~~</td></tr><tr><td colspan="2">Minimum number of trees per 1000m² of road reserve</td><td>8.0</td><td>6.0</td><td>4.0</td></tr><tr><td></td><td>Manholes, drainage catchments, surface</td><td>1.0~~0.50~~</td><td>1.5</td><td>3.0</td></tr></table></td></tr>
</table>

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested				
					Horizontal setback distances from **underground infrastructure (m)**	openings for underground infrastructure Trunk water mains Stormwater pipes >300mm diameter Sewer pipes >300mm diameter ~~Distribution~~ ~~g~~Gas distribution pipelines Electricity ~~D~~distribution or customer connection ~~electricity~~ lines			
						~~Transmission~~ ~~g~~Gas transmission pipelines ~~Transmission~~ ~~e~~Electricity transmission lines	3.0~~4.0~~	~~4.0~~3.0	4.0
					Horizontal setback distances from structures (m)	Hard surfaces (footpaths etc) Road curbs ~~Vehicle crossings~~ ~~Masonry walls~~ Block paving, cobbles & paving slabs	~~0.6~~0.75	1.0	1.5
						Vehicle crossings	1.0	1.0	1.5
						Masonry walls	1.0	1.0	1.5
						Pedestrian crossings and ramps	2.5	2.5	2.5
						~~Pavers~~ Lightly loaded structures (bus shelters, garages etc)	~~0.7~~1.0	1.5	3.0

<table>
<tr><th>Specific provision/matter</th><th>Submitter name</th><th>Submission point number</th><th>Position</th><th>Reasons</th><th>Decisions requested</th></tr>
<tr><td></td><td></td><td></td><td></td><td></td><td>
<table>
<tr><td></td><td>Heavily loaded structures (houses etc)</td><td></td><td></td><td></td></tr>
<tr><td></td><td>Street lights</td><td>5.0</td><td>5.0</td><td>8.0</td></tr>
<tr><td colspan="2">Minimum berm width (m)</td><td>1.5</td><td>2.0</td><td>3.0</td></tr>
<tr><td colspan="2">Minimum topsoil depth (m)</td><td><s>0.5</s>0.6</td><td>0.6</td><td>0.6</td></tr>
<tr><td colspan="2">Minimum soil volume (m^3)</td><td>10.0</td><td>12.0</td><td>20.0</td></tr>
</table>
</td></tr>
<tr><td>INF-Table 3</td><td>Kenepuru Limited Partnership (KLP)</td><td>59.18</td><td>Amend</td><td>This Table is based on ideal highway scenarios for sight distances and comfort. They are not appropriate for low speed residential areas with street lights.

<u>Calibre Comments and Recommendations for Amendments to Road Design Standards in PCC PDP.</u>

<u>Min. K Value for Crest Vertical Curves</u>

There are several considerations for crest curves:

• Sight Distance
• Comfort
• Appearance

The proposed PCC values appear to be taken from Austroads to comply with the Appearance criteria. However this is easily the most onerous criterion and often not practical. Austroads suggests these are only required for important roads in flat topography regions, and are not considered mandatory. Suggests minimum required K values only need to satisfy sight distance & comfort criteria. The following values (from Austroads Section 8.6.2) satisfy comfort criteria. They also satisfy sight distance criteria except where change in longitudinal grades is large (in these cases the K value can’t be reduced to a simple table based on speed).

<20km/h : K = 0.6

21-30km/h : K = 1.4

31-40km/h : K = 2.5

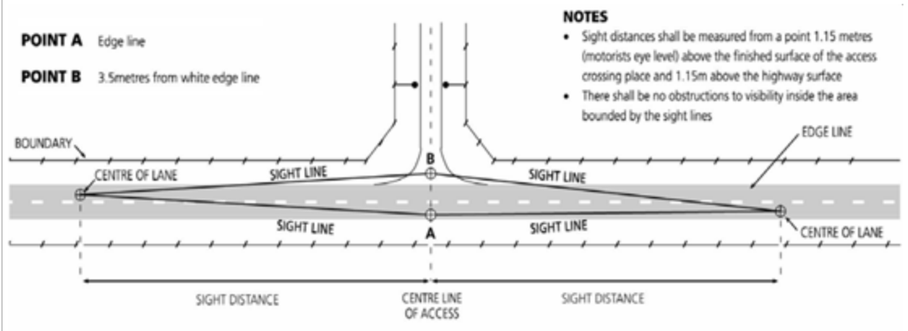
41-50km/h : K = 3.9</td><td>Replace factors and radius in the table with more appropriate values. These are in a different part of Austroads.</td></tr>
</table>

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Min. K Value for Sag Vertical Curves There are two considerations for sag curves: • Headlight criteria (where no street lighting) • Comfort The proposed PCC values appear to be taken from Austroads Figure 8.7 to comply with Comfort criteria, and extrapolated to lower speeds. But using the Austroads formula (Section 8.6.4 - 8.6.5) to find more accurate values for the lower speeds gives the following figures: <20km/h : K = 0.6 21-30km/h : K = 1.4 31-40km/h : K = 2.5 41-50km/h : K = 3.9 These figures also satisfy the headlight criteria except where the change in longitudinal grade is large. In these cases the K value can't be reduced to a simple table based on speed. **Min. R Value for Horizontal Curves** The proposed PCC values appear to be taken from Austroads Figure 7.5 and extrapolated to lower speeds. However this table is using superelevation. In practice most urban roads will not be superelevated which will increase the minimum radius required. Using formula from Section 7.4 with a standard 3% crossfall gives the following values: <20km/h : R = 10m 21-30km/h : R = 25m 31-40km/h : R = 45m 41-50km/h : R = 75m	
INF-Table 3	Kāinga Ora – Homes and Communities	81.343	Oppose	Consistent with its overall submission Kāinga Ora opposes this provision and seeks full reconsideration of the transport provisions, including provisions in relation to street trees.	Delete Table

<table>
<tr><th>Specific provision/matter</th><th>Submitter name</th><th>Submission point number</th><th>Position</th><th>Reasons</th><th>Decisions requested</th></tr>
<tr><td>INF-S24</td><td>Kāinga Ora – Homes and Communities</td><td>81.344</td><td>Oppose</td><td>Kāinga Ora seeks consequential shift to TR Chapter.</td><td>Deletion from infrastructure chapter</td></tr>
<tr><td>INF-Table 4</td><td>Kāinga Ora – Homes and Communities</td><td>81.345</td><td>Oppose</td><td>Kāinga Ora seeks consequential shift to TR Chapter.</td><td>Delete Table</td></tr>
<tr><td>INF-Figure 1</td><td>Kāinga Ora – Homes and Communities</td><td>81.346</td><td>Oppose</td><td>Kāinga Ora seeks consequential shift to TR Chapter.</td><td>Delete Figure</td></tr>
<tr><td>INF-Figure 2</td><td>Kāinga Ora – Homes and Communities</td><td>81.347</td><td>Oppose</td><td>Kāinga Ora seeks consequential shift to TR Chapter.</td><td>Delete Figure</td></tr>
<tr><td>INF-Figure 3</td><td>Kāinga Ora – Homes and Communities</td><td>81.348</td><td>Oppose</td><td>Kāinga Ora seeks consequential shift to TR Chapter.</td><td>Delete Figure</td></tr>
<tr><td>INF-S25</td><td>Kāinga Ora – Homes and Communities</td><td>81.349</td><td>Oppose</td><td>Kāinga Ora seeks consequential shift to TR Chapter.</td><td>Delete Standard</td></tr>
<tr><td>INF-Figure 4</td><td>Kāinga Ora – Homes and Communities</td><td>81.350</td><td>Oppose</td><td>Kāinga Ora seeks consequential shift to TR Chapter.</td><td>Delete Figure</td></tr>
<tr><td>INF-Figure 4</td><td>Waka Kotahi NZ Transport Agency</td><td>82.84</td><td>Support in part</td><td>Supports INF-Figure 4, however it is not clear what is defined as a ‘Major Road’ or a ‘Minor Road’. Seeks that both ‘Major Road’ and ‘Minor Road’ are defined to provide clarity.</td><td>Define ‘Minor Road’ and ‘Major Road’ under Definitions.</td></tr>
<tr><td>INF-Table 5</td><td>Porirua City Council</td><td>11.14</td><td>Amend</td><td>INF-Table 5 does not currently clearly specify the sight distance requirements for intersections formed with higher order roads (Arterial, Regional and National Roads). The proposed amendment clarifies that intersections with these roads need to meet the same sightline distances specified for Collector roads.</td><td>Amend table as follows:

INF-Table 5 Minimum sight distances at intersections
<table><tr><th rowspan="2">Operating speed (km/h) of major road</th><th rowspan="2">Distance X (m) (see INF-Figure 4)</th><th colspan="2">Distance Y (m) (see INF-Figure 4)</th></tr><tr><th>Access road</th><th>Collector road <u>and higher order roads</u></th></tr></table></td></tr>
</table>

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					<table><tr><td><40</td><td>5</td><td>35</td><td>70</td></tr><tr><td>41-50</td><td>5</td><td>45</td><td>90</td></tr><tr><td>51-60</td><td>6</td><td>65</td><td>115</td></tr><tr><td>61-70</td><td>6</td><td>85</td><td>140</td></tr><tr><td>71-80</td><td>7</td><td>105</td><td>175</td></tr><tr><td>81-90</td><td>7</td><td>130</td><td>210</td></tr><tr><td>91-100</td><td>7</td><td>160</td><td>250</td></tr></table>
INF-Table 5	Waka Kotahi NZ Transport Agency	82.85	Support in part	Supports the minimum sight distances for Access road and Collector roads. Considers that the minimum sight distances at intersections for National and Regional roads should be included within the table. It is not understood why they have not been included. Seeks that the table be amended to include the minimum sight distances for National and Regional Roads. INF-Table 5 refers to the operating speed of a major road. As per submission on INF-Figure 4, seeks that this term is defined.	Amend INF-Table 5 as per Appendix Two attached to the submission. [Refer to original submission for full decision requested, including attachments]
INF-Table 5	Kāinga Ora – Homes and Communities	81.351	Oppose	Kāinga Ora seeks consequential shift to TR Chapter.	Delete Table
INF-S26	Kāinga Ora – Homes and Communities	81.352	Oppose	Kāinga Ora opposes the placement of this standard in the Infrastructure Chapter. Request its relocation to the Transport Chapter and all consequential changes. Kāinga Ora also opposes the restriction to the number of permitted vehicle crossings. Limiting one per site is too restrictive, particularly in situations where a site has multiple frontages. Amendments sought and seeks consequential shift to TR Chapter.	Amend: 1. The number of vehicle crossings per site <u>frontage</u> must not exceed one. 2. The length of a vehicle crossing parallel to the road must be no more than 6m. 3. The vehicle crossing for a site with frontage to two or more roads must be to the lower road classification. 4. The minimum design vehicle used for a vehicle crossing must be a 4.91m x 1.87m vehicle (85th percentile vehicle). 5. The distance from vehicle crossings to road intersections and railway crossings must be in accordance with INF-Table 6. 6. Connections to roads must provide clear visibility splays for pedestrian safety from 1.0m above ground level as shown in INF-Figure 5.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Note: Limited Access Roads may have additional or different requirements under the Government Roading Powers Act 1989. There are no matters of discretion for this standard.
INF-S26	Waka Kotahi NZ Transport Agency	82.88	Support in part	Supports the requirement that a vehicle crossing for a site with frontage to two or more roads must be to the lower road classification. Supports the Note for INF-S26 but seeks a minor amendment. Not all sections of state highway within the Porirua District are Limited Access Roads nor is the term defined. Clarification is required that Waka Kotahi NZ Transport Agency may have additional or different requirements for state highways.	Amend provision: Note: ~~Limited Access Roads~~Waka Kotahi NZ Transport Agency may have additional or different requirements for state highways under the Government Roading Powers Act 1989.
INF-S26	KiwiRail Holdings Limited (KiwiRail)	86.43	Support	Supports INF-Table 6 whereby a 30m setback is required between vehicle crossings and railway crossings. This is noted as being in the Infrastructure section of Part 2 of the Proposed Plan, whereas the Transport Section also contains standards for vehicle accesses. Having these provisions together or at least cross referenced, may ensure that some don't get overlooked or that the vehicle crossings standard doesn't get interpreted as only applying to infrastructure rather than all activities Plan wide.	Retain as proposed.
INF-S26	Porirua City Council	11.15	Amend	This standard needs to include reference to compliance with INF-Table 6 for sight distances. The standard also needs a diagram for sight distances from vehicle crossings to add clarity for the plan user.	Amend the standard as follows: 7. Minimum sight distances at vehicle crossings must be in accordance with INF-Table 6 and measured in accordance with INF-Figure 6. Add figure as follows: INF-Figure 6 

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
INF-Figure 5	Kāinga Ora – Homes and Communities	81.353	Support in part	Kāinga Ora generally supports this standard, but seeks its relocation to the Transport Chapter all consequential changes.	Delete Figure
INF-Figure 5	Waka Kotahi NZ Transport Agency	82.86	Support	Supports INF-Figure 5 as it provides clear visibility splays for driveways. This will ensure that pedestrian safety on footpaths is not compromised.	Retain as notified.
INF-Figure 5	Kenepuru Limited Partnership (KLP)	59.26	Amend	The 2.0 metre setback needs to be from the footpath not the boundary. The purpose of this standard is to protect pedestrians and that relates to the footpath location not the boundary	Amend the standard as follows: Change word in figure from "Boundary" to "Footpath" and amend the arrow in the diag. to match.
INF-Table 6	Waka Kotahi NZ Transport Agency	82.87	Support in part	Supports the vehicle crossing distances identified under INF-Table 6. Considers that: • the minimum accessway distances from intersections are not an appropriate distance for state highway intersections. • the minimum sight distances from a vehicle crossing is not appropriate for a state highway. Seeks that the table be amended to include minimum distances between vehicle crossings and a state highway intersection and minimum sight distances from a vehicle crossing on a National Road or Regional Road, as per Waka Kotahi Planning Policy Manual 2007.	Amend INF-Table 6 as per Appendix Three attached to the submission. [Refer to original submission for full decision requested, including attachments]
INF-Table 6	Kāinga Ora – Homes and Communities	81.354	Support in part	Kāinga Ora generally supports this standard, but seeks its relocation to the Transport Chapter and all necessary consequential changes.	Relocate Table to Transport Chapter
INF-S27	Waka Kotahi NZ Transport Agency	82.89	Support in part	Supports the standard in INF-S27-2. Considers that Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling (2017) are not always appropriate for recreation paths. Considers that the NZ Cycle Trail Design Guide (2019) is also an option when designing cycleways and shared paths.	Amend INF-S27.2 as follows: 2. Cycleways and shared paths on public land other than a road must be designed in accordance with the Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling (2017) or NZ Cycle Trail Design Guide (2019).
INF-S27	Kāinga Ora – Homes and Communities	81.355	Oppose	Consistent with its overall submission Kāinga Ora opposes this provision and seeks full reconsideration of the transport provisions and consequential relocation to the TR chapter. Kāinga Ora opposes this standard requiring compliance with external technical documents	Delete Standard

REG- Renewable Electricity Generation

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Heather and Donald Phillips and Love	79.1	Support	Support the district plan being in alignment with national standards and abilities to meet future climate change requirements.	Retain
General	Preserve Pauatahanui Incorporated	111.1	Support	Acknowledges that the NPSREG requires Porirua City to make provision for renewable energy generation, including wind energy, and that the NPS does not support the inclusion within policy of the specific setback distance as set out in Plan Change 7.	Retain
General	Paul and Julia Botha	118.14	Not specified	The introduction section of the Renewable Electricity Generation chapter sets about listing all the potential impacts from renewable generation facilities however there is no acknowledgement of the benefits they bring or the fact that they will assist in combating the current climate change emergency. Benefits are considered under the objectives, however if the potential perceived negative impacts are listed in the introductory section.	The positive impacts of renewable regeneration facilities should be listed in the Introduction.
General	Paul and Julia Botha	118.15	Not specified	Aware of two small turbines installed and operational within the Porirua District, one of which has been owned and operated at 10A The Track for over 13 years. Neither of those two installations would have been able to meet the permitted activity status and would have been restricted discretionary. Both would not have met the requirement of Standard REG-S3 due to the setback requirement of the greater of the distance to the site boundary (10 times the tower height) or 60 m to a house on a neighbouring house. These distances have been adopted supposedly to ensure that the turbines don't dominate at neighbouring houses. This turbine would have needed to be 100 m to a property boundary while the actual distance is 57 m. Requiring 10 times the tower height is a little excessive and could be halved.	Invite Council Officers and Hearing Panel members to 10A The Track so that they can understand a real-world situation of how a turbine dominates or not at neighbours, and then form an opinion as to whether the rule framework proposed is appropriate or not.
General	Paul and Julia Botha	118.17	Not specified	It appears that the council has undertaken some background investigations into wind energy requirements, but it is surprising to see the term mast/pole being used to describe what is commonly called a tower.	[Not specified, refer to original submission]
Section 32 Evaluation Report	Paul and Julia Botha	118.18	Not specified	There are a number of planning overlays identified in the PDP which would force a large wind farm development to be non-complying. Given the number of overlays within the district, it is surprising that no district-wide assessment has been made on possible wind farm sites in the absence of any of these overlays. This would have identified what proportion of suitable sites lie within zones resulting in the developments being classified as non-complying. The non-complying status will set the bar so high that it is not likely that resource consents will be lodged for wind farms in these areas. Consider that the majority of potential wind farm sites outside of these planning overlays is very small.	[Not specified, refer to original submission.]
General	Paul and Julia Botha	118.19	Not specified	Wind farm consent processes are generally protracted applications. It is quite possible for a development to be made public, prior to a consent application being lodged, especially for consultation purposes. This can lead neighbours to submit sub-division plans or building permit applications prior to the wind farm application being formally lodged. In this case a new neighbouring building permit could suddenly change the activity status, irrespective of whether that house is going to be built or not. This	Agree that wind farms need to comply with NZS6808:1998, but the standard should not be used to determine the activity status.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				behaviour has already been observed in New Zealand. Allowing a neighbour to force an activity status change seems unreasonable.	
General	Te Rūnanga o Toa Rangatira	264.40	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.
Rules	Ryan Family Trust	138.5	Amend	The proposed rules must be modified to bring a better balance between owner's rights, responsibilities, environmental management and cost-effective administration.	The rules must be modified to allow adequate tree trimming within an SNA at the discretion of the owner to maintain efficient operation of alternative power resources.
Introduction	Housing Action Porirua	67.4	Amend	The effects of wind power and small-scale solar power are different.	Amend: The primary use of renewable energy resources is for electricity generation. The most feasible forms of renewable electricity generation within the City are currently wind power and small-scale solar. However, the effects of these methods of renewable energy generation are quite different. Small-scale solar power systems using roof-mounted receptors are unlikely to have more than minor adverse effects**.** Other forms of energy, such as biofuels, also have the potential to contribute to meeting future energy demands.
Introduction	Housing Action Porirua	67.5	Amend	Distinguish between wind power and small-scale solar power.	Amend: The location of ~~renewable~~ wind power electricity generation facilities is often driven by their functional and operational need to access ~~renewable~~ wind power energy resources. These activities can only occur where ~~renewable~~ wind power energy resources are found, limiting the geographic areas where ~~renewable~~ wind power electricity generation activities can occur. Logistical or technical practicalities, and the need to integrate with existing supporting infrastructure, may also place constraints on the location of these activities.
Introduction	Housing Action Porirua	67.6	Amend	Distinguish between wind power and small-scale solar power.	Amend: The investigation, development and operation of ~~renewable~~ wind power and large-scale arrays for solar power electricity generation activities can cause adverse effects on the environment, particularly in relation to amenity, landscape, ecology, cultural values, and traffic. ~~Renewable~~Wind power electricity generation structures may need to locate in visually prominent locations and produce other amenity effects such as noise. Significant earthworks may also be required to enable the required wind power structures.
Introduction	Preserve Pauatahanui Incorporated	111.2	Support	Supports the statement. Identifies "produce other amenity effects such as noise" as being of particular note. Believes that it is not possible to remedy or mitigate the adverse effects of wind energy generation and that these should be avoided.	Retain.
Introduction	Housing Action Porirua	67.7	Amend	Distinguish between wind power and small-scale solar power.	Where ~~renewable~~ wind power and large-scale arrays for solar power electricity generation facilities exist, subdivision, use and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					development in close proximity to these facilities requires careful management as they can lead to adverse effects on the operation, maintenance and upgrading of these facilities.
REG-O1	Housing Action Porirua	67.8	Support	So that greenhouse gas emissions are reduced.	Uphold.
REG-O1	Transpower New Zealand Ltd	60.65	Support	Supports Objective REG-O1 on the basis is recognises benefits and operational and functional needs.	Retain
REG-O2	Housing Action Porirua	67.9	Amend	Distinguish between wind power and small-scale solar power and to require that new buildings, except garden sheds and similar structures, are constructed with built-in solar power systems.	Amend: Renewable electricity generation activities are able to establish and operate within the City. Wind power and large-scale arrays for solar power electricity generation activities are able to establish and operate, while: 1. Minimising adverse effects on the anticipated amenity and character of the zone and the surrounding environment; and 2. Protecting the values and qualities of any Overlay.
REG-O2	Diane Strugnell	71.1	Support in part	Acknowledges that the NPS for Renewable Electricity Generation requires the Council to provide for renewable electricity generation within the city and that wind farms are one form of renewable electricity generation. It is essential that the potential for adverse effects are acknowledged and provision made for avoiding these as mitigation is often not an option.	Amend: REG-O2 Providing for renewable electricity generation activities Renewable electricity generation activities are able to establish and operate within the City, while: 1. ~~Minimising~~Avoiding adverse effects on the anticipated amenity and character of the zone and the surrounding environment; and 2. Protecting the values and qualities of any Overlay.
REG-P1	Housing Action Porirua	67.10	Amend	To offset greenhouse gas emissions from fossil fuel electricity generation.	Provide for the local, regional and national benefits of renewable electricity generation activities, including the contribution to: 1. Central Government energy policy objectives and renewable energy targets; 2. The security of supply and increased energy independence for the City and Region; 3. Economic benefits for the regional and local economy; and 4. Any other positive benefits. All new buildings, except garden sheds and similar small structures, are required to be constructed with built-in solar power systems with receptors incorporated into the design of roofs.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
REG-P1	Transpower New Zealand Ltd	60.66	Support	Supports Policy REG-P1 as it recognises a wide range of benefits.	Retain
REG-P3	Housing Action Porirua	67.11	Amend	Distinguish between methods of renewable energy generation.	Amend: Require new sensitive activities to be designed and located to avoid conflict with, including reverse sensitivity effects on, any established or consented ~~renewable~~ wind power or large-scale arrays for solar power electricity generation activities.
REG-P4	Housing Action Porirua	67.12	Amend	Distinguish between methods of renewable energy generation.	Amend: **REG-P4** **Small-scale ~~renewable~~wind power electricity generation and investigation activities outside of Overlays** Enable small-scale ~~renewable~~ wind power electricity generation activities and activities associated with the investigation, identification and assessment of potential sites and energy sources for ~~renewable~~ wind power electricity generation activities, where: 1. The activity is of a form, location and scale that avoids, remedies or mitigates any adverse effects on the environment; and 2. The activity is consistent with the anticipated amenity and character of the zone.
REG-P5	Housing Action Porirua	67.13	Amend	Distinguish between methods of renewable energy generation.	Amend: **REG-P5** **Small-scale ~~renewable~~ wind power electricity generation activities and investigation activities within Overlays** Only allow small-scale ~~renewable~~ wind power electricity generation activities and activities associated with the investigation, identification and assessment of potential sites and energy sources for ~~renewable~~wind power electricity generation activities within any Overlay, where: 1. If located within or on any sites, areas, items and/or features identified in SCHED2 - Historic Heritage Items (Group A), SCHED3 - Historic Heritage Items (Group B), SCHED4 - Historic Heritage Sites and/or SCHED6 - Sites and Areas of Significance to Maori: 1. Its form and location is sympathetic to the identified values; and 2. Any structure is not visible from any adjacent public areas and is aligned with the plane of the roof where located on a roof;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					2. If located within the root protection area of a tree identified in SCHED5 - Notable Trees the work will not compromise the long term health, natural life or values of the notable tree; 3. If located within an area identified in SCHED7 - Significant Natural Areas or SCHED10 - Special Amenity Landscapes, any significant adverse effects are avoided and any other adverse effects are avoided, remedied or mitigated, while having regard to the matters in ECO-P4, ECO-P11, and ECO-P12 and NFL-P3, NFL-P6 and NFL-P8; 4. If located within an area identified in SCHED9 - Outstanding Natural Features and Landscapes or SCHED11 - Coastal High Natural Character Areas: 1. Any significant adverse effects are avoided and any other adverse effects are avoided, remedied or mitigated, while having regard to the matters in NFL-P3, NFL-P6 and NFL-P8 and CE-P3; and 2. The design and location of the activity is subordinate to and does not compromise the identified characteristics and values of the Outstanding Natural Feature and Landscape or Coastal High Natural Character Area; and 5. If located within an area in a Natural Hazard Overlay or Coastal Hazard Overlay it: 1. Does not increase the risk from the natural hazard to people, or other property or infrastructure; 2. Has a functional need or operational need that means its location cannot be avoided and there are no reasonable alternatives; 3. Is not vulnerable to the natural hazard; and 4. Is designed to maintain reasonable and safe operation during and in the immediate period after a natural hazard event.
REG-P5	Heritage New Zealand Pouhere Taonga	65.11	Support in part	Supports the policy in that it mentions that the form and location of any REG needs to be sympathetic to the identified values, and that it shouldn't be visible from any adjacent public areas. However, there may be cases where a REG structure is not visible from a public place but would still have a significant adverse impact on heritage values and heritage fabric. Example of the Gear Homestead provided, which is shielded by vegetation from views from the road or any public area, while the views from the entry point or lawns are significant. The activity/ structure should not be visible from any main viewing location of the heritage item.	Amend: **REG-P5 Small-scale renewable electricity generation activities and investigation activities within Overlays** Only allow small-scale renewable electricity generation activities and activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation activities within any Overlay, where: 1. If located within or on any sites, areas, items and/or features identified in SCHED2 - Historic Heritage Items (Group A), SCHED3 - Historic Heritage Items (Group B), SCHED4 - Historic Heritage Sites and/or SCHED6 - Sites and Areas of Significance to Maori:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					a. Its form and location is sympathetic to the identified values; and b. Any structure is not visible from any adjacent public areas or main/important viewpoint for the heritage item and is aligned with the plane of the roof where located on a roof; 2. If located within the root protection area of a tree identified in SCHED5 - Notable Trees the work will not compromise the long term health, natural life or values of the notable tree; 3. If located within an area identified in SCHED7 - Significant Natural Areas or SCHED10 - Special Amenity Landscapes, any significant adverse effects are avoided and any other adverse effects are avoided, remedied or mitigated, while having regard to the matters in ECO-P4, ECO-P11, and ECO-P12 and NFL-P3, NFL-P6 and NFL-P8; 4. If located within an area identified in SCHED9 - Outstanding Natural Features and Landscapes or SCHED11 - Coastal High Natural Character Areas: a. Any significant adverse effects are avoided and any other adverse effects are avoided, remedied or mitigated, while having regard to the matters in NFL-P3, NFL-P6 and NFL-P8 and CE-P3; and b. The design and location of the activity is subordinate to and does not compromise the identified characteristics and values of the Outstanding Natural Feature and Landscape or Coastal High Natural Character Area; and 5. If located within an area in a Natural Hazard Overlay or Coastal Hazard Overlay it: a. Does not increase the risk from the natural hazard to people, or other property or infrastructure; b. Has a functional need or operational need that means its location cannot be avoided and there are no reasonable alternatives; c. Is not vulnerable to the natural hazard; and d. Is designed to maintain reasonable and safe operation during and in the immediate period after a natural hazard event.
REG-P5	Director-General of Conservation	126.5	Amend	Policy does not require avoidance of adverse effects SNAs, ONFLs which is contrary to the NZCPS to the extent these areas are in the coastal environment.	Amend to be consistent with NZCPS

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
REG-P7	Director-General of Conservation	126.6	Amend	Policy does not require avoidance of adverse effects in SNAs, ONFLs which is contrary to the NZCPS to the extent these areas are in the coastal environment.	Amend to be consistent with NZCPS
REG-P7	Heritage New Zealand Pouhere Taonga	65.12	Support	Supports this policy, particularly the consideration of cumulative effects.	Retain provision.

REG-P8	Diane Strugnell	71.2	Amend	Given the size and scale of commercial wind farm infrastructure, especially turbines, it is extremely difficult to mitigate the adverse effects.
				
				The provisions allow for the acknowledgement of the effect on "residential activities". To allow for existing property owner rights, it also needs to allow for potential activities such as future subdivision or the building of a dwelling on a vacant title or of a second, permitted dwelling. The potential to carry out future activities should not be removed by the placement of turbines or infrastructure that can then "claim reverse sensitivity" rights.
					Amend:
					
					REG-P8 Large-scale renewable electricity generation activities in the General Rural Zone, outside of Overlays
					
					Only allow for large-scale renewable electricity generation activities in the General Rural Zone where:
					
					1. They have a particular operational need or functional need to locate where the renewable energy resources are available;
					2. There is or will be sufficient roading and infrastructure capacity to accommodate the activity;
					3. They avoid any significant adverse effects and avoid, remedy or mitigate any other adverse effect on the identified values and qualities of any adjacent Overlay;
					4. For an activity involving wind generation, it complies with NZS 6808:2010 Acoustics - Wind farm noise;
					5. They ~~minimise~~avoid any adverse effects on:
					    1. Amenity values of the site and surrounding area, having regard to:
					        1. The scale, intensity, duration or frequency of the activity's effects;
					        2. The size and shading of any structures associated with the activity;
					        3. The design and site layout of the activity and its ability to internalise effects, including and blade or shadow flicker;
					        4. Traffic generation, earthworks and construction, and lighting and the potential to cause sleep disturbance or annoyance;
					    2. Whether there is adequate separation from residential activities to ensure conflict between activities, including

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					potential adverse reverse sensitivity effects, are minimised; and <u>acknowledging that there should be adequate separation, not just from an existing residence, but from other potential activities within the rural zone</u> a. Ecology, including effects on terrestrial ecology and avifauna; having regard to any offsetting measures or environmental compensation which may benefit the local environment and community affected; and b. Any existing navigation and telecommunication facilities. while having regard to any adaptive management measures proposed.
REG-P8	Preserve Pauatahanui Incorporated	111.3	Support	Supports REG-P8 which, while allowing for large-scale renewable electricity generation activities in the General Rural Zone, sets out measures to avoid adverse effects protect the amenity values and specifically addresses the issue of "the separation from residential activities" and "effects on terrestrial ecology and avifauna", both key concerns driving Plan Change 7.	Retain.
REG-P9	Heritage New Zealand Pouhere Taonga	65.14	Support	Supports this policy.	Retain provision.
REG-R2	Director-General of Conservation	126.7	Amend	Rules must be consistent with the NES-FM 2020 and NZCPS. Development of any kind should not been encouraged within SNAs or ONFLs	Rules relating to wetlands must be brought into line with the NZCPS, NPSFM 2020 and NES-FM 2020 and small scale renewable electricity generations should be discouraged from occurring within these sensitive environments with a non-complying activity status.
REG-R2	Heritage New Zealand Pouhere Taonga	65.13	Support	Supports the restricted discretionary activity status for this activity.	Retain provisions.
REG-R3	Heritage New Zealand Pouhere Taonga	65.15	Support	Supports the restricted discretionary activity status for this activity.	Retain provision.
REG-R4	Heritage New Zealand Pouhere Taonga	65.16	Support	Supports the restricted discretionary activity status for this activity.	Retain provision.
REG-R5	Heritage New Zealand Pouhere Taonga	65.17	Support	Supports the non-complying activity status for this activity.	Retain provision.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
REG-S5	Paul and Julia Botha	118.16	Not specified	Notes that community turbines only need to be more than 3 times their mast/pole height to comply with REG-S5 and be discretionary. It seems odd that community turbines can be closer to the site boundary than a domestic turbine and both be assessed as discretionary activities.	[Not specified, refer to original submission]

THWT- Three Waters

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Te Rūnanga o Toa Rangatira	264.105	Support in part	Future growth within the Porirua City boundaries need to be supported by effective infrastructure with sufficient water, stormwater, and wastewater capacity. Continued wastewater overflow into Te moana o Raukawa and Te Awarua o Porirua are a concern for Ngāti Toa, given the capacity of the current infrastructure network to keep up with anticipated population growth, and development. Te Rūnanga recommends a substantive re-write of this chapter to appropriately acknowledge the role and responsibility of Council in managing and maintaining the Three Waters Network. The proposed chapter does not go far enough to appropriately acknowledge their relationship. Flooding risk has been attributed to the number of streams in Porirua. This may be true in part but does not adequately acknowledge the true cause of flooding which includes site and location of piped streams, maintenance of the network and future planning for the impacts of growth.	Amend chapter to include the following: The mauri of the waterways within the Porirua catchment Te Awarua-o-Porirua, and Te Moana-o-Raukawa continues to be compromised. The infrastructure network must be: • Effective, resilient, efficient and safe • Development must incorporate suitable on-site stormwater retention capacity to not increase stormwater runoff from the site at peak periods • Water-sensitive techniques are incorporated into new subdivision and development to reduce demand on water supplies, wastewater disposal and to manage stormwater. • Wastewater is treated and disposed of in a way that minimises effect on public health, the environment and cultural values.
General	Greater Wellington Regional Council	137.78	Support in part	Generally supports the stormwater provisions, including providing for hydraulic neutrality and the use of rainwater tanks. Supports the three waters infrastructure provisions, with some amendments as outlined in Attachment 2. In particular, supports those provisions that require adequate stormwater and wastewater capacity.	[Not specified, refer to original submission]
General	Greater Wellington Regional Council	137.29	Not specified	The resilience of Wellington's reticulated water supply could be improved by providing for on-site water tanks. This would mean that during a disruption to supply, households would have capacity available on-site.	Consider providing for on-site water tanks for water supply resilience during a disruption to the reticulated water supply.
General	Kāinga Ora – Homes and Communities	81.357	Support in part	Kāinga Ora generally supports the intended direction of this chapter, but consistent with its wider submission, oppose provisions that require compliance with external technical standards to meet permitted activity rule(s). Kāinga Ora supports the agile approach taken in this chapter, where alternative solutions to meeting the onsite hydraulic neutrality standards are recognised and provided for.	Amend: 1. Deletion of reference to external technical guidance documents to achieve compliance with rules/standards; 2. Deletion of provisions that should be managed by way of other methods, such as Council Bylaws; 3. Review and re-drafting of notification exclusion clauses; and 4. Consequential changes to the numbering of provisions following changes sought throughout chapter.
Non-regulatory methods	Kāinga Ora – Homes and Communities	81.933	Oppose	Kāinga Ora supports sustainable use of water, however it opposes the introduction of a rule framework that requires installation of water metering devices within the PDP as a tool/method that would otherwise be better served through development of an appropriate Council bylaw.	Opposes the introduction of a rule framework that requires installation of water metering devices within the PDP as a tool/method that would otherwise be better served through development of an appropriate Council bylaw.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Kāinga Ora – Homes and Communities	81.358	Support	Kāinga Ora supports this introduction.	Retain introduction as notified
Introduction	Te Rūnanga o Toa Rangatira	264.104	Support in part	Future growth within the Porirua City boundaries need to be supported by effective infrastructure with sufficient water, stormwater, and wastewater capacity. Continued wastewater overflow into Te moana o Raukawa and Te Awarua o Porirua are a concern for Ngāti Toa, given the capacity of the current infrastructure network to keep up with anticipated population growth, and development. Te Rūnanga recommends a substantive re-write of this chapter to appropriately acknowledge the role and responsibility of Council in managing and maintaining the Three Waters Network. The proposed chapter does not go far enough to appropriately acknowledge their relationship. Flooding risk has been attributed to the number of streams in Porirua. This may be true in part but does not adequately acknowledge the true cause of flooding which includes site and location of piped streams, maintenance of the network and future planning for the impacts of growth.	Amend text in the introduction [paragraph 2] as follows: Porirua experiences flooding which is exacerbated by the changing climate.
Submission point 264.41 was deleted in its entirety ***(see Errata to the Summary of Decisions Requested Reports dated 1 June 2021)***					
General	Robyn Smith	168.91	Amend	Do not support limiting the requirement for hydraulic neutrality for development in the Commercial and Mixed Use Zone, General Industrial Zone and the Hospital Zone. There is no obligation in the Residential Zones to address the effects of reduced response times and increased volume of stormwater runoff from development, let alone effects on the broader hydrological regime. There is not requirement for onsite attenuation. The Council is entitled to include land use provisions under s9(3) of the RMA for managing the effects of land use activities in terms of stormwater runoff. Consideration of changes to catchment hydrology caused by hard surfacing is a legitimate Council function. [Refer to original submission for full reason]	Amend the PDP to include specific attention to managing the hydrological regime so changes to base, average, annual flows potentially resulting from development (buildings, road and other hard surfacing) capable of adversely affecting downstream environments (including, but not limited to wetlands) are avoided.
Introduction	Porirua City Council	11.16	Amend	The reasons for the current flooding issues in Porirua are more complex than just the number of streams.	Amend introduction as follows: Parts of Porirua are subject to flooding risks~~experiences flooding due to the number of streams within the City,~~ which ~~is~~are exacerbated by the changing climate. Hydraulic neutrality measures assist with managing peak stormwater runoff from development sites so the risk of downstream flooding is not increased. They also assist with prolonging the life of existing stormwater management systems.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
THWT-O1	Porirua City Council	11.17	Amend	The wording of this objective needs to be amended to better integrate with the natural hazards chapter through reference to flood risk.	Amend the objective as follows: There is no increase in ~~the peak demand on stormwater management systems and increase in flooding from~~flood risk as a result of use and development within Urban Zones, Settlement Zone, and the Māori Purpose Zone (Hongoeka).
THWT-O1	Wellington City Council - Badon, Marsha	8.9	Not specified	Over next 30 years the Wellington region will face pressure to accommodate between 52,000 and 66,000 additional homes. Supports PCC's approach of providing for growth through medium density residential zones and an extent of greenfield development while designing for water quality and ecological values. PCC's proposed growth pattern aligns with the draft Wellington Regional Growth Framework. Supports a joined up approach between Councils to managing growth in the region. Supports the Strategic Directions chapter emphasis on improving water quality and harbour health. Also supports the use of hydraulic neutrality principle plus other measures such as rainwater tanks to reduce impact on network capacity and improve water quality. [Refer to original submission for full reason]	Retain the provisions as proposed in the updated District Plan. Supportive of further additions to the Plan, as appropriate through the submissions process, to support a well-functioning and vibrant Porirua City.
THWT-O1	Te Awarua-o-Porirua Harbour &; Catchments Community Trust, and Guardians of Pauatahanui Inlet	77.15	Amend	Hydraulic neutrality, while a desirable start in better managing stormwater, is not sufficient to protect the harbour from excess amounts of stormwater and related sediment and contaminants, water positivity should instead replace hydraulic neutrality.	Amend: There is ~~no increase~~ a decrease in demand on stormwater management systems and a decrease in flooding from development and redevelopment within Urban zones, Settlement Zone and the Māori Purpose Zone (Hongoeka)
THWT-O1	Waka Kotahi NZ Transport Agency	82.90	Support	Supports hydraulic neutrality for new development within Urban and Settlement Zones as this prevents an increase in runoff onto the state highway network.	Retain as notified.
THWT-O1	Kāinga Ora – Homes and Communities	81.359	Support	Kāinga Ora supports the objective as proposed.	Retain as notified
THWT-O1	Greater Wellington Regional Council	137.26	Support	Supports hydraulic neutrality provisions.	Retain.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
THWT-O1	Robyn Smith	168.88	Amend	Do not support limiting the requirement for hydraulic neutrality for development in the Commercial and Mixed Use Zone, General Industrial Zone and the Hospital Zone. There is no obligation in the Residential Zones to address the effects of reduced response times and increased volume of stormwater runoff from development, let alone effects on the broader hydrological regime. There is not requirement for onsite attenuation. The Council is entitled to include land use provisions under s9(3) of the RMA for managing the effects of land use activities in terms of stormwater runoff. Consideration of changes to catchment hydrology caused by hard surfacing is a legitimate Council function. [Refer to original submission for full reason]	Amend to read: **Hydraulic and Hydrological Neutrality:** There is no increase in the peak demand on stormwater management systems and increase in flooding from development within Urban Zones, Settlement Zone, and the Māori Purpose Zone (Hongoeka), and all development incorporates measures to ensure no change to the catchment hydrology
THWT-O1	Survey + Spatial New Zealand (Wellington Branch)	72.21	Support in part	Hydraulic neutrality should only be mandatory for a 10 year event (10% AEP).	Amend: There is no increase in the peak demand on stormwater management systems and increase in flooding for rain events up to a 10% AEP event from development within Urban Zones, Settlement Zone, and the Maori Purpose Zone (Hongoeka).
THWT-O2	Porirua City Council	11.18	Amend	The wording of this objective is not clear and refers to capacity of the network which is not the correct technical terminology. The proposed wording better clarifies the intent of the objective.	Amend the objective as follows: ~~Use and development within Urban Zones, and the areas of the Settlement Zone and Maori Purpose Zone (Hongoeka) serviced by all or part of the Three Waters Network, have sufficient Three Waters Network capacity to accommodate the resulting demand.~~ The Three Waters Network can accommodate use and development within Urban Zones, and the areas of the Settlement Zone and Māori Purpose Zone (Hongoeka) serviced by all or part of the Three Waters Network.
THWT-O2	Kāinga Ora – Homes and Communities	81.360	Support	Kāinga Ora supports the objective as proposed.	Retain as notified
THWT-O2	Survey + Spatial New Zealand (Wellington Branch)	72.28	Support in part	This objective needs to be work in association with the development contributions policy. That is, if the development contributions policy anticipates new/upgraded services, then this objective must anticipate the outcome of the development contributions policy.	Confirm that this objective acknowledge and includes the outcomes of the development contributions policy.
THWT-P1	Te Awarua-o-Porirua Harbour &; Catchments Community Trust, and	77.16	Amend	Hydraulic neutrality, while a desirable start in better managing stormwater, is not sufficient to protect the harbour from excess amounts of stormwater and related sediment and contaminants, water positivity should instead replace hydraulic neutrality.	Amend: Enable new development and any redevelopment in Urban zones, Settlement Zone and the Māori Purpose Zone (Hongoeka) only where it

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
	Guardians of Pauatahanui Inlet				achieves or contributes to water positivity (defined as above or equivalent).
THWT-P1	Kāinga Ora – Homes and Communities	81.361	Support	Kāinga Ora supports the policy as proposed.	Retain as notified
THWT-P1	Robyn Smith	168.89	Amend	Do not support limiting the requirement for hydraulic neutrality for development in the Commercial and Mixed Use Zone, General Industrial Zone and the Hospital Zone. There is no obligation in the Residential Zones to address the effects of reduced response times and increased volume of stormwater runoff from development, let alone effects on the broader hydrological regime. There is not requirement for onsite attenuation. The Council is entitled to include land use provisions under s9(3) of the RMA for managing the effects of land use activities in terms of stormwater runoff. Consideration of changes to catchment hydrology caused by hard surfacing is a legitimate Council function. [Refer to original submission for full reason]	Amend to read: **Hydraulic Neutrality and Hydrological Neutrality in Urban Zones, Settlement Zone and the Māori Purpose Zone (Hongoeka):** Enable new development in the Urban Zones, Settlement Zone and the Māori Purpose Zone (Hongoeka) where it achieves hydraulic neutrality, and that incorporates stormwater hydrology mitigation for increases in mean annual exceedance frequency of the 2-year Average Recurrence Interval flow and mean annual volume of stormwater runoff.
THWT-P1	Greater Wellington Regional Council	137.27	Support	Supports hydraulic neutrality provisions.	Retain.
THWT-P1	Survey + Spatial New Zealand (Wellington Branch)	72.23	Support in part	Hydraulic neutrality should only be mandatory for a 10 year event (10% AEP).	Amend: Enable new development in the Urban Zones, Settlement Zone and the Maori Purpose Zone (Hongoeka) where it achieves hydraulic neutrality for up to a 10% AEP event.
THWT-P2	Porirua City Council	11.19	Amend	The requirement to be serviced is a matter for the Building Act under clauses for sanitary buildings. Not all buildings are required to have water and sewer although all are required to assess their effects on stormwater.	Amend the policy as follows: Require all new ~~residential and non-residential~~ buildings in Urban Zones and the areas of the Settlement Zone and Māori Purpose Zone (Hongoeka) that are serviced by the Three Waters Network to: ~~1. Be serviced by reticulated water supply, reticulated wastewater and stormwater management networks that:~~ 1~~a~~. Meet the Council standards for the provision of water supply, wastewater and stormwater management;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~b. Have the capacity to accommodate the development or anticipated future development of the site in accordance with the anticipated purpose of the zone; and~~ ~~c. Is in place at the time of building construction; and:~~ 2. Be connected to a water metering device when connecting to the reticulated water network, unless it can be demonstrated that: a. There are physical constraints that prevent a meter ~~to~~ being provided; or b. The water demand generated is so low that a meter is not warranted.
THWT-P2	Kenepuru Limited Partnership (KLP)	59.24	Amend	Clause 1a. Meet the Council standards. This clause is circular. If the detail design under the Rules and Policies for cannot meet the Standards then one is referred back to this Policy that references those same Standards. Makes alternative designs or Innovation difficult from a planning sense.	Amend Clause 1a. as follows: Meet the Council standards *or approriate alternative design standards*;
THWT-P2	Kāinga Ora – Homes and Communities	81.362	Support in part	Kāinga Ora seeks deletion of THWT-P2-1.c as this is a matter that is dealt with through the building consent process. Kāinga Ora also seeks deletion of THWT-P2-2. While Kāinga Ora supports sustainable use of water and is aware of the Council's need to accord with the NPS-FM 2020, the introduction of a rule framework in the District Plan that requires installation of water metering devices is using the District Plan as a tool/method that would otherwise be better served through development of an appropriate bylaw. Kāinga Ora notes that Porirua City Council already has the Water Supply Bylaw 2019, which could be updated or amended, if necessary.	Amend: Require all new residential and non-residential buildings in Urban Zones and the areas of the Settlement Zone and Maori Purpose Zone (Hongoeka) serviced by the Three Waters Network to: 1. Be serviced by reticulated water supply, reticulated wastewater and stormwater management networks that: a. Meet the Council standards; b. Have the capacity to accommodate the development or anticipated future development of the site in accordance with the anticipated purpose of the zone; and ~~c. Is in place at the time of building construction; and:~~ ~~2. Be connected to a water metering device when connecting to the reticulated water network, unless it can be demonstrated that:~~ ~~a. There are physical constraints that prevent a meter to be provided; or~~ ~~b. The water demand generated is so low that a meter is not warranted.~~
THWT-P3	Kāinga Ora – Homes and Communities	81.363	Support in part	Kāinga Ora generally supports the policy as proposed, however amendment is sought to THWT-P3-1 to ensure the external regional standard is used as a guiding standard when considering this matter, rather than it being a standard that must be complied with.	Amend: Where the level of service of the reticulated water supply, reticulated wastewater and stormwater management networks is

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					insufficient to service the number of residential units proposed, or is insufficient to service the size of the building and associated activity proposed, only allow use and development when it can be demonstrated that: 1. It incorporates measures that appropriately mitigate any adverse effects on the Three Waters Network ~~and meet~~ as guided by the performance criteria of the Wellington Water Regional Standard for Water Services May 2019; and 2. The additional demand generated can be accommodated by the Three Waters Network, without resulting in increased flood risk, increased wastewater overflows or reduced pressure in the reticulated water network.
THWT-P3	Porirua City Council	11.20	Amend	The wording of this policy is confusing. The proposed wording simplifies and clarifies the policy.	Amend the policy as follows; Where the level of service of the reticulated water supply, reticulated wastewater and stormwater management networks is insufficient to service the ~~number of residential units~~ proposed use or development, ~~or is insufficient to service the size of the building and associated activity proposed~~, only allow use and development when it can be demonstrated that: 1. It incorporates measures that appropriately mitigate any adverse effects on the Three Waters Network and meets the relevant performance criteria of the Wellington Water Regional Standard for Water Services May 2019; and ~~The additional demand generated can be accommodated by the Three Waters Network, without resulting~~It will not result in increased flood risk, increased wastewater overflows or reduced pressure in the reticulated water network.
THWT-P3	Greater Wellington Regional Council	137.28	Support in part	The policy is not explicit that network capacity includes the ability of the 'stormwater management system' to attenuate or remove contaminants. All new stormwater systems, including retrofitted systems, should be designed using Water Sensitive Urban Design Principles.	Amend THWT-P3 to make it clear that 'network capacity' includes the ability of the stormwater management system to attenuate or remove contaminants. All new stormwater systems, including retrofitted systems, should be designed using Water Sensitive Urban Design Principles.
THWT-P3	Fire and Emergency New Zealand	119.22	Support	Supports Policy THWTP3, as it requires the meeting of performance criteria of the Wellington Water Regional Standard for Water Services May 2019, which asks for the firefighting water supply to be provided in accordance with SNZ PAS 4509 (the Code of Practice).	Retain as proposed.
General	Robyn Smith	168.90	Amend	Do not support limiting the requirement for hydraulic neutrality for development in the Commercial and Mixed Use Zone, General Industrial Zone and the Hospital Zone. There is no obligation in the Residential Zones to address the effects of reduced response times and increased volume of stormwater runoff from development, let	Amend the standards and rules to be consistent with Policy P1 and achieve objective THWT-01.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				alone effects on the broader hydrological regime. There is not requirement for onsite attenuation. The Council is entitled to include land use provisions under s9(3) of the RMA for managing the effects of land use activities in terms of stormwater runoff. Consideration of changes to catchment hydrology caused by hard surfacing is a legitimate Council function. [Refer to original submission for full reason]	
General	Robyn Smith	168.87	Amend	Under rule THWT-R1 new buildings are permitted where compliance is achieved with standard THWT-S1 (regarding provision of a rainwater tank). Under rule THWT-R1 and standard THWT-S1: • No 'credit' is given for existing residential developments where it is not possible to comply with THWT-S1. Conceivable that a resource consent would be required if only minor additions and alterations were proposed. • Also, 'credit' is not given for existing situations where stormwater is satisfactorily disposed of to ground (i.e. by raingarden or soakage pit).	Amend the provisions of the PDP so credit for existing situations is specified.
THWT-R1	Porirua City Council	11.21	Amend	Currently this rule does not actually require that new residential buildings include a rainwater tank or some other equivalent measure, it simply says that rainwater tanks are permitted for new buildings. The rule should also require rainwater tanks or other means to achieve hydraulic neutrality.	Amend the rule as follows: ~~**Rainwater tanks for n**~~**New buildings exceeding 40m² in gross floor area~~(excluding residential accessory buildings)~~** 1. Activity status: Permitted Where: a. A ~~rainwater tank~~hydraulic neutrality device is provided that complies with THWT-S1~~.~~; or b. The development achieves hydraulic neutrality through an alternative means that has been approved and constructed as part of a previous stage of development. Note: ~~Where a development achieves hydraulic neutrality through an approved~~An alternative means to achieve hydraulic neutrality may include ~~(for example a~~ a catchment-sized engineered wetland or ~~on-site~~ detention pond~~), that has already been approved and constructed (for example as part of a subdivision), then this rule can be considered to be complied with~~.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
THWT-R1 Notification preclusion	Kāinga Ora – Homes and Communities	81.364	Support in part	Kāinga Ora generally supports in part Rule THWT-R1 and in particular, the ability to meet this rule through alternative means such as an engineered wetland or alternative on-site detention. Kāinga Ora seeks preclusion of both public and limited notification for non-compliance with this rule.	Amend: **Residential Zones, Maori Purpose Zone (Hongoeka), Settlement Zone:** **1. Activity status: Permitted** Where: a. A rainwater tank is provided that complies with THWT-S1. Note: Where a development achieves hydraulic neutrality through an approved alternative means (for example an engineered wetland or on-site detention), that has already been approved and constructed (for example as part of a subdivision), then this rule can be considered to be complied with. **Residential Zones, Maori Purposes Zone (Hongoeka), Settlement Zone:** **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with THWT-R1-a. **Matters of discretion are restricted to:** 1. The matters of discretion in THWT-S1. **Notification:** An application under this rule is precluded from being publicly notified or limited notified in accordance with sections 95A and 95B of the RMA.
THWT-R1	Survey + Spatial New Zealand (Wellington Branch)	72.22	Oppose	There are other means of achieving stormwater neutrality compared to rainwater tanks.	Provide for other mechanisms to achieve stormwater neutrality - by specific design.
THWT-R1	Survey + Spatial New Zealand (Wellington Branch)	72.29	Support in part	This rule should be subject to non-notification provisions.	Amend rule to include non-notification provisions.
THWT-R2	Porirua City Council	11.22	Amend	The current rule requires a device to be installed and is therefore inflexible. The proposed amendment allows for other means to be employed to achieve hydraulic neutrality if this is certified by an appropriate person.	Amend the rule as follows: **Increases in the impervious surface area of a site**

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					1. Activity status: Permitted Where: a. Compliance is achieved with THWT-S2~~.~~; or b. The development achieves hydraulic neutrality through an alternative means that has been approved and constructed as part of a previous stage of development.
THWT-R2 – Notification preclusion	Kāinga Ora – Homes and Communities	81.365	Oppose	While Kāinga Ora supports the overarching intent of this rule, it seeks deletion of THWT-S2 as currently proposed and therefore also opposes this rule. Kāinga Ora also notes that Special Purpose Zone (BRANZ) is included at the RDA section of this rule, but not the Permitted Activity section. Also note that THWT-S2 also excludes reference to Special Purpose Zone (BRANZ).	Delete: ~~**Commercial and Mixed Use Zones, General Industrial Zone, Hospital Zone:**~~ ~~1. Activity status: Permitted~~ ~~Where:~~ ~~a. Compliance is achieved with THWT-S2.~~ ~~**Commercial and Mixed Use Zones, General Industrial Zone, Hospital Zone, Special**~~ ~~Purpose Zone (BRANZ):~~ ~~2. Activity status: Restricted discretionary~~ ~~Where:~~ ~~a. Compliance is not achieved with THWT-S2.~~ ~~Matters of discretion are restricted to:~~ ~~1. The matters of discretion of the infringed standard.~~
THWT-R2	Survey + Spatial New Zealand (Wellington Branch)	72.27	Support	We support that the rule does not apply to residential zones	Maintain rule so that it does not apply to residential zones.
THWT-R3	Porirua City Council	11.23	Amend	The current rule wording is not clear and does not achieve the intention of requiring a water metering device when a building is connected to the reticulated network.	Amend the rule as follows: **~~Water metering device for a~~New buildings connected to the reticulated public water supply system~~s~~** 1. Activity status: Permitted Where:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~All new buildings that are connected to the reticulated water network must be fitted with a~~ A water metering device is installed that meets the requirements of Sections 6.4.10~~.2~~ and Section 6.4.11 of the Wellington Water Regional Standard for Water Services May 2019.
THWT-R3	Kāinga Ora – Homes and Communities	81.366	Oppose	Kāinga Ora seeks deletion of THWT-R3 in its entirety. While Kāinga Ora supports sustainable use of water and is aware of the Council's need to accord with the NPS-FM 2020, the introduction of a rule framework in the District Plan that requires installation of water metering devices is using the District Plan as a tool/method that would otherwise be better served through development of an appropriate Council bylaw. Kāinga Ora notes that Porirua City Council already has the Water Supply Bylaw 2019, which could be updated or amended, if necessary.	Delete: ~~**Residential Zones, Commercial and Mixed Use Zones, General Industrial Zone, Hospital Zone, Maori Purposes Zone (Hongoeka), Settlement Zone:**~~ ~~1. Activity status: Permitted~~ ~~Where:~~ ~~a. All new buildings that are connected to the reticulated water network must be fitted with a water metering device that meets the requirements of Sections 6.4.10.2 and Section 6.4.11 of the Wellington Water Regional Standard for Water Services May 2019.~~ ~~**Residential Zones, Commercial and Mixed Use Zones, General Industrial Zone, Hospital Zone, Maori Purposes Zone (Hongoeka), Settlement Zone:**~~ ~~2. Activity status: Restricted discretionary~~ ~~Where:~~ ~~a. Compliance is not achieved with THWT-R3-1.a.~~ ~~Matters of discretion are restricted to:~~ ~~1. The matters in THWT-P2.~~ ~~**Notification:**~~ ~~An application under this rule is precluded from being publicly notified or limited notified in accordance with sections 95A and 95B of the RMA.~~
THWT-R3	Survey + Spatial New Zealand (Wellington Branch)	72.24	Oppose	As per submission SUB-S4, this appears to be a backdoor way of introducing a water metering policy.	Delete the rule
THWT-R4	Porirua City Council	11.24	Amend	This rule is not clear in that it should be the building that is the activity being regulated as the land use, rather than the connection to the network. Additionally, there will be buildings that do not need to be connected to reticulated services.	Amend the rule as follows: **~~Connection of~~ ~~n~~New buildings connected to the existing Three Waters Network**

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				The current 'note' should be included as part of the rule itself. The new note provides context around how to determine compliance with the specified tables.	1. Activity status: Permitted Where: ~~a. The building is serviced by reticulated water supply, reticulated wastewater and stormwater management networks; and~~ ~~b~~a. Compliance is achieved with the following: i. For stormwater — The level of service in Chapter 4 Stormwater Table 4.1, Table 4.2 and 4.3 of the Wellington Water Regional Standard for Water Services May 2019; ii. For wastewater — The level of service in Chapter 5 Wastewater, section 5.2.3 of the Wellington Water Regional Standard for Water Services May 2019; and iii. For water supply — The level of service in Chapter 6 Water Supply Tables 6.1 and 6.2 of the Wellington Water Regional Standard for Water Services May 2019~~.~~; or ~~Note:~~ b. ~~Where at~~The development ~~relies~~provides on site ~~specific~~ measures that~~to achieve compliance~~ comply with the performance standards set out in (a) above~~(for example an engineered wetland, on-site detention, booster pumps, or wastewater detention),~~ that has~~ve~~ already been ~~approved and~~ constructed. ~~(for example as part of a subdivision) and is considered fit for purpose, then this rule can be considered to be complied with~~. Note: Chapter 4 Stormwater, Chapter 5 Wastewater and Chapter 6 Water Supply of the Wellington Water Regional Standard for Water Services May 2019 provide additional context for determining compliance with the tables specified above.
THWT-R4	Kāinga Ora – Homes and Communities	81.367	Oppose	While Kāinga Ora supports the general intent of this rule, it opposes compliance being required of external technical standards to meet permitted activity standards. If there are specific engineering or land development standards that Council sees as relevant to land development, these should be included as effects standards and/or rules to be complied with, along with associated matters for control/discretion and/or assessment. If not, they can be enforced through separate engineering approval processes.	Delete: ~~**Commercial and Mixed Use Zones, General Industrial Zone, Hospital Zone:**~~ ~~1. Activity status: Permitted~~ ~~Where:~~ ~~a. The building is serviced by reticulated water supply, reticulated wastewater and stormwater management networks; and~~ ~~b. Compliance is achieved with the following:~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~i. For stormwater — The level of service in Chapter 4 Stormwater Table 4.1, Table 4.2 and 4.3 of the Wellington Water Regional Standard for Water Services May 2019;~~ ~~ii. For wastewater — The level of service in Chapter 5, section 5.2.3 of the Wellington Water Regional Standard for Water Services May 2019; and~~ ~~iii. For water supply — The level of service in Chapter 6 Tables 6.1 and 6.2 of the Wellington Water Regional Standard for Water Services May 2019.~~ ~~Note: Where a development relies on site specific measures to achieve compliance with the performance standards (for example an engineered wetland, on-site detention, booster pumps, or wastewater detention), that has already been approved and constructed (for example as part of a subdivision) and is considered fit for purpose, then this rule can be considered to be complied with.~~ ~~**Commercial and Mixed Use Zones, General Industrial Zone, Hospital Zone:**~~ ~~2. Activity status: Restricted discretionary~~ ~~Where:~~ ~~a. Compliance is not achieved with THWT-R4-1.a or THWT-R4-1.b.~~ ~~Matters of discretion are restricted to:~~ ~~1. The matters in THWT-P3.~~
THWT-R5	Kāinga Ora – Homes and Communities	81.368	Oppose	While Kāinga Ora supports the general intent of this rule, it opposes compliance being required of external technical standards to meet permitted activity standards. If there are specific engineering or land development standards that Council sees as relevant to land development, these should be included as effects standards and/or rules to be complied with, along with associated matters for control/discretion and/or assessment. If not, they can be enforced through separate engineering approval processes. Reference to multi-unit housing is opposed as Kāinga Ora has requested this definition is deleted.	Delete: ~~**Residential Zones, Maori Purposes Zone (Hongoeka), Settlement Zone:**~~ ~~1. Activity status: Permitted~~ ~~Where:~~ ~~a. The building(s) is connected to the reticulated water supply, reticulated wastewater and stormwater management networks; and~~ ~~b. Compliance is achieved with the following:~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~i. For stormwater — The level of service in Chapter 4 Stormwater Table 4.1, Table 4.2 and 4.3 of the Wellington Water Regional Standard for Water Services May 2019;~~ ~~ii. For wastewater — The level of service in Chapter 5, section 5.2.3 of the Wellington Water Regional Standard for Water Services May 2019; and~~ ~~iii. For water supply — The level of service in Chapter 6, Tables 6.1 and 6.2 of the Wellington Water Regional Standard for Water Services May 2019.~~ ~~Note:~~ • ~~Where a development relies on site specific measures to achieve compliance with the performance standards (for example an engineered wetland, on-site detention, booster pumps, or wastewater detention), that has already been approved and constructed (for example as part of a subdivision) and is considered fit for purpose, then this rule can be considered to be complied with.~~ • ~~This rule only applies to sites in the Maori Purpose Zone (Hongoeka) that are serviced by the three waters network.~~ ~~**Residential Zones, Maori Purposes Zone (Hongoeka), Settlement Zone:**~~ ~~2. Activity status: Restricted discretionary~~ ~~Where:~~ ~~a. Compliance is not achieved with THWT-R5-1.a or THWT-R5-1.b.~~ ~~Matters of discretion are restricted to:~~ ~~1. The matters in THWT-P3.~~
THWT-R5	Porirua City Council	11.25	Amend	This rule is not clear in that it should be the building that is the activity being regulated as the land use, rather than the connection to the network. Additionally, there will be buildings that do not need to be connected to reticulated services. The current 'note' should be included as part of the rule itself. The new note provides context around how to determine compliance with the specified tables.	Amend the rule as follows: **~~Connection of n~~Non-residential buildings, retirement villages, papakainga, and multi-unit housing connected to the Three Waters Network** 1. Activity status: Permitted Where:

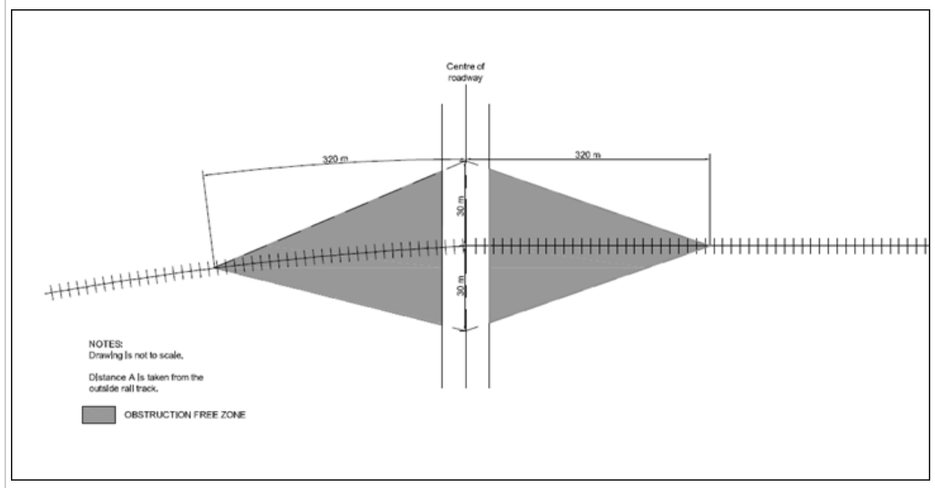
Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~a. The building is serviced by reticulated water supply, reticulated wastewater and stormwater management networks; and~~ ~~b~~a. Compliance is achieved with the following: i. For stormwater — The level of service in Chapter 4 Stormwater Table 4.1, Table 4.2 and 4.3 of the Wellington Water Regional Standard for Water Services May 2019; ii. For wastewater — The level of service in Chapter 5 Wastewater, section 5.2.3 of the Wellington Water Regional Standard for Water Services May 2019; and iii. For water supply — The level of service in Chapter 6 Water Supply Tables 6.1 and 6.2 of the Wellington Water Regional Standard for Water Services May 2019~~.~~; or ~~Note:~~ b. ~~Where at~~The development ~~relies~~provides on site ~~specific~~ measures that~~to achieve compliance~~ comply with the performance standards set out in (a) above~~(for example an engineered wetland, on-site detention, booster pumps, or wastewater detention),~~ that has~~ve~~ already been ~~approved and~~ constructed. (~~for example as part of a subdivision) and is considered fit for purpose, then this rule can be considered to be complied with~~. Note: This rule only applies to sites in the Maori Purpose Zone (Hongoeka) that are serviced by the three waters network. Note: Chapter 4 Stormwater, Chapter 5 Wastewater and Chapter 6 Water Supply of the Wellington Water Regional Standard for Water Services May 2019 provide additional context for determining compliance with the tables specified above.
THWT-S1	Porirua City Council	11.26	Amend	A change is required to provide greater flexibility for developments through referencing the Wellington Water Standards, rather than requiring a rainwater tank as the only acceptable hydraulic neutrality device. This includes a consequential incorporation of Wellington Water's document *Managing Stormwater Runoff - The use of approved solutions for hydraulic neutrality Version 3* document to the ePlan.	Amend the standards as follows: 1. ~~Any rainwater tank must be sized in accordance with the minimum requirements in THWT-Table 1:~~ ~~a. Where the roof area of the building is between 40m2 and 99.9m2 – a 2000L capacity rainwater tank.~~ ~~b. Building roof area of = 100m2 - < 200m2 – 3000L capacity rainwater tank.~~ ~~c. Building roof area = 200m2 –5000L capacity rainwater tank.~~

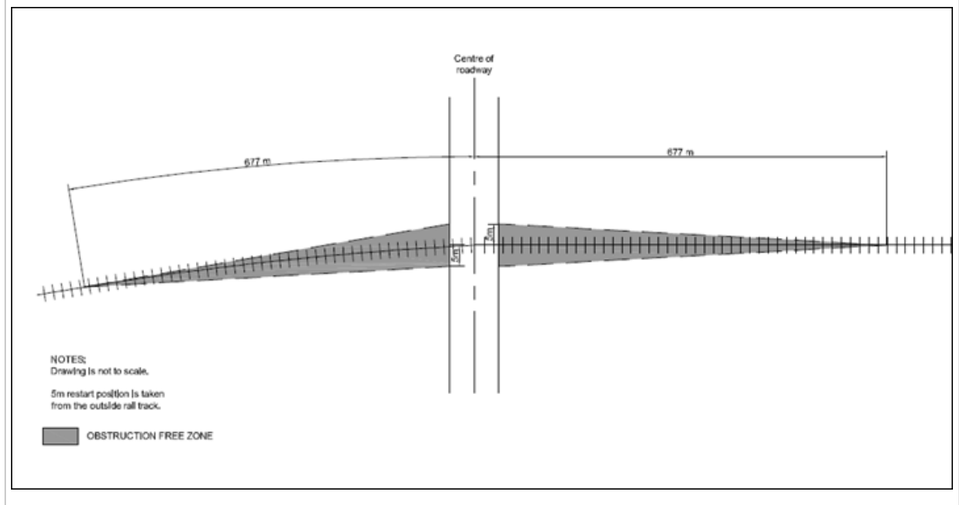
Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~2.~~ The ~~tank~~hydraulic neutrality device must meet the specifications and be installed in accordance with Acceptable Solution #1 or Acceptable Solution #2 from the Wellington Water guide Managing Stormwater Runoff~~,~~ The use of rain tanks for hydraulic neutrality, ~~Acceptable solution #1~~, version 3 dated ~~June~~ August 2020.
Standards	Survey + Spatial New Zealand (Wellington Branch)	72.18	Oppose	Stormwater neutrality should only be required to a 10% AEP event. There are other means of achieving stormwater neutrality compared to rainwater tanks.	Amend to require stormwater neutrality to a 10% AEP event. Provide for other mechanisms to achieve stormwater neutrality - by specific design.
THWT-S1	Kāinga Ora – Homes and Communities	81.369	Support in part	Kāinga Ora seeks deletion of reference to THWT-Table 1, as the rainwater tank sizing requirements are addressed in the body of THWT-S1(a), (b), and (c) and therefore the table is redundant. Kāinga Ora opposes compliance being required of external Land Development and Subdivision Infrastructure Standards to meet permitted activity standards. If there are specific engineering or land development standards that Council sees as relevant to land development, these should be included as effects standards and/or rules to be complied with, along with associated matters for control/discretion and/or assessment. If not, they can be enforced through separate engineering approval processes. It is noted that the "Acceptable Solution #1 from the Wellington Water guide Managing Stormwater Runoff, The use of rain tanks for hydraulic neutrality, Acceptable solution #1 dated June 2019" is a non-statutory document that sits outside of the DP, and is scheduled for update on a 5-yearly cycle (i.e. will be out-of-date by 2024). Deletion of THWT-S1(2) is sought and amendments to THWT-S1(1) are requested.	Amend: **Residential Zones, Maori Purposes Zone (Hongoeka), Settlement Zone:** 1. Any rainwater tank must be sized in accordance with the following minimum requirements ~~in THWT-Table 1~~: a. Where the roof area of the building is between 40m^2 and 99.9m^2 – a 2000L capacity rainwater tank. b. Building roof area of = 100m^2 - < 200m^2 – 3000L capacity rainwater tank. c. Building roof area = 200m^2 –5000L capacity rainwater tank. ~~2. The tank must meet the specifications, and be installed in accordance with Acceptable Solution #1 from the Wellington Water guide Managing Stormwater Runoff, The use of rain tanks for hydraulic neutrality, Acceptable solution #1 dated June 2019~~ **Matters of discretion are restricted to:** 1. Any potential impacts on any downstream flooding hazard; 2. The size and scale of the development and the additional stormwater that the proposal will generate compared to the existing situation; 3. The capacity of the local stormwater network; and 4. Whether there are any site-specific constraints or opportunities within the local area that mean that hydraulic neutrality is not required.
THWT-S2	Kāinga Ora – Homes and Communities	81.370	Oppose	Kāinga Ora supports the wider intent of this standard but oppose it as it is currently drafted. The standard does not provide thresholds for impervious surfaces, or note that the standard only applies in relation to an increase in impervious surfaces.	Delete:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Kāinga Ora opposes compliance being required of external Land Development and Subdivision Infrastructure Standards to meet permitted activity standards. If there are specific engineering or land development standards that Council sees as relevant to land development, these must be included as effects standards and/or rules to be complied with, along with associated matters for control/discretion and/or assessment. If not, they can be enforced through separate engineering approval processes.	~~**Commercial and Mixed Use Zones, General Industrial Zone, Hospital Zone:**~~ ~~1. A hydraulic neutrality device must be installed, which must be:~~ ~~a. Designed and built in accordance with the design parameters in Section 4.4.3.3 of the Wellington Water Regional Standard for Water Services May 2019; and~~ ~~b. Fully operational prior to the use of the impervious area.~~ ~~Matters of discretion are restricted to:~~ ~~1. The access and on-going maintenance of the hydraulic neutrality devices;~~ ~~2. Any potential impacts on any downstream flooding hazard;~~ ~~3. The size and scale of the development and the additional stormwater that the proposal will generate compared to the existing situation;~~ ~~4. The preference for one central hydraulic neutrality device over numerous individual hydraulic neutrality devices;~~ ~~5. The capacity of the local stormwater network; and~~ ~~6. Whether there are any site-specific constraints or opportunities within the local area that mean that hydraulic neutrality is not required.~~
THWT-S2	Waka Kotahi NZ Transport Agency	82.91	Support	Supports this standard as it requires the installation of a hydraulic neutrality device which prevents an increase in runoff onto the state highway network.	Retain as notified.
THWT-S2	Survey + Spatial New Zealand (Wellington Branch)	72.26	Oppose	There is no section 4.4.3.3 in the RSWS 2019? Hydraulic neutrality should only be required for up to the 1% AEP event.	Delete or amend
THWT-Table 1	Kāinga Ora – Homes and Communities	81.371	Oppose	Kāinga Ora seeks deletion of this table, as these sizing requirements are already addressed in the body of THWT-S1(a), (b), and (c). The table is therefore redundant.	Delete Table

TR-Transport

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Waka Kotahi NZ Transport Agency	82.298	Amend	The changes requested are made to: a. Ensure that Waka Kotahi can carry out its statutory obligations. b. Reduce interpretation and processing complications for decision makers. c. Provide clarity for all plan users.	Amendments to the transport chapter to ensure the ongoing operation and functional needs of regionally significant infrastructure are not compromised.
General	Waka Kotahi NZ Transport Agency	82.92	Not specified	Recognises that there are no provisions for minimum car park spaces within the Transport Chapter as a result of the National Policy Statement-Urban Development (NPS-UD). Acknowledge that the NPS-UD is going to be addressed by a subsequent review of the proposed district plan. Has not specifically commented on the NPS-UD requirements.	[Not specified. Refer to original submission].
General	Kenepuru Limited Partnership (KLP)	59.19	Amend	There is a hard line distinction between Vehicle Access and Legal Roads. Assumes Vehicle Access includes Private Roads (ROW, Access Lots) as well as accesses that only serve on lot. There should be single classification for both legal and private roads. The form of legal ownership is not relevant. Questions why NZS 4404:2010 is not used. That was well researched a reputable and broad range of experts. Consider developing one Standards for all roads and Lanes that are referred to by both INF and TR sections of the plan	Refer to original submission for full decision requested.
New provision	KiwiRail Holdings Limited (KiwiRail)	86.45	Amend	The requirement to maintain level crossing sightlines as provided for in the Draft Plan was supported. Note this is now excluded from the Proposed Plan. Public safety at level crossings is paramount, and protection of sightlines is a key means of ensuring this. Seek that the rule to protect public safety while using level crossings through ensuring sightlines remain clear, is reinstated. Inclusion of a standard to ensure sightlines are not compromised will support achieving INF-O2 seeking to protect Regionally Significant Infrastructure, along with other Policy direction such as SIGN-P4 which specifically references signage not obstructing sightlines. In order to trigger compliance, a new Rule is also proposed. Compliance with the Standard would provide for the development as a permitted activity, with non-compliance requiring a Restricted Discretionary Activity consent, with discretion restriction to the aspects provided in TR-P2. Particularly given these relate to safe and efficient use of the site and functioning of the transport network which in particular is relevant to the matters the rule is seeking to address. Note that there are no Stop or Give Way Controlled level crossings in the District at the present time. Typically do not support the creation of	Include new rule and standards as follows: **TR-R6: Sight lines at railway level crossings** All zones: 1. Activity status: Permitted Where: a. Compliance is achieved with TR-S11. All zones: 2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with TR-S11. Matters of discretion are restricted to:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				new level crossings given the safety risks associated with this. Over the expected life of the District Plan the potential for Stop of Give Way Controlled level crossings being established cannot be eliminated. This Standard would therefore provide protection for the sightlines in the event of new level crossings being established. The restart triangle applies at all level crossings, which includes those controlled with barrier arms and signals of which there are a number within the District at present.	1. The matters in TR-P2. Section 88 information requirements for applications: 1. Applications under this rule must provide, in addition to the standard information requirements, evidence of engagement with KiwiRail **TR-S11: Level Crossing Sight Triangles** **Approach sight triangles at level crossings with Stop or Give Way signs** On sites adjacent to rail level crossings controlled by Stop or Give Way Signs, no building, structure or planting shall be located within the shaded areas shown in Figure 1. These are defined by a sight triangle taken 30 metres from the outside rail and 320 metres along the railway track.  **Figure 1: Approach Sight Triangles for Level Crossings with "Stop" or "Give Way" Signs** Advice Note: The approach sight triangles ensure that clear visibility is achieved around rail level crossings with Stop or Give Way signs so that a driver approaching a rail level can either:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• See a train and stop before the crossing; or • Continue at the approach speed and cross the level crossing safely. Of particular concern are developments that include shelter belts, tree planting, or a series of building extensions. These conditions apply irrespective of whether any visual obstructions already exist. No approach sight triangles apply for level crossings fitted with alarms and/or barrier arms. However, care should be taken to avoid developments that have the potential to obscure visibility of these alarm masts. This is particularly important where there is a curve in the road on the approach to the level crossing, or where the property boundary is close to the edge of the road surface and there is the potential for vegetation growth. Restart sight triangles at level crossings On sites adjacent to all rail level crossings, no building, structure or planting shall be located within the shaded areas shown in Figure 2. These are defined by a sight triangle taken 5 metres from the outside rail and distance A along the railway track. Distance A depends on the type of control (Table 1).  **Figure 2: Restart Sight Triangles for all Level Crossings** **Table 1: Required Restart Sight Distances For Figure 2** Required approach visibility along tracks A (m) Signs only | Alarms only | Alarms and barriers

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested

					<table><tr><td>677 m</td><td>677 m</td><td>60 m</td></tr></table>
					
					Advice Note:
					
					The restart sight line triangles ensure that a road vehicle driver stopped at a level crossing can see far enough along the railway to be able to start off, cross and clear the level crossing safely before the arrival of any previously unseen train.
					
					Of particular concern are developments that include shelter belts, tree planting, or a series of building extensions. These conditions apply irrespective of whether any visual obstructions already exist.
					
					Notes:
					
					1. Figures 1 and 2 show a single set of rail tracks only. For each additional set of tracks add 25 m to the along-track distance in Figure 1, and 50 m to the along-track distance in Figure 2.
					
					2. All figures are based on the sighting distance formula used in NZTA Traffic Control Devices Manual 2008, Part 9 Level Crossings. The formulae in this document are performance based; however the rule contains fixed parameters to enable easy application of the standard. Approach and restart distances are derived from a:
					
					• train speed of 110 km/h
					  ○ vehicle approach speed of 20 km/h
					  ○ fall of 8 % on the approach to the level crossing and a rise of 8 % at the level crossing
					  ○ 25 m design truck length
					  ○ 90° angle between road and rail

Introduction	Kāinga Ora – Homes and Communities	81.373	Support in part	Changes are sought, so that the transport chapter operates as a standalone chapter for transport related provisions, with all consequential necessary amendments reflected throughout the PDP.	Amend Introduction text: The transport chapter contains city-wide objectives, policies and rules relevant to the transport network. The Transport chapter also contains provisions that deal with on-site transport facilities and access and the effects of high trip generating use and development. ~~The transport network itself is defined as infrastructure under the RMA. The rules for the operation, maintenance and repair, upgrading and development of and connections to the transport network are located in the Infrastructure chapter.~~ Activities that generate high volumes of traffic may have significant adverse effects on the transport network and adversely affect the amenity of adjacent land use activities. As such, high trip generating activities warrant case-by-case assessment. Land use and development can adversely affect the safety and efficiency of the transport network and people's health and wellbeing if on-site transport facilities (vehicle access, parking,

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					manoeuvring and loading facilities) or access ways are inappropriately designed or linked to the transport network. To achieve sustainable development, the transport network must be integrated with land use, so that people can easily move around the City, and businesses can move goods efficiently. Appropriate integration also manages effects on and from the operation of the transport network. - ~~All new roads and vehicle access points that intersect a state highway require the approval of Waka Kotahi NZ Transport Agency under the Government Roading Powers Act 1989.~~
TR-O1	Greater Wellington Regional Council	137.30	Support in part	Supports the objective to ensure that development is accessible by a range of transport modes. Would like to see explicit recognition of public transport and active transport modes.	Amend to include explicit recognition of public transport and active modes.
TR-O1	Harvey Norman Properties (N.Z.) Limited	144.18	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
TR-O1	Kāinga Ora – Homes and Communities	81.374	Support	Kāinga Ora supports this objective	Retain as notified, with consequential change to amend numbering, consistent with the overall submission.
TR-O1	Waka Kotahi NZ Transport Agency	82.93	Support in part	Supports ensuring the safety and efficiency of the transport network is not compromised by high generating land use in addition to providing safe and effective on-site transport facilities. Considers that the trip generation rates set out in TR-Table 7 are too high prior to any requirement of a traffic assessment. Seeks that the submission point on TR-Table 7 be adopted to ensure that it can be demonstrated that the safety and efficiency of the transport network is not compromised by high generating land use.	Adopt Waka Kotahi submission point on TR- Table 7. [Refer to original submission for full decision requested, including attachments]
TR-O2	Waka Kotahi NZ Transport Agency	82.94	Support in part	Supports ensuring the safety and efficiency of the transport network is not compromised by high generating land use in addition to providing safe and effective on-site transport facilities. Considers that the trip generation rates set out in TR-Table 7 are too high prior to any requirement of a traffic assessment. Seeks that the submission point on TR-Table 7 be adopted to ensure that it can be demonstrated that the safety and efficiency of the transport network is not compromised by high generating land use.	Adopt Waka Kotahi submission point on TR- Table 7. [Refer to original submission for full decision requested, including attachments]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
TR-O2	KiwiRail Holdings Limited (KiwiRail)	86.44	Support	Supports that on-site transportation facilities and site access is required to be provided in a manner which does not compromise the safety and efficiency of the transport network.	Retain as proposed.
TR-O2	Kāinga Ora – Homes and Communities	81.375	Support	Kāinga Ora supports this objective	Retain as notified, with consequential change to amend numbering, consistent with the overall submission.
TR-O2	Greater Wellington Regional Council	137.31	Support	Supports the provisions for on-site transport facilities and site access.	Retain.
TR-P1	Waka Kotahi NZ Transport Agency	82.95	Support in part	Supports the intent of the policy, which is to provide for high vehicle trip generating activities while demonstrating that any adverse effects on the transport network will be mitigated with having regard to the matters listed. Considers that the trip generation rates set out in TR-Table 7 are too high prior to any requirement of a traffic assessment. Seeks that the submission point on TR-Table 7 be adopted to ensure that it can be demonstrated that high vehicle trip generating activities do not result in any adverse effects on the transport network.	Amend provision: Provide for high vehicle trip generating activities where it can be demonstrated that any adverse effects on the transport network will be ~~minimised~~ mitigated, having regard to: [...] Adopt Waka Kotahi submission point on TR- Table 7. [Refer to original submission for full decision requested, including attachments]
TR-P1	Greater Wellington Regional Council	137.33	Support	Supports the public transport references as they are made in these policies.	Retain.
TR-P1	Ministry of Education	134.11	Support	Acknowledgement that most schools will be considered high trip generating activities. Supports the use of School Travel Plans to set out best practice for travel to and from sites.	Retain as proposed.
TR-P1	Fire and Emergency New Zealand	119.23	Support	Supports Policy TR-P1. Allows high trip generating activities to be provided for, having regard to any positive effects.	Retain as proposed.
TR-P1	Harvey Norman Properties (N.Z.) Limited	144.19	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
TR-P1	Kāinga Ora – Homes and Communities	81.376	Oppose	Kāinga Ora opposes residential activities being considered "high vehicle trip generating activities". In addition, Kāinga Ora opposes points (5)(7) and (11) of TP-P1. Kāinga Ora also seeks all consequential amendments to policy reference numbers etc in rules and standards.	Amend: Provide for high vehicle trip generating activities where it can be demonstrated that any adverse effects on the transport network will be minimised, having regard to: 1. The extent to which it integrates and co-ordinates with the transport network, including proposed or planned network upgrades and service improvements; 2. The location of the proposed activity and the purpose of the zone it is located in; 3. The transport network's capacity, level of service, form and function; 4. The effect of the proposed activity on the transport network and its ~~it's~~ users; ~~5. The effect of the proposed activity on the character and amenity values of the surrounding area;~~ 6. The provision for pedestrians, cyclists, public transport users, freight and motorists, as appropriate; ~~7. Any alternative site access and / or routes available;~~ 8. Any traffic management and travel planning mechanisms; 9. The staging of the activity; 10. Any improvements to the transport network proposed as part of a high trip generating activity development; and ~~11. Any cumulative adverse effects; and~~ 12. Any positive effects.
TR-P2	Kāinga Ora – Homes and Communities	81.377	Support	Kāinga Ora supports, with an amendment to the numbering and seeks all consequential amendments to policy reference numbers etc in rules and standards.	Retain as notified, with consequential change to amend numbering, consistent with the overall submission.
TR-P2	Waka Kotahi NZ Transport Agency	82.96	Support	Supports appropriate on-site transport facilities and site access that provides for the safe and efficient use of the site and functioning of the transport network.	Retain as notified
TR-P2	Fire and Emergency New Zealand	119.24	Support	Fire stations often require multiple access points, and a number of parking bays for on duty and on-call firefighters. Supports the enabling approach adopted promoted by the policy for new vehicles accesses and onsite parking.	Retain as proposed.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
TR-P2	Greater Wellington Regional Council	137.32	Support	Supports the provisions for on-site transport facilities and site access.	Retain.
TR-P2	Greater Wellington Regional Council	137.34	Support	Supports the public transport references as they are made in these policies.	Retain.
TR-P3	Waka Kotahi NZ Transport Agency	82.97	Support in part	Supports the provision as it provides for on-site transport facilities and site access that do not meet standards, where it can be demonstrated that the safety and efficiency of the transport network is not compromised. Considers that the benefits from the on-site facilities on the surrounding network should have regard to. Although it may not meet the relevant standards, the activity might result in benefits that may improve the safety and efficiency of the transport network.	Amend provision: “8. Whether there are any benefits from the activity on the surrounding network”.
TR-P3	Fire and Emergency New Zealand	119.25	Support	Supports the policy. It is important that FENZ has safe and effective access, should an emergency take place.	Retain as proposed.
TR-P3	Greater Wellington Regional Council	137.35	Support	Supports the public transport references as they are made in these policies.	Retain.
TR-P3	Kāinga Ora – Homes and Communities	81.378	Support in part	Kāinga Ora seeks changes to the wording of this policy. Kāinga Ora also seeks all consequential amendments to policy reference numbers etc in rules and standards.	Amend: Provide for on-site transport facilities and site access that do not meet standards where it can be demonstrated that the safety and efficiency of the transport network and the health and safety ~~wellbeing~~ of people is not compromised, having regard to: 1. Whether the projected demand for loading spaces or cycle spaces will be lower than that required in the standards or can be accommodated by shared or reciprocal arrangements; 2. Whether the site is adequately serviced by public and active transport networks; 3. Whether the proposed activities are conducive with, and the facilities ~~support and~~ promote the uptake and use of, public and active transport modes;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					4. Whether the facilities are effective in meeting the operational needs and functional needs of the activity on the site; 5. Whether activities have safe and effective access for firefighting purposes; 6. Whether there are site and topographical constraints that make compliance unreasonable; and 7. The extent to which public health and safety, including the safety of pedestrians walking through any parking areas, will not be compromised.
TR-R1	Waka Kotahi NZ Transport Agency	82.98	Support in part	Supports this provision. Considers that clarification is required on if site access referenced in this rule also provides for vehicle access (as per definition for Access).	Provide clarification on whether site access includes access for vehicles.
TR-R1	Porirua City Council	11.27	Amend	As drafted this rule only applies if someone chooses to provide site access but does not require it.	Amend rules as follows: ~~Site access for~~All activities with no on-site vehicle parking or loading spaces.
TR-R1 – Notification preclusion	Kāinga Ora – Homes and Communities	81.379	Support in part	Kāinga Ora seeks the introduction of a notification preclusion statement (for both public and limited notification). The technical nature of these breaches requires technical and/or engineering assessments, and public participation by way of limited or public notification will unlikely add anything to the consideration of the effects of these breaches. Kāinga Ora does recognise that effects should be considered on the road controlling authority however. This requested approach is consistent with the Council's Plimmerton Farm Plan Change. Kāinga Ora notes that the specified accessway and legal widths required by TR-S4 do not align with those provided for within TR-S1 where there is no onsite vehicle parking. Therefore, a proposal cannot comply with TR-S1, where compliance isn't achieved with TR-S4 (which requires compliance with Vehicle Access Level 1). This is confusing and will lead to user error, poor implementation, and difficulties in compliance monitoring. Amendments to these standards, which link back to this rule, are also sought.	Amend: **1. Activity status: Permitted** Where: a. Compliance is achieved with: i. TR-S1; and ii. TR-S4. **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with TR-S1 or TR-S4. **Matters of discretion are restricted to:** 1. The matters of discretion of any infringed standard. **Notification**: Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA, except that road controlling authorities may be notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
TR-R2	Waka Kotahi NZ Transport Agency	82.99	Oppose	Does not support this provision as the intent of this rule is not clear, specifically the 'note' which makes reference to INF-R23. Seeks that clarification is provided on how the rule works in relation to INF-R23 and that the rule is amended accordingly to avoid confusion.	Provide clarification on TR-R2 and how it works in relation to INF-R23, and any amendments that may be required for that clarification.
TR-R2 – Notification preclusion	Kāinga Ora – Homes and Communities	81.380	Oppose	Kāinga Ora seeks the introduction of a notification preclusion statement (for both public and limited notification). The technical nature of these breaches requires technical and/or engineering assessments, and public participation by way of limited or public notification will unlikely add anything to the consideration of the effects of these breaches. Kāinga Ora does recognise that effects should be considered on the road controlling authority however. As noted in the overarching submission, vehicle access related standard and rules should also be located within the Transport Chapter (this includes INF-S23, INF-S24, INF-S25, and INF-S26 and related Tables and Figures). The proposed PDP layout, which requires the plan user to alternate between chapters to understand compliance or otherwise with site access requirements, unnecessarily complicates the plan. Kainga Ora opposes • the Section 88 information requirement to provide a road safety audit in accordance with the NZTA Road Safety Audit Procedures for Projects Guidelines for non-compliance with standards TR-S2, TR-S3 and TR-S4. • the accessway widths and gradients as specified in TR-S3 and TR-Table 2 Vehicle access design standards. These will result in poor urban outcomes and are over engineered. • the DIS Activity Status of TR-R2 (3) and seeks the complete removal of this rule – it is unclear what policy is it is implementing	Amend: **1. Activity status: Permitted** Where: a. Vehicle access is provided to and within the site for movement of vehicles from the legal road, including to any vehicle parking and loading spaces on the site; ~~b. The vehicle access is classified as a Vehicle Access Level 1, 2, 3 or 4 in accordance with TR-S2; and~~ c. Compliance is achieved with: i. TR-S3; and ii. TR-S4. ~~Note: Connections to roads for vehicle access to sites are addressed by rule INF-R23 in the Infrastructure chapter.~~ **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with TR-S3 or TR-S4. **Matters of discretion are restricted to:** 1. The matters of discretion of any infringed standard. ~~Section 88 information requirements for applications:~~ ~~1. Applications under this rule for a Vehicle Access Level 4 must provide, in addition to the standard information requirements:~~ ~~a. A road safety audit in accordance with the NZTA Road Safety Audit Procedures for Project Guidelines.~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~Notification:~~ ~~An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.~~ Notification: Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA, except that road controlling authorities may be notified. - ~~3. Activity status: Discretionary~~ ~~Where:~~ ~~a. Compliance not achieved with TR-S2.~~ ~~Section 88 information requirements for applications:~~ ~~1. Applications under this rule must provide, in addition to the standard information requirements:~~ ~~a. A road safety audit in accordance with the NZTA Road Safety Audit Procedures for Project Guidelines.~~ ~~Notification:~~ ~~An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.~~
TR-R2	Porirua City Council	11.28	Amend	As drafted this rule only applies if someone chooses to provide site access but does not require it.	Amend rule as follows: ~~Vehicle access for~~ All activities with on-site vehicle parking or loading spaces or where a vehicle access is otherwise provided
TR-R3	Porirua City Council	11.29	Amend	As drafted this rule only applies if someone chooses to provide site access but does not require it.	Amend rule as follows: ~~Parking space dimensions and manoeuvring for~~ All activities with on-site parking or loading spaces - dimensions and manoeuvring
TR-R3 – Notification preclusion	Kāinga Ora – Homes and Communities	81.381	Support in part	Kāinga Ora seeks the introduction of a notification preclusion statement (for both public and limited notification). The technical nature of these breaches requires technical and/or engineering assessments, and public participation by way of limited or public notification will unlikely add anything to the consideration of the	Amend: **1. Activity status: Permitted**

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				effects of these breaches. Kāinga Ora does recognise that effects should be considered on the road controlling authority however.	Where: a. Compliance is achieved with: i. TR-S5; and ii. TR-S6; **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with TR-S5 or TR-S6. **Matters of discretion are restricted to:** 1. The matters of discretion of any infringed standard. **Notification:** Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA, except that road controlling authorities may be notified.
TR-R4	Porirua City Council	11.30	Amend	As drafted this rule only applies if someone chooses to provide site access but does not require it.	Amend rule as follows: ~~On-site loading, waste and bicycle facilities for~~All activities - on-site loading, waste and bicycle facilities
TR-R4 -Notification preclusion	Kāinga Ora – Homes and Communities	81.382	Support in part	Kāinga Ora seeks the introduction of a notification preclusion statement (for both public and limited notification). The technical nature of these breaches requires technical and/or engineering assessments, and public participation by way of limited or public notification will unlikely add anything to the consideration of the effects of these breaches. Kāinga Ora does recognise that effects should be considered on the road controlling authority however.	Amend: **1. Activity status: Permitted** Where: a. Compliance is achieved with: i. TR-S7; ii. TR-S8; and iii. TR-S9. **2. Activity status: Restricted discretionary** Where:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					a. Compliance is not achieved with TR-S7, TR-S8 or TR-S9. **Matters of discretion are restricted to:** 1. The matters of discretion of any infringed standard. **Notification:** Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA, except that road controlling authorities may be notified.
TR-R5	Kāinga Ora – Homes and Communities	81.383	Oppose	Kāinga Ora opposes this rule in part, as it considers that residential activities should be removed from TR-S10 as a high trip generating activity on the basis that this is consistent with the Plan's strategic objectives to enable and encourage residential intensification. Also suggests an amendment to correct typo for the numbering of the RDIS rule.	Delete ~~**1. Activity status: Permitted**~~ ~~Where:~~ ~~a. Compliance is achieved with TR-S10.~~ ~~3.~~ **2.** ~~**Activity status: Restricted discretionary**~~ ~~Where:~~ ~~a. Compliance is not achieved with TR-S10.~~ ~~**Matters of discretion are restricted to:**~~ ~~1. The matters in TR-P1.~~ ~~Section 88 information requirements for applications:~~ ~~1. Applications under this rule must provide, in addition to the standard information requirements:~~ ~~a. An Integrated Transport Assessment by a suitably qualified transport engineer or transport planner. The Waka Kotahi NZ Transport Agency guidelines "Research Report 422: Integrated Transport Assessment Guidelines, November 2010" should be used to inform any Integrated Transport Assessment.~~
TR-R5	Porirua City Council	11.31	Amend	As drafted this rule only applies if someone chooses to provide site access but does not require it.	Amend rule as follows: All activities - Trip generation
TR-R5	Woolworths New Zealand Limited	120.4	Oppose	Notes that a supermarket would require resource consent under Rule TR-R5 as a commercial activity where the gross floor area exceeds 1,000m^2. Considers it appropriate for this rule to have a non-	Amend rule as follows: • Include a non-notification clause for public and limited notification.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				notification clause applying to both public and limited notification as this rule should be limited to traffic related matters only, being the effect of the proposal on the operation of the transport network, which will be canvassed in the Integrated Transport Assessment to be provided with any resource consent application. Notes that the matters of discretion under Rule TR-P1 includes the need to consider "the effect of the proposed activity on the character and amenity values of the surrounding area" (Policy TR-P1(5)). Considers that this is not relevant to the consideration of high traffic generator activities. The purpose is to control transport related effects on the roading network. Amenity related effects will be considered as part of the rule framework for the underlying zone.	• Remove from the matters of discretion the need for consideration of "the effect of the proposed activity on the character and amenity values of the surrounding area" (Policy TR-P1(5)).
TR-R5	Harvey Norman Properties (N.Z.) Limited	144.20	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
TR-R5	Ministry of Education	134.12	Support	The high trip generation standards of TR-S10 are appropriate for educational activities. The restricted discretionary activity status is appropriate should compliance not be achieved.	Retain as proposed.
TR-R5	Waka Kotahi NZ Transport Agency	82.100	Support in part	Generally supports the inclusion of the permitted activity rules where the trip thresholds are complied. Any breach of these standards would then allow further assessment of the effects associated with the infringed standard. Considers that the trip generation thresholds identified within TR-Table 7 are too high for a permitted activity. Requires submission point on TR-Table 7 be adopted for this provision to be supported.	Adopt Waka Kotahi submission point on TR-Table 7. [Refer to original submission for full decision requested, including attachments]
TR-R5	Waka Kotahi NZ Transport Agency	82.101	Support in part	Supports the inclusion of provisions requiring an Integrated Transport Assessment (ITA). ITAs are necessary to understand the potential adverse transport effects associated with an activity.	Retain as notified
TR-S1	Survey + Spatial New Zealand (Wellington Branch)	72.12	Oppose	The requirement to provide pedestrian and cycling access for shared accesses is potentially more difficult to achieve than providing a driveway. That is, pedestrian/cycling access must have a max. gradient of 1:13 and ave. gradient of 1:20. Whereas a driveway can have a max. gradient of 1:5. The ability for pedestrian access should allow for steps. The formed and physical widths are wider than practically needed. If a driveway is provided in compliance with TR_S2, is cycling access still required?	Delete the requirement for cycling access on shared accesses. Allow for steps on pedestrian accesses. Reduce minimum widths to (say) 1.2m formed width and 1.5m legal width.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
TR-S4	Survey + Spatial New Zealand (Wellington Branch)	72.14	Oppose	Why is Council trying to re-interpret the Building Code? Is there something wrong with the Building Code? Fire related matters should be left to the Building Code and Building Act. Our understanding of C/AS1 is that the 75m distance only applies to *multi-unit dwellings* (i.e. more than 2 units in a building). There is no provision for an exception if the *multi-unit dwellings* are sprinklered. What is the assessment process to obtain a resource consent when the standard is not complied with? Should this standard apply to rural houses?	Delete standard TR-S4.
TR-S1	Kāinga Ora – Homes and Communities	81.384	Support in part	Kāinga Ora generally supports this standard but opposes the maximum gradients. Also notes that the dimensions/requirements set out in TR-S1 do not align with the legal and formed widths required in TR-S4. Kāinga Ora seeks amendment to TR-S4 to bring alignment between these standards.	Amend: 1. Access to a single site must have a direct legal road frontage width of at least 1.8m. 2. Access to two or more sites must have pedestrian and cycling access provided from legal road with a: i. Minimum legal width of 1.8m; ii. Minimum formed width of 1.5m; ~~iii. Maximum average gradient of 1:20; and~~ ~~iv. Maximum gradient of 1:13 for any length as long as it does not exceed 9m.~~ **Matters of discretion are restricted to:** 1. The safe, efficient and effective functioning of the access, including the safety of pedestrians and cyclists; 2. Site and topographical constraints; and 3. The suitability of any alternative design options.
TR-S2	Kāinga Ora – Homes and Communities	81.385	Oppose	Kāinga Ora seeks the deletion and full review of this standard. No clear policy that this standard is giving effect to.	Delete: ~~Vehicle access must be classified according to TR-Table 1.~~ ~~There are no matters of discretion for this standard.~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
TR-Table 1	Kāinga Ora – Homes and Communities	81.386	Oppose	Kāinga Ora oppose the residential thresholds set for the vehicle access classifications in TR-Table 1. The corresponding specified legal widths (TR-Table 2) are excessive for the level of development these accessways serve. Wider streets/corridors create faster speed environments, which does not align with the "Living Streets" initiative of Waka Kotahi, PCC, or Kāinga Ora. Kainga Ora seeks the review of this table and consequential amendment so that the classifications are more appropriately set to effectively manage the safety and efficiency of the transport network, while recognising and providing for residential intensification.	Delete Table
TR-S3	Kāinga Ora – Homes and Communities	81.387	Oppose	Kāinga Ora oppose the specified legal widths and seek changes to the required accessway widths (TR-Table 2) and/or number of sites/units serviced off such accessways (TR-Table 1). For this reason, Kainga Ora opposes this standard. Kāinga Ora considers that the standards as drafted are over engineered for residential scale development. The minimum widths will result in excessive landform modification, will create high-speed vehicle environments, and will result in considerable stormwater run-off. None of these outcomes are consistent with the strategic direction of the PDP. NB. Kāinga Ora also seeks the introduction of notification preclusion statement (for both public and limited notification) at rule TR-R2 for any non-compliance with this standard. Kāinga Ora seeks the review of this standard and consequential amendment to more appropriately manage the safety and efficiency of the transport network, while recognising and providing for residential intensification.	Delete: ~~1. The vehicle access must be designed to achieve the design speeds, minimum widths, maximum gradients and seal requirements in TR-Table 2.~~ ~~2. The vehicle access must be designed to comply with the minimum K Values for crest vertical curves and sag vertical curves, and R Value for horizontal curves, in TR-Table 3.~~ ~~3. A Vehicle Access Level 4 must include streetlighting provided in accordance with the following:~~ ~~a. Streetlighting must be designed in accordance with NZ Transport Agency document M30 Specification and Guidelines for Road Lighting Design (2014);~~ ~~b. Streetlighting bulbs must be on the Waka Kotahi NZ Transport Agency List of M30 Approved Luminaires.~~ ~~c. Streetlighting columns must comply with the Waka Kotahi NZ Transport Agency M26:2012 and M26A:2017 Specification for Lighting Columns.~~ ~~d. Streetlighting columns in Private Ways Level 4 must be a minimum of 8m in height.~~ ~~4. Pedestrian walkways, cycleways and shared paths in vehicle access areas must comply with the Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling (2017).~~ ~~**Matters of discretion are restricted to:**~~ ~~1. The safe, efficient and effective functioning of the vehicle access, including the safety of pedestrians and cyclists;~~ ~~2. Site and topographical constraints; and~~ ~~3. The suitability of any alternative design options.~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
TR-S3	Waka Kotahi NZ Transport Agency	82.102	Support in part	Supports Standard TR-S3. Seeks clarification that any new vehicle entrance on a state highway will require approval from Waka Kotahi NZ Transport Agency and will need to be designed in accordance with Waka Kotahi standards.	Amend provision: "Note: All new roads and vehicle access points that intersect a Limited Access Road requires the approval of Waka Kotahi-NZ Transport Agency under Section 91 of the Government Roading Powers Act 1989. Waka Kotahi NZ Transport Agency may require a different vehicle access construction standard from TR-S3."
TR-S3	Kenepuru Limited Partnership (KLP)	59.20	Amend	Tables 2 and 3 need to be amended or removed and incorporated into the INF S23.	Replace references to Tables 2 and 3 with reference to amended Tables in the INF section.
TR-Table 2	Kenepuru Limited Partnership (KLP)	59.21	Amend	TR-Table 2. Legal widths are too wide. Level 1 should be a min of 3m – not 4. Level 2 should be 4.5m. Level 3 should be 6. Level 4 – should be 9m (2x2.7m moving lanes, 1x2.2m parking, 1m and 0.3m berms). This Standard takes no account of the concept of shared space ie. Pedestrians, cycles and cars sharing the same space. A maximum gradient 1:8 is normal for a road so should also be appropriate for accesses. 21m legal width is excessive. MDZ developments will utilise these access road standards. The excessive widths in this Table defeat the purpose of the zone for increased density.	Use NZS 4404:2010 as the basis for these roads, accesses or lanes. Remove distinction between private and public roads for design purposes. Include all roads in one design Standard and refer to that table from both INF and TR sections of the Plan
TR-Table 2	Kāinga Ora – Homes and Communities	81.388	Oppose	Kāinga Ora opposes the proposed minimum widths and maximum gradients, as required by TR-S3 and specified in TR-Table 2 Vehicle access design standards. These will result in poor urban outcomes and are over engineered standards for typical residential development. For example, a 21m legal road width is wider than the legal width of most streets that carry thousands of cars in Wellington City. NB. Kāinga Ora seeks the introduction of notification preclusion statement (for both public and limited notification) under Rule TR-R2. Full reconsideration of the access and street design standards and related tables is sought.	Delete Table
TR-Table 2	Fire and Emergency New Zealand	119.28	Not Specified	Considers the vehicle access design standards to be appropriate.	Retain as proposed.
TR-Table 3	Kenepuru Limited Partnership (KLP)	59.22	Amend	K Values in this table are too conservative. For Crest Curves the published values are based on Austroads "Appearance" considerations which don't really apply to local roads. They should be based on Sight Distance and Comfort Criteria. For Sag Curves the published values have not used the low speed Austroad Tables but extrapolated from high speed Austroad tables. See attached suggestions from Calibre. [See summary for Point 59.18] The Radius for Horizontal curves also seem to inappropriate tables from Austroads including where	Amend as attached [See summary for INF-Table 3]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				superelevation is used in design. The tables used are for high speed roads and are not used in residential local road environments and this has lead to very conservative values. These need to change.	
TR-Table 3	Kāinga Ora – Homes and Communities	81.389	Oppose	Kāinga Ora opposes this table and seeks its review and amendment so that it appropriately manages the safety and efficiency of the transport network, while recognising and providing for residential intensification.	Delete Table
TR-S4	Kāinga Ora – Homes and Communities	81.390	Support in part	Kāinga Ora generally supports this standard, but notes that the vehicle access widths provided for in TR-S4(a)(ii) do not accord with TR-S4(b). Wording of the standard technically requires both to be met.	Any access to a site located in an area where no fully reticulated water supply system is available, or having a length greater than 75m when connected to a road that has a fully reticulated water supply system including hydrants, must: ~~a. Be designed to achieve the vehicle access design standards in TR-Table 2 for:~~ ~~i. The relevant vehicle access classification level in accordance with TR-S2 for activities with vehicle parking or loading spaces provided on-site; or~~ ~~ii. Vehicle Access Level 1 for any other activities; and~~ b. Have a minimum formed width of 3.5m; c. Have a height clearance of 4m; and d. Be designed to be free of obstacles that could hinder access for emergency service vehicles. **Matters of discretion are restricted to:** 1. The safe, efficient and effective functioning of the vehicle access including firefighting access; and 2. Site and topographical constraints.
TR-S4	Fire and Emergency New Zealand	119.26	Amend	Prefers a minimum formed access width of 4m and minimum height clearance of 4m to allow for fire appliances.	Amend the standard as follows: … b. Have a minimum formed width of ~~3.5m~~ 4m; c. Have a minimum height clearance of 4m; and
TR-S5	Kāinga Ora – Homes and Communities	81.391	Support	Kāinga Ora supports this standard	Retain as notified

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
TR-S5	Waka Kotahi NZ Transport Agency	82.103	Support	Support standard and the matters to which Council's discretion is restricted to. Specifically, the safe, resilient, efficient and effective functioning of the transport network and the safety and movement of pedestrians, cyclists and public transport.	Retain as notified.
TR-S5	Kenepuru Limited Partnership (KLP)	59.23	Amend	Carpark gradients. 1:16 is too flat. Could be that this is a desirable gradient, but it's quite normal for cars to park on driveways that have a gradient of 1:10.	Amend. 1:16 is too flat. Could be that this is a desirable gradient, but it's quite normal for cars to park on driveways that have a gradient of 1:10.
TR-S5	Greater Wellington Regional Council	137.36	Support	Supports the public transport access standards in this section.	Retain.
TR-Table 4	Kāinga Ora – Homes and Communities	81.392	Support	Kāinga Ora generally supports this table	Retain as notified
TR-Figure 1	Kāinga Ora – Homes and Communities	81.393	Support	Kāinga Ora generally supports this figure standards.	Retain as notified
TR-Figure 2	Kāinga Ora – Homes and Communities	81.394	Support	Kāinga Ora generally supports this figure standards.	Retain as notified
TR-Figure 3	Kāinga Ora – Homes and Communities	81.395	Support	Kāinga Ora generally supports this figure standards.	Retain as notified
TR-S6	Porirua City Council	11.32	Amend	Tracking paths show the optimal vehicle manoeuvring of a vehicle. This does not allow for human error. As such, a clearance buffer is added to provide for human actions. Generally, the additional clearance is 300mm, which is consistent with other plans and standards in New Zealand. However, in this standard the clearance on either side is currently just 150mm. A clearance of 150mm may be insufficient, and potentially result in inconvenient additional turning movements to enter or exit a site, and potential damage caused to property due to vehicles scraping against structures or other parked cars. Therefore, the reference to '150mm' in this standard should be '300mm'.	Amend the standards as follows: 2. On-site vehicle manoeuvring areas must provide for a 4.91m x 1.87m vehicle (85th percentile vehicle) as shown in TR-Figure 4 Manoeuvring, including additional width of ~~150~~300mm per affected side to allow for wing mirrors when manoeuvring areas are bordered by walls, fences or obstructions.
TR-S6	Kāinga Ora – Homes and Communities	81.396	Oppose	Kāinga Ora oppose TR-S6-1 and TR-S6-3.	Amend:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				TR-S6-1 Kāinga Ora acknowledges that this standard is aimed at enhancing safety; however there is no documented issue in Porirua city that would necessitate its introduction – particularly with such a low threshold. Porirua has generally steep topography, which would make compliance with this standard burdensome and expensive. Compliance will necessitate excessive amounts of onsite hard surfacing and earthworks/landform modification (and associated retaining). This will result in poor urban design outcomes, visual effects, stormwater run-off, and disproportionate development costs. Deletion of standard TR-S6-1.a TR-S6-1.b, is sought, to be replaced with the suggested amendment. TR-S6 3 This standard is unduly restrictive. A function of road reserve is to provide for vehicle movements, including manoeuvring. Deletion of TR-S6 (3) of the PDP is requested.	~~1. Where a site has vehicle access provided, on-site manoeuvring areas must be provided so that vehicles to can enter and exit the site in a forward direction, except where:~~ ~~a. The site serves a single residential unit; and~~ ~~b. The road is an Access Road.~~ 1. Where vehicle access is from a National or Regional Road as identified in SCHED 1 - Roads Classified According to One Network Road Classification, on-site manoeuvring areas must be provided so that vehicles can enter and exit the site in a forward direction; and 2. For any vehicle access servicing six or more car parking spaces, on-site manoeuvring areas must be provided so that vehicles can enter and exit the site in a forward direction 3. On-site vehicle manoeuvring areas must provide for a 4.91m x 1.87m vehicle (85th percentile vehicle) as shown in TR-Figure 4 Manoeuvring, including additional width of 150mm per affected side to allow for wing mirrors when manoeuvring areas are bordered by walls, fences or obstructions. ~~3. On-site manoeuvring areas must not be located on:~~ ~~a. The public road reserve; or~~ ~~b. Areas provided for parking, servicing, loading or storage purposes.~~ **Matters of discretion are restricted to:** 1. The number of vehicle trips generated by the activity on site; 2. Site and topographical constraints; 3. The classification and characteristics of the road in the vicinity of the site; 4. The safe, resilient, efficient and effective functioning of the transport network; and 5. The safety and movement of pedestrians, cyclists, public transport and general traffic.
TR-S6	Greater Wellington Regional Council	137.37	Support	Supports the public transport access standards in this section.	Retain.
TR-S6	Waka Kotahi NZ Transport Agency	82.104	Support	Supports standard and the matters of discretion that Council is restricted to should any site not meet the on-site vehicle manoeuvring areas for sites with vehicle access.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
TR-Figure 4	Kāinga Ora – Homes and Communities	81.397	Oppose	Kāinga Ora opposes this table and seeks its review and amendment so that it appropriately manages the safety and efficiency of the transport network, while recognising and providing for residential intensification.	Delete Figure
TR-Figure 4	Porirua City Council	11.33	Amend	'+0.15' should be '+0.3'. This is a consequential change to be consistent with the amendment to TR-S6-2 above.	Amend the figure as follows: ~~+0.15~~0.3
TR-S7	Greater Wellington Regional Council	137.38	Support	Supports the public transport access standards in this section.	Retain.
TR-S7	Kāinga Ora – Homes and Communities	81.398	Support	Kāinga Ora supports this standard	Retain as notified
TR-Table 5	Kāinga Ora – Homes and Communities	81.399	Support	Kāinga Ora supports this table.	Retain as notified
TR-S8	Greater Wellington Regional Council	137.39	Support	Supports the public transport access standards in this section.	Retain.
TR-S8	Kāinga Ora – Homes and Communities	81.904	Support in part	Kāinga Ora generally supports this standard, but considers that the threshold for this standard is set too low and seeks an increase to eleven or more residential units in an apartment building. The standard as proposed will otherwise compromise yield opportunity in residential developments.	1. Residential apartment buildings with ~~seven~~ eleven or more residential units must provide an on-site waste storage and loading facility for rubbish collection vehicles. 2. The on-site waste storage and loading facility must accommodate a minimum design vehicle of a 6.4m x 2.3m rigid truck with a clearance height of 3.5m and a design turning radius of 7.1m; and 3. Sufficient area must be provided on-site to allow the minimum design vehicle to enter and exit the site in a forward direction. **Matters of discretion are restricted to:** 1. The safe, resilient, efficient and effective functioning of the transport network; 2. The safety and movement of pedestrians, cyclists, public transport and general traffic. 3. The loading and vehicle space needs of the activity; and 4. Alternative methods of waste storage and collection.

<table>
<tr><th>Specific provision/matter</th><th>Submitter name</th><th>Submission point number</th><th>Position</th><th>Reasons</th><th>Decisions requested</th></tr>
<tr><td>TR-S9</td><td>Waka Kotahi NZ Transport Agency</td><td>82.105</td><td>Support in part</td><td>Supports this provision as it promotes a multi-modal transport network. Considers that the provision should include the proximity to which bicycle parking facilities are to be located to the main pedestrian access to a building. This is consistent with Waka Kotahi Cycle Parking Planning and Design Guidance. Point 4 of the matters of discretion should be amended to include the term ‘people’ rather than ‘pedestrians and cyclists’. The term ‘people’ is broader and includes all forms of transport e.g. e-scooter riders, skateboarders etc. Considers that “cycleways” and “shared paths” should be included as a facility type within Point 4 to ensure that the matter of discretion encompasses all transport facilities.</td><td>Amend provision:

2. Bicycle parking spaces must meet the following minimum specifications:

[...]

e. Bicycle parking facilities must be located:

i. To be easily accessible for users;

ii. To not impede pedestrian thoroughfares including areas used by people whose mobility or vision is restricted; ~~and~~

iii. To be clear of vehicle parking or manoeuvring areas; <u>and</u>

<u>iv. As close as possible to and no more than 25 metres from at least one main pedestrian public entrance to the building. “</u>

“Matters to discretion are restricted to:

4. The safety of <u>people</u> ~~pedestrians and cyclists~~ using the road, pedestrian accessways, ~~and~~ walkways, <u>cycleways and shared paths.”</u></td></tr>
<tr><td>TR-S9</td><td>Kāinga Ora – Homes and Communities</td><td>81.905</td><td>Support</td><td>Kāinga Ora generally supports this standard.</td><td>Retain as notified.</td></tr>
<tr><td>TR-Table 6</td><td>Kāinga Ora – Homes and Communities</td><td>81.906</td><td>Support</td><td>Kāinga Ora supports this table.</td><td>Retain as notified.</td></tr>
<tr><td>TR-Table 6</td><td>Waka Kotahi NZ Transport Agency</td><td>82.106</td><td>Support in part</td><td>Support this provision as it promotes a multi-modal transport network. Considers that there should be, at minimum, 1 on-site bicycle parking space for short stay visitors at an industrial activity or at least 1 on site bicycle parking space per 2000m2. This is consistent with Waka Kotahi Cycle Parking Planning and Design Guidance.</td><td>Amend provision:

Minimum number of on-site bicycle parking spaces

<table><tr><td>Industrial Activity</td><td>~~0~~ <u>1</u>

<u>Or;</u>

<u>Minimum 1 per 2000m2 GFA</u></td><td>Minimum 1, 0.1 per 100m2 GFA</td></tr></table></td></tr>
<tr><td>TR-Table 6</td><td>Ministry of Education</td><td>134.14</td><td>Support</td><td>The proposed minimum number of on-site bicycle parking spaces for Educational Activities is appropriate.</td><td>Retain as proposed.</td></tr>
</table>

<table>
<tr><th>Specific provision/matter</th><th>Submitter name</th><th>Submission point number</th><th>Position</th><th>Reasons</th><th>Decisions requested</th></tr>
<tr><td>TR-S10</td><td>Kāinga Ora – Homes and Communities</td><td>81.907</td><td>Support in part</td><td>Kāinga Ora supports this standard, but as noted in comments against Table TR-Table 7 “Trip Generation Thresholds”, seeks deletion of residential activities as being considered as a high trip generating activity.</td><td>Retain as notified</td></tr>
<tr><td>TR-S10</td><td>Harvey Norman Properties (N.Z.) Limited</td><td>144.32</td><td>Support</td><td>Agree with the reasons set out in the s32 evaluation.</td><td>Retain as notified.</td></tr>
<tr><td>TR-S10</td><td>Fire and Emergency New Zealand</td><td>119.27</td><td>Not specified</td><td>Many fire stations are below the 1,000m2 GFA threshold. Noncompliance with this standard would require resource consent as a restricted discretionary activity. Matters of discretion relate to effects on the transport network, availability of alternative accesses, availability of public and active transport, and positive effects.</td><td>Retain as proposed.</td></tr>
<tr><td>TR-Table 7</td><td>Ministry of Education</td><td>134.13</td><td>Amend</td><td>The threshold for childcare services is appropriate. Generally supportive of the proposed trip generation permitted threshold for primary and secondary schools. Proposes that intermediate schools be added for completeness. The threshold for tertiary education services is appropriate.</td><td>Amend the table as follows:

TR-Table 7 Trip generation thresholds
<table><tr><th>Activity</th><th>Threshold</th></tr><tr><td>Educational Activities</td><td>As per specific activities below</td></tr><tr><td>Childcare services</td><td>More than 30 children (in addition to any children who are normally resident at the site or who are otherwise guests of the occupants of the site)</td></tr><tr><td>Primary, Intermediate and Secondary Schools</td><td>More than 150 students</td></tr><tr><td>Tertiary education services</td><td>More than 250 full-time equivalent students</td></tr></table></td></tr>
<tr><td>TR-Table 7</td><td>Kāinga Ora – Homes and Communities</td><td>81.908</td><td>Oppose</td><td>Kāinga Ora opposes the inclusion of residential activities as a high trip generating activity on the basis that this is inconsistent with the Plan’s strategic objectives to enable and encourage residential intensification.</td><td>Deletion of “Residential Activity” and corresponding threshold of “60 residential units enabled by any residential development or subdivision” from TR-Table 7</td></tr>
<tr><td>TR-Table 7</td><td>Waka Kotahi NZ Transport Agency</td><td>82.107</td><td>Support in part</td><td>Considers that the permitted activity trip generation thresholds set out in TR-Table 7 are too high for activities located on a National or Regional route. Generally require an Integrated Transport Assessment (ITA) for activities that generate over 100 vehicle movements per day as they tend to require site specific access design or intersection treatment in accordance with Austroads Guides, then determine</td><td>Amend provision:

Activity</td></tr>
</table>

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				whether the access design or intersection treatment is appropriate to ensure the proposed activity does not result in any adverse effects upon the safety and efficiency of the state highway network. Seeks that any activity located on a national or regional route shall not exceed a trip generation of 100 equivalent car movements per day.	Any development, land use or subdivision located on a national high-volume road or a regional road. **Threshold** 100 equivalent car movements per day.

Hazards and Risks

CL- Contaminated Land

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Heather and Donald Phillips and Love	79.6	Amend	Contaminated Land not included in Hazards in Porirua District Plan. Other hazards and dangerous areas have sections within the plan so why not the hazard of contaminated lands. The District Plan is a place where people go to see what services and/or hazards are on there properties. This Plan should include all known hazards even if they are administered by another authority the same as with the national grid and gas transmission pipelines. Contaminated Land register is managed by GWRC and should be referenced/linked in the Porirua District Plan.	Amend – GWRC's Contaminated Land register should be referenced/linked in the Porirua District Plan.
General	Greater Wellington Regional Council	137.40	Support in part	It would assist plan users to explain the role of the Selected Land Use Register (SLUR) that Greater Wellington Regional Council administers, and provide a reference to that register.	Retain chapter, but amend chapter to include an explanation of the SLUR and reference to it.
General	Te Rūnanga o Toa Rangatira	264.43	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.
CL-O1	Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited	123.3	Support in part	Considers that the intent is generally appropriate. The objective introduces a temporal requirement in that land needs to be made safe before any development. This is not always necessary or appropriate. Risk needs to be managed and there may be different levels of risk over time. Land could be suitable for residential use but there may be a potential maintenance and excavation worker risk for anyone digging the ground and installing services at a later date. This may mean certain precautions or mitigations need to be maintained or put in place post development. These are often managed through a Site Management Plan. The proposed amendment better reflects Policy CL-P2.	Retain intent of the objective. Provide further clarity that the intent of the objective relates to ensuring there is a level of management of any contamination which may need to be ongoing, relative to the sensitivity of the intended use. This could be achieved by way of the following wording: Contaminated land is identified and ~~made~~ managed so that any residual human health risk is and remains acceptable and safe for its intended use ~~and human health before any subdivision, change of use or development~~.
CL-P1	Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited	123.4	Support	This policy as worded is appropriate and aligns with the outcomes sought under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (NESCS).	Retain intent of the policy as currently worded.
CL-P2	Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited	123.5	Support	This policy as worded is appropriate. Support particular regard to management options and best practice remediation options that ensure no significant risk to human health, whilst ensuring the land is suitable for its intended use.	Retain intent of the policy as currently worded
CL-P3	Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited	123.6	Support in part	The intent of this policy is appropriate. Reference to the management is considered necessary to enable a broader suite of options for dealing with contaminated land. Management can be an essential component of ensuring positive social, economic and health outcomes for people and communities, as prescribed within the NESCS.	Retain intent of the objective. Provide further clarity that the intent to provide for positive social, economic and health effects requires suitable management of contaminated land in achieving those outcomes. This could be achieved by way of the following wording: Recognise that the management, treatment and remediation of contaminated land can provide positive social, economic and health effects for people and the community.
General	Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited	123.7	Support	It is appropriate to rely on the provisions of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (NESCS) for consistency, efficiency and to avoid duplication of provisions and process.	Retain the intent of the wording as drafted, with rules being addressed under the existing NESCS framework.

HAZ- Hazardous Substances

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Te Rūnanga o Toa Rangatira	264.44	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.
HAZ-O1	Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited	123.8	Support	Support the intent of the Objective. Considers it not appropriate to protect a value or place from residual risk (i.e. after mitigation has occurred). The test has to be about the acceptability of the risk rather than whether there is zero risk. International risk acceptance criteria (especially those used in NZ in the absence of specific NZ derived criteria) generally establish different levels of acceptable risk for different environments. A zero-risk objective would mean that there may be no pest control allowed in the area for example.	Retain the intent of Objective HAZS-O1. Amend the objective to remove reference to residual risk and refer to the acceptability of a risk as follows: People and the identified values and qualities of the Overlays in Schedules 2 to 11 are protected from <u>any unacceptable level of</u> residual risk of the use, storage and disposal of hazardous substances.
HAZ-O2	Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited	123.9	Support	Support the intent of Objective HAZS-O2.	Retain the intent of Objective HAZS-O2.
HAZ-P1	Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited	123.10	Support	Supports the intent of HAZS-P1. It is appropriate to rely on existing regulations provided for under WorkSafe and the HSNO Act requirements.	Retain the intent of Policy HAZS-P1 as currently worded.
HAZ-P2	Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited	123.11	Support in part	The intent of Policy HAZS-P2 is supported. However, use of the word avoid at the start of the sentence is somewhat contrary to the intent of the policy, as it then further seeks to remedy and mitigate residual risks to an acceptable level.	Clarify the intent of policy HAZS-P2 to ensure that the risk arising from the use, development, as well as the operation and maintenance of established hazardous facilities, remains at acceptable levels. Amend the policy by making changes along the following lines: Avoid use and development which uses, stores or disposes of hazardous substances from locating in areas where they may adversely affect the health and wellbeing of people and communities, unless ~~they can~~ <u>it can be</u> demonstrate<u>d</u> that the residual risk to people and communities will be avoided, <u>or where avoidance is not practicable,</u> remedied or mitigated to an acceptable level.
HAZ-P3	Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited	123.12	Oppose	Policy HAZ P3 is not supported as it requires avoidance of residual risk. This is nonsensical, as by its on nature, residual risk is the risk that remains after mitigation is applied. The wording as stated effectively requires a zero-tolerance approach and would result in unintended impediments. For example, how would you demonstrate that a gas connection to an historic building does not pose a potential risk to that building?	Amend the policy by making changes along the following lines: Avoid use and development which uses, stores or disposes of hazardous substances, from locating within the following areas, unless it can be demonstrated that the residual risk to the identified values and qualities of these areas ~~will be avoided, or where avoidance is not practicable, remedied or mitigated~~ <u>is acceptable</u>:
HAZ-P4	Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited	123.13	Support in part	Support the intent of Policy HAZS-P4.	Retain the intent of the Rule as currently worded.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
New Provision	Firstgas Limited	84.38	Not specified	[No specific reason given beyond decision requested - refer to original submission]	Seeks that a new Restricted Discretionary Activity is included for the use of explosives within 100 metres of the Gas Transmission Network.
New provision	Firstgas Limited	84.6	Amend	Understanding is that explosives are hazardous substances. The HSNO Act and HSW Act provide an appropriate level of management of hazardous substances in most circumstances. Considers there are some situations where RMA controls are justified. Considers there is a need to place controls in RMA plans to manage the potential effects of hazardous substances where located close to incompatible established activities. The focus of the controls is to ensure the risk of adverse effects is acceptable, rather than on risk avoidance. Risks in relation to the gas transmission pipeline and other assets owned by Firstgas are significant. Understands that such reverse sensitivity effects are not specifically addressed under the HSNO Act or HSW Act as these Acts do not provide regulatory powers or controls in relation to land use planning. Seeks that the Plan adopt a precautionary approach to hazard risk management. The use of explosives near the Gas Transmission Network poses a health and safety, and environmental risk should the activity not be properly managed. Seeks a new rule which requires that the use of explosives within 100 metres of the Gas Transmission Network be assessed as a restricted discretionary activity.	Addition of a new rule to the Hazardous Substances section, which reads as follows: Restricted Discretionary Activities **The use of explosives within 100 metres of the Gas Transmission Network** Matters of discretion are restricted to: i) The risk of hazards affecting public or individual safety, and the risk of property damage; ii) Measures proposed to avoid or mitigate potential adverse effects on the Gas Transmission Network; iii) Technical advice from the owner and operator of the Gas Transmission Network, including an assessment of the level of risk; iv) The outcome of any consultation with the owner and operator of the Gas Transmission Network; and v) Whether the use of explosives could be located a greater distance from the Gas Transmission Network
There are no rules in this chapter.	Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited	123.14	Support	It is appropriate to rely on existing regulations provided for under WorkSafe and the HSNO Act requirements.	Retain the intent of the Rule as currently worded.

NH- Natural Hazards

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Greater Wellington Regional Council	137.41	Support	Supports the all hazards risk based policy and rule approach, including the rule cascade.	Retain.
General	Greater Wellington Regional Council	137.80	Support	Strongly supports the all hazards, risk-based approach to natural hazards that is incorporated throughout the PDP. Notes that the approach is present in the district wide natural hazards section and links through to the coastal environment, earthworks and subdivision sections. Supports the hazard sensitive cascading policy and rule approach in the natural hazards and coastal environment sections and the guidance for applying these rules in the natural hazard risk assessment section. Supports the encouragement of soft engineering approaches and the use of natural features as methods for hazard mitigation and resilience buidling. This is consistent with Policy 52 of the RPS that directs minimising adverse effects of hazard mitigation measures. In addition to the policy and rule suite, supports the acknowledgement in the PDP that there may be other site-specific hazard matters to be taken into account during a subdivision or development. This is important because there are some hazards, including liquefaction and slope failure, for which there is insufficient information at a district wide level to be incorporated into the district plan mapping, but which may still present a significant hazard at a site requiring hazard treatment or mitigation. It is good to see the PDP acknowledging that natural hazard risk management is not confined to RMA and district plan processes and highlighting links to other important statutes such as the Building Act, the Local Government Act and the Civil Defence Emergency Management Act.	[Not specified, refer to original submission]
General	Kieran Smith	58.1	Oppose	This unfairly puts a blanket hazard over the properties in the areas identified. Hazards like flooding, do not stop at set lines on a map and while one house may be adversely affected, neighbouring properties may be perfectly okay. These hazard maps can adversely affect the homeowner's future chances of selling their home and force up insurance costs up in those areas to unreasonable levels. The hazard maps also do to not take into account individual steps each homeowner may have put in place to minimise any of these hazards on their home i.e house rasing, increased drainage channels, solid concrete flood protection walls etc. These maps also do not take into account other problems that homeowners may face, that are out of their control i.e, the lack of council investment in the drainage networks and lack investment in street curbing. All of which could be adding to the issues of these areas, and making any natural hazards when they happen seem much bigger. They also do not take into account failures in parts of the drainage networks from lack	If hazard maps are to be used, they should come with warning notes on them. To point out to the users that they are for 'guide use only' and do not fully show the effects on individual properties in the area noted. If these hazards are to be put over these areas, more Council investment should be going into those areas to help mitigate some of the issues. Or there should be a rates decrease on the affected properties, considering it will probably affect their future property prices and they will face much higher insurance costs than other areas.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				of maintenance or changes in land contours from developments outside of these properties, all of which individual homeowners have little or no control over.	
General	Transpower New Zealand Ltd	60.67	Support in part	Neutral on the provisions within the chapter on the basis the provisions within the Natural Hazards chapter do not apply to infrastructure, and specifically the National Grid. If the provisions apply, seek relief consistent with the relief sought in its submission.	Retain the Natural Hazards Chapter. If the chapter applies to the National Grid, amend provisions to reflect the relief sought in submission. [Refer to original submission and specific submission points for full decision requested]
General	Te Rūnanga o Toa Rangatira	264.45	Support	[No specific reason given beyond decision requested - refer to original submission]	Support Review especially for flood areas.
General	Anita and Fraser Press	253.6	Amend	The NH provisions have the potential to 'taint' applications for subdivision and development envisaged by the Proposed District Plan and consistency in activity status and planning framework will better implement the objectives for the RLZ or Settlement Zone.	Removal of the Natural Hazard (NH) risk overlays from the land or Amendment to the Natural Hazard provisions to provide a less restrictive planning framework for subdivision and development within those overlay areas. [See original submission and specific submission points for full relief sought]
General	Jason Alder	232.4	Amend	The NH provisions have the potential to 'taint' applications for subdivision and development envisaged by the Proposed District Plan and consistency in activity status and planning framework will better implement the objectives for the RLZ, Settlement Zone or FUZ.	Removal of the Natural Hazard (NH) risk overlays from the land or Amendment to the Natural Hazard provisions to provide a less restrictive planning framework for subdivision and development within those overlay areas. [Refer to original submission for full decision requested]
General	Graham and Janet Reidy	234.6	Amend	The NH provisions have the potential to 'taint' applications for subdivision and development envisaged by the Proposed District Plan and consistency in activity status and planning framework will better implement the objectives for the RLZ or Settlement Zone.	Removal of the Natural Hazard (NH) risk overlays from the land [119 Paekākāriki Hill Road, Pāuatahanui (Pt Lot 1 DP 29219 (CT WN44D/686))] or Amendment to the Natural Hazard provisions to provide a less restrictive planning framework for subdivision and development within those overlay areas. [See specific submission points for full relief sought]
General	Quest Projects Limited	233.6	Oppose	Generally supported the draft Growth Strategy 2048. The Proposed District Plan would benefit from some amendment to give effect to that document. For that reason the submitter opposes parts of the Proposed District Plan. The NH provisions have the potential to 'taint' applications for subdivision and development envisaged by the Proposed District Plan. Consistency in activity status and planning framework will better implement the objectives for the RLZ.	Removal of the Natural Hazard (NH) risk overlays from the land or Amendment to the Natural Hazard provisions to provide a less restrictive planning framework for subdivision and development within those overlay areas.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Trustees of the Blue Cottage Trust	210.5	Not specified	Many of the provisions of the Proposed Porirua District Plan that affect the property: • are unreasonable given the severe impact they will have on the sustainable management and use of the property; and • are not the result of adequate analysis and evaluation under s32 and s32AA of the RMA; and • will not enable social and economic wellbeing through the appropriate use and development of the property; and, therefore • will not meet the foreseeable needs of future generations.	The preparation of a policy framework that provides for the appropriate mitigation of risk associated with confirmed natural hazards.
General	Trustees of the Ken Gray No. 1 Family Trust &; Ken Gray No. 2 Family Trust	211.6	Not specified	Many of the provisions of the Proposed Porirua District Plan that affect the property: • are unreasonable given the severe impact they will have on the sustainable management and use of the property; and • are not the result of adequate analysis and evaluation under s32 and s32AA of the RMA; and • will not enable social and economic wellbeing through the appropriate use and development of the property; and, therefore • will not meet the foreseeable needs of future generations.	The preparation of a policy framework that provides for the appropriate mitigation of risk associated with confirmed natural hazards, including any river flood hazard.
General	Raiha Properties Ltd	157.13	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. The approach to managing seismic risk is inconsistent with: • the objectives and risk methodology of the Greater Wellington Regional Council Natural Hazard Strategy February 2017 • the approach taken in the Greater Wellington Regional Council combined earthquake hazard map which identifies slope failure, liquefaction potential and ground shaking as well as fault rupture lines • relevant natural hazard strategies and plans of the Greater Wellington Regional Council and other territorial authorities in the Wellington Region	Take a more holistic approach to addressing the risk to buildings and property from seismic events including liquefaction, slope failure and ground shaking rather than the current single focus on fault rupture.
Section 32 Report	Raiha Properties Ltd	157.11	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. Not possible to access some technical papers referred to in the section 32 reports with respect to seismic risk analysis (i.e. Litchfield NJ, Van Dissen RJ. 2014. Porirua district fault trace study. Lower Hutt (NZ): GNS Science. 53 p. Consultancy Report 2014/213. Prepared for Greater Wellington Regional Council; Porirua Council. referred to on page28 of the part 2 Natural Hazards Section 32 report) and the methodology used to plot the fault rupture zones. The lines on the planning maps imply a high degree of confidence and precision which should be supported by easily accessible technical reports. The Letter Report No: CR 2018/125 LR referred to in the section 32 report raises the need to have GNS investigate new information available on the Ohariu Fault in the Kenepuru hospital area with a view to giving consideration to redefining the Ohariu	Reassess the “High” risk of the Ohariu Fault Rupture Zone and 20m either side of it having regard to: 1. The Greater Wellington Regional Council Natural Hazard Strategy (Feb 2017) and in particular: a. Objective 3 and 3.1 – “develop regionally consistent and co-ordinated plan provisions” b. Appendix B which indicates the recurrence interval of the Ohariu fault is 2200 years with an elapsed time of 1050 -1000 years since the last event and for the North Ohariu fault the recurrence interval is 1500 – 3500 years with an estimated 1000 years since the last event; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Fault's Fault Avoidance Zone in that area. This needs to be done and copies of the report provided to submitters prior to any hearings on this matter.	2 The definition of risk as set out in the Part 2 of the Proposed District Plan "Natural Hazards" – "risk is a product of both the consequences and the likelihood from a natural hazard.": and 3. Table 1 of Appendix 10 of the proposed Porirua District Plan which shows the likelihood ranking of a 1:500 – 1:2500 year event as "very unlikely".
General	Raiha Properties Ltd	157.3	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. The approach to managing seismic risk is inconsistent with: • the objectives and risk methodology of the Greater Wellington Regional Council Natural Hazard Strategy February 2017 • the approach taken in the Greater Wellington Regional Council combined earthquake hazard map which identifies slope failure, liquefaction potential and ground shaking as well as fault rupture lines • relevant natural hazard strategies and plans of the Greater Wellington Regional Council and other territorial authorities in the Wellington Region	Amend the approach to seismic risk in the district plan to be consistent with: 1. The Greater Wellington Regional Council Natural Hazard Strategy (Feb 2017) and in particular: a. Objective 3 and 3.1 – "develop regionally consistent and co-ordinated plan provisions" b. Appendix B which indicates the recurrence interval of the Ohariu fault is 2200 years with an elapsed time of 1050 -1000 years since the last event and for the North Ohariu fault the recurrence interval is 1500 – 3500 years with an estimated 1000 years since the last event; and 2 The definition of risk as set out in the Part 2 of the Proposed District Plan "Natural Hazards" – "risk is a product of both the consequences and the likelihood from a natural hazard.": and 3. Table 1 of Appendix 10 of the proposed Porirua District Plan which shows the likelihood ranking of a 1:500 – 1:2500 year event as "very unlikely".
Section 32 Report	Raiha Properties Ltd	157.6	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. Not possible to access some technical papers referred to in the section 32 reports with respect to seismic risk analysis (i.e. Litchfield NJ, Van Dissen RJ. 2014. Porirua district fault trace study. Lower Hutt (NZ): GNS Science. 53 p. Consultancy Report 2014/213. Prepared for Greater Wellington Regional Council; Porirua Council. referred to on page28 of the part 2 Natural Hazards Section 32 report) and the methodology used to plot the fault rupture zones. The lines on the planning maps imply a high degree of confidence and precision which should be supported by easily accessible technical reports. The Letter Report No: CR 2018/125 LR referred to in the section 32 report raises the need to have GNS investigate new information available on the Ohariu Fault in the Kenepuru hospital area with a view to giving consideration to redefining the Ohariu Fault's Fault Avoidance Zone in that area. This needs to be done and copies of the report provided to submitters prior to any hearings on this matter.	Amend the approach to seismic risk in the district plan to be consistent with and reassess the "High" risk of the Ohariu Fault Rupture Zone and 20m either side of it having regard to: 1. The Greater Wellington Regional Council Natural Hazard Strategy (Feb 2017) and in particular: a. Objective 3 and 3.1 – "develop regionally consistent and co-ordinated plan provisions" b. Appendix B which indicates the recurrence interval of the Ohariu fault is 2200 years with an elapsed time of 1050 -1000 years since the last event and for the North Ohariu fault the recurrence interval is 1500 – 3500 years with an estimated 1000 years since the last event; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					2 The definition of risk as set out in the Part 2 of the Proposed District Plan "Natural Hazards" – "risk is a product of both the consequences and the likelihood from a natural hazard.": and 3. Table 1 of Appendix 10 of the proposed Porirua District Plan which shows the likelihood ranking of a 1:500 – 1:2500 year event as "very unlikely". Take a more holistic approach to addressing the risk to buildings and property from seismic events including liquefaction, slope failure and ground shaking rather than the current single focus on fault rupture.
Section 32 Report	Heriot Drive Ltd	156.16	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. Not possible to access some technical papers referred to in the section 32 reports with respect to seismic risk analysis (i.e. Litchfield NJ, Van Dissen RJ. 2014. Porirua district fault trace study. Lower Hutt (NZ): GNS Science. 53 p. Consultancy Report 2014/213. Prepared for Greater Wellington Regional Council; Porirua Council. referred to on page28 of the part 2 Natural Hazards Section 32 report) and the methodology used to plot the fault rupture zones. The lines on the planning maps imply a high degree of confidence and precision which should be supported by easily accessible technical reports. The Letter Report No: CR 2018/125 LR referred to in the section 32 report raises the need to have GNS investigate new information available on the Ohariu Fault in the Kenepuru hospital area with a view to giving consideration to redefining the Ohariu Fault's Fault Avoidance Zone in that area. This needs to be done and copies of the report provided to submitters prior to any hearings on this matter.	Take a more holistic approach to addressing the risk to buildings and property from seismic events including liquefaction, slope failure and ground shaking rather than the current single focus on fault rupture.
Section 32 Report	Heriot Drive Ltd	156.6	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. Not possible to access some technical papers referred to in the section 32 reports with respect to seismic risk analysis (i.e. Litchfield NJ, Van Dissen RJ. 2014. Porirua district fault trace study. Lower Hutt (NZ): GNS Science. 53 p. Consultancy Report 2014/213. Prepared for Greater Wellington Regional Council; Porirua Council. referred to on page28 of the part 2 Natural Hazards Section 32 report) and the methodology used to plot the fault rupture zones. The lines on the planning maps imply a high degree of confidence and precision which should be supported by easily accessible technical reports. The Letter Report No: CR 2018/125 LR referred to in the section 32 report raises the need to have GNS investigate new information available on the Ohariu Fault in the Kenepuru hospital area with a view to giving consideration to redefining the Ohariu Fault's Fault Avoidance Zone in that area. This needs to be done and copies of the report provided to submitters prior to any hearings on this matter.	Amend the approach to seismic risk in the district plan to be consistent with: 1. The Greater Wellington Regional Council Natural Hazard Strategy (Feb 2017) and in particular: a. Objective 3 and 3.1 – "develop regionally consistent and co-ordinated plan provisions" b. Appendix B which indicates the recurrence interval of the Ohariu fault is 2200 years with an elapsed time of 1050 -1000 years since the last event and for the North Ohariu fault the recurrence interval is 1500 – 3500 years with an estimated 1000 years since the last event; and 2 The definition of risk as set out in the Part 2 of the Proposed District Plan "Natural Hazards" – "risk is a product of both the consequences and the likelihood from a natural hazard.": and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					3. Table 1 of Appendix 10 of the proposed Porirua District Plan which shows the likelihood ranking of a 1:500 – 1:2500 year event as "very unlikely".
General	Heriot Drive Ltd	156.8	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. The approach to managing seismic risk is inconsistent with: • the objectives and risk methodology of the Greater Wellington Regional Council Natural Hazard Strategy February 2017 • the approach taken in the Greater Wellington Regional Council combined earthquake hazard map which identifies slope failure, liquefaction potential and ground shaking as well as fault rupture lines • relevant natural hazard strategies and plans of the Greater Wellington Regional Council and other territorial authorities in the Wellington Region	Reassess the "High" risk of the Ohariu Fault Rupture Zone and 20m either side of it having regard to: 1. The Greater Wellington Regional Council Natural Hazard Strategy (Feb 2017) and in particular: a. Objective 3 and 3.1 – "develop regionally consistent and co-ordinated plan provisions" b. Appendix B which indicates the recurrence interval of the Ohariu fault is 2200 years with an elapsed time of 1050 -1000 years since the last event and for the North Ohariu fault the recurrence interval is 1500 – 3500 years with an estimated 1000 years since the last event; and 2 The definition of risk as set out in the Part 2 of the Proposed District Plan "Natural Hazards" – "risk is a product of both the consequences and the likelihood from a natural hazard.": and 3. Table 1 of Appendix 10 of the proposed Porirua District Plan which shows the likelihood ranking of a 1:500 – 1:2500 year event as "very unlikely".
General	Heriot Drive Ltd	156.13	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. The approach to managing seismic risk is inconsistent with: • the objectives and risk methodology of the Greater Wellington Regional Council Natural Hazard Strategy February 2017 • the approach taken in the Greater Wellington Regional Council combined earthquake hazard map which identifies slope failure, liquefaction potential and ground shaking as well as fault rupture lines • relevant natural hazard strategies and plans of the Greater Wellington Regional Council and other territorial authorities in the Wellington Region	Take a more holistic approach to addressing the risk to buildings and property from seismic events including liquefaction, slope failure and ground shaking rather than the current single focus on fault rupture.
Section 32 Report	Heriot Drive Ltd	156.11	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. Not possible to access some technical papers referred to in the section 32 reports with respect to seismic risk analysis (i.e. Litchfield NJ, Van Dissen RJ. 2014. Porirua district fault trace study. Lower Hutt (NZ): GNS Science. 53 p. Consultancy Report 2014/213. Prepared for Greater Wellington Regional Council; Porirua Council. referred to on page28 of the part 2 Natural Hazards Section 32 report) and the methodology used to plot the fault rupture zones. The lines on the planning maps imply a high degree of	Reassess the "High" risk of the Ohariu Fault Rupture Zone and 20m either side of it having regard to: 1. The Greater Wellington Regional Council Natural Hazard Strategy (Feb 2017) and in particular: a. Objective 3 and 3.1 – "develop regionally consistent and co-ordinated plan provisions"

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				confidence and precision which should be supported by easily accessible technical reports. The Letter Report No: CR 2018/125 LR referred to in the section 32 report raises the need to have GNS investigate new information available on the Ohariu Fault in the Kenepuru hospital area with a view to giving consideration to redefining the Ohariu Fault's Fault Avoidance Zone in that area. This needs to be done and copies of the report provided to submitters prior to any hearings on this matter.	b. Appendix B which indicates the recurrence interval of the Ohariu fault is 2200 years with an elapsed time of 1050 -1000 years since the last event and for the North Ohariu fault the recurrence interval is 1500 – 3500 years with an estimated 1000 years since the last event; and 2 The definition of risk as set out in the Part 2 of the Proposed District Plan "Natural Hazards" – "risk is a product of both the consequences and the likelihood from a natural hazard.": and 3. Table 1 of Appendix 10 of the proposed Porirua District Plan which shows the likelihood ranking of a 1:500 – 1:2500 year event as "very unlikely".
Section 32 Report	Raiha Properties Ltd	157.16	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. Not possible to access some technical papers referred to in the section 32 reports with respect to seismic risk analysis (i.e. Litchfield NJ, Van Dissen RJ. 2014. Porirua district fault trace study. Lower Hutt (NZ): GNS Science. 53 p. Consultancy Report 2014/213. Prepared for Greater Wellington Regional Council; Porirua Council. referred to on page28 of the part 2 Natural Hazards Section 32 report) and the methodology used to plot the fault rupture zones. The lines on the planning maps imply a high degree of confidence and precision which should be supported by easily accessible technical reports. The Letter Report No: CR 2018/125 LR referred to in the section 32 report raises the need to have GNS investigate new information available on the Ohariu Fault in the Kenepuru hospital area with a view to giving consideration to redefining the Ohariu Fault's Fault Avoidance Zone in that area. This needs to be done and copies of the report provided to submitters prior to any hearings on this matter.	Take a more holistic approach to addressing the risk to buildings and property from seismic events including liquefaction, slope failure and ground shaking rather than the current single focus on fault rupture.
General	Raiha Properties Ltd	157.8	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. The approach to managing seismic risk is inconsistent with: • the objectives and risk methodology of the Greater Wellington Regional Council Natural Hazard Strategy February 2017 • the approach taken in the Greater Wellington Regional Council combined earthquake hazard map which identifies slope failure, liquefaction potential and ground shaking as well as fault rupture lines • relevant natural hazard strategies and plans of the Greater Wellington Regional Council and other territorial authorities in the Wellington Region	Reassess the "High" risk of the Ohariu Fault Rupture Zone and 20m either side of it having regard to: 1. The Greater Wellington Regional Council Natural Hazard Strategy (Feb 2017) and in particular: a. Objective 3 and 3.1 – "develop regionally consistent and co-ordinated plan provisions" b. Appendix B which indicates the recurrence interval of the Ohariu fault is 2200 years with an elapsed time of 1050 -1000 years since the last event and for the North Ohariu fault the recurrence interval is 1500 – 3500 years with an estimated 1000 years since the last event; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					2 The definition of risk as set out in the Part 2 of the Proposed District Plan "Natural Hazards" – "risk is a product of both the consequences and the likelihood from a natural hazard.": and 3. Table 1 of Appendix 10 of the proposed Porirua District Plan which shows the likelihood ranking of a 1:500 – 1:2500 year event as "very unlikely".
General	Heriot Drive Ltd	156.3	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. The approach to managing seismic risk is inconsistent with: • the objectives and risk methodology of the Greater Wellington Regional Council Natural Hazard Strategy February 2017 • the approach taken in the Greater Wellington Regional Council combined earthquake hazard map which identifies slope failure, liquefaction potential and ground shaking as well as fault rupture lines • relevant natural hazard strategies and plans of the Greater Wellington Regional Council and other territorial authorities in the Wellington Region	Amend the approach to seismic risk in the district plan to be consistent with: 1. The Greater Wellington Regional Council Natural Hazard Strategy (Feb 2017) and in particular: a. Objective 3 and 3.1 – "develop regionally consistent and co-ordinated plan provisions" b. Appendix B which indicates the recurrence interval of the Ohariu fault is 2200 years with an elapsed time of 1050 -1000 years since the last event and for the North Ohariu fault the recurrence interval is 1500 – 3500 years with an estimated 1000 years since the last event; and 2 The definition of risk as set out in the Part 2 of the Proposed District Plan "Natural Hazards" – "risk is a product of both the consequences and the likelihood from a natural hazard.": and 3. Table 1 of Appendix 10 of the proposed Porirua District Plan which shows the likelihood ranking of a 1:500 – 1:2500 year event as "very unlikely".
General	Carolyn Vasta and Carole Reus	230.4	Amend	The NH provisions have the potential to 'taint' applications for subdivision and development envisaged by the Proposed District Plan and consistency in activity status and planning framework will better implement the objectives for the RLZ. The property is at a major planned junction with State Highway 58 (roundabout) with Moonshine Road. There is an option to include the properties in the FUZ for future employment land in the area in a similar manner to BRANZ.	Removal of the Natural Hazard (NH) risk overlays from the land **or** amendment to the Natural Hazard provisions to provide a less restrictive planning framework for subdivision and development within those overlay areas.
General	James Mclaughlan	237.6	Amend	Growth Strategy 2048 and Proposed District Plan shows the area around 63 Paekakariki Hill Road as rural residential. Wishes to enjoy the same amenity proposed by Council for the surrounding areas so not to be left as an 'island' of General Rural Zoned land. A 1ha minimum and 2ha average has been a feature of earlier versions of the draft District Plan and should be reinstated in the Proposed Plan. The NFL and NH provisions have the potential to 'taint' applications for subdivision and development envisaged by the Proposed District Plan and consistency in activity status and planning framework will better implement the objectives for the RLZ or Settlement Zone.	Removal of the Natural Hazard (NH) risk overlays from the land or amendment to the NH provisions to provide a less restrictive planning framework for subdivision and development within those overlay areas.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited	123.15	Support	Support the intent and clarification on the application of the NH rules by: "If the building or the activity is not partially or fully located within the Natural Hazard Overlay, then the natural hazard rules will not be triggered".	[Not specified, refer to original submission]
General	Paul and Julia Botha	118.12	Not specified	The flood and stream mapping which is shown for 10A the Track property contains an error. The error is due to the incorrect placement of a Kiwirail culvert connecting a fragment of Taupo swamp. The information appears to be derived from a supporting document which shows a pipe and nodes on the eastern side of the property in the wrong place. As a result of this error, the stream mapping (and assume the flood mapping) for this area is incorrect. The flood maps show ponding in a watercourse on the property that generally only flows during a rain event. The ponding is shown in areas which are up to 65m greater in elevation than the swamp into which they drain. It is difficult to imagine how this ponding has been determined. [Refer to original submission for full reason, including maps]	[Not specified, refer to original submission]
Introduction	Kāinga Ora – Homes and Communities	81.403	Support in part	Kāinga Ora seeks amendments to the introduction text to remove the opening paragraph which discusses the natural hazards chapter and the coastal hazards chapter. Kāinga Ora is of the view that this paragraph can be summarised through a single statement which directs users to the Coastal Environment Chapter. Consistent with Kainga Ora's overall submission, Kainga Ora opposes flooding hazard information being incorporated in a Hazard Overlay within the PDP, as these hazards are dynamic and subject to constant change through hazard mitigation works and reshaping of ground contours. Amendments are sought to reflect the above, and also to assist in simplifying the introduction text	Amend introduction: ~~Natural hazards are addressed in two chapters; the Natural Hazards chapter covers non-coastal hazards and the Coastal Environment chapter covers coastal hazards. Both chapters take the same risk-based approach to natural hazards. To avoid duplication, this chapter provides an overview of all hazards within Porirua City and the risk-based approach to managing those hazards (both coastal and non-coastal). However, the objectives, policies and rules in the Natural Hazards chapter only deal with non-coastal hazards. The objectives, policies and rules in the Coastal Environment chapter address coastal hazards.~~ Porirua is susceptible to a wide range of natural hazards. When natural hazards occur, they can result in damage to property and infrastructure, and may lead to a loss of human life. It is therefore important to identify areas susceptible to natural hazards and to restrict or manage subdivision, use and development, including infrastructure, relative to the natural hazard risk posed in order to reduce the damage to property and infrastructure and the potential for loss of human life. The District Plan focuses on the following natural hazards as they are the hazards that present the greatest risk to people and property, and whose future effects can be addressed through appropriate land use planning measures: 1. Flooding; 2. Fault rupture;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					3. Tsunami; 4. Coastal erosion; and 5. Coastal inundation. Flooding, coastal erosion and sea level rise are influenced by climate change. It is predicted that rainfall events will become more intense, storm events will become more common and sea levels will rise over the next 100 years. The flooding, sea level inundation and coastal erosion hazard layers in the Plan incorporate current climate change predictions. ~~Slope stability is addressed through the Earthworks provisions which require appropriate measures to be incorporated into Earthworks design to maintain the stability of sloping sites.~~ The City is also susceptible to natural hazards such as severe winds, wildfires, liquefaction and ground shaking from earthquakes. These hazards are managed by other statutory instruments or processes, e.g. the Building Act 2004, Civil Defence Emergency Management Act 2002, the Local Government Acts 1974 and 2002 and the Fire and Emergency Act 2017. The Natural Hazards chapter takes a risk-based approach to managing hazards. the objectives, policies and rules in the Natural Hazards chapter only deal with non-coastal hazards. The objectives, policies and rules in the Coastal Environment chapter address coastal hazards. For the purposes of clarity, the ~~proposed~~ natural hazard rules apply to buildings, and activities within Natural Hazard Areas identified within the Natural Hazard Overlay and the Council's flooding hazard maps. If the building or the activity is not partially or fully located within a Natural Hazard Area ~~the Natural Hazard Overlay~~then the natural hazard rules will not be triggered. There are other natural hazard provisions relating to subdivisions, earthworks, renewable energy generation activities and infrastructure within the District Plan. These provisions are located within their respective chapter~~. For Subdivision, they take a similar approach as outlined in the Natural Hazard or Coastal Environment chapters.~~ In instances where a combination of activities are proposed (for example earthworks, subdivision and a new building) within the Natural Hazard Area ~~Overlay~~, the relevant rules from each chapter will apply to the development. **Risk:**

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Risk is a product of both the consequences and likelihood from a natural hazard. A risk-based approach to natural hazards balances allowing for people and communities to use their property and undertake activities, while also ensuring that their lives or significant assets are not harmed or lost as a result of a natural hazard event. When addressing the consequences from natural hazards, priority has been given as follows: 1. Protection of people including loss of life, and injury; 2. Maintaining key infrastructure to ensure the health and safety of communities (such as wastewater treatment systems); and 3. Maintaining functionality of buildings after a natural hazard event and the ability for communities to recover. While in most instances development is unable to change the likelihood side of the risk equation, incorporating mitigation measures or avoiding any further development in certain hazard areas can reduce the consequences from natural hazards, thereby over time reducing the associated risks. Potential mitigation measures that can be incorporated into developments to reduce the consequences of natural hazards include: 1. Building design (for example minimum floor levels or the ability for buildings to be relocated over time); 2. The introduction, retention or improvement of existing natural systems; 3. Use or size of materials in infrastructure design and building construction; 4. The type of activities within buildings and structures; and 5. The use of soft engineering options (for example sacrificial fill). Within the High Hazard Areas ~~of the Natural Hazard Overlay~~, it is ~~unlikely the~~ challenging to appropriately mitigate the consequences from natural hazards ~~can be appropriately mitigated~~, and therefore ~~the only option available is to avoid~~ new development will be discouraged in these areas where it will increase the risk to people's safety, well-being and property. APP10 - Natural Hazard Risk Assessment sets out the approach the Council has taken to identifying and managing risk, including ranking the likelihood of a natural hazard event, hazard sensitivity and the use of Natural Hazard Overlay. This Appendix also addresses the identification and management of risk in Coastal Hazard Overlay.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Introduction	Fire and Emergency New Zealand	119.29	Amend	Considers it appropriate for fire to be added to the list of natural hazards presented in this section. The introduction states that the Plan focusses on a select few natural hazards, as they present "the greatest risk to people and property", and their effects can be "addressed through appropriate land use planning". Considers that the Plan has an important role in reducing the risk and environmental effects of fire through controls relating to, amongst other things, land development, infrastructure, subdivision, and biodiversity.	Amend the introduction to read as follows: The District Plan focuses on the following natural hazards as they are the hazards that present the greatest risk to people and property, and whose future effects can be addressed through appropriate land use planning measures: 1. Flooding; 2. Fault rupture; 3. Tsunami; 4. Coastal erosion; 5. Coastal inundation; 6. Fire
Within the High Hazard Areas of the Natural Hazard Overlay, it is unlikely the consequences from natural hazards can be appropriately mitigated, and therefore the only option available is to avoid new development in these areas.	TJL Associates	56.2	Oppose	Opposes the statements in the introduction of the Natural Hazard chapter and the corresponding policy (NH-P2) and rule (NH-R8) that are based on the presumption that the consequences from natural hazards can't be appropriately mitigated and therefore, for Hazard-Sensitive Activities or Potentially Hazard-Sensitive Activities within High Hazard Areas, the only option available is to avoid new development in these areas. Considers this 'avoidance' framework is not appropriate given that, in relation to fault rupture in particular, geotechnical and structural engineering solutions can reduce/mitigate the effects of fault rupture to an acceptable. Full avoidance of development in the fault rupture zone will render the majority of the CBD unavailable for redevelopment. This is consistent with Objective 19 of the Regional Policy Statement for the Wellington Region - *The risks and consequences to people, communities, their businesses, property and infrastructure from natural hazards and climate change effects are reduced.* And Policy 29 that doesn't avoid all subdivision and development in areas at high risk from natural hazards, but rather avoids inappropriate subdivision and development.	Amend to provide an appropriate consenting pathway, that seeks to reduce the risk of hazards instead of avoiding it altogether.
NH-O1	Waka Kotahi NZ Transport Agency	82.108	Support in part	Supports the objectives which seek to prevent the increase of natural hazard risk to people or property. Considers that the insertion of 'infrastructure' should be included to provide clarity that the state highway should be protected from any displacement of flood water from subdivision, use and development.	Amend provision: NH-O1 "Subdivision, use and development in the Natural Hazard Overlay do not significantly increase the risk to life, infrastructure, or property and do not reduce the ability for communities to recover from a natural hazard event."

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NH-O1	Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited	123.16	Support	Generally support the intent of this objective.	Retain intent of NH-O1 as currently worded.
NH-O1	Paremata Residents Association	190.8	Oppose	Residential dwellings along Mana Esplanade consist of a wide variety of housing styles, apartments and motel accommodation. A significant number of the residential properties have been subdivided. There are a number of small businesses operating from private residences. Understands the need for more medium density development and respect the work done to identify suitable areas for such development. Some Executive Committee members believe Mana would be suitable for medium density housing. Previous expressions of community feelings are that this may not be the case after character and amenity factors are added to the criteria. Believes that most local residents would have difficulty in identifying more than a few properties where medium density development could be acceptable as a permitted activity based on a number of past community surveys and public meetings. Believes that MRZ for the residential areas of Mana Esplanade would be a mistake that would irretrievably change the village environment and compromise the community's vision for the future functioning of this area. Three storey infill housing will not be compatible with the character and qualities of the area and will dominate adjacent sites and the ambiance of the Esplanade. Concerned that the current diversity and character of our existing communities will be lost over time. Unless a community has been specifically designed for higher density living it is virtually inevitable that such a re-zoning will lead to reduced amenity values (sun, views, shading and privacy), increased noise levels, loss of character, less green space and increased run-off. Believes that medium density housing is more appropriate for greenfield and brownfield developments where there is the opportunity to do it well. The limited opportunities for in-fill medium density housing development on the Esplanade does not warrant the problems that will be created by re-zoning. A report by the Property Group identifies that medium density residential development of Paremata and the Esplanade is not financially feasible. Addresses concerns relating to: • Need for Public Transport - The advantage of closeness to Mana and Paremata train stations is overstated. • Resilience - There are resilience issues that raise serious concerns over the suitability of the Esplanade and Paremata area for medium density housing or further commercial development, including sea level rise and coastal inundation, foreshore erosion, tsunami, earthquake and liquefaction. • Impact of NPS-UD - Six storey and above residential units over a wider area, as envisaged by NPS-UD is totally unacceptable. [Refer to original submission for full reasons]	Amend the residential area of Mana Esplanade to a General Residential Zone.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NH-O1	Kāinga Ora – Homes and Communities	81.405	Support in part	Kāinga Ora generally supports this objective but seeks amendment to remove reference to full reliance being placed on the Natural Hazard Overlay, noting Kāinga Ora's position on flooding natural hazards and opposition to these being contained within the Natural Hazard Overlay.	Amend: Subdivision, use and development in ~~the~~ Low, Medium or High Hazard Areas ~~Natural Hazard Overlay~~ do not significantly increase the risk to life or property and do not reduce the ability for communities to recover from a natural hazard event.
NH-O2	Waka Kotahi NZ Transport Agency	82.293	Support in part	Supports the objectives which seek to prevent the increase of natural hazard risk to people or property. Considers that the insertion of 'infrastructure' should be included to provide clarity that the state highway should be protected from any displacement of flood water from subdivision, use and development.	Amend provision: NH-O2 "There is a reduced risk to life, infrastructure and property from flood hazards through planned mitigation works."
NH-O2	Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited	123.17	Support	Generally support the intent of this objective.	Retain intent of NH-O2 as currently worded.
NH-P4	Kāinga Ora – Homes and Communities	81.409	Support in part	Kāinga Ora generally supports this policy but seeks amendment to simplify the policy and also remove reference to full reliance being placed on the Natural Hazard Overlay, noting Kāinga Ora's position on flooding natural hazards and opposition to these being contained within the Natural Hazard Overlay. The word 'increased' is inserted because there are a significant number of properties and activities located and established in these hazard areas therefore it is considered appropriate that they do not increase the risk to people's life and wellbeing. The replacement of 'avoid' with 'mitigated' is proposed for the same reason.	Amend: Provide for Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within ~~the~~ Low Hazard Areas ~~of the Natural Hazard Overlays~~ where it can be demonstrated that: 1. The activity incorporates mitigation measures that demonstrate that increased risk to people's lives and wellbeing and building damage is ~~avoided~~ mitigated; and 2. The risk to adjacent properties, activities and people is not increased as a result of the activity proceeding.
NH-P1	Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited	123.18	Support	Generally support the intent of this policy. A risk-based approach to the management of use and development of sites within an area subject to natural hazards is appropriate.	Retain intent of NH-P1 as currently worded.
NH-P1	Kāinga Ora – Homes and Communities	81.406	Support in part	Kāinga Ora opposes the use of Flood Hazard Overlays due to the dynamic nature of flooding, but is supportive of the risk-based approach to hazards in the PDP. Flood hazard maps should be included in a non-PDP mapping layer, for information purposes only.	Amend: Identify and map natural hazards ~~in the Natural Hazard Overlay~~ and take a risk-based approach to the management of subdivision, use and development ~~within the Natural Hazard Overlay~~ based on the approach outlined in APP10 - Natural Hazard Risk Assessment, including: 1. The sensitivity of the activity to loss of life, damage from a natural hazard and the ability for communities to recover after a natural hazard event; and 2. The level of risk presented to people and property from a natural hazard.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NH-P2	Powerco Limited	83.84	Support	Infrastructure needs to locate in all areas subject natural hazards due to operational or functional need, including High Hazard Areas.	Retain as notified.
NH-P2	KiwiRail Holdings Limited (KiwiRail)	86.46	Support	Support recognition that there are operational and functional needs for activities to locate in certain locations including within hazard areas. The rail network has been in place for many years. For various operational reasons the network is unable to be easily relocated to avoid such hazard areas.	Retain as proposed
NH-P2	TJL Associates	56.4	Oppose	Opposes the statements in the introduction of the Natural Hazard chapter and the corresponding policy (NH-P2) and rule (NH-R8) that are based on the presumption that the consequences from natural hazards can't be appropriately mitigated and therefore, for Hazard-Sensitive Activities or Potentially Hazard-Sensitive Activities within High Hazard Areas, the only option available is to avoid new development in these areas. Considers this 'avoidance' framework is not appropriate given that, in relation to fault rupture in particular, geotechnical and structural engineering solutions can reduce/mitigate the effects of fault rupture to an acceptable. Full avoidance of development in the fault rupture zone will render the majority of the CBD unavailable for redevelopment. This is consistent with Objective 19 of the Regional Policy Statement for the Wellington Region - *The risks and consequences to people, communities, their businesses, property and infrastructure from natural hazards and climate change effects are reduced.* And Policy 29 that doesn't avoid all subdivision and development in areas at high risk from natural hazards, but rather avoids inappropriate subdivision and development.	Amend to provide an appropriate consenting pathway, that seeks to reduce the risk of hazards instead of avoiding it altogether.
NH-P2	Porirua City Council	11.34	Amend	Greater recognition is needed of the existing hazard risk to the built environment in the Commercial and Mixed-Use Zones, the General Industrial Zone and the Hospital Zone that are within high hazard areas. These zones are all scarce physical resources in Porirua, and their locations are fixed. Policy NH-P2 as drafted would largely prevent redevelopment within these zones, which would not sit comfortably with the strategic objectives relating to Centres, Employment and Industry. The requirement to have an operational and functional need to locate within a high hazard area is not appropriate for these zones, as there is little ability to either relocate the activities that occur within these zones, or to significantly expand them in areas outside of the zones. These zones also contain many older buildings that are constructed to lower standards compared to the standards required for new buildings. There would be a perverse outcome if older buildings were unable to be replaced with new buildings. Considers that with the amended policies applied the risk to people's lives and wellbeing is slightly higher in the Central City Zone compared to other commercial zones given the higher concentration of people working in the Central City Zone. The risk to people's lives and wellbeing in all zones would be higher if older buildings were unable to be replaced by new, more resilient buildings. Economic, social and cultural wellbeing provided by these areas in terms of employment and services. There needs to be the ability for appropriate redevelopment to occur to allow these well-beings to be achieved. This also ensures that the policies will help meet the Strategic Objectives.	**NH-P2 Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the High Hazard Areas** Subject to NH-P8, ~~A~~avoid ~~the establishment of~~ Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the High Hazard Areas of the Natural Hazard Overlay unless it can be demonstrated that: ~~1. The activity has a critical operational need and functional need to locate within the High Hazard Area and locating outside the High Hazard Area is not a practicable option;~~ 1. There will be a reduction in risk to people's lives and wellbeing; 2. The activity incorporates mitigation measures that ~~demonstrate that risk to people's life and wellbeing, and~~ minimise the risk of damage to buildings~~damage is avoided~~; 3. People can safely evacuate the property during a natural hazard event; ~~and~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Amended policies will not result in inappropriate development taking place in the high hazard and medium hazard areas. Will implement RPS Objective 19 which requires that hazard risk and consequences to people, communities, their businesses, property and infrastructure are reduced. There is a need for the above provisions to be amended in the natural hazards and coastal hazards chapters to provide a pathway for redevelopment to occur. The policies are proposed to remain "avoid" policies with an associated non-complying activity status, with a potential pathway providing an opportunity for the grant of consent in individual circumstances. Retains a high regulatory bar that recognises there is a high level of risk in these areas that needs to be addressed. Any redevelopment needs to demonstrate that it reduces any potentially significant natural hazard risk that would arise through redevelopment. In all other zones, there is the ability to avoid high risk areas altogether unless there is a critical and functional need to locate in these areas. There is still the ability to undertake some small redevelopment in these zones (see NH-P8, NH-R4, CE-P11, and CE-R6). The size thresholds specified were largely designed with small additions to residential units in mind. Consequential changes are proposed to policies NH-P3 and CE-P13. Policies are proposed to remain "only allow" policies with an associated restricted discretionary and discretionary activity status. Retains a strong regulatory requirement that recognises there is a level of risk in these areas that needs to be addressed, and any redevelopment needs to demonstrate that it reduces any potentially significant natural hazard risk that would arise through redevelopment.	4. The risk to the activity and surrounding properties is either avoided, or is low due to site-specific factors, and/or the scale, location and design of the activity~~.~~; and 5. Other than within Commercial and Mixed Use Zones, the General Industrial Zone and the Hospital Zone, the activity has an operational need and functional need to locate within the High Hazard Area and locating outside the High Hazard Area is not a practicable option.
NH-P2	Foodstuffs North Island Limited	122.5	Support in part	Supports the approach to manage development in Natural and Coastal Hazard Overlays. Development should be allowed to proceed provided it is demonstrated that the relevant considerations in policy NH-P2 are satisfied. Considers the use of term "avoid" to be unnecessarily onerous and suggests that the establishment of Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the High Hazard Areas of the Natural Hazard Overlay should not occur at all.	Amend the policy as follows: ~~Avoid~~ Discourage the establishment of Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the High Hazard Areas of the Natural Hazard Overlay unless it can be demonstrated that: 1. The activity has a critical operational need and functional need to locate within the High Hazard Area and locating outside the High Hazard Area is not a practicable option; 2. The activity incorporates mitigation measures that demonstrate that risk to people's life and wellbeing; and building damage is avoided; 3. People can safely evacuate the property during a natural hazard event; and 4. The risk to the activity and surrounding properties is either avoided, or is low due to site-specific factors, and/or the scale, location and design of the activity.
NH-P2	Fire and Emergency New Zealand	119.30	Not specified	The Plimmerton Fire Station is currently located within a High Hazard area, being subject to a Coastal Hazard - Current Inundation, Future Inundation and Tsunami Hazards overlays. Fire stations have a functional need to be located within densely populated areas, to improve emergency response times and availability of staff resourcing. Stations may need to be located within medium hazard areas. Neutral	[Not specified, refer to original submission]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				towards NH-P2. Considers that the policy adequately recognizes that there may be cases where it may be necessary to locate activities such as fire stations in High Hazard Areas.	
NH-P2	Light House Cinema Limited	199.2	Oppose	The policy approach to hazards in High Hazard Areas needs to reflect that good information and assessment may provide for development activities in those overlays.	Amend the policy as follows: NH-P2 ~~Avoid~~ Manage the establishment of Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the High Hazard Areas of the Natural Hazard Overlay ~~unless~~where it can be demonstrated that: 1. The activity has a critical operational need and functional need to locate within the High Hazard Area and locating overside the High Hazard Area is not a practicable option: 2. The activity incorporates mitigation measures that demonstrate that risk to people's life and wellbeing; and building damage is avoided or mitigated; 3. People can safely evacuate the property during a natural hazard event; and 4. The risk to the activity and surrounding properties is either avoided, or is low due to site-specific factors, and/or the scale, location and design of the activity.
NH-P2	Anita and Fraser Press	253.7	Oppose	The policy approach to hazards in High Hazard Areas needs to reflect that good information and assessment may provide for development activities in those overlays.	Amend the policy as follows: NH-P2 ~~Avoid~~ Manage the establishment of Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the High Hazard Areas of the Natural Hazard Overlay ~~unless~~where it can be demonstrated that: 1. The activity has a critical operational need and functional need to locate within the High Hazard Area and locating overside the High Hazard Area is not a practicable option: 2. The activity incorporates mitigation measures that demonstrate that risk to people's life and wellbeing; and building damage is avoided or mitigated; 3. People can safely evacuate the property during a natural hazard event; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					4. The risk to the activity and surrounding properties is either avoided, or is low due to site-specific factors, and/or the scale, location and design of the activity.
NH-P2	James Mclaughlan	237.8	Oppose	The policy approach to High Hazard Areas needs to reflect that good information and assessment may provide for development activities in those overlays.	NH-P2 ~~Avoid~~Manage the establishment of Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the High Hazard Areas of the Natural Hazard Overlay ~~unless~~where it can be demonstrated that: 1. The activity has a critical operational need and functional need to locate within the High Hazard Area and locating outside the High Hazard Area is not a practicable option; 2. The activity incorporates mitigation measures that demonstrate that risk to people's life and wellbeing; and building damage is avoided or mitigated; 3. People can safely evacuate the property during a natural hazard event; and 4. The risk to the activity and surrounding properties is either avoided, or is low due to site-specific factors, and/or the scale, location and design of the activity.
NH-P2	Graham and Janet Reidy	234.7	Oppose	The policy approach to hazards in High Hazard Areas needs to reflect that good information and assessment may provide for development activities in those overlays.	Amend the policy as follows: NH-P2 ~~Avoid~~ Manage the establishment of Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the High Hazard Areas of the Natural Hazard Overlay ~~unless~~where it can be demonstrated that: 1. The activity has a critical operational need and functional need to locate within the High Hazard Area and locating overside the High Hazard Area is not a practicable option: 2. The activity incorporates mitigation measures that demonstrate that risk to people's life and wellbeing; and building damage is avoided or mitigated; 3. People can safely evacuate the property during a natural hazard event; and 4. The risk to the activity and surrounding properties is either avoided, or is low due to site-specific factors, and/or the scale, location and design of the activity.
NH-P2	Quest Projects Limited	233.7	Oppose	The policy approach to hazards in High Hazard Areas needs to reflect that good information and assessment may provide for development activities in those overlays.	Amend the policy as follows:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					NH-P2 ~~Avoid~~ Manage the establishment of Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the High Hazard Areas of the Natural Hazard Overlay ~~unless~~where it can be demonstrated that: 1. The activity has a critical operational need and functional need to locate within the High Hazard Area and locating overside the High Hazard Area is not a practicable option: 2. The activity incorporates mitigation measures that demonstrate that risk to people's life and wellbeing; and building damage is avoided or mitigated; 3. People can safely evacuate the property during a natural hazard event; and 4. The risk to the activity and surrounding properties is either avoided, or is low due to site-specific factors, and/or the scale, location and design of the activity.
NH-P2	Jason Alder	232.5	Oppose	The policy approach to hazards in High Hazard Areas needs to reflect that good information and assessment may provide for development activities in those overlays.	Amend the policy as follows: NH-P2 ~~Avoid~~ Manage the establishment of Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the High Hazard Areas of the Natural Hazard Overlay ~~unless~~where it can be demonstrated that: 1. The activity has a critical operational need and functional need to locate within the High Hazard Area and locating overside the High Hazard Area is not a practicable option: 2. The activity incorporates mitigation measures that demonstrate that risk to people's life and wellbeing; and building damage is avoided or mitigated; 3. People can safely evacuate the property during a natural hazard event; and The risk to the activity and surrounding properties is either avoided, or is low due to site-specific factors, and/or the scale, location and design of the activity
NH-P2	Carolyn Vasta and Carole Reus	230.6	Oppose	The policy approach to hazards in High Hazard Areas needs to reflect that good information and assessment may provide for development activities in those overlays	Amend: NH-P2

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~Avoid~~ Manage the establishment of Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the High Hazard Areas of the Natural Hazard Overlay ~~unless~~where it can be demonstrated that: 1. The activity has a critical operational need and functional need to locate within the High Hazard Area and locating overside the High Hazard Area is not a practicable option: 2. The activity incorporates mitigation measures that demonstrate that risk to people's life and wellbeing; and building damage is avoided or mitigated; 3. People can safely evacuate the property during a natural hazard event; and 4. The risk to the activity and surrounding properties is either avoided, or is low due to site-specific factors, and/or the scale, location and design of the activity.
NH-P2	Kāinga Ora – Homes and Communities	81.407	Support in part	Consistent with its overall submission, Kāinga Ora seeks this policy is amended to reflect that flooding should not be included as a PDP Hazard Overlay. Instead, non-statutory flooding maps should be included that can be updated without the need to go through a Schedule 1 process under the RMA. The word 'increased' is inserted because there are a significant number of properties and activities located and established in these hazard areas therefore it is considered appropriate that they do not increase the risk to people's life and wellbeing. The replacement of 'avoid' with 'managed' is proposed for the same reason. A large area of the City Centre of Porirua is located within a High Hazard Area. Policy NH-P2 is an 'avoid' policy that risks compromising the further development of the City Centre for residential and commercial activities (Hazard-Sensitive Activities). Kainga Ora note that the Building Act 2004 has a primary role in ensuring people can use a building safely. On this basis Kainga Ora seeks the qualifying statements ('increased' and 'managed') are included to ensure development can continue in existing strategic areas, such as the City Centre.	Amend: Avoid the establishment of Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within ~~the~~ High Hazard Areas ~~of the Natural Hazard Overlay~~ unless it can be demonstrated that: 1. The activity has a critical operational need and functional need to locate within the High Hazard Area and locating outside the High Hazard Area is not a practicable option; 2. The activity incorporates mitigation measures that demonstrate that increased risk to people's life and wellbeing; and building damage is managed ~~avoided;~~ 3. People can safely evacuate the property during a natural hazard event; and 4. The risk to the activity and surrounding properties is either avoided, or is low due to site-specific factors, and/or the scale, location and design of the activity.
NH-P3	Porirua City Council	11.35	Amend	Greater recognition is needed of the existing hazard risk to the built environment in the Commercial and Mixed-Use Zones, the General Industrial Zone and the Hospital Zone that are within high hazard areas. These zones are all scarce physical resources in Porirua, and their locations are fixed. Policy NH-P3 as drafted would largely prevent redevelopment within these zones, which would not sit comfortably with the strategic objectives relating to Centres, Employment and Industry. The requirement to have an operational and functional need to locate within a high hazard area is not appropriate	Amend policy as follows; **NH-P3 Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the Medium Hazard Areas**

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				for these zones, as there is little ability to either relocate the activities that occur within these zones, or to significantly expand them in areas outside of the zones. These zones also contain many older buildings that are constructed to lower standards compared to the standards required for new buildings. There would be a perverse outcome if older buildings were unable to be replaced with new buildings. Considers that with the amended policies applied the risk to people's lives and wellbeing is slightly higher in the Central City Zone compared to other commercial zones given the higher concentration of people working in the Central City Zone. The risk to people's lives and wellbeing in all zones would be higher if older buildings were unable to be replaced by new, more resilient buildings. Economic, social and cultural wellbeing provided by these areas in terms of employment and services. There needs to be the ability for appropriate redevelopment to occur to allow these well-beings to be achieved. This also ensures that the policies will help meet the Strategic Objectives. Amended policies will not result in inappropriate development taking place in the high hazard and medium hazard areas. Will implement RPS Objective 19 which requires that hazard risk and consequences to people, communities, their businesses, property and infrastructure are reduced. There is a need for the above provisions to be amended in the natural hazards and coastal hazards chapters to provide a pathway for redevelopment to occur. The policies are proposed to remain "avoid" policies with an associated non-complying activity status, with a potential pathway providing an opportunity for the grant of consent in individual circumstances. Retains a high regulatory bar that recognises there is a high level of risk in these areas that needs to be addressed. Any redevelopment needs to demonstrate that it reduces any potentially significant natural hazard risk that would arise through redevelopment. In all other zones, there is the ability to avoid high risk areas altogether unless there is a critical and functional need to locate in these areas. There is still the ability to undertake some small redevelopment in these zones (see NH-P8, NH-R4, CE-P11, and CE-R6). The size thresholds specified were largely designed with small additions to residential units in mind. Consequential changes are proposed to policies NH-P3 and CE-P13. Policies are proposed to remain "only allow" policies with an associated restricted discretionary and discretionary activity status. Retains a strong regulatory requirement that recognises there is a level of risk in these areas that needs to be addressed, and any redevelopment needs to demonstrate that it reduces any potentially significant natural hazard risk that would arise through redevelopment.	Subject to NH-P8, ~~O~~only allow Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the Medium Hazard Areas of the Natural Hazard Overlay where: 1. The activity incorporates mitigation measures that demonstrate ~~that risk to people's lives and wellbeing, and building damage is avoided~~ that there will be a reduction in risk to people's lives and wellbeing, and any damage to buildings is minimised; 2. People can safely evacuate the property during a natural hazard event; and 3. The risk to adjacent properties, activities and people is not increased as a result of the activity proceeding.
NH-P3	Fire and Emergency New Zealand	119.31	Not specified	Fire stations have a functional need to be located within densely populated areas, to improve emergency response times and availability of staff resourcing. Fire stations may need to be located within medium hazard areas. Considers that the reference to mitigation measures is appropriate in this policy.	[Not specified, refer to original submission]
NH-P3	Foodstuffs North Island Limited	122.6	Support in part	Supports the approach to manage development in the Medium Hazard Areas of the Natural Hazard Overlay. Development should be enabled provided it is demonstrated that the relevant considerations in policy NH-P3 are satisfied.	Amend policy NH-P3 to read:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~Only allow~~ Enable Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the Medium Hazard Areas of the Natural Hazard Overlay where: 1. The activity incorporates mitigation measures that demonstrate that risk to people's lives and wellbeing, and building damage is avoided; 2. People can safely evacuate the property during a natural hazard event; and 3. The risk to adjacent properties, activities and people is not increased as a result of the activity proceeding.
NH-P3	Kāinga Ora – Homes and Communities	81.408	Support in part	Kāinga Ora generally supports this policy but seeks amendment to simplify the policy and also remove reference to full reliance being placed on the Natural Hazard Overlay, noting Kāinga Ora's position on flooding natural hazards and opposition to these being contained within the Natural Hazard Overlay. The word 'increased' is inserted because there are a significant number of properties and activities located and established in these hazard areas therefore it is considered appropriate that they do not increase the risk to people's life and wellbeing. The replacement of 'avoid' with 'mitigated' is proposed for the same reason.	Amend: Only allow Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within ~~the~~ Medium Hazard Areas ~~of the Natural Hazard Overlay~~ where: 1. The activity incorporates mitigation measures that demonstrate that increased risk to people's lives and wellbeing, and building damage is ~~avoided~~ mitigated; 2. People can safely evacuate the property during a natural hazard event; and 3. The risk to adjacent properties, activities and people is not increased as a result of the activity proceeding.
NH-P4	Fire and Emergency New Zealand	119.32	Not specified	Porirua Fire Station is located within a Low Hazard Area. Fire stations have a functional need to be located within densely populated areas, to improve emergency response times and availability of staff resourcing. For this reason, fire stations may need to be in hazard areas. Considers that the reference to mitigation measures is appropriate in this policy.	[Not specified, refer to original submission]
NH-P5	Kāinga Ora – Homes and Communities	81.410	Support in part	Kāinga Ora generally supports this policy but seeks amendment to simplify the policy and also remove reference to full reliance being placed on the Natural Hazard Overlay, noting Kāinga Ora's position on flooding natural hazards and opposition to these being mapped in the PDP as a Natural Hazard Overlay.	Amend: Allow for Less-Hazard-Sensitive Activities within all ~~of the~~ Hazard Areas ~~of the Natural Hazard Overlay~~, providing: 1. They do not impede or block stream and flood water pathways; 2. Mitigation measures are incorporated, where appropriate, to ~~reduce the~~ demonstrate that risk from the natural hazard to people's lives and wellbeing is mitigated; and 3. The risk to adjacent properties, activities and people is not increased as a result of the activity proceeding.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NH-P6	Kāinga Ora – Homes and Communities	81.411	Support in part	Kāinga Ora generally supports this policy but seeks amendment to remove reference to full reliance being placed on the Natural Hazard Overlay, noting Kāinga Ora's position on flooding natural hazards and opposition to these being contained within the Natural Hazard Overlay.	Amend: NH-P6 Less-Hazard-Sensitive Activities within a Flood Hazard – Stream Corridor or Flood Hazard – Overland Flow ~~Overlay~~ Only allow buildings associated with Less-Hazard-Sensitive Activities within a Flood Hazard - Stream Corridor or Flood Hazard - Overland Flow ~~Overlay~~where: 1. Flood waters are not displaced onto neighbouring properties and do not increase the risk to people and property; 2. The stream and flood water pathways are not impeded or blocked as a result of the building; 3. Mitigation measures have been incorporated to reduce the potential of damage from flooding over the lifespan of the building; and 4. There is no increase in risk to life as a result of the building being located in a Flood Hazard - Stream Corridor or Flood Hazard - Overland Flow ~~Overlay~~.
NH-P7	Fire and Emergency New Zealand	119.33	Not specified	Porirua Fire Station is located within a Flood Hazard – Ponding Overlay area. Understands the need to protect people and activities from flooding.	[Not specified, refer to original submission]
NH-P7	Kāinga Ora – Homes and Communities	81.412	Support in part	Kāinga Ora generally supports this policy but seeks amendment to remove reference to full reliance being placed on the Natural Hazard Overlay, noting Kāinga Ora's position on flooding natural hazards and opposition to these being contained within the Natural Hazard Overlay. The removal of 'below' and insertion of 'above' appropriately reflects the purpose of a floor level requirement.	Amend: NH-P7 Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within a Flood Hazard – Ponding ~~Overlay~~ Only allow the establishment of buildings associated with Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within ~~a~~ Flood Hazard - Ponding ~~Overlay~~ where the floor level is ~~below~~ above 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.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NH-P8	Fire and Emergency New Zealand	119.34	Not specified	Emergency services are identified as hazard-sensitive activities within the PPDP. There may be a requirement at any time to add to existing fire stations.	[Not specified, see original submission]
NH-P8	Kāinga Ora – Homes and Communities	81.413	Support	Kāinga Ora supports this policy as proposed.	Retain as notified
NH-P9	Waka Kotahi NZ Transport Agency	82.109	Support in part	Supports this policy as it enables natural hazard mitigation by a statutory agency within a Natural Hazard Overlay where it decreases the risk to people and property. Considers that the insertion of 'infrastructure' should be included to provide clarity that natural hazard mitigation should be enabled where it decreases the risk to the state highway.	Amend provision: "Enable natural hazard mitigation or stream or river management works undertaken by a statutory agency or their nominated contractors or agents within an identified Natural Hazard Overlay where these decrease the risk to people, infrastructure and property."
NH-P9	Kāinga Ora – Homes and Communities	81.414	Support in part	Kāinga Ora generally supports this rule but seeks amendment to remove reference to full reliance being placed on the Natural Hazard Overlay, noting Kāinga Ora's position on flooding natural hazards and opposition to these being contained within the Natural Hazard Overlay.	Amend: Enable natural hazard mitigation or stream or river management works undertaken by a statutory agency or their nominated contractors or agents within identified Low, Medium or High Hazard Area ~~Natural Hazard Overlay~~ where these decrease the risk to people and property.
NH-P10	Waka Kotahi NZ Transport Agency	82.110	Support in part	Supports this policy as it encourages soft engineering measures when undertaking planned natural hazard mitigation works within the Natural Hazard Overlay. This will enable soft engineering measures on the state highway that reduce the risk from natural hazards. Considers that the policy requires amendment to recognise that soft engineering measures are not always practical when undertaking hazard mitigation works.	Amend provision: "Encourage soft engineering measures where practicable, when undertaking planned natural hazard mitigation works within the Natural Hazard Overlay that reduce the risk from natural hazards".
NH-P10	Kāinga Ora – Homes and Communities	81.415	Support in part	Kāinga Ora generally supports this rule but seeks amendment to remove reference to full reliance being placed on the Natural Hazard Overlay, noting Kāinga Ora's position on flooding natural hazards and opposition to these being contained within the Natural Hazard Overlay.	Amend: Encourage soft engineering measures when undertaking planned natural hazard mitigation works within the an identified Low, Medium or High Hazard Area ~~Natural Hazard Overlay~~ that reduce the risk from natural hazards.
NH-R1	Kāinga Ora – Homes and Communities	81.416	Support in part	Kāinga Ora generally supports this rule but seeks amendment to remove reference to full reliance being placed on the Natural Hazard Overlay, noting Kāinga Ora's position on flooding natural hazards and opposition to these being contained within the Natural Hazard Overlay.	Amend: **NH-R1 Less-Hazard-Sensitive Activities within the Low and Medium and High Hazard Areas** ~~contained in a Natural Hazard Overlay~~ **1. Activity status: Permitted.** Where: a. Any new building(s) must not be located in an identified Flood Hazard - Overland Flow or Flood Hazard - Stream Corridor ~~Overlay~~.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with NH-R1-1 **Matters of discretion are restricted to:** 1. The matters contained in NH-P6.
NH-R2	Kāinga Ora – Homes and Communities	81.417	Support in part	Kāinga Ora generally supports this rule but seeks amendment to remove reference to full reliance being placed on the Natural Hazard Overlay, noting Kainga Ora's position on flooding natural hazards and opposition to these being contained within the Natural Hazard Overlay.	Amend: NH-R2 Flood mitigation or stream or river management works undertaken by a statutory agency or their nominated contractor or agent within the Flood Hazard Area ~~Overlays in a Natural Hazard Overlay~~ **Activity status: Permitted**
NH-R2	Waka Kotahi NZ Transport Agency	82.111	Support	Supports a permitted activity for flood mitigation works undertaken by a statutory agency within the Flood Hazards Overlay.	Retain as notified.
NH-R3	Waka Kotahi NZ Transport Agency	82.112	Support	Supports a permitted activity status for soft engineering measures undertaken by a statutory agency within a Natural Hazards Overlay.	Retain as notified.
NH-R3	Kāinga Ora – Homes and Communities	81.418	Support in part	Kāinga Ora supports this rule as proposed.	Retain as notified
NH-R4	Kāinga Ora – Homes and Communities	81.419	Support in part	Kāinga Ora generally supports this rule but seeks amendment to remove reference to full reliance being placed on the Natural Hazard Overlay, noting Kāinga Ora's position on flooding natural hazards and opposition to these being contained within the Natural Hazard Overlay.	Amend: **NH-R4 Additions to existing buildings in Hazard Areas ~~contained in a Natural Hazard Overlay~~** **1. Activity status: Permitted** Where: a. If the additions are for a Hazard-Sensitive Activity or Potentially-Hazard-Sensitive Activity in ~~the~~ a Low Hazard Area ~~of the Natural Hazard Overlay~~, the additions: i. Do not establish a new additional Hazard-Sensitive Activity or Potentially-Hazard-Sensitive Activity ~~within the Natural Hazard Overlay~~; or

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					ii. are located within a Flood Hazard - Ponding, the finished floor levels are located above the 1:100 year flood level, where this level is the bottom of the floor joists or the base of the concrete floor slab; or b. The additions are for a Less-Hazard-Sensitive Activity in all Hazard Areas ~~of the Natural Hazard Overlay~~ and: i. Are not located within a Flood Hazard - Overland Flow; ii. Are not located within a Flood Hazard - Stream Corridor; c. If the additions are for a Hazard-Sensitive Activity or Potentially-Hazard-Sensitive Activity in the Medium Hazard Area ~~of the Natural Hazard Overlay~~, the additions: i. Do not increase the building footprint by more than $30m^2$; or ii. Do not establish a new additional Hazard-Sensitive Activity or Potentially-Hazard-Sensitive Activity ~~within the Natural Hazard Overlay~~; or iii. Are not located within a Flood Hazard - Overland Flow; or d. If the additions are for a Hazard-Sensitive Activity or Potentially-Hazard-Sensitive Activity in the High Hazard Area ~~of the Natural Hazard Overlay~~, the additions: i. Do not increase the building footprint by more than $20m^2$; or ii. Do not establish a new additional Hazard-Sensitive Activity or Potentially-Hazard-Sensitive Activity ~~within the Natural Hazard Overlay~~; or iii. Are not located within a Flood Hazard - Stream Corridor. Note: For the avoidance of doubt, when an addition or alteration to a building establishes a new Hazard-Sensitive Activity or Potentially-Hazard-Sensitive Activity within an identified Low, Medium or High Hazard Area~~Natural Hazard Overlay,~~ then it shall be assessed under the rule

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					framework for Hazard-Sensitive Activities or Potentially-Hazard-Sensitive Activities and not the additions to buildings framework. **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with NH-R4-1.a, NH-R4-1.b, NH-R6-1.c or NH-R4-1.d. **Matters of discretion are restricted to:** 1. The matters in NH-P8.
NH-R4	Fire and Emergency New Zealand	119.35	Not specified	Agrees with the activity status flow for additions to existing buildings in Hazard Areas contained in a Natural Hazard Overlay, from permitted to restricted discretionary with the matters of consideration being those matters in NH-P8.	[Not specified, see original submission]
NH-R5	Kāinga Ora – Homes and Communities	81.420	Oppose	Consistent with its overall submission Kāinga Ora oppose the inclusion of earthworks provisions outside of the earthworks chapter.	Delete: ~~1. Activity status: Permitted~~ ~~Where:~~ ~~a. Compliance is achieved with:~~ ~~i. EW-S3; and~~ ~~ii. EW-S4.~~ ~~2. Activity status: Restricted discretionary~~ ~~Where:~~ ~~a. Compliance is not achieved with EW-S3 or EW-S4.~~ ~~Matters of discretion are restricted to:~~ ~~1. The matters of discretion of any infringed standard.~~ ~~Notification~~ ~~An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.~~
NH-R5	Waka Kotahi NZ Transport Agency	82.113	Support	Supports a permitted activity status for earthworks associated with hazard mitigation works, within a Natural Hazard Overlay undertaken by a statutory agency.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NH-R6	Kāinga Ora – Homes and Communities	81.421	Support in part	Kāinga Ora generally supports this rule, but consistent with its overall submission in relation to flooding, Kainga Ora seeks deletion of the reference to Natural Hazard Overlays. Kāinga Ora also seeks Discretionary activity status for proposals that are unable to achieve compliance with NH-R6-1.a or NH-R6-1.b. This rule is concerned with Hazard-Sensitive and Potentially-Hazard-Sensitive Activities within *Low* Hazard Areas. A Non-Complying Activity status is not reflective of the risk profile. A Discretionary Activity status still affords Council the appropriate considerations. Amendment is also sought to better clarify the intent of NH-R6-1.a Kāinga Ora also seeks that the notification clauses under NH-R6-1.a, NH-R6-1.b, and NH-R6-2.a preclude limited notification in addition to public notification.	Amend: **NH-R6 Any Hazard-Sensitive Activity and Potentially-Hazard-Sensitive Activity and associated buildings in Low Hazard Areas ~~in a Natural Hazard Overlay~~** **1. Activity status: Restricted discretionary** Where: a. Any buildings within a Flood Hazard - Ponding ~~Overlay~~ are located above the 1:100 year flood level, where this level is ~~the bottom of~~ below the floor joists or the base of the concrete floor slab; or b. Any buildings and activities are located no closer than 20m from either side of either the Pukerua Fault Rupture Zone or the Ohariu Fault Rupture Zone. **Matters of discretion are restricted to:** 1. The matters in NH-P4. **Notification:** An application under this rule is precluded from being publicly or limited notified in accordance with sections 95~~B~~A and 95Bof the RMA. **2. Activity status: Discretionary** Where: a. Compliance is not achieved with NH-R6-1.a or NH-R6-1.b. **Notification:** An application under this rule is precluded from being publicly or limited notified in accordance with sections 95~~B~~A and 95Bof the RMA. **~~3. Activity status: Non-complying~~** ~~Where:~~ ~~a. Compliance is not achieved with NH-R6-1.b.~~
NH-R6	Porirua City Council	11.36	Amend	NH-R6-1.b was intended to apply to the area within fault rupture zones that is outside an area 20m either side of the fault itself. Where Hazard-Sensitive	Amend the rule as follows:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Activities and Potentially-Hazard-Sensitive Activities are proposed within 20m, rule NH-R8 applies. They also a non-complying activity through NH-R6-3. The proposed wording of NH-R6-1.c was omitted from the rule in error, the policy intent was to manage Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities in this area as a restricted discretionary activity. Currently there is no rule trigger applying to this area defined as low hazard in APP10. The advice note clarifies that there are areas within the Moonshine Fault Rupture Zone which are not subject to NH rules.	*a. Any buildings within a Flood Hazard - Ponding Overlay are located above the 1:100 year flood level, where this level is the bottom of the floor joists or the base of the concrete floor slab; or* *b. Any buildings and activities ~~are located~~within the Pukerua Fault Rupture Zone or the Ohariu Fault Rupture Zone are located no closer than 20m from either fault~~the Pukerua Fault Rupture Zone or the Ohariu Fault Rupture Zone.~~; or* *c. Any buildings and activities ~~are located~~ within the Moonshine Fault Rupture Zone are located within 20m of either side of the Moonshine Fault.* *Note: To avoid doubt, once the Moonshine Fault is located through site-specific investigation, there are areas within the mapped Moonshine Fault Rupture Zone that will be outside of 20m of either side of the Fault Line. These areas are not a Low Hazard Area, and are therefore not subject to the Natural Hazard chapter rules (unless affected by another hazard such as a Flood Hazard).*
NH-R6	Kimberley Vermey	50.3	Support in part	At the moment the activities status are treated as the same through this chapter. This submission points covers all instances where hazard sensitive and potentially hazard sensitive activities have the same consent category. This submission point also applies to the coastal hazard rules, where hazard sensitive and potentially hazard sensitive activities are grouped together.	Making more variations between hazard sensitive and potentially hazard sensitive activities for the natural hazard and coastal hazards chapters. This may include having them as differing consent levels for the low, medium, and high hazards so that it more aligns with a risk approach. There may need to be some changes to the policies to assist with aligning with the consent categories, including introducing a policy(ies) for potentially hazard sensitive activities to support a lower consent category than hazard sensitive activities. Essentially this submission point also allows for any subsequent changes to the framework to support the sought outcome.
NH-R6	Ministry of Education	134.15	Support	Educational Facilities are considered Hazard-Sensitive Activities under the Proposed Plan and are subsequently captured by these rules. Notes the intent behind the proposed rules. Generally supportive of provisions that seek to protect Educational Facilities from natural hazards.	Retain as proposed.
NH-R7	Ministry of Education	134.16	Support	Educational Facilities are considered Hazard-Sensitive Activities under the Proposed Plan and are subsequently captured by these rules. Notes the intent behind the proposed rules. Generally supportive of provisions that seek to protect Educational Facilities from natural hazards.	Retain as proposed.
NH-R7	Fire and Emergency New Zealand	119.36	Oppose	Titahi Bay Fire Station is located within a Medium Hazard Area. Understands the risk associated with development within hazard-prone areas. Considers that an activity status of restricted discretionary, with matters of discretion linked to those within NH-P3, would be more appropriate.	Amend the rule as follows: NH-R7 Any Hazard-Sensitive Activity and Potentially-Hazard-Sensitive Activity and associated buildings within the Medium Hazard Area in a Natural Hazard Overlay – 1. Activity status: ~~Discretionary~~ Restricted Discretionary

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					With matters of discretion linked to those set out in NH-P3.
NH-R7	Kimberley Vermey	50.7	Support in part	[Refer to original submission for full reason.]	If there is a need for a restricted discretionary activity, then the matters are appropriately addressed in the policies.
NH-R7	Kāinga Ora – Homes and Communities	81.422	Support in part	Kāinga Ora generally supports this rule, but consistent with its overall submission in relation to flooding, Kāinga Ora seeks deletion of the reference to Natural Hazard Overlays.	Amend: **NH-R7 Any Hazard-Sensitive Activity and Potentially-Hazard-Sensitive Activity and associated buildings within the Medium Hazard Area ~~in a Natural Hazard Overlay~~** **Activity status: Discretionary**
NH-R8	Kāinga Ora – Homes and Communities	81.423	Support in part	Kāinga Ora generally supports this rule, but consistent with its overall submission in relation to flooding, Kāinga Ora seeks deletion of the reference to Natural Hazard Overlays. Consistent with its comments in relation to Policy NH-P2, Kāinga Ora notes that a large area of the City Centre of Porirua are located within a High Hazard Area and this rule will considerably constrain both residential and commercial development opportunities within the Central City.	Amend: **NH-R8 Any Hazard-Sensitive Activity and Potentially-Hazard-Sensitive Activity and associated buildings within the High Hazard Areas ~~in a Natural Hazard Overlay~~** City Centre Zone **1. Activity status: ~~Non-complying~~ Discretionary** All zones except the City Centre Zone **Activity status: Non-complying**
NH-R8	TJL Associates	56.1	Oppose	Opposes the statements in the introduction of the Natural Hazard chapter and the corresponding policy (NH-P2) and rule (NH-R8) that are based on the presumption that the consequences from natural hazards can't be appropriately mitigated and therefore, for Hazard-Sensitive Activities or Potentially Hazard-Sensitive Activities within High Hazard Areas, the only option available is to avoid new development in these areas. Considers this 'avoidance' framework is not appropriate given that, in relation to fault rupture in particular, geotechnical and structural engineering solutions can reduce/mitigate the effects of fault rupture to an acceptable. Full avoidance of development in the fault rupture zone will render the majority of the CBD unavailable for redevelopment. This is consistent with Objective 19 of the Regional Policy Statement for the Wellington Region - *The risks and consequences to people, communities, their businesses, property and infrastructure from natural hazards and climate change effects are reduced.* And Policy 29 that doesn't avoid all subdivision and development in areas at high risk from natural hazards, but rather avoids inappropriate subdivision and development.	Amend to provide an appropriate consenting pathway, that seeks to reduce the risk of hazards instead of avoiding it altogether.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NH-R8	Fire and Emergency New Zealand	119.37	Oppose	Plimmerton Fire Station is located within a High Hazard Area in a Natural Hazard Overlay. Whilst FENZ understands the FENZ opposes the non-complying activity status, instead requests a Restricted Discretionary activity status is more appropriate.	Amend rule as follows: 1. Activity status: ~~Non-complying~~ Restricted Discretionary With matters of discretion linked to those set out in NH-P2.
NH-R8	Woolworths New Zealand Limited	120.3	Oppose	Notes that its Countdown Porirua store is located entirely within the Ohariu Fault Rupture Zone. The Ohariu Fault Rupture Zone extends from Porirua Harbour in the north, before splitting into two arms, with the eastern arm running through the Porirua CBD from north-east to south-west. The Ohariu Fault Rupture Zone is considered a High Hazard Area. Hazard Sensitive Activities and Potentially Hazard Sensitive Activities in a High Hazard Area require resource consent as a Non-Complying Activity under Rule NH-R8. Potentially Hazard Sensitive Activities include all commercial, large format and retail activities. Understands and support Hazard Sensitive Activities, such as residential uses, having a higher activity status. Notes that this is consistent with approaches taken in other parts of the country. Does not agree that Potentially Hazard Sensitive Activities should require resource consent as a Non-Complying Activity. This means that these activities are not anticipated by the Proposed District Plan. This is at odds with the underlying City Centre Zone which specifically seeks to provide for a diverse range of activities, including those categorised as Potentially Hazard Sensitive Activities. Rule NH-R8 does not clearly establish whether the rule applies to the extension of existing Potentially Hazard Sensitive Activities (where existing use rights do not apply), or whether the rule only applies to new Potentially Hazard Sensitive Activities in a High Hazard Area. A large area of the City Centre Zone is within the Ohariu Fault Rupture Zone. Considers that there is a significant issue with the interrelationship between the Natural Hazard chapter and the City Centre Zone chapter.	Amend the rule to: • Remove the requirement for Potentially Hazard Sensitive Activities to obtain resource consent as a Non-Complying Activity; and • Require Potentially Hazard Sensitive Activities to obtain resource consent as a Restricted Discretionary Activity.
NH-R8	Ministry of Education	134.17	Support	Educational Facilities are considered Hazard-Sensitive Activities under the Proposed Plan and are subsequently captured by these rules. Notes the intent behind the proposed rules. Generally supportive of provisions that seek to protect Educational Facilities from natural hazards.	Retain as proposed.
NH-R8	Light House Cinema Limited	199.3	Oppose	The policy approach to hazards in High Hazard Areas needs to reflect that good information and assessment may provide for development activities in those overlays.	Amend rule as follows: ~~NH-R8.1 Activity Status: Non-complying.~~ Replace NH-R8 with a new restricted discretionary rule.
NH-R8	Thomas Charles and Claire Louise Clark	153.10	Not specified	In relation to property at 24 Whanake Street, raises comments and concerns regarding prior and current flooding of the stream, vegetation risk factors and clearance of the culvert. [Refer to original submission for full reason, including attachments]	Flood hazard rules are not the most appropriate way to give effect to the Resource Management Act; and that activities within the Stream Corridor should not be "non-complying" as there are various mitigation methods that can be used.
NH-R8	Carolyn Vasta and Carole Reus	230.7	Oppose	The policy approach to hazards in High Hazard Areas needs to reflect that good information and assessment may provide for development activities in those overlays	Amend:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~NH-R8.1 Activity Status: Non-complying.~~ Replace NH-R8 with a new restricted discretionary rule.
NH-R8	Jason Alder	232.6	Oppose	The policy approach to hazards in High Hazard Areas needs to reflect that good information and assessment may provide for development activities in those overlays.	Amend the rule as follows: ~~NH-R8.1 Activity Status: Non-complying.~~ Replace NH-R8 with a new restricted discretionary rule.
NH-R8	Quest Projects Limited	233.8	Oppose	The policy approach to hazards in High Hazard Areas needs to reflect that good information and assessment may provide for development activities in those overlays.	Amend the rules as follows: ~~NH-R8.1 Activity Status: Non-complying.~~ Replace NH-R8 with a new restricted discretionary rule.
NH-R8	Graham and Janet Reidy	234.8	Oppose	The policy approach to hazards in High Hazard Areas needs to reflect that good information and assessment may provide for development activities in those overlays.	Amend rule as follows: ~~NH-R8.1 Activity Status: Non-complying.~~ Replace NH-R8 with a new restricted discretionary rule.
NH-R8	James Mclaughlan	237.9	Amend	The policy approach to High Hazard Areas needs to reflect that good information and assessment may provide for development activities in those overlays.	~~NH-R8.1 Activity Status: Non complying~~ Replace NH-R8 with a new restricted discretionary rule.
NH-R8	Anita and Fraser Press	253.8	Oppose	The policy approach to hazards in High Hazard Areas needs to reflect that good information and assessment may provide for development activities in those overlays.	Amend the rule as follows: ~~NH-R8.1 Activity Status: Non-complying.~~ Replace NH-R8 with a new restricted discretionary rule.

Historical and Cultural Values

HH- Historic Heritage

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Greater Wellington Regional Council	137.42	Support in part	The definition of Historic Heritage in the RMA includes sites of significance to Māori, including wāhi tapu. Does not oppose having separate chapters on Historic Heritage and Sites and Areas of Significance to Maori. Cross-references between the two chapters would assist plan users.	Retain chapter, but amend the explanation of the Historic Heritage chapter to provide a cross-reference to the Sites and Areas of Significance to Māori chapter.
General	Greater Wellington Regional Council	137.44	Support	Supports the approach taken as it is consistent with RPS Policies 21 and 22.	Retain.
General	Heather and Donald Phillips and Love	79.8	Amend	The process of gathering information regarding historical sites is deficient. Notes that: • 2014 a minor update was published by PCC based on work undertaken in preceding years; • No community meetings were undertaken with regard to historical heritage; • Consultants were employed to look at a limited selection of heritage sites; • PCC's own historical experts do not appear to have been consulted on additional sites of interest; • The submission to the September 2019 Draft PCC District Plan identified sites of interest which where categorised in the Section 32 Heritage Report as "insufficient information" and "no changes made"; • There are many more sites that should be included about Porirua's diverse heritage which requires further community involvement. An example of a missed heritage site identified - Historic Public Burial Ground at Pauatahanui. The supporting information given was a booklet written by Porirua City's own Pataka Museum, yet this was still labelled "insufficient information".	Add and amend
General	Te Rūnanga o Toa Rangatira	264.46	Support in part	Historic Heritage including sites of significance to Māori are an integral part to ensuring that our sense of place and identity is appropriately protected from further degradation. Te Runanga seeks to ensure that when discussing Historic Heritage this clearly and appropriately reflects Māori Historic Heritage. The chapter does not appropriately reflect this relationship.	Retain as notified subject to the amendments in other submission points.
Introduction	Te Rūnanga o Toa Rangatira	264.106	Support in part	Historic Heritage including sites of significance to Māori are an integral part to ensuring that our sense of place and identity is appropriately protected from further degradation. Te Runanga seeks to ensure that when discussing Historic Heritage this clearly and appropriately reflects Māori Historic Heritage. The chapter does not appropriately reflect this relationship.	Amend the introduction: Buildings, items and sites with historic heritage, sites of significance to tangata whenua including wāhi tapu and wāhi tupuna provide a context for community identity.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Archaeological Authority Process	Te Rūnanga o Toa Rangatira	264.107	Support in part	Historic Heritage including sites of significance to Māori are an integral part to ensuring that our sense of place and identity is appropriately protected from further degradation. Te Runanga seeks to ensure that when discussing Historic Heritage this clearly and appropriately reflects Māori Historic Heritage. The chapter does not appropriately reflect this relationship.	Amend Archaeological Authority Process: This section must also include – Te Rūnanga to be informed if any unknown archaeological site is discovered and prior to being removed.
General	Transpower New Zealand Ltd	60.68	Support in part	Neutral on the provisions within the chapter on the basis the provisions within the Historic Heritage chapter do not apply to infrastructure, and specifically the National Grid. If the provisions apply, seek relief consistent with the relief sought in its submission.	Retain the Historic Heritage Chapter. If the chapter applies to the National Grid, amend provisions to reflect the relief sought in submission.
Introduction	Kāinga Ora – Homes and Communities	81.424	Support in part	Kāinga Ora generally supports the introductory text but, consistent with its overall submission, Kāinga Ora requests that explanations about other non-RMA processes are removed.	Amend: Buildings, items and sites with historic heritage values provide a context for community identity. They can also provide valuable information about the past and the cultures of those who came before us, for example, the tools, technology and materials available at specific points in time. Historic heritage values can be directly threatened through modification, damage or destruction associated with the subdivision, use or development of a site. Damage can also occur from natural hazards, including earthquakes, fire and flooding. Inappropriate subdivision, use or development can result in the loss of this knowledge and the links to the past that heritage items, heritage settings and historic heritage sites provides. It is therefore important that Porirua City's historic heritage values are identified and protected. ~~**Archaeological Authority Process**~~ ~~Under the Heritage New Zealand Pouhere Taonga Act 2014 it is unlawful to destroy, damage or modify an archaeological site (regardless of whether the site is identified in the District Plan or not) without obtaining an archaeological authority from Heritage New Zealand Pouhere Taonga (HNZPT) before you start work. An archaeological authority is required in addition to any resource consents required by the Council.~~ ~~An archaeological site is defined in this act as any place in New Zealand (including buildings, structures or shipwrecks) that was associated with pre-1900 human activity, where there is evidence relating to the history of New Zealand that can be investigated using archaeological methods.~~ ~~If you discover a previously unknown archaeological site (for example, when you are conducting~~ Earthworks~~) you must stop any work that could affect it and contact HNZPT for advice on how to proceed.~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~The Police will also need to be notified if human remains are revealed. If any artefacts are found, they must be handed over to the Ministry for Culture and Heritage.~~
Archaeological Authority Process	Heritage New Zealand Pouhere Taonga	65.18	Support in part	Suggests that the paragraph on archaeological authority process is put into an appendix in the plan, and provide cross reference from relevant sections (HH, SASM, earthworks).	Amend as follows: The Archaeological Authority Process under the Heritage New Zealand Pouhere Taonga Act 2014 is outlined in Appendix 16.
HH-P1	Heritage New Zealand Pouhere Taonga	65.19	Amend	Supports the list of Heritage Values in P1, however, would like to see authenticity included in the list. Authenticity is an important component of heritage value and should be included. Architectural, scientific and technological values are also important. These qualities are all contained within the definition of Historic Heritage in the RMA. It is acknowledged that these qualities are contained within the physical values category.	Amend to add authenticity to the list of heritage values.
HH-P2	Heritage New Zealand Pouhere Taonga	65.20	Amend	Historic Heritage Sites may be more appropriately referred to as Historic Heritage Areas. Examples of other councils which have Historic Heritage Areas are Auckland, Wellington, and Christchurch.	Amend: 3. Historic Heritage ~~Sites~~ Areas: … (SCHED4 – Historic Heritage ~~Sites~~Areas)
HH-P4	Heritage New Zealand Pouhere Taonga	65.21	Support in part	Works undertaken to enable the adaptation of a heritage item may be acceptable where they are necessary for a compatible use of the place. Any change should be the minimum necessary, should be substantially reversible, and should have little or no adverse effect on the heritage value of the place.	Add the following to policy P4: Any works undertaken need to be kept to the minimum necessary and keep the heritage fabric as intact as possible.
HH-P7	Heritage New Zealand Pouhere Taonga	65.22	Amend	This policy allows grazing where heritage values are maintained. Cattle can have a substantially different impact on archaeological and other sites compared to smaller animals. Development of a Conservation Management Plan (or equivalent) for each site would assist in providing guidance for which activities (including grazing) are appropriate in each site.	Add the following: Recognising that grazing large animals such as cattle has the potential for damaging some historic heritage sites.
HH-P9	Heritage New Zealand Pouhere Taonga	65.23	Support	Supports the intent of this policy.	Retain policy.
HH-P10	Heritage New Zealand Pouhere Taonga	65.24	Support	Supports the intent of this policy.	Retain provision.
HH-P11	Heritage New Zealand Pouhere Taonga	65.25	Amend	Generally supports the policy direction of P11. A few other aspects should be included. Any changes should be kept to the minimum necessary, the potential for adverse cumulative effects should be acknowledged.	Amend: HH-P11 Use and development of heritage items, heritage settings, and historic heritage sites Only allow other use and development of and within heritage items and heritage settings in SCHED2 - Historic Heritage Items (Group A), SCHED3 - Historic Heritage Items (Group B), and historic heritage sites in SCHED4 -

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Historic Heritage Sites where it can be demonstrated that the identified heritage values are protected and maintained, having regard to: 1. The particular heritage values of the heritage item and heritage setting, or the historic heritage site and its significance; 2. The heritage item, heritage setting, or the historic heritage site's sensitivity to change or capacity to accommodate changes without compromising the heritage values of the heritage item, heritage setting or historic heritage site; 3. Any heritage alterations and additions to heritage items, including for an ongoing use or any adaptive re-use, are compatible with the form, proportions, materials and patina of the heritage item and maintain its heritage values; 4. Architectural features and details that contribute to the heritage values of the heritage item or the historic heritage site are not lost or obscured by new materials or changes; 5. Whether any new building or structure, including its location, form, design and materials, is compatible with the original architectural style, character and scale of the heritage item, and the impact of the new building or structure on the heritage setting; 6. The extent to which any adverse impacts on heritage values are necessary to enable the long term, practical, or feasible use of the heritage item or historic heritage site; 7. The reduction or loss of any heritage values, including the ability to interpret the place and its relationship with other features/items; 8. The extent or degree to which any changes are reversible; 9. Any opportunities to enhance the heritage values of the heritage item and its heritage setting or the historic heritage site; 10. <u>The extent to which any alterations to heritage fabric is kept to the minimum necessary;</u> 11. <u>the potential for cumulative adverse effects on heritage values;</u> 12. Any assessments or advice from a suitably qualified and experienced heritage expert; and 13. The extent to which any changes are consistent with a relevant conservation plan.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
HH-P12	Heritage New Zealand Pouhere Taonga	65.26	Amend	Relocation should only be allowed in exceptional circumstances if its current site is in imminent danger, and if all other means of retaining the structure in its current location have been exhausted. This aspect is reflected in the 5th point of Policy P12 but needs to be given more weight than the other factors mentioned in the policy. P12 is re-written to reflect this position and prioritise the most important matters to consider. Point 3 of Policy 12 should not be a choice between repositioning as close as possible to the original location and maintaining the heritage values. Both aspects (repositioning as close as possible, and maintaining the heritage values and significance) should be considered.	Amend: HH-P12 Repositioning and relocation of heritage items Only allow repositioning or relocation of heritage items listed in SCHED2 - Historic Heritage Items (Group A) and SCHED3 - Historic Heritage Items (Group B), where: (a). The relocation is necessary due to threats to the heritage item from natural hazards identified in the Natural Hazards chapter, and (b) All other means of retaining the structure in its current location have been exhausted. Where the matters (a) and (b) above are satisfied the following matters should be taken into account: 1. Whether the identified heritage values are protected and maintained ~~taking into account: ;~~ 2. Whether there are opportunities to enhance the physical condition of the heritage item and its heritage values and the public's appreciation of those values, including being more publicly accessible and/or within public view; 3. Any measures to minimise the risk of damage to the heritage item; 4. For repositioning within a heritage setting, whether the new location of the heritage item is as close to the original location as practicable, and whether~~or, where this is not possible if~~ the new location maintains the heritage values and significance of the heritage item; 5. For relocation beyond a heritage setting: a. Whether the new location is related to the heritage values of the heritage item and/or provides a heritage setting compatible with the heritage values of the heritage item; and b. Any other alternatives to relocation that have been explored including repairs, earthquake strengthening, heritage alterations and additions, including for adaptive re-use, and relocation is the only reasonable option~~; and.~~ ~~1. Whether the relocation is necessary due to threats to the heritage item from natural hazards identified in the Natural Hazards chapter.~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
HH-P13	Heritage New Zealand Pouhere Taonga	65.27	Support	Supports the policy approach regarding Group B items.	Retain provisions.
HH-P13	Fire and Emergency New Zealand	119.38	Support	Firefighters may be required to partially demolish buildings in order to gain access to properties for lifesaving purposes in the event of an emergency. Support the inclusion of HH-P13-1.a.	Retain as proposed.
HH-P14	Fire and Emergency New Zealand	119.39	Amend	Firefighters may be required to partially demolish buildings in order to gain access to properties in the event of an emergency. Supports the inclusion of HH-P14.	Amend the policy as follows: HH-P14 Demolition, partial demolition and destruction of heritage items and historic heritage sites included in SCHED2 - Historic Heritage Items (Group A) and SCHED4 - Historic Heritage Sites Avoid the demolition, partial demolition or destruction of heritage items and historic heritage sites included in SCHED2 - Historic Heritage Items (Group A) and SCHED4 - Historic Heritage Sites, unless: 1. The heritage item or historic heritage site is a serious risk to safety or property or is in a serious state of disrepair and interim protection measures would not remove that threat; and 2. The cost of remedying the risk or disrepair is prohibitive; and 3. To gain access to a property or building for lifesaving purposes in the event of an emergency; and 4. Other reasonable alternatives to retain the heritage item have been explored including: a. Repairs; b. Earthquake strengthening; c. Heritage alterations and additions, including for adaptive reuse; d. Repositioning or relocation; e. Whether demolition or destruction could occur in part without adverse effects on the identified heritage values for which the heritage item was scheduled; and f. Whether the costs of the alternatives would be prohibitive.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
HH-P14	Heritage New Zealand Pouhere Taonga	65.28	Support	Supports the policy approach regarding Group B items.	Retain provisions.
HH-P15	Heritage New Zealand Pouhere Taonga	65.29	Support in part	Supports the policy approach of P15. Inclusion of integrity of the heritage site as a matter to consider would strengthen the policy.	Amend as follows: HH-P15 Subdivision Only allow subdivision of sites that have heritage items, heritage settings or historic heritage sites listed SCHED2 - Historic Heritage Items (Group A), SCHED3 - Historic Heritage Items (Group B), and SCHED4 - Historic Heritage Sites where it can be demonstrated that: 1. The heritage values for which the heritage item or historic heritage site is scheduled are maintained and protected; 2. Sufficient land is provided around the heritage item or historic heritage site to protect associated heritage values and the integrity of the heritage item or site; 3. There are measures to minimise obstruction of views of the heritage item from adjoining public spaces that may result from any future land use or development; and 4. The remainder of the site associated with the heritage item, heritage setting, or historic heritage site is of a size which continues to provide it with a suitable heritage setting to maintain the heritage values associated with the heritage item, or historic heritage site.
HH-R1	Heritage New Zealand Pouhere Taonga	65.30	Support	Supports the provision.	Retain provision.
HH-R2	Heritage New Zealand Pouhere Taonga	65.31	Support	Supports the provision.	Retain provision.
HH-R3	Heritage New Zealand Pouhere Taonga	65.32	Amend	The rule allows grazing on all historic heritage sites as a permitted activity. The corresponding policy (HH-P7) refers to allowing grazing where heritage values are maintained. Grazing of small animals (listed in the Auckland Unitary Plan as sheep, goats, alpacas and llamas) should be a permitted activity. Grazing of large, heavy animals which can potentially damage a heritage site needs to be managed and controlled. This control could best be achieved by adding a permitted activity standard.	Amend: **All zones** 1. Activity status: **Permitted** where compliance is achieved with HH-S2

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
HH-R4	Heritage New Zealand Pouhere Taonga	65.33	Amend	R4 provides for burials as a permitted activity. There may be merit in considering other, very limited, activities as a permitted activity, such as minor earthworks associated with the maintenance, installation and construction of service connections or rainwater tanks.	Amend: **All zones** 1. Activity status: **Permitted** Where: a. Earthworks are associated with burials within an existing cemetery. b. <u>Minor earthworks associated with the maintenance, installation and construction of service connections, rainwater tanks or effluent disposal systems</u> (...)
HH-R4	Porirua City Council	11.37	Amend	Amendment provides clarity that the rule applies within heritage settings.	Amend rules as follows: Earthworks on heritage items and <u>within</u> heritage settings in SCHED2 - Historic Heritage Items (Group A) and SCHED3 - Historic Heritage Items (Group B), and historic heritage sites in SCHED4 - Historic Heritage Sites …
HH-R5	Heritage New Zealand Pouhere Taonga	65.34	Support	Supports the controlled activity status for this activity.	Retain provision.
HH-R6	Heritage New Zealand Pouhere Taonga	65.35	Support	Supports the controlled activity status for this activity.	Retain provision.
HH-R7	Heritage New Zealand Pouhere Taonga	65.36	Amend	Supports the activity status for this activity and the notification clause. It may be beneficial to clarify that R9 applies to additions to a heritage building, while R7 applies to additions to extensions to the footprint of a non-heritage building within a heritage setting.	Add a note clarifying R7 and R9 in terms of additions/extensions to building footprints, as the rules appear to potentially double up.
HH-R7	Porirua City Council	11.38	Amend	Alterations to non-listed buildings and structures within heritage settings unintentionally caught by "catch-all rule" HH-R13. The intention was for extensions only.	Insert new permitted activity rule (as HH-R5) as follows: *Repair, maintenance, redecoration, heritage restoration, earthquake strengthening, fire protection and accessibility upgrades, alterations, additions, repositioning, relocation, and demolition of any structure or building located within the heritage setting of a heritage item listed in SCHED2 - Historic Heritage Items (Group A) or SCHED3 - Historic Heritage Items (Group B)* *1. Activity status: Permitted* *Where:*

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					a. The structure or building is not identified as a heritage item in SCHED2 - Historic Heritage Items (Group A) or SCHED3 - Historic Heritage Items (Group B). *Note:* • *This rule does not apply to extensions to the footprint of buildings and structures located within the heritage setting of a heritage item, which is covered by Rule HH-R7*
HH-R8	Heritage New Zealand Pouhere Taonga	65.37	Support	Supports the activity status for this activity and the notification clause.	Retain this provision.
HH-R9	Heritage New Zealand Pouhere Taonga	65.38	Support in part	Supports the activity status for this activity. It may be beneficial to clarify that R9 applies to additions to a heritage building, while R7 applies to additions to extensions to the footprint of a non-heritage building within a heritage setting.	Add a note clarifying the application of R7 and R9 in terms of additions/extensions to building footprints, as the rules appear to potentially double up.
HH-R10	Heritage New Zealand Pouhere Taonga	65.39	Support	Supports the activity status for this activity and the notification clause.	Retain this provision.
HH-R11 - New provision	Heritage New Zealand Pouhere Taonga	65.40	Amend	Supports the approach and the activity status for Group B items. A differentiated approach is justified, in a similar way as demolition rules for Groups A and B are differentiated. Relocation of Group A heritage items should be a non-complying activity.	Amend: HH-R11 The **relocation of a heritage item in ~~SCHED2 - Historic Heritage Items (Group A) or~~ SCHED3 - Historic Heritage Items (Group B) beyond the heritage setting of the heritage item** **1. Activity status: Discretionary** **HH-NEW RULE relocation of a heritage item in SCHED2 - Historic Heritage Items (Group A) beyond the heritage setting of the heritage item** 1. Activity status: Non-Complying
HH-R12	Heritage New Zealand Pouhere Taonga	65.41	Support	Supports the activity status for rule 12 and the differentiated approach to Group A and Group B items.	Retain rule.
HH-R14	Heritage New Zealand Pouhere Taonga	65.42	Support	Supports the activity status for this activity and the differentiated approach to Group A and Group B items.	Retain provision.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
HH-R15	Heritage New Zealand Pouhere Taonga	65.43	Support	Supports the activity status for this activity.	Retain provision.
New provision	Heritage New Zealand Pouhere Taonga	65.45	Amend	Relating to Rule HH-R3, grazing of small animals (listed in the Auckland Unitary Plan as sheep, goats, alpacas and llamas) should be a permitted activity, whereas grazing of large, heavy animals which can potentially damage a heritage site, needs to be managed and controlled. This control could best be achieved by adding a permitted activity standard.	Add: HH-S2 1. The grazing animals are sheep, goats, llamas, alpacas, or poultry. 2. Grazing of any other animals is consistent with management guidance contained within a management plan for the historic heritage area
HH-S1	Heritage New Zealand Pouhere Taonga	65.44	Support	Supports the approach of the standard.	Retain provision.

TREE- Notable Trees

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Titahi Bay Community Group and Pestfree Titahi Bay	94.9	Support	Supports the inclusion of Notable Trees into the Proposed District Plan. Trees in the urban environment add social, economic and environmental benefits to the city. They also compete for space with other urban development activities and ambiguity in District Plan tree rules can lead to confusion and a poor outcome for both the trees and tree owners.	Council charge applicants for resource consents associated with Notable trees.
General	Titahi Bay Community Group and Pestfree Titahi Bay	94.10	Support	Supports the inclusion of Notable Trees into the Proposed District Plan. Trees in the urban environment add social, economic and environmental benefits to the city. They also compete for space with other urban development activities and ambiguity in District Plan tree rules can lead to confusion and a poor outcome for both the trees and tree owners.	There be an opportunity for the public to nominate trees to the list and add new trees to the list for the period between District Plan reviews.
General	Titahi Bay Community Group and Pestfree Titahi Bay	94.8	Support	Supports the inclusion of Notable Trees into the Proposed District Plan. Trees in the urban environment add social, economic and environmental benefits to the city. They also compete for space with other urban development activities and ambiguity in District Plan tree rules can lead to confusion and a poor outcome for both the trees and tree owners.	Council allocate additional funding for physical tree work to be carried out on Notable Trees on both public and private property.
Standard Tree Evaluation Method (STEM)	Jeremy (Jez) Partridge	103.5	Oppose	Comments/concerns raised in relation to the Council's use of STEM and the particular threshold adopted, including: • Use of the STEM method generally when a number of other Council's are moving away from it. • Why the 120 threshold score was used (and not an alternative threshold). • No cost benefit analysis of the effects of setting a lower or higher STEM threshold. • Lack of detail about those trees that scored less than 120, and why they were considered to not be significant enough for listing as Notable, and whether a peer review undertaken for those trees. [Refer to original submission for full reason] [Refer also to submission point on Section 32 Evaluation Report]	1. Council undertakes Cost Benefit Analysis of the effects of selecting a lower and higher threshold against its proposed District Plan Policies and Objectives in regard to Notable Trees. 2. Council explains in detail and using examples of actual trees assessed why trees which fall below Council's STEM threshold are not suitable for protection, in the context of the subjective STEM criteria and how these may have affected total scores, and other Councils in the Region which have STEM thresholds below the one recommended by Council. 3. For trees which score below Council's recommended STEM threshold, that STEM assessments where subjective criteria scores resulted in trees not reaching the required threshold, are peer reviewed by a third party Consultant Arborist. 4. Council considers adopting a lower STEM threshold so that more trees can be protected.
General	Te Rūnanga o Toa Rangatira	264.48	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.
General	Royal Forest and Bird Protection Society	225.32	Amend	Questions the methodology used to identify Notable Trees. There does not appear to be enough emphasis on identifying native tree species. A number of species such as holly (TREE022) for example, while they may be notable in this case, are in fact weeds. Like to see a comprehensive survey of the district undertaken to ensure further Notable Trees haven't been missed. There are clearly many, particularly native, trees that need to be identified and included in SCHED5.	Include policy direction for further surveys of Notable trees and provide for the inclusion of additional trees in SCHED5 over the life of the Plan.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Financial effects	Thomas Charles and Claire Louise Clark	153.1	Amend	Does not accept imposition of significant financial costs on landowners through the Notable Trees policy and is concerned about the resulting impact on private land use. The Resource Management Act provides for landowners to have control of their land subject to the need to satisfy environmental needs. It is the only group of trees on private land listed for Notable Tree status. [Refer to original submission for full reason, including attachments]	Part 2 Selection of Notable Trees - recommends that the general policy on Notable Trees be amended to ensure decisions on notable trees do not impose significant adverse financial effects on landowners, and to either exempt properties where the application of those conditions that will have significant adverse financial effects on the landowner, or that where such effects are imposed, the landowner is adequately compensated for the adverse effects. [Refer to original submission for full decision requested]
Consultation	Thomas Charles and Claire Louise Clark	153.11	Not specified	Had the Council undertaken the consultation process properly in 2018 and made contact, a collaborative agreed approach that would suit both parties might have been reached. [Refer to original submission for full reason, including attachments]	Request that the Council re-consider the consequences of the proposed District Plan in respect of 24 Whanake Street and agree to meet to discuss a collaborative, mutually acceptable outcome. [Refer to original submission for full decision requested]
Rules	Jeremy (Jez) Partridge	103.3	Oppose	Comments/concerns raised in relation to Definition of Root Protection Area (RPA), including: • The methodology which the Council has selected to define RPA, (dripline/half tree height method) and there being no evaluation of why the method was selected over British and Australian Standards and it being out of date and no longer recommended as best practice by UK and Australian Arboricultural Associations as best practice. • Potential for significant damage/ harm to trees that could occur through applying this definition to tree root systems not found within the definition of RPA, (example issue described within submission). • How Standard S1 uses an AS4970 requirement (Australian requirement) - and it is not explained why an AS4970 requirement can be used in this way but not the RPA reference. • Outlines how roots within the RPA should not be compacted or damaged unless and Arboricultural Impact Assessment and Method Statement have been approved by Council in accordance with AS4970. Refers to how some works would be permitted under Rule 2 and Council would not be able to require its preferred root protection method. • Refers to BS5837 containing following advice pertinent to this submission (specific wording/advice noted in submission) • How Standard S1 allows hydro excavation as a means of exposing roots and that it should only be undertaken at a specific depth. [Refer to original submission for full reason] [Refer also to submission points on definition of Root Protection Area, Section 32 Evaluation Report and TREE-S1]	1. Council undertakes Cost Benefit Analysis of International best practice methods used to determine the area of roots which cannot be disturbed without consent. Council selects a methodology for Rule 2 which represents best practice in terms of tree root protection, which would ideally be the AS4970 or BS5837 method. 2. Council does not allow permitted works within the RPA of a Notable Tree. 3. Standard S1 is amended to specify that hydrovac is only undertaken at a specific depth.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Introduction	Kāinga Ora – Homes and Communities	81.426	Support in part	Kāinga Ora requests that the explanation of how trees were scheduled are is removed from the introduction as this the methodology is a matter for the section 32 report. Guidance about future Notable Trees is provided in Policy TREE-O1. Deletion to reference to STEM assessment from the introduction is sought.	Amend introduction: ~~Notable trees have been assessed using the Standard Tree Evaluation Method (STEM) from the publication Flook, R.R. (1996) STEM A Standard Tree Evaluation Method. Nelson, New Zealand. STEM assesses trees based on condition (health) and amenity (community benefit) as well as notability (distinction). Trees that score 120 or higher on the STEM are scheduled as a notable tree in SCHED5 - Notable Trees.~~
TREE-P1	Thomas Charles and Claire Louise Clark	153.3	Oppose	The STEM methodology fails to: • Provide an accurate assessment of the group of trees at 24 Whanake Street. Established for a single tree or of multiple same species trees with the same characteristics, it is not appropriate for mixed species group of trees with mixed condition and amenity values, such as at 24 Whanake Street (the group of trees at this property comprising nikau palms and one puriri). • Recognise potential conflicts, such as significant adverse financial effects. Concerns raised about the value of the property being unreasonably impacted and any re-development of the property impossible. Had a complete assessment being provided highlighting the existence of a conflict, the matter could have been addressed and the plan amended to provide for special circumstances. The Council should seek expert advice on the assessment of mixed species, mixed condition, and mixed ecological values and re-consider their STEM assessments. Alternatively, amend the policy to provide for a special process to be undertaken where special circumstances exist to make the STEM methodology inappropriate. [Refer to original submission for full reason, including attachments]	The STEM methodology and the Council's use of it recognise the significant adverse financial effects that can be imposed on landowners by the methodology and in such cases agree a site specific application of the methodology. [Refer to original submission for full decision requested]
TREE-P3	Fire and Emergency New Zealand	119.40	Support	Supports allowing the trimming and pruning of notable trees listed within SCHED5 where the works are necessary to prevent a serious imminent threat to the safety of people and property.	Retain as proposed.
TREE-P4	Thomas Charles and Claire Louise Clark	153.5	Oppose	TREE P4 defines potentially appropriate works as those trimming and pruning of notable trees or undertaking activities in the root protection zone that: *1. Do not compromise the long term health of the notable tree;* *2. Do not compromise the values of the notable tree described in SCHED5 - Notable Trees;* *3. Do not reduce the natural life of the notable tree;* *4. Do not increase the risk of the notable tree being subject to wind damage; and* *5. Do not impact the natural shape and form of the notable tree.*	The list be extended to include works necessary to ensure that adverse effects of the trees are mitigated, e.g. impact on streambeds and potential flooding.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Supports the above statements (noting an objection to the definition of root protection zone) and considers that the policy should be amended to provide for work to be undertaken where the trees are having an adverse effect on other matters such as increased risk of flooding. Also notes that Schedule 5 does not generally contain the values of the trees listed. [Refer to original submission for full reason, including attachments]	
TREE-P5	Thomas Charles and Claire Louise Clark	153.9	Oppose	While understands the desire of the Council to ensure the longevity of Notable Trees, cannot support the only grounds for the removal of notable trees is where they are an imminent risk to the safety of people or property if that was to exclude circumstances where the value of the property was affected as against the safety of the property (interprets this as destruction of the land).	Where a Notable Tree imposes significant financial adverse effects on a landowner, the removal should be permitted.
TREE-P5	Fire and Emergency New Zealand	119.41	Support	Supports allowing the removal of notable trees listed within SCHED5 where the tree poses a serious imminent threat to the safety of people and property.	Retain as proposed.
TREE-R3	Jeremy (Jez) Partridge	103.6	Oppose	In relation to the R3 and R4 requirements to use a L6 qualified arborist, outlines: • How a Level 4 (L4) qualified arborist is able to competently and professionally accomplish all the requirements cited by the Council. • An L6 qualification covers more advanced arboricultural knowledge, but being able to prune a tree and recognise if a tree is dead or in terminal decline is basic arboricultural knowledge which a L4 qualified arborist would already possess. [Refer to original submission for full reason]	The requirement to engage a L6 qualified arborist to undertake, supervise or sign off works related to rule R3 and R4 are removed and replaced by the requirement to engage at least a L4 arborist. A requirement to possess an industry recognised tree risk assessment certification such as TRAQ, QTRA or VALID be added to the requirements.
TREE-R4	Jeremy (Jez) Partridge	103.7	Oppose	In relation to the R3 and R4 requirements to use a L6 qualified arborist, outlines: • How a Level 4 (L4) qualified arborist is able to competently and professionally accomplish all the requirements cited by the Council. • An L6 qualification covers more advanced arboricultural knowledge, but being able to prune a tree and recognise if a tree is dead or in terminal decline is basic arboricultural knowledge which a L4 qualified arborist would already possess. [Refer to original submission for full reason]	The requirement to engage a L6 qualified arborist to undertake, supervise or sign off works related to rule R3 and R4 are removed and replaced by the requirement to engage at least a L4 arborist. A requirement to possess an industry recognised tree risk assessment certification such as TRAQ, QTRA or VALID be added to the requirements.
TREE-R4	Jeremy (Jez) Partridge	103.8	Oppose	Removal of a tree which is assessed as dead or in terminal decline is permitted. Concerned that terminal decline is open to interpretation and this could result in removal of significant and veteran trees, which even though could be potentially described as in terminal decline they may survive for 100 years more. [Refer to original submission for full reason]	Remove the term terminal decline, or add a definition of the term terminal decline which is definitive and leaves no room for misuse, or do not allow removal as a permitted activity on the basis of 'terminal decline'.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
TREE-R4	Fire and Emergency New Zealand	119.42	Support	Supports allowing the removal of notable trees listed within SCHED5 as a permitted activity in all zones where the works are essential due to a serious imminent threat to the safety of people or property.	Retain as proposed.
TREE-R4	Thomas Charles and Claire Louise Clark	153.6	Oppose	While understands the desire of the Council to ensure the longevity of Notable Trees, cannot support the only grounds for the removal of notable trees is where they are an imminent risk to the safety of people or property if that was to exclude circumstances where the value of the property was affected as against the safety of the property (interprets this as destruction of the land).	Where a Notable Tree imposes significant financial adverse effects on a landowner, the removal should be permitted.
TREE-S1	Thomas Charles and Claire Louise Clark	153.7	Oppose	Opposes the proposed exclusion of any machinery undertaking earthworks having to operate on ground protection measures. An excessive requirement relative to policy P4 which relates to compromising the long term health. A possible amendment is "... *to restrict machinery within say 2 metres of the base of the tree.*" Opposes the restriction to create new impermeable surfaces affecting more than 10% of the root protection zone. • Providing an impermeable surface of up to 50% will in no way compromise the long term health of the tree. • Draws the Council's attention to their own plantings within the Council area where trees are in close proximity with hard surfaces of paths, gutters and roading and show no adverse effects on their placement. [Refer to original submission for full reason, including attachments]	Machinery should be able to be used without the need for protective surfaces. New impermeable surfaces should be permitted subject to 50% maximum coverage.
TREE-S1	Jeremy (Jez) Partridge	103.9	Amend	Comments/concerns raised that: • Standard S1 uses an AS4970 requirement (Australian requirement) - and it is not explained why an AS4970 requirement can be used in this way but not the RPA reference. • Standard S1 allows hydro excavation as a means of exposing roots and that it should only be undertaken at a specific depth. [Refer to original submission for full reason] [Refer also to submission points on definition of Root Protection Area, Section 32 Evaluation Report and Notable Trees Chapter]	Amend TREE-S1 to specify that hydrovac is only undertaken at a specific depth.
TREE-S2	Thomas Charles and Claire Louise Clark	153.8	Oppose	Opposes the trimming and pruning restrictions to maximum branch diameters of 50mm as excessive in relation to the policy of not compromising the long term health of the tree. Trimming branches greater than that can be undertaken in way to maintain the essential shape and form of the tree. The requirement to retain the natural shape, form and branch habit of the tree would preclude any re-development of the remaining 80% of the property at 24 Whanake Street.	The maximum branch diameter should be removed.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				For the nikau palms, the root protection area, would at their present height, be a four metre circle about the trunk of the tree. That would prevent any action being taken to restrict the growth of roots in the streambed and increase the risk of flooding of the stream. Refers to the frequent flooding of the stream in the recent past. including major flooding, and that continued lifting of the streambed and encroachment of growth into the stream channel will only increase the probability of and frequency of floods. [Refer to original submission for full reason, including attachments]	

SASM- Sites and Areas of Significance to Māori

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
New provision	Heritage New Zealand Pouhere Taonga	65.51	Amend	Rule 2 allows grazing on all SASM as a permitted activity. Grazing of small animals should be a permitted activity, whereas grazing of large, heavy animals which can potentially damage a heritage site, needs to be managed and controlled. This control could best be achieved by adding a permitted activity standard.	Amend: SASM-S1 1. The grazing animals are sheep, goats, llamas, alpacas, or poultry. 2. Grazing of any other animals is consistent with management guidance contained within a management plan for the scheduled area
General	Greater Wellington Regional Council	137.43	Support in part	The definition of Historic Heritage in the RMA includes sites of significance to Maori, including wāhi tapu. Does not oppose having separate chapters on Historic Heritage and Sites and Areas of Significance to Māori. Cross-references between the two chapters would assist plan users.	Retain chapter, but amend the explanation of the Historic Heritage chapter to provide a cross-reference to the Sites and Areas of Significance to Māori chapter.
General	Transpower New Zealand Ltd	60.69	Support in part	Neutral on the provisions within the chapter on the basis the provisions within the chapter do not apply to infrastructure, and specifically the National Grid. If the provisions apply, seek relief consistent with the relief sought in its submission.	Retain the chapter. If the chapter applies to the National Grid, amend provisions to reflect the relief sought in submission.
General	Te Rūnanga o Toa Rangatira	264.49	Support in part	Sites and areas of significance to Māori are an integral part to ensuring that our sense of place and identity is appropriately protected from further degradation.	Retain as notified subject to the amendments in other submission points.
Archaeological Authority Process	Te Rūnanga o Toa Rangatira	264.108	Support in part	Sites and areas of significance to Māori are an integral part to ensuring that our sense of place and identity is appropriately protected from further degradation.	Amend Archaeological Authority Process: This section must also include – Te Rūnanga to be informed if any unknown archaeological site is discovered and prior to being removed.
Introduction	Kāinga Ora – Homes and Communities	81.428	Support in part	Kāinga Ora generally supports the introductory text but, consistent with its overall submission, Kāinga Ora requests that explanations about other non-RMA processes are removed.	Amend: Porirua City Council acknowledges Ngāti Toa as mana whenua in Porirua. Te Rūnanga o Toa Rangatira is the only elected and mandated body with authority to represent and administer to all Ngāti Toa interests. The Māori approach to protecting their unique heritage involves the concept of kaitiakitanga. In the Porirua City context, this means that Ngāti Toa assumes responsibility for managing information about wāhi tapu or other sites and areas of significance to them within their rohe, including mātauranga Māori. To reflect the respective significance of the Ngāti Toa cultural values within the City, areas have been classified as either wāhi tapu (associated with places of death or birth); or wāhi tūpuna (associated with traditional uses). Activities that disturb the ground pose a significant threat to sites and areas of significance to Ngāti Toa. In some cases, the original features of a site may have been lost or damaged through exposure to weather, earthworks or coverage of a site by buildings or impermeable surfaces but

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					subsurface features may still remain. Even where these sites no longer exist physically, they can still hold cultural significance to Ngāti Toa. Identifying these sites and areas enables developers and landowners to carefully plan development that minimises or avoids disturbance. It is important to note that there may be other sites known only to Ngāti Toa that are not identified in the District Plan. These are recorded on Porirua City Council GIS files that are not accessible by the general public. Any proposal on land identified in these files will require consultation with Te Rūnanga o Toa Rangatira. Additionally, there are statutory acknowledgement areas listed in APP12 - Ngāti Toa Rangatira Statutory Acknowledgement Areas and APP13 - Ngāti Toa Rangatira Coastal Statutory Acknowledgement Areas. Porirua City Council is required to have regard to the statutory acknowledgment when making decisions on whether the Trustee of the Toa Rangatira Trust is an affected person on resource consent applications submitted for activities within, adjacent to, or directly affecting a statutory area. ~~Archaeological Authority Process~~ ~~Under the Heritage New Zealand Pouhere Taonga Act 2014 it is unlawful to destroy, damage or modify an archaeological site (regardless of whether the site is identified in the District Plan or not) without obtaining an archaeological authority from Heritage New Zealand Pouhere Taonga (HNZPT) before you start work. An archaeological authority is required in addition to any resource consents required by Porirua City Council.~~ ~~An archaeological site is defined in this act as any place in New Zealand (including buildings, structures or shipwrecks) that was associated with pre-1900 human activity, where there is evidence relating to the history of New Zealand that can be investigated using archaeological methods.~~ ~~If you discover a previously unknown archaeological site (for example, when you are conducting earthworks) you must stop any work that could affect it and contact HNZPT for advice on how to proceed.~~ ~~The Police will also need to be notified if human remains are revealed. If any artefacts are found, they must be handed over to the Ministry for Culture and Heritage.~~
Archaeological Authority Process	Heritage New Zealand Pouhere Taonga	65.46	Amend	Suggests that this information is put into an appendix in the plan, and provide cross reference from relevant sections (HH, SASM, earthworks).	Amend: The Archaeological Authority Process under the Heritage New Zealand Pouhere Taonga Act 2014 is outlined in Appendix 16.
SASM-P2	Te Whānau Horomona	249.27	Support in part	Land associated with sites of significance to Ngāti Toa Rangatira identified in schedule C3 - of the PNRP should also be encompassed by this objective. This would be	Amend:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				consistent with iwi planning documents outlined previously in TW-iwi and hapū planning documents.	Work with Te Rūnanga o Toa Rangatira to identify and schedule sites and areas of significance to them, and their cultural and spiritual values, in SCHED6 - Sites and Areas of Significance to Māori, and sites associated with Greater Wellington Proposed Natural Resources Plan (PNRP) Schedule C3 Sites of significance to Ngāti Toa Rangatira.
SASM-P3	Te Whānau Horomona	249.28	Support in part	Land associated with sites of significance to Ngāti Toa Rangatira identified in schedule C3 - of the PNRP should also be encompassed by this objective. This would be consistent with iwi planning documents outlined previously in TW-iwi and hapū planning documents.	Amend: Enable maintenance and restoration of sites and areas of significance to Ngāti Toa Rangatira included in SCHED6 - Sites and Areas of Significance to Māori, and SCHED C3 of the GWRPNRP and sites associated with Schedule C3 Sites of significance to Ngāti Toa Rangatira of the PNRP where the cultural and spiritual values of the site or area are protected.
SASM-P5	Heritage New Zealand Pouhere Taonga	65.47	Amend	This policy allows grazing where heritage values are maintained. Cattle can have a substantially different impact on archaeological and other sites compared to smaller animals. Development of a Conservation Management Plan (or equivalent) for each site would assist in providing guidance for which activities (including grazing) are appropriate in each site.	Add the following: Recognising that grazing cattle and other heavy animals has the potential for damaging some sites.
SASM-P6	Te Whānau Horomona	249.29	Support in part	Land associated with sites of significance to Ngāti Toa Rangatira identified in schedule C3 - of the PNRP should also be encompassed by this objective. This would be consistent with iwi planning documents outlined previously in TW-iwi and hapū planning documents.	Amend: Only allow any other use and development on sites and areas of significance in SCHED6 - Sites and Areas of Significance to Māori, and sites associated with Schedule C3 Sites of significance to Ngāti Toa Rangatira of the PNRP.
SASM-R2	Te Whānau Horomona	249.30	Oppose	The grazing of animals larger than sheep can be destructive to archaeological sites as advised by Department of Conservation for management of archaeological sites. As kaitiaki, Ngāti Toa Rangatira have a responsibility to preserve the history associated with archaeological sites as much as possible.	Amend to: 1. Activity Status: Permitted Where no registered archaeological sites are located Where grazing animals are sheep or smaller 2. Activity Status: Discretionary Where registered archaeological sites are located Where grazing animals are larger than sheep
SASM-R2	Heritage New Zealand Pouhere Taonga	65.48	Amend	This rule allows grazing on all SASM as a permitted activity. The corresponding policy (SASM-P5) refers to allowing grazing where identified values are maintained. Grazing of small animals (listed in the Auckland Unitary Plan as sheep, goats, alpacas and llamas) should be a permitted activity, whereas grazing of large, heavy animals which can potentially damage a heritage site, needs to be managed and controlled. This control could best be achieved by adding a permitted activity standard.	Amend as follows: Animal Grazing on sites and areas listed in SCHED6 … Permitted Where compliance is achieved with SASM-S1

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SASM-R4	Heritage New Zealand Pouhere Taonga	65.49	Support	Supports this provision including the notification rule relating to Ngāti Toa Rangatira and HNZPT.	Retain provision.
SASM-R6	Heritage New Zealand Pouhere Taonga	65.50	Support	Supports the activity status in this rule.	Retain provision.
SASM-R6	Te Whānau Horomona	249.31	Support	This is consistent with our aspirations and obligations as kaitiaki to preserve these taonga.	Retain as drafted.

Natural Environment Values

ECO- Ecosystems and Indigenous Biodiversity

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Lyle and Tracey Davies	10.3	Oppose	Council has not provided sufficient mechanisms in the Plan to permit the protection of SNAs from nuisance values emanating from the proposed extractive industries in the rural zone.	Quarry and mining activities should not be permitted in areas with SNAs.
Non-regulatory methods	Craig Parker	35.2	Support in part	[No specific reason given beyond decision requested - refer to original submission]	If PCC want to contract actions/uses of the areas there should be compensation to the landowner.
General	Nadine Steffens	14.3	Amend	Have not provided sufficient mechanisms in the draft plant to permit the protection of SNAs from nuisance values emanating from the proposed extractive industries in the rural zone. [Refer to original submission for full reason]	To amend and/or create new policies with specific protections for SNA areas on identified properties to protect from nuisance values insufficiently defined in the Rural Zone eg quarrying activities and mining.
General	Stephen Smith	1.3	Amend	Have not provided sufficient mechanisms in the draft plant to permit the protection of SNAs from nuisance values emanating from the proposed extractive industries in the rural zone. [Refer to original submission for full reason]	To amend and/or create new policies with specific protections for SNA areas on identified properties to protect from nuisance values insufficient defined in the Rural Zone eg quarrying activities and mining.
General	Jennifer Blake	17.3	Amend	Have not provided sufficient mechanisms in the draft plan to permit the protection of SNAs from nuisance values emanating from the proposed extractive industries in the rural zone. [Refer to original submission for full reason]	To amend and/or create new policies with specific protections for SNA areas on identified properties to protect from nuisance values insufficient defined in the Rural Zone eg quarrying activities and mining.
General	Pauatahanui Residents Association	74.3	Amend	Supports the identification of Significant Natural Areas and their protection, but there are specific concerns expressed by residents regarding the management of these areas and Council needs to listen to these and make appropriate amendments. For example, removal of indigenous vegetation within 3m of a building is permitted but Fire and Emergency NZ recommends two zones of vegetation clearance - up to 10 metres and 10-30 metres from a house referred to as ‘defensible space'. [Refer to original submission for full reason]	Amend. [Refer to original submission for full decision requested]
Non-regulatory methods	Ryan Family Trust	138.9	Not specified	That the Council resources used to administer these rules as currently proposed would be more effectively used to enhance the ecosystem by diverting them to concentrate on eradiation of pests such as opossums, rats, weasels, stoats, wild cats, ferrets and goats that are having a much more adverse effect on the environment than the loss of the few trees needed to protect the properties of private citizens from the ravages of fire and storm damage. These recommendations for rule change will affect only an infinitesimal area of the landscape thus having little impact on the overall objective of the SNAs.	[Not specified, refer to original submission]
General	Ryan Family Trust	138.1	Not specified	For slope stability, exotic trees have a much quicker and deeper developing root systems that assists with stabilization than native trees. A key objective in enhancing the water quality is to reduce water borne sediments especially from scares and escarpments formed due to adverse weather events.	In SNAs, the planting of exotic trees for slope stability should be allowed.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Rules	Ryan Family Trust	138.3	Not specified	The rules must in no way compromise the effectiveness of Rural Fire Officers administering the Rural and Forest Fires Act.	[Not specified, refer to original submission]
General	Te Rūnanga o Toa Rangatira	264.50	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.
General	Milmac Homes Limited	258.5	Amend	The property [Paekakariki Hill Road (Lot 2 85726)] should no be subject to provisions relating to the proposed Significant natural Area 193.	The removal of Significant natural Area 193 from the property [Paekakariki Hill Road (Lot 2 85726)] Or, in the alternative The incorporation of a policy framework and associated rules that enable appropriate development within Significant Natural Areas, with provisions to not be overlay prescriptive or constraining.
General	Grant Abdee	238.7	Oppose	Issues/concerns raised including: • Methodology • Consultation process • Accuracy of assessment • Financial implications • Pest species management [Refer to original submission for full reason, including attachment]	Reduced solar penetration and SNA encumbrance prejudges opportunities to manage large trees on the property [153B Rawhiti Road, Pukerua Bay].
General	Frances McNamara	259.4	Amend	Kānuka has the potential of reaching 15 - 20m. The existing kanuka on the property are estimated to be 8m, so, if untouched, the property will lose sun and views to the north and west over time. This seems counter-intuitive when councils are actively encouraging homes to be built to maximise the warmth from the sun. The spread of the canopy on the edge of the SNA will, again if left untouched, provide too much shade for the orchard and for other parts of the garden. The garden contains trees and shrubs planted in memory of family members; to lose these due to the increasing canopy cover of the manuka/ kānuka would be heart-breaking.	[Not specified, refer to original submission]
General	Royal Forest and Bird Protection Society	225.33	Amend	Porirua is in the fortunate position of having many of SNAs across the District. A large number are disconnected from others and do not provide habitat connection or functions which they once would have for a full spectrum of indigenous biodiversity values. Additional areas of importance may be identified as supporting these areas, or with their own significant values. Things change. It is an unfortunate reality that species which are not currently identified as threatened or at-risk of extinction are likely to become so in the future. Provision is needed to reassess areas and include them in future if necessary because not all significant values (including future values) are, or can be, identified in one survey. Acknowledge a range of sources were used to identify SNAs across the District. Only a subset of areas were confirmed using site visits. These site visits were used to confirm what ecologists already suspected. This doesn't account for is the areas of significant indigenous vegetation and significant habitats of indigenous fauna that will have been missed in that first survey.	Amend ECO Policies to clearly direct that further areas with biodiversity values need to be identified and protected as required by Policies 23 and 24 of the RPS. [Refer to original submission for full decision requested]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Inappropriate to limit protections to only those areas identified in SCHED7. Provision is required to continue to add sites to the schedule. Limiting consideration to only those values that are identified in SCHED7 is inappropriate as those are not a comprehensive list of the values that may existing within those SEAs. [Refer to original submission for full reasons]	
General	Royal Forest and Bird Protection Society	225.38	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan appears to be very focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates an avoidable conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable because where SNAs are identified and scheduled they can be included in "natural open space zone". This would make it clear that the area of land which contains the SNA is not (and nor is it intended to be) predominantly urban in character. [Refer to original submission for full reasons]	Ensure any subdivision includes protection of SNAs and provision for rezoning to "natural open space" under future plan reviews.
Rezoning	Royal Forest and Bird Protection Society	225.37	Amend	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan appears to be very focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates an avoidable conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable because where SNAs are identified and scheduled they can be included in "natural open space zone". This would make it clear that the area of land which contains the SNA is not (and nor is it intended to be) predominantly urban in character. [Refer to original submission for full reasons]	Change the underlying zoning of scheduled SNAs within "open space" to "Natural open space" zones.
General	Royal Forest and Bird Protection Society	225.39	Not specified	It is possible that through the plan development process a new NPS for indigenous biodiversity will become active. PCC should give effect to the NPS where possible if this is the case.	Ensure scope in decision making for regard to be had on a new NPS on indigenous biodiversity should one come into force during the plan review process.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Royal Forest and Bird Protection Society	225.40	Not specified	Concerned that there are no provisions to promote maintenance, restoration, and enhancement of areas beyond SCHED7 SNAs.	Include provisions to promote maintenance, restoration, and enhancement of areas within and beyond SCHED7 SNAs.
New Provision	Royal Forest and Bird Protection Society	225.41	Not specified	The provisions lack direction to manage long term effects through methods such as pest control.	Include provisions for pest control measures.
New Provision	Royal Forest and Bird Protection Society	225.42	Not specified	Integration is lacking across the plan due to inadequate matters for restriction of discretion which do not provide for consideration in effects on indigenous biodiversity.	Include “effects on indigenous biodiversity” as a standards matter of discretion in all restricted discretionary rules and as a matter for control in all controlled activity rules.
General	Royal Forest and Bird Protection Society	225.35	Not specified	All wetlands are significant under the pNRP regardless of whether they qualify as an SNA or not. Strongly opposes any development, clearance, or earthworks in SNAs, wetlands, and other ecological areas, or in areas that would impact on those sites, whether they have been formally identified or not.	Insert additional provisions to provide for integrated management of wetlands and ensure councils functions are carried out to give effect to the NPSFM 2020.
General	Royal Forest and Bird Protection Society	225.36	Not specified	Significant concerns with the offset and compensation approaches proposed. There are no real limits to ensure the protection of SNAs. Both offsetting and compensation are a step beyond avoid, remedy and mitigate. Offsetting does not necessarily protect as the adverse effects on the matter to be offset have not been avoided, remedied or mitigated. Compensation does not protect the values to be lost of even replace with like for like. This is not appropriate for the significant values to be protected in SNAs. Some adverse effects are not appropriate to be offset and definitely not for compensation. Seeking clear policy direction for adverse effects that are to be avoided to ensure the protection of SNAs.	Include clear policy direction on adverse effects to be avoided rather than relying on a limit approach to offsetting alone. [Refer to original submission for full decision requested]
General	Royal Forest and Bird Protection Society	225.254	Not specified	Significant concerns with the offset and compensation approaches proposed. There are no real limits to ensure the protection of SNAs. Both offsetting and compensation are a step beyond avoid, remedy and mitigate. Offsetting does not necessarily protect as the adverse effects on the matter to be offset have not been avoided, remedied or mitigated. Compensation does not protect the values to be lost of even replace with like for like. This is not appropriate for the significant values to be protected in SNAs. Some adverse effects are not appropriate to be offset and definitely not for compensation. Seeking clear policy direction for adverse effects that are to be avoided to ensure the protection of SNAs.	Remove provision for biodiversity compensation. [Refer to original submission for full decision requested]
New Provisions	Royal Forest and Bird Protection Society	225.248	Not specified	Porirua is in the fortunate position of having many of SNAs across the District. A large number are disconnected from others and do not provide habitat connection or functions which they once would have for a full spectrum of indigenous biodiversity values. Additional areas of importance may be identified as supporting these areas, or with their own significant values. Things change. It is an unfortunate reality that species which are not currently identified as threatened or at-risk of extinction are likely to become so in the future. Provision is needed to reassess areas and include them in future if necessary because not all significant values (including future values) are, or can be, identified in one survey. Acknowledges a range of sources were used to identify SNAs across the District. Only a subset of areas were confirmed using site visits. These site visits were used to confirm what ecologists already suspected. This	Insert additional provisions to provide for Councils function for the maintenance of indigenous biodiversity, including regulatory methods to restrict vegetation clearance and policy direction for assessments of effects on indigenous biodiversity.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				doesn't account for is the areas of significant indigenous vegetation and significant habitats of indigenous fauna that will have been missed in that first survey. Inappropriate to limit protections to only those areas identified in SCHED7. Provision is required to protect significant values outside these areas through consenting processes. [Refer to original submission for full reasons]	
General	Royal Forest and Bird Protection Society	225.249	Not specified	Porirua is in the fortunate position of having many of SNAs across the District. A large number are disconnected from others and do not provide habitat connection or functions which they once would have for a full spectrum of indigenous biodiversity values. Additional areas of importance may be identified as supporting these areas, or with their own significant values. Things change. It is an unfortunate reality that species which are not currently identified as threatened or at-risk of extinction are likely to become so in the future. Provision is needed to reassess areas and include them in future if necessary because not all significant values (including future values) are, or can be, identified in one survey. Acknowledges a range of sources were used to identify SNAs across the District. Only a subset of areas were confirmed using site visits. These site visits were used to confirm what ecologists already suspected. This doesn't account for is the areas of significant indigenous vegetation and significant habitats of indigenous fauna that will have been missed in that first survey. Inappropriate to limit protections to only those areas identified in SCHED7. [Refer to original submission for full reasons]	Provision is required to protect significant values outside these areas through consenting processes.
Non-regulatory method	Jennifer Giller	152.2	Not specified	SNAs are established for the greater good of the district. The cost of ensuring the preservation of SNA's should also be shared by the district. The requirement to employ a professional arborist to undertake routine tree work is a costly additional expense for SNA landowners. While the skill of an arborist is intended to ensure damage is not done to trees and site ecology, it unduly puts the financial cost of this assurance directly on the landowner. If ownership of an SNA becomes a burden to landowners, their enthusiasm to do the best for the recognised ecology may very likely diminish. The effect of this may see shortcuts taken, detrimental to the overall health of the SNA. If a stream of funding was made available, it would offset the cost of arborist services, where standard ECO-S1 requires the employment of an arborist to do work that the landowner could have undertaken themselves otherwise. By supporting landowners to maintain the SNA designated on their property, the preservation of the SNA is more certainly ensured.	A fund should be established for the ongoing maintenance of SNAs. This funding should be made available to offset: the cost of arborist services, restorative re-vegetating using indigenously sourced plants, and for invasive weed clearance.
General	Richard Falkner	147.1	Amend	Waitangirua Hill and the Belmont Hills contain several elevated wetlands and ponds which have the potential to increase biodiversity in the area and mitigate rainfall. If protected, these areas would soon become rich with life again.	The protection and reinstatement of wetlands on East Porirua's Waitangirua Hill, at 90 Arahura Crescent.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Non-indigenous vegetation	Greater Wellington Regional Council	137.73	Oppose	Opposes the permitted activity status for removal of non-indigenous vegetation within SNAs, as this vegetation can provide significant habitat for indigenous species such as birds, bats and lizards.	Considers it is appropriate that, within an SNA, the same rules apply for indigenous and non-indigenous vegetation removal.
General	Sheryn and David Harpham	201.1	Amend	Provision made for new areas to be included in the SNA's - a major area that continues to be ignored is the inclusion of new SNAs. Areas that people want to protect and undeveloped areas (and areas that are difficult to develop) that are not currently included in a SNA but would after a length of time (30 years) with or without positive interference become SNAs. Note that SNAs can also be areas that would provide a corridor for flora/fauna but are not currently vegetated. Why do we continue to talk of "remaining biodiversity"? These areas can be expanded on in more appropriate areas that have little or no economic effect. It is not a now or never proposal which is how it is being managed. Set up that green belt in the currently rural land and again you will increase biodiversity with a lower economic effect.	Amend.
General	Sheryn and David Harpham	202.1	Amend	Concerned with fire risk and the liability council may be opening itself to when SNA are within 30m of a dwelling/workplace. The Health and Safety Act requires that a business or person does what is reasonable and practicable to eliminate risks in the workplace. With so many people working from home this includes for many of us our homes. With the controls in place for a SNA, home (and business) owners will not be able to follow the recommendations as made by the NZ fire service. These basically apply to a buffer zone around buildings extending to 30m. Although the recommendations are for rural land, these are also valid for any house near larger areas of bush. (As those within or near a SNA will be). If this is the recommendation from NZ fire Service and people are legally unable to comply with it, who is at fault if a fire occurs that endangers life (and property) due to the closeness of vegetation? If people have the opportunity to follow these recommendations, then any doubt as to fault is removed. [Refer to original submission for full reason, including attachment]	Amend or remove part of.
General	Ian and Helen Gear	193.2	Not specified	Recognises the need to identify and protect significant natural areas as set out in the Great Wellington Regional Council RPS Policy 23. Has concerns regarding the process used by PCC to identify these areas, the prescriptive proposed rules and the imposition of costs on to land owner for a public good. The concept and imposition of SNAs imposing severe constraints and moving costs onto landowners who have had no control over the process defeats the intended purpose of increasing land cover with indigenous forest cover. In the future is it likely that landowners will be likely to choose not to plant indigenous species and retain marginal land in pasture or at best plant exotics. If we are to plant trees to sequester carbon and help constrain climate change, landowners must be encouraged to plant rather than finding themselves bound with the proposed shackles of SNAs. Discussed SNAs with council staff and offered advice on how the process may best be undertaken in 2012. Disappointed in the process that has been followed to impose	Present a case in the staff report for a process that encourages landowners to support and nurture SNAs rather than persisting with a punitive regulator tool.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				restrictions on land-owners, treating owners as suspect individuals who cannot be trusted to manage natural ecosystems on their properties and leaving them with additional compliance costs. Council could have taken the community of affected owners with it on a journey whereby trust and enthusiasm was built in the concept of SNAs. The present outcome will be that landowners will be reluctant to plant indigenous trees on their properties in the knowledge that they are restricting their future abilities to manage their land and the trees on it as they see fit and are also moving costs onto themselves.	
Non-Regulatory Method	Caryl Fantham	198.2	Oppose	Understand the Council's aim behind this proposal, but it will significantly reduce value of the property, as well as imposing on freedoms that landowners should have when a piece of land is purchased, and high rates are paid. Would be open to the idea of selling a portion of the land to Council for further area under your control (which would also result in a much needed rates reduction), but does not believe that half of the land is at all reasonable or feasible given the points made to light, health, safety and retention of value.	Possibly the Council could purchase a smaller piece of 5 Pendeen Place at the bottom if they wish to retain some control over that area of it, which would be fairer
General	Tiaki and Amanda Pritchard	220.4	Amend	Fire and Emergency New Zealand: FENZ advises that there should be buffers of 30m between a dwelling and bush.	FENZ advises that there should be buffers of 30m between a dwelling and bush. The plan should reflect this advice and allow land owners to maintain the specified buffers to protect their assets (all buildings on the property) without the need of seeking permission to do so from council. Nor, should land owners be required to engage specified specialists (for instance ecologists or arborists) to undertake this work.
General	Queen Elizabeth the Second National Trust (QEII)	216.11	Amend	Indigenous biodiversity nationwide is under intense pressure from competing land uses. The Porirua District contains many identified SNA, and the NPS-FM and proposed NPS-IB clearly indicate that steps need to be taken to safeguard areas that qualify as SNA, particularly wetlands. [Refer to original submission for full reasons]	Additional provisions to provide for integrated management of wetlands and ensure councils functions are carried out to give effect to the NPS-FM, the NES for Freshwater, and regional plan provisions. [Refer to original submission for full decision requested]
General	Queen Elizabeth the Second National Trust (QEII)	216.12	Amend	Inappropriate to limit protections to only SNA that have been identified. The identification process only involved very limited ground truthing. It is likely areas of significant indigenous vegetation and significant habitats of indigenous fauna that would meet the Regional Policy Statement criteria for SNA status have been missed. This is supported by recent experience with unidentified areas that were considered to meet SNA criteria by several ecologists during the PC18 process. Limiting protection to only SNA identified in the Schedule also fails to afford protection to any areas that may recover once the plan is operative. [Refer to original submission for full reasons]	Amendments to the ECO provisions in respect to "identified values" as follows: • Amendment to the definition of Significant Natural Area • Amendment to ECO Policies, and consequential amendments to other provisions, to remove the reference to "identified" areas and values of SNA • Removal of references to identified values only • Clarification that additional, not-yet-identified, areas may qualify for SNA status per RPS Policy 23 [Refer to original submission for full decision requested]
General	Natasha Dasyam	213.1	Amend	In relation to proposed Significant Natural Area, specifically having to seek council consent to make changes that are beyond the 3m restriction, and restrictions being placed on land for which rates are paid.	Seeks reconsideration of this plan, or in lieu of this requests the consideration of a reduction in rates or an equivalent monetary compensation in exchange for rights being taken away.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Raises issues of being unable to prune or remove trees on the property [28 Bodmin Terrace, Porirua] where necessary, resulting in: • Impact on views and enjoyment of location and reducing value of home. • Lack of sunlight and build up of moisture, dampness and mould. • Potential for roots to encroach on the foundation and to impact on the structural integrity of the house. • Potential for erosion. • Risk of falling branches and trees and potential for damage to property. • Overlying canopies interfering with draining of the gutters in the roof and fire risk posed as there wouldn't be an adequate fire-break. Associated health and safety risk matters raised, and also concerns about the need for council consent and inefficiencies of not being able to tend to an issue until council fees and processing times have lapsed. [Refer to original submission for full reason]	
Non-regulatory methods	David Thomson	215.2	Oppose	Raises a number of issues including: • Impact on property values • Access to sunlight • Maintaining views • Equity • Engagement approach [Refer to original submission for full reason]	Would also like to see PCC adapt their approach to one that works with residents to provide education and support to meet the important goals of protecting the environment in the city.
General	Queen Elizabeth the Second National Trust (QEII)	216.13	Amend	The plan does not currently offer appropriate protection for sites with ecological values (especially wetlands) from activities outside of those sites that will impact them (e.g. where an SNA is a receiving environment). [Refer to original submission for full reasons]	Amend to widen scope for protection of wetlands. [Refer to original submission for full decision requested]
Plimmerton Farm - Plan Change 18	Queen Elizabeth the Second National Trust (QEII)	216.14	Amend	Significant effort has been put into developing policies to protect ecological areas as part of the PC18 process. Where those provisions are stricter regarding protection of ecological values, the District Plan should align with them. [Refer to original submission for full reasons]	Align the ECO chapter with the objectives, policies and rules in PC18. [Refer to original submission for full decision requested]
General	Queen Elizabeth the Second National Trust (QEII)	216.15	Amend	[No specific reason given beyond decision requested - refer to original submission]	Removal of duplicated policies. [Refer to original submission for full decision requested]
Section 32 Report	Murry Cave	173.2	Amend	[Refer to original submission for full reason, including attachments]	Recognise that the boundaries of the proposed SNA035 Karehana Bay Bush have been requested to be amended since the 2018 submission and Council has not engaged to address these concerns;

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					Recognise that the SNA proposal is ultra vires and non-compliant with s. 85 (3B) of the Resource Management Act since the proposal both makes the land incapable of reasonable use and places an unfair and unreasonable burden on ourselves who have the primary interest in this land; That including urban allotments within a SNA is contrary to regional and national policy frameworks; That the s.32 process undertaken by Council is inadequate and does not reflect the issues and concerns that landowners will have with respect to the imposition of SNAs over urban allotments; That Council notes that its adoption of SNAs over urban allotments is not a process that has been contemplated by any other territorial authority within New Zealand and has not been considered in the draft National Policy Statement for Indigenous Biodiversity and as this document will be sent back to regional councils for further consultation, this issue will be flagged as an area of concern; Note and take account of the detailed documentation provided as an annex to the submission. [Refer to original submission for full decision requested, including attachments]
General	Chris Foothead	177.1	Oppose	In respect to SNA155 and Lot 5 DP429671, Council has casually drawn over a map of the property with no personal consultation, or consideration of a covenant already in place. There is a general lack of consideration of map detail or fairness for boundary lines, existing fences and current use of the property for grazing. Object to the requirement of work needing to be undertaken or supervised by a suitably qualified arboricultural expert, including the additional costs that will be incurred, that an arborist could be required to trim trees that would normally be maintained by the landowner. Object to Council being able to dictate or control how private property is used. [Refer to original submission for full reason, including attachments]	Delete, do not create Significant Natural Areas on privately owned land.
Non-regulatory	Ian and Helen Gear	193.7	Not specified	If SNAs are to be successful pest species will need to be pro-actively managed. Weed species will present persistent on-going problems. The need to control goats, possum, cats, mustelids and rats will be ever-present. After a number of years of low numbers possum numbers are rising locally following the withdrawal of central government funding for the control in the Wellington region. Pest management costs all fall on landowners. Council must provide assistance to landowners to manage pest species in SNAs. Landowners cannot be expected to carry all of the burden of a public good.	Council must recognise and commit to contributing to a significant burden of the costs associated with pest control in SNAs.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Ian and Helen Gear	193.8	Amend	While the s32 analysis provides insight into the GWRC and PCC responsibilities there are other matters where harmonisation of the plan with other mechanisms are required. FENZ advises that there should be buffers of 30m between a dwelling and bush. The plan should reflect this advice and allow landowners to maintain the specified buffers to protect their assets (all buildings on the property) without the need of seeking permission to do so from Council. Nor, should landowners be required to engage specified specialists (for instance ecologists or arborists) to undertake this work.	Harmonise requirements for buffers etc with existing regulations.
Non-regulatory method	Ian and Helen Gear	193.9	Not specified	There are strong parallels between the QEII Trust aspirations and those of the SNA concept that Council could learn from. Most of the private land covered by QEII Covenant contain significant native biodiversity values. Significantly QEII covenants are the success they are because the Trust works in partnership with landowners to protect the most treasured areas on their land. Moreover; strength is gained as each covenant is tailored to reflect the wishes of the landowner. The Trust provides assistance with fencing and has contestable funds available for specific projects. Some local authorities have policies regarding rates remission for land protected by QEII covenant. While there is a case for greater remissions in those instances, the case for PCC providing a total remission on that portion of a rural block covered by a SNA is even greater as the SNA designation is imposed on a landowner for public good. The public should and must bear the cost of that good.	Council must be transparent and develop policies that are consistent with sharing the cost of imposed public good aspirations over privately-owned land. Policy must provide for assistance to manage SNAs – particularly fencing and pest control and also rate remissions on the affected land i.e. nil rate on rural properties and proportional for urban allotments.
General	Ian and Helen Gear	193.5	Amend	The draft plan proposal includes provision for landowners seeking to remove portions of an SNA to off-set the lost portion elsewhere on their property. SNAs are a public good. Council must therefore not restrict its thinking of an SNA as being confined to one property but rather embrace the concept of a gross SNA coverage over the city. If promoted and managed correctly it would be reasonable to expect net gains in SNA coverage over each decade without requiring landowners with existing SNAs to offset changes within their property.	Revise the off-set concept recognising public good and the need to share the burden across all planting.
Consultation, Non-regulatory methods	Tiaki and Amanda Pritchard	220.3	Oppose	Reasons include: • Lack of consultation and outcomes reflected in Proposed Plan • Need for pro-active pest management • Issues with jurisdictional responsibility for ecological areas and the potential for confusion • Success of QEII covenants because the Trust works in partnership with landowners to protect the most treasured areas on their land • Some local authorities have policies regarding rates remission for land protected by QEII covenant. The public should and must bear the cost of that good.	Pest burdon: Council must provide assistance to landowners to manage pest species in SNAs who cannot be expected to carry all of the burden the burden of a public good. Harmonise: Harmonise requirements for buffers etc with existing regulations. Rates rebate: Council must be transparent and develop policies that are consistent with sharing the cost of imposed public good aspirations over privately owned land. Policy must provide for assistance to manage SNAs – particularly fencing and pest control and also rate remissions on the affected land i.e. nil rate on rural properties and proportional for urban allotments.
	Lee and Andrew Shippam	212.1	Oppose	Raises comments/concerns including in relation to:	Would like to retain the right to maintain trees on their section [11 Moray Place, Porirua] without having to seek resource consent from the Council

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• Would like to see the Proposed District Plan reworded so that they can continue to trim and remove/replace the native trees and other trees [on 11 Moray Place, Porirua] • The need to regularly maintain the trees to help enjoy the property (reasons associated with shelter, natural light, sun, views, and wind break). • Refers to the Fire Service website - in relation to circumstances for removing or trimming trees within 10 metres of a house. • Trees should also be able to be thinned within 30 metres from the house to reduce the risk of fire. • Outlines current state of the trees and previous prior work undertaken to maintain them. • Cost implications to have to apply for a resource consent and implications on property values. • Land adjoining the property (including Moray Place Park) and other areas near to the park. Also questions what are the council's plans for trimming trees on the adjacent Reserve and what is council's policy on removing broom and other weeds that are growing on Reserve land. [Refer to original submission for full reason, including attachments]	each time to trim the trees or engage the services of an arborist for this work.
General	Royal Forest and Bird Protection Society	225.145	Support in part	Supports at a high level the approach of identifying known SNAs in the plan. Supports the certainty in terms of protection of identified trees within UEAs. There are deficiencies with the approach taken to these matters and the limitation of the chapter applying solely to identified SNAs (and identified values) listed in Schedule 7. In brief, the key issues with this chapter are: 1. Limiting protection to Identified SNAs - there are likely to be further areas that qualify. Over time areas will become significant. The Plan needs to provide protection to those areas. 2. Limiting protection to currently identified values – what is listed in Schedule 7 is not a complete list of the biodiversity values of each SNA. It is a brief snapshot of some values, at the current time. Limiting protection to those values listed does not fulfil s6(c). 3. UEA approach is uncertain with respect to future subdivision affecting scheduled SNAs and further identification of SNAs 4. The provisions do not protect biodiversity outside of listed SNAs. This is contrary to s31. 5. The rules only manage indigenous vegetation clearance. Significant habitats of indigenous fauna can be found in exotic vegetation. Further, exotic vegetation within SNAs can contribute to the ecosystem values of that site.	Clarify that the provisions for SCHED7 SNAs apply to the Natural Environment Values Overlay of Significant Natural Areas to clarify the relationship to the planning map tools and legend. 1. Clarify the introduction… ? The Ecosystems and Indigenous Biodiversity chapter comprises district-wide provisions relating to indigenous biodiversity and ecosystem functions. This includes provisions relating to the ~~Identified~~ identification of areas of Significant Natural Areas (“SNAs”) including currently known SNAs which are identified in Schedule 7 and provided as an overlay on the district planning maps. Provisions which apply to an overlay are referred to as “overlay provisions”, all provisions in this chapter are also “district-wide” provisions. Where there is any conflict between an overlay provision and a district-wide provision, the overlay provision should be read as taking priority. These ~~are~~ district-wide and ~~O~~overlay~~s~~ provisions ~~which~~ apply within all zones. Scheduled SNAs have been identified in accordance with the criteria within Policy 23 of the Regional Policy Statement for the Wellington Region. The objectives, policies and rules provide the framework for managing the effects of activities on significant indigenous biodiversity values, maintaining and where appropriate enhancing indigenous biodiversity within the ~~City~~ District.

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				It is not clear whether this is an "overlay chapter" as referred to in the SUB and EW chapters. Planning standards say that provisions for overlays are to be included in district-wide chapters. The term "limited impacts" is subjective and inconsistent with terminology of the RMA. It is not appropriate to permit activities which would have a more than minor adverse effect on indigenous biodiversity.	The rules recognise some activities can occur with ~~limited impacts~~ no more than minor adverse effects on indigenous biodiversity ~~the~~ values ~~of SNAs~~ and as such these are provided for as permitted activities. Other activities could result in a greater level of adverse effect and require assessment against the values of the relevant SNA. The SNAs that are known and have been identified on the planning maps overlay ~~covered by this chapter~~ are contained in SCHED7 - Significant Natural Areas. Where the SNA is in an urban environment allotment as defined under s76(4C) of the RMA, further detail of the SNA is set out in SCHED8 - Urban Environment Allotments. The plan provisions are intended to avoid the inclusion of SNAs within future subdivision which results in a UEA where possible. If it is not possible then a plan change will be required to add the SNA into both SCHED7 and SCHED8. 2. Amend the definition of SNA to recognise that identified SNAs in Schedule 7 are an overlay shown on the Planning Maps and provisions for them are included in the ECO chapter.
General	Porirua City Council	11.39	Amend	Include advisory statement that the management of wetlands is a function of GWRC and directing plan users to the pNRP and NES-FW.	Amend the introduction as follows: *The National Policy Statement on Freshwater Management 2020, the National Environmental Standard for Fresh Water 2020 and the Proposed Natural Resources Plan for the Wellington Region contain specific requirements in respect of natural wetlands.* *Under the National Policy Statement for Freshwater Management 2020, the Greater Wellington Regional Council must:* 1. *identify and map natural inland wetlands; and* 2. *must include a policy and rule framework to avoid the loss of extent of natural inland wetlands, protect their values and promote their restoration.* *The National Environmental Standard for Freshwater 2020 contains regulations applying to activities within and near natural wetlands. The Proposed Natural Resources Plan for the Wellington Region contains objectives, policies and rules relating to natural wetlands. Resource consent may be required from the Regional Council for activities within and near wetlands.*
Introduction	Kāinga Ora – Homes and Communities	81.430	Support in part	Kāinga Ora generally supports the introduction, but requests that the explanation of how Significant Natural Areas were identified is deleted as the methodology is a matter for the section 32 report.	Amend: The Ecosystems and Indigenous Biodiversity chapter comprises identified areas of Significant Natural Areas ("SNAs"). These are district-wide Overlays which apply within all zones. ~~SNAs have been identified in~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~accordance with the criteria within Policy 23 of the Regional Policy Statement for the Wellington Region.~~ (.....)
General	Jeremy Collyns	30.1	Support	The agreed conditions contained in both the management plan and registered on the land title with the QEII National Trust should be the recognised conditions under which EPO-P3 operates with landowners with QEII convented blocks, and should be recognised as the legal means under which this land is managed. These conditions both strengthen the rules contained in the policy and allow us to be able to follow the conditions agreed. Porirua City has applied the wrong name to this area. The correct legal name as registered on the land title is DJ Collyns Convent.	Amend ECO-P3 to recognise that QEII convented areas are already covered by their own set of conditions and these will become the conditions under which they are managed under this policy. Rate relief continued and strengthened where possible. Correct name applied to SNA area to DJ Collyns Convent.
The SNAs that are covered by this chapter are contained in SCHED7 - Significant Natural Areas. Where the SNA is in an urban environment allotment as defined under s76(4C) of the RMA, further detail of the SNA is set out in SCHED8 - Urban Environment Allotments.	Pat and Julie Buckley	55.1	Support in part	Considers retention of native bush is important and approving of a less intrusive encroachment of SNA on the property, but the proposed extent of the SNA encroachment is heavy-handed. The proposed SNA encroachment is in the vicinity of 90 percent. The house is tucked into a valley and loses sunlight for the whole of winter if the tree height cannot be managed and trimmed regularly significantly more will be lost. This is a health issue, and will impact on heating costs and will also contribute to more mould and mildew growth. The proposed 3 metre distance from the house a possible fire risk. There have been significant urban fire events internationally due to restrictions of clearing vegetation due to new green laws. It is necessary every couple of years to trim trees immediately surrounding the house and yard areas, and this cannot be delayed for too long as the usefulness of yard areas including washing line will be degraded. It costs time, petrol and disposal but is currently easily manageable within budget. With the proposed SNA rules, would have to pay for resource consent and if approved would have to hire an arborist to do the job at a considerable cost. This property was purchased in part as a land bank. If sold, there could be an increased interest in it as it is large enough to be subdivided. The proposed SNA would make this possibility too expensive and risky for a developer.	A more collaborative approach between the council and landowners with SNA designations as is in operation in the Hawke's Bay area. A more equitable approach to the quantity of SNA on to the property such as a maximum percentage of encroachment, where there is an SNA with strict rules with resource consent necessary clearly marked on a plan, and then an area marked as discretionary which is maintained by the landowner without the need for resource consent for trimming. Rates reduction on SNA proportion of the property.
New Provision	Royal Forest and Bird Protection Society	225.148	Not specified	Council has a function to maintain indigenous biodiversity which extends beyond SNAs.	Add a new ECO objective as follows: <u>The District's indigenous biodiversity is maintained and enhanced.</u>
New Provision	Royal Forest and Bird Protection Society	225.147	Not specified	The chapter fails to consider effects of activities within the Council's functions on ecological values beyond SNAs. This is inconsistent with the NPSFM and does not provide for councils integrated management functions.	Add a new ECO objective as follows: <u>Subdivision, use and development is managed to ensure the ecological function and protective buffering of hydrological and ecological systems are maintained and restored.</u>

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
ECO-O1	Royal Forest and Bird Protection Society	225.146	Oppose	Inappropriate to limit the protection of significant biodiversity values to those currently identified. Presumably 'identified' means include in Schedule 7, although this is not clear. The values listed in Schedule 7 are a brief snapshot of the current values of each SNA. Biodiversity values change over time, and s6(c) will not be met if the Plan limits protection to only a subset of significant values. S6(c) does not include 'from inappropriate development etc'. If the definition of Significant Natural Areas is amended to include any area that meets policy 23 RPS, rather than only those sites in Schedule 7, then this policy can simply refer to SNAs. If that amendment is not made, the provisions in this chapter, including this policy, will need to separately refer to areas that have significant biodiversity value, but which are not defined as SNA in this Plan.	Amend the objective as follows: The ~~identified~~ values of significant natural areas are protected ~~from inappropriate use and development,~~ and where appropriate, restored. If definition of SNA is not amended to include all areas that meet Policy 23 RPS criteria, this policy (and further provisions in this chapter) will require amendment to specifically refer to those further areas.
ECO-O1	Queen Elizabeth the Second National Trust (QEII)	216.16	Amend	Suggests a change to the definition for Significant Natural Areas which recognises that all indigenous biodiversity values should be protected, not just the ones that have already been identified and mapped.	Amend the objective as follows: The ~~identified~~ values of Significant Natural Areas are protected from inappropriate subdivision, use and development and, where appropriate, restored.
ECO-O1	Greater Wellington Regional Council	137.45	Support in part	Supports the provisions, but seeks that the qualifier for 'identified values' be removed. Policy 24 of the RPS directs councils to protect indigenous ecosystems and habitats with significant indigenous biodiversity values. The qualifier limits protection to the values identified at the time of SNA mapping. This is inappropriate as many areas were identified through desktop analysis only. Further values may be identified during the ecological assessment needed for obtaining resource consent under ECO-R1.2.1	Amend to remove the qualifier of 'identified values'.
ECO-O1	Director-General of Conservation	126.8	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission]	Retain as notified.
ECO-O1	Transpower New Zealand Ltd	60.70	Support	Supports the objective in that it provides for the protection of identified SNA's from inappropriate activities, and for restoration where appropriate. Supports reference to 'inappropriate' as such reference is consistent with Section 6(a) of the RMA and recognises that not all development is to be avoided, rather the emphasis is on that which is inappropriate.	Retain
ECO-O1	Diane Strugnell	71.6	Support	Support the specific identification of SNAs, as the policies related to the protection of indigenous vegetation under the existing District Plan are open to loose interpretation.	**ECO-O1** **Significant Natural Areas** The identified values of Significant Natural Areas are protected from inapp use and development and, where appropriate, restored.
ECO-O1	Jeremy Collyns	26.1	Support	The use of the term "restored" needs strengthening. At present, there is nothing in the rules stopping a landowner with an SNA from fencing it and grazing it with stock including goats until the biodiversity is lost. The "restored" part of the objective needs to be strengthened to make restoration compulsory with fencing and pest control, and landowners encouraged to convent the land to the QII trust who could then monitor the condition of the SNA back to PCC at	That the restored part is amended to restored removing the part where appropriate.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				little cost. Giving a reward to good landowners in rate relief as what happens at present with convenanted land would lead to good outcomes and protection of these important natural areas in the years to come.	
ECO-O2	Director-General of Conservation	126.9	Amend	Objective should be accompanied by a policy to give more clarity as to the objectives scope.	Clarification should be made to confirm “adverse effects of plantation forestry activities” includes shading, water table, wilding pines and other consequential effects. Adverse effects should be of the forest as well as the forestry activity.
ECO-O2	Greater Wellington Regional Council	137.46	Support in part	Supports the provisions, but seeks that the qualifier for ‘identified values’ be removed. Policy 24 of the RPS directs councils to protect indigenous ecosystems and habitats with significant indigenous biodiversity values. The qualifier limits protection to the values identified at the time of SNA mapping. This is inappropriate as many areas were identified through desktop analysis only. Further values may be identified during the ecological assessment needed for obtaining resource consent under ECO-R1.2.1	Amend to remove the qualifier of ‘identified values’.
ECO-O2	Queen Elizabeth the Second National Trust (QEII)	216.17	Oppose	Appreciates that plantation forestry can have substantial detrimental effects on ecosystems and indigenous biodiversity. Having a specific objective to deal with it distracts from other activities with similarly detrimental effects.	Delete objective ECO-O2.
ECO-O2	Royal Forest and Bird Protection Society	225.149	Oppose	Supports the intent of this objective. It is not appropriate to set the objective out as if it is for plantation forestry. This is not a plantation forestry chapter. Considers that the direction in this objective should be captured within the policies. Inappropriate to limit it to the identified values of SNAs.	Delete. Add provision that the values of Significant Natural Areas are protected from the adverse effects of plantation forestry activities into ECO-P8.
New Provision	Royal Forest and Bird Protection Society	225.152	Oppose	The provisions as proposed do not implement council’s functions to maintain indigenous biodiversity. Considers that a policy similar to that in the Invercargill plan is appropriate for Porirua given the similarities of having identified SNAs, a coastal environment and very little remaining indigenous biodiversity. The explanation for this policy is that for new land use and subdivision activities, it is anticipated that a range of options will be considered to maintain indigenous biodiversity to ensure that the biodiversity values are retained and that adverse effects are avoided, remedied or mitigated wherever possible. A range of regulatory and non-regulatory methods provides the Council with opportunities to promote the maintenance and enhancement of areas of indigenous biodiversity.	Add new ECO Policy as follows: Maintaining Indigenous Biodiversity: 1. To maintain indigenous biodiversity outside of SCHED7 SNAs by avoiding, remedying or mitigating the adverse effects of subdivision, land use and development on indigenous biodiversity. 2. To have regard to the following potential adverse effects in considering subdivision, land use and development that may adversely affect indigenous ecosystems and habitats with indigenous biodiversity values: a. Fragmentation of, or reduction in the extent of, indigenous vegetation or habitats of indigenous fauna; b. Fragmentation or disruption of connections and linkages between ecosystems or habitats of indigenous fauna; c. Loss of, or damage to, buffering of ecosystems or habitats of indigenous fauna; and d. Loss or reduction of rare or threatened indigenous species’ populations or habitats.

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New Provision	Royal Forest and Bird Protection Society	225.153	Not specified	To support Council's function for the maintenance of indigenous biodiversity it is important that information is collected and retained on the extent of vegetation and the threats to retaining it. This information is also critical to effective state of environment reporting.	Add a new ECO Policy Information Collection: To gather and record information on the Districts biodiversity resources and the effects of activities, pests and climate change on indigenous ecosystems to assist with the sustainable management of the resource and the ongoing development and implementation of appropriate management regimes.
New Provision	Royal Forest and Bird Protection Society	225.157	Not specified	The chapter fails to consider effects of activities within the council's functions on ecological values beyond SNAs. Inconsistent with the NPSFM and does not provide for council's integrated management functions. Notes the requirement in 3.23 NPSFM for Regional Councils to map only wetlands of a certain size or type. Likely to be other wetlands not required to be mapped under the NPSFM. Where areas of indigenous biodiversity abut areas with similar ecological values in the jurisdictions of other agencies it is important that management is co-ordinated.	Add a new ECO Policy To assist the integrated management: (a) show natural wetlands identified by Greater Wellington Regional Council on Planning Maps. (b) require the identification of any further wetlands, their margins and the margins of lake, rivers and the CMA ahead of subdivision and development activities; and (c) promote the protection and restoration of areas of significant indigenous biodiversity, wetlands, and rivers and their margins where they abut areas with similar ecological values in the jurisdictions of other agencies.
Policies	Royal Forest and Bird Protection Society	225.246	Amend	Porirua is in the fortunate position of having many of SNAs across the District. A large number are disconnected from others and do not provide habitat connection or functions which they once would have for a full spectrum of indigenous biodiversity values. Additional areas of importance may be identified as supporting these areas, or with their own significant values. Things change. It is an unfortunate reality that species which are not currently identified as threatened or at-risk of extinction are likely to become so in the future. Provision is needed to reassess areas and include them in future if necessary because not all significant values (including future values) are, or can be, identified in one survey. Acknowledges a range of sources were used to identify SNAs across the District. Only a subset of areas were confirmed using site visits. These site visits were used to confirm what ecologists already suspected. This doesn't account for is the areas of significant indigenous vegetation and significant habitats of indigenous fauna that will have been missed in that first survey. Inappropriate to limit protections to only those areas identified in SCHED7. Provision is required to protect significant values outside these areas through consenting processes. [Refer to original submission for full reasons]	Amend ECO Policies, and make consequential amendments to other provisions, to remove the direction that limits considerations to "identified" areas and values of SNAs.
Policies	Jean and Simon Jones	182.3	Oppose	Opposes the confrontational approach which removes rights of landowners in affected areas where a virtual land-grab by PCC has occurred without taking into account the effects on their lives and livelihood. It also is a set of policies which appears to make assumptions regarding the status and history of the SNAs without investigating their	Amend policies ECO P1-P12 to allow for the following actions:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				background, or even in some cases, without a proper examination of each affected property-holder's actual situation. It appeared that some of the properties were not notified – PCC needs to do more than just send out a letter when such huge changes for individual owners are being contemplated. Opposes the policies on the SNAs where the effect will be to penalise those property owners who have allowed the regeneration of forest areas. The policies as outlined do the opposite of fostering, nurturing, encouraging and enabling residents and landowners to do their best to support the values of the SNAs. There are better ways to promote the aims of the protection of SNAs and that these do not appear to have been examined by PCC; for example using the QE11 National Trust as a vehicle to achieve protected status for areas with biodiversity values as has been done this year in Hawkes Bay; working with local property owners and providing assistance, as is the case with both Wellington City Council and Auckland City Council. Basic principles of fairness and natural justice should always underpin good policy in a democracy. In the Horkiri Valley (Paekakariki Hill Road) many landowners already cherish the resurgence of regenerating forest vegetation which has begun to overtake the gorse-covered hills of the last decade. There has been a decline of sheep farming operations where constant battles against the incursion of gorse were no longer supported by prices paid for sheepmeat and wool, and continual erosion was an obvious price to pay for continued clearance of the hillsides. Gradually fewer areas of the valley are being kept clear, and the gorse has worked brilliantly as a nurse cover and support for the increasing areas of regenerating bush (which hopefully will eventually become forest). The reason for this submission is not any opposition to the worthwhile aims of protecting our significant natural areas, but the submitter's dismay at the way this is being undertaken.	· An opportunity to further review properties which were not visited in the first round of ecological site inspections to allow for a fairer assessment of the extent of any SNA · PCC to investigate how it can amend policies to include those mechanisms that will encourage co-operation from affected landowners – eg rewarding landowners who protect and develop areas of SNA through rates relief · support through a PCC contestable fund for fencing, pest control, and replanting (as is done by Auckland City Council) · working with the QE11 National Trust to establish covenants over SNAs (thereby achieving the goal of protecting for perpetuity those areas of interest at lower cost to PCC)
ECO-P1	Royal Forest and Bird Protection Society	225.150	Oppose	Not clear where the provisions for the SNA overlay sit in the plan. The National Planning Stds state under section 4. District plan structure -13. If overlays areas used, their provisions must be located in the relevant District-Wide matters Chapters and sections. Provisions providing some protection for biodiversity areas only apply to currently identified areas and values, leaving further significant areas and values without any biodiversity management. This clearly fails to achieve the Council's responsibilities under the Act and does not give effect to the RPS. The descriptions for many SNA are based on old data and/or desktop assessments. The assessments may have missed important ecological values. Relying on the values identified through the SNA assessment process has significant risk that other, as yet not identified values, could be compromised. Supports the inclusion of known SNAs (including areas of wetland within those SNAs) in SCHED7 SNA overlay. Seeks that provisions for the protection of SNAs will also apply to	Amend ECO-P1 to read: To identify Significant Natural Areas (SNA) in the following ways: (a) identify known areas of significant indigenous biodiversity by listing them in SCHED7 and by delineating these spatially on the Planning Maps as an overlay to which overlay provisions apply. (b) use the significance criteria set out in Policy 23 of the RPS to identify additional areas of significance to which district-wide provisions apply.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				any additional area where significant values are determined by applying the Policy 23 criteria on a through consenting processes	
ECO-P1	Queen Elizabeth the Second National Trust (QEII)	216.18	Support	Appropriate to carry out this identification and to implicitly acknowledge that the identification process is not complete. The existence of this policy requiring ongoing work to identify SNA supports our other submissions regarding the inappropriateness of provisions that restrict protections to identified values of identified SNA.	Retain as notified.
ECO-P1	Greater Wellington Regional Council	137.47	Support in part	Supports the provisions, but seeks that the qualifier for 'identified values' be removed. Policy 24 of the RPS directs councils to protect indigenous ecosystems and habitats with significant indigenous biodiversity values. The qualifier limits protection to the values identified at the time of SNA mapping. This is inappropriate as many areas were identified through desktop analysis only. Further values may be identified during the ecological assessment needed for obtaining resource consent under ECO-R1.2.1	Amend to remove the qualifier of 'identified values'.
ECO-P1	Director-General of Conservation	126.10	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission]	Retain as notified.
ECO-P1	Robyn Smith	168.61	Support	[No specific reason given beyond decision requested - refer to original submission]	Supports the policy and opposes any amendment to it by way of submissions by others, or by council officer evidence and/or recommendations, that would result in the effect of the relevant provisions creating incompatibility with sections 6(a) and (c) of the RMA, and/or would result in natural wetlands within the city not being suitably identified.
ECO-P1	Waka Kotahi NZ Transport Agency	82.114	Support	Supports the identification and listing of Significant Natural Areas with significant indigenous biodiversity values in accordance with the criteria in Policy 23 of the Regional Policy Statement.	Retain as notified.
ECO-P2	KiwiRail Holdings Limited (KiwiRail)	86.47	Support	A number of significant natural areas mapped that extend over the rail corridor. Have an interest in these provisions. Support the policy direction setting out the hierarchy of avoid, remedy, mitigation and offsetting in relation to environmental effects.	Retain as proposed.
ECO-P2	Transpower New Zealand Ltd	60.71	Support	Infrastructure Chapter policy INF-P7 requires consideration of ECO-P2 in the development of the National Grid. Support the mitigation hierarchy approach within ECO-P2 on the basis biodiversity offsets and compensation are only a consideration as opposed to a mandatory requirement. Support the term 'minimise' within clause 2 given the biodiversity context of the policy.	Retain
ECO-P2	Hamish Tunley	52.3	Oppose	The impact of this is huge for single landowners. How has this been considered with tenants in mind, as the landowners and also landlord (both are rental properties) this does not seem fair or balanced. There is increase in cost and time forced upon the landowner to pay for ecological studies, and resource consent applications just to trim a tree. Complying with the set of rules will be significant, just to maintain the property. It is too heavy-handed for a simple landowner.	Amend SNA082 to exclude 3 & 5 Seagull Place, Whitby. Remove restrictions for existing landowners. Employ the right resources so landowners can have an open dialogue without forcing landowners down a costly path of employing experts and resource consent.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				With the rules set in place, residents and tenants will be scared to trim or control this bush, thus the solar gain enjoyment will be diminished as will not be able to afford the consent and ecological process proposed.	There should be consideration for existing landowners where a different set of relaxed rules apply. If future development was to take place put some parameters around this, e.g subdivide into more than two lots.
ECO-P2	Director-General of Conservation	126.11	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission]	Retain as notified. Ensure that the plan provides protection for SNAs identified during the life of the plan
ECO-P2	Robyn Smith	168.65	Amend	Policy ECO-P2 relates to the protection of SNAs and in part reads: *"Protect the biodiversity values of Significant Natural Areas identified within SCHED7 - Significant Natural Areas, by requiring subdivision, use and development to:* *1. Avoid adverse effects on identified indigenous biodiversity values where possible;"* Opposes the clarifier, 'where possible' in respect of potential adverse effects on waterbodies that are identified as 'outstanding' in the pNRP' namely Taupō Swamp Complex and Te Awarua o Porirua Harbour. Policy P39 of the pNRP is: *"The adverse effects of use and development on outstanding water bodies and their significant values identified in Schedule A (outstanding water bodies) shall be avoided."*	Amend Policy ECO-P2 to delete the phrase 'where possible'.
ECO-P2	Robyn Smith	168.66	Amend	Policy ECO-P3 relates to 'enable' vegetation removal within SNAs, and Policy ECO-P4 to 'allowing' subdivision, use and development in SNAs. Concerns raised that these policies: • Effectively reverse the presumption in section 6(c) of the RMA that areas of significant indigenous vegetation and significant habitats of indigenous fauna are protected. • Do not acknowledge that Taupō Swamp Complex and Te Awarua o Porirua Harbour are 'outstanding' in the pNRP, are also SNAs, and under Policy 39 of the pNRP adverse effects on those waterbodies must be avoided.	Amend Policy ECO-P2 to, at the very least, provide for the avoidance required by Policy 39 of the pNRP as far as it relates to Taupō Swamp Complex and Te Awarua o Porirua Harbour, and in the case of all other SNAs provide the protection required by section 6(c) of the RMA.
ECO-P2	Royal Forest and Bird Protection Society	225.151	Oppose	The policy is inconsistent with the NZCPS and the RPS. It is clear in the RPS that protection of SNAs is intended. The explanation of Policy 24 that activities must be appropriate in relation to the biodiversity values of SNAs does not reflect the wording of s6(c) of the RMA. Applying the interpretation under King Salmon that appropriate is to be determined by the values that are to be protected would result in an outcome, ie based on effects rather than the activity. For clarity the Plan should reflect the s6(c) wording. Does not supports compensation approach as this would result in the loss of significant indigenous biodiversity values. Biodiversity compensation does not protect the	Replace ECO-P2 with the following: <u>Protecting Significant Indigenous Biodiversity:</u> <u>1. To protect significant indigenous biodiversity in the coastal environment by:</u> <u>(a) avoid adverse effects of activities on:</u>

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				biodiversity values that are adversely affected by a proposal. There is no provision for compensation for adverse effects on SNAs in the RPS. There is some consideration of biodiversity offsetting in specific circumstances as set out in the explanation to Policy 47. Biodiversity offsetting may in some cases protect, such as where a species is relocated, but in most cases is a like for like replacement which does not actually protect the value which is adversely affected. Therefore a precautionary approach is appropriate and offsetting should only be considered where it is within limits. The plan should require that new land use and subdivision activities will require consent so that approval for the activity can be determined with respect to effects on both SCHED7 SNAs and any other areas assessed as meeting the significance criteria in Policy 23 of the RPS. For the latter, the rules for activities addressed in other chapters would include triggers through rule conditions/standards and matters of discretion to require such assessment and consideration of the matters addressed in the ECO policies.	(i) indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification System lists; (ii) taxa that are listed by the International Union for Conservation of Nature and Natural Resources as threatened; (iii) indigenous ecosystems and vegetation types that are threatened in the coastal environment, or are naturally rare; (iv) habitats of indigenous species where the species are at the limit of their natural range, or are naturally rare; (v) areas containing nationally significant examples of indigenous community types; and (vi) areas set aside for full or partial protection of indigenous biological diversity under other legislation; and (b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on: (i) areas of predominantly indigenous vegetation in the coastal environment; (ii) habitats in the coastal environment that are important during the vulnerable life stages of indigenous species; (iii) indigenous ecosystems and habitats that are only found in the coastal environment and are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, dunelands, intertidal zones, rocky reef systems, eelgrass and saltmarsh; (iv) habitats of indigenous species in the coastal environment that are important for recreational, commercial, traditional or cultural purposes; (v) habitats, including areas and routes, important to migratory species; and (vi) ecological corridors, and areas important for linking or maintaining biological values identified under this policy. 2. To protect significant indigenous biodiversity in the coastal environment where 1. does not apply and beyond the coastal environment by: (a) avoid the following adverse effects on indigenous biodiversity values:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					(i) Loss of ecosystem representation and extent; (ii) Disruption to sequences, mosaics or ecosystem function; (iii) Fragmentation or loss of buffering or connectivity within the SNA and between other indigenous habitats and ecosystems; and (iv) A reduction in population size or occupancy of threatened species using the SNA for any part of their life cycle; and (b) avoiding significant adverse effects on biodiversity values; (c) avoiding, remedying or mitigating other adverse effects of subdivision, land use and development on the values which contribute to the significance of the SNA; and (d) where adverse effects cannot be practicably be avoided under (b) and/or adverse effects cannot practicably be remedied or mitigated under (c): (i) Only consider biodiversity offsetting for any residual adverse effects where there is a functional need for the activity and after adverse effects are remedied, mitigated and minimised and where the principles of APP8 - Biodiversity Offsetting are met.
ECO-P2	Queen Elizabeth the Second National Trust (QEII)	216.19	Amend	Does not support biodiversity compensation. By not achieving like-for-like outcomes as in offsetting, the values adversely affected by an activity are not protected. This means biodiversity compensation will not achieve protection of SNAs, which is inconsistent with the RPS and s 6(c) of the RMA. Inappropriate to restrict the ECO provisions to identified SNA. This will not achieve protection of the likely many sites meeting SNA criteria under the RPS that will not be listed when the plan is made operative. Restricting protection to identified values is similarly flawed. To comply with all relevant higher order planning documents, reference should simply be made to adverse effects on SNA. This would be consistent with several other District Plans that QEII supports, for example the Invercargill City District Plan 2019.	Amend ECO-P2 as follows: Protect the biodiversity values of Significant Natural Areas, including those identified within SCHED7 - Significant Natural Areas, by requiring subdivision, use and development to: 1. Avoid adverse effects on ~~identified~~ indigenous biodiversity values where possible; 2. Minimise adverse effects on the ~~identified~~ indigenous biodiversity values where avoidance is not possible; 3. Remedy adverse effects on the ~~identified~~ indigenous biodiversity values where they cannot be avoided or minimised; 4. Only consider biodiversity offsetting for any residual adverse effects that cannot otherwise be avoided, minimised or remedied and where the principles of APP8 - Biodiversity Offsetting are met; and ~~5. Only consider biodiversity compensation after first considering biodiversity offsetting and where the principles of APP9 - Biodiversity Compensation are met.~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
ECO-P3	Waka Kotahi NZ Transport Agency	82.115	Support	Supports this provision as it enables vegetation removal within Significant Natural Area for the safe operation of roads.	Retain as notified.
ECO-P3	Transpower New Zealand Ltd	60.72	Support	Limited relevance given the Infrastructure Chapter contains provisions of relevance. Supports the directive within policy ECO-P3 to enable vegetation clearance where required for the safe operation of roads, tracks and accessways.	Retain
ECO-P3	Director-General of Conservation	126.12	Amend	Agree that in certain circumstances vegetation removal may be necessary. However, the policy correctly identifies all instances. Therefore, would like policy to be limited to these reasonings	Amend: Enable vegetation removal within Significant Natural Areas identified within SCHED7 - Significant Natural Areas where it is of a scale and nature that maintains the identified biodiversity values, ~~including~~limited to;
ECO-P3	Queen Elizabeth the Second National Trust (QEII)	216.20	Amend	Concerns with restriction of ECO chapter to *identified* values in *identified* SNA. This policy should be based on effects rather than specific activities. The activities listed here may cause substantial damage to SNA in a manner inconsistent with the RPS and s 6(c) RMA. This policy should be reworded to restrict permitted status to appropriate levels of effects while suggesting activities that may have such an effect level. Amendment proposed consistent with the equivalent policy in PC18. The notified definition of 'maintenance' linked in the e-plan is not appropriate for the use of the word in this policy, either as notified or as we have suggested it be changed.	Amend policy as follows: Consider allowing for vegetation removal within SNAs for the following activities where the vegetation removal is of a scale and nature that maintains the biodiversity values: 1. Maintenance around existing buildings; 2. Safe operation of existing roads, tracks and accessways; 3. Restoration and conversation activities; 4. Opportunities to enable tangata whenua to exercise customary harvesting practices.
ECO-P3	Royal Forest and Bird Protection Society	225.154	Oppose	This policy is enabling towards the listed activities. There is no recognition that the activities could be of a scale or in a location which may not maintain the values of SNAs. The policy approach towards activities rather than effects creates an overlap with activities that are addressed in other chapters. The policy should be written to provide direction which can be applied through resource consents as well as a basis for limits to permitted rules. The policy should not automatically provide for these activities, nor should it be confined to identified values.	Amend as follows: Consider allowing for ~~Enable~~ vegetation removal within ~~SCHED7 - Significant Natural Areas~~ SNAs for the following activities where the vegetation removal ~~where it~~ is of a scale and nature that maintains the ~~identified~~ biodiversity values ~~including~~: 1. Maintenance around existing buildings; 2. Safe operation of existing roads, tracks and accessways; 3. Restoration and conversation activities; 4. Opportunities to enable tangata whenua to exercise customary harvesting practices.
ECO-P4	Director-General of Conservation	126.13	Amend	Policies should not encourage subdivision and development with SNAs.	Policy be deleted, or clarify that it is a restriction on development and clarify its relationship with ECO-P2.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
ECO-P4	Royal Forest and Bird Protection Society	225.155	Oppose	No need for this policy. The ECO provisions which address protection and maintenance of biodiversity provide direction for subdivision, use and development activities. No need to duplicate the effects already considered or activities which are captured in other chapters. The policy suggests a lower level of protection by considering the extent to which effects may be minimised. If there is any place for a policy such as this, it must not detract from the requirements of P2 as amended above. If this policy is to remain, it would need to be much more protective of biodiversity values.	Delete.
ECO-P4	Queen Elizabeth the Second National Trust (QEII)	216.21	Oppose	This policy unnecessarily duplicates ECO-P2. In doing so is only weakening the protection provided by P2. For example, this policy starts at 'minimisation' for earthworks or fragmentation, when the effects management hierarchy requires avoidance as a first step. This policy should be deleted. Any guidance around assessing whether the protections of ECO-P2 have been implemented should be included in P2, possibly as an advice note or explanation	Delete ECO-P4, retaining anything relevant in ECO-P2 as an advice note about determining whether the effects management hierarchy has been correctly applied to determine appropriateness of an activity.
ECO-P4	Hamish Tunley	52.2	Oppose	The impact of this is huge for single landowners. How has this been considered with tenants in mind, as the landowners and also landlord (both are rental properties) this does not seem fair or balanced. There is increase in cost and time forced upon the landowner to pay for ecological studies, and resource consent applications just to trim a tree. Complying with the set of rules will be significant, just to maintain the property. It is too heavy-handed for a simple landowner. With the rules set in place, residents and tenants will be scared to trim or control this bush, thus the solar gain enjoyment will be diminished as will not be able to afford the consent and ecological process proposed.	Amend SNA082 to exclude 3 & 5 Seagull Place, Whitby. Remove restrictions for existing landowners. Employ the right resources so landowners can have an open dialogue without forcing landowners down a costly path of employing experts and resource consent. There should be consideration for existing landowners where a different set of relaxed rules apply. If future development was to take place put some parameters around this, e.g subdivide into more than two lots.
ECO-P4	Transpower New Zealand Ltd	60.73	Amend	Infrastructure Chapter policy INF-P7 requires consideration of ECO-P4 in the development of the National Grid. Not opposed to the general nature of the policy. Opposes the directive nature of clause 'a.', given the requirement for an ecological assessment would apply to any resource consent application regardless of scale. Support removal of the clause.	Amend Policy ECO-P4 by deleting clause a. as follows: ECO-P4 Other subdivision, use and development in Significant Natural Areas Only allow subdivision, use and development in Significant Natural Areas listed in SCHED7 - Significant Natural Areas where it: 1. Applies the effects management hierarchy approach in ECO-P2; and 2. Can demonstrate that it is appropriate by taking into account: ~~a. The findings of an ecological assessment from a suitably qualified and experienced ecologist that determines the significance of the indigenous biodiversity values and the impact of the activity on the identified values in order to support the application of the effects management hierarchy in ECO-P2;~~ ….

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					And Any consequential amendments.
ECO-P5	Royal Forest and Bird Protection Society	225.156	Support in part	Supports the policy direction to avoid activities that result in the loss or degradation of indigenous biodiversity values from wetlands. Disagrees with the way this is expressed and its limitation to SCHED7 SNAs. Inconsistent with the RPS, NZCPS and NPSFM. Considers that restoration for wetlands may be better addressed separately to protection. There is some overlap with regional council functions with respect to wetlands, There may be merit in a new policy for integrated management of wetlands.	Amend ECO-P5: Avoid activities that would result in the loss or degradation of ~~the identified~~ indigenous biodiversity values of wetlands ~~within a Significant Natural~~ Area. ~~listed in SCHED7 - Significant Natural Areas, while providing for restoration activities in accordance with ECO-P7.~~" Provide for the restoration of wetlands in the District. Add a new policy for integrated management of wetlands.
ECO-P5	Queen Elizabeth the Second National Trust (QEII)	216.22	Amend	Supports avoidance of loss or degradation of the indigenous biodiversity values of wetlands as consistent with the NPS-FM. Inappropriate to limit this to identified values, and only to wetlands identified as SNAs within SCHED7 - Significant Natural Areas (?). Acknowledges that there are functions related to wetlands which are the responsibility of the Regional Council. Suggests that a note be added to acknowledge the integrated management between GWRC and PCC that will be necessary to ensure compliance with NPS-FM.	Amend the policy as follows: Require subdivision, use and development to avoid adverse effects on the indigenous biodiversity values of natural wetlands, and loss of extent of natural wetlands, including those identified as SNAs within SCHED7 - Significant Natural Areas. *Note: The identification and management of natural wetlands is a function of Greater Wellington Regional Council. Refer to the National Environmental Standard for Freshwater 2020 and the Natural Resources Plan for the Wellington Region*
ECO-P5	Greater Wellington Regional Council	137.48	Support in part	Supports the provisions, but seeks that the qualifier for 'identified values' be removed. Policy 24 of the RPS directs councils to protect indigenous ecosystems and habitats with significant indigenous biodiversity values. The qualifier limits protection to the values identified at the time of SNA mapping. This is inappropriate as many areas were identified through desktop analysis only. Further values may be identified during the ecological assessment needed for obtaining resource consent under ECO-R1.2.1	Amend to remove the qualifier of 'identified values'.
ECO-P5	Greater Wellington Regional Council	137.75	Support	Supports the inclusion of policy ECO-P5 which requires activities that would result in the loss or degradation of the values of wetlands within significant natural areas to be avoided.	[Not specified, refer to original submission]
ECO-P5	Director-General of Conservation	126.14	Support	Support the intention of this policy and the approach of inclusion of wetlands as SNAs. However, this is not consistent with the approach taken by PCC within PC18: Plimmerton Farm.	Retain as notified.
ECO-P5	Robyn Smith	168.67	Support	ECO-P5 relates to avoiding degradation of wetlands and ECO-P11(3) relates to avoiding earthworks in wetlands.	Supports ECO-P5. Opposed to any amendment to the definition by way of submissions by others, or by council officer evidence and/or recommendations, that would result in the effect of the relevant provisions creating incompatibility with sections 6(a) and (c) of the RMA.
ECO-P5	Transpower New Zealand Ltd	60.74	Support in part	Neutral on the policy on the basis Policy ECO-P5 does not apply to the National Grid. If the policy applies, seek relief consistent with the relief sought in its submission. Also aware the policy framework and rule framework associated with wetlands may change	Retain Policy ECO-P5. If the policy applies to the National Grid, amend provisions to reflect the relief sought in submission in so far as the avoid directive within the policy does not apply to the National Grid.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				to give effect to the NPSFM 2020 and NESFM 2020, and on this basis there is an ongoing interest in the PDP provisions relating to wetlands.	
ECO-P6	Queen Elizabeth the Second National Trust (QEII)	216.23	Oppose	Opposes policy. ECO-P2 gives sufficient policy direction for assessing activities with effects on SNA,. There is no need for an additional policy to deal specifically with applications for detrimental effects on SNA for housing. The RMA is clear that SNA are to be protected, and ECO-P2 provides for that protection. All of the considerations in ECO-P6 are covered by the effects management hierarchy in ECO-P2, making P6 redundant.	Delete ECO-P6.
ECO-P6	Royal Forest and Bird Protection Society	225.158	Oppose	Policy direction on this is not needed. The policies amended as sought provide direction which can be applied through conditions and matters within specific rules which allow for this. Concerned with the approach where by the “highest” values are protected when there is no direction from higher order documents to support such an approach. Considered how measures can be set out in an appropriate rule to ensure building platforms are located so as to have the least adverse effects on indigenous biodiversity values and protect SNAs.	Delete Policy ECO-P6.
ECO-P7 – New Provision	Royal Forest and Bird Protection Society	225.159	Support in part	The policy does not set out any clear direction for protection. There is no clear direction for the use of locally sourced plants or pest control which are critical to appropriate restoration and protection. Considers that while restoration initiatives may largely be a non-regulatory consideration protection benefits from legal mechanisms. Considers that 3 policies are needed. Biodiversity restoration initiatives are essential if the full range of ecosystem functions is to be maintained, restored or enhanced in the District. The Council is well placed to be able to support and co-ordinate efforts with the land owners, the community and land management agencies to work together to maintain, enhance or restore a range of ecosystems and habitats throughout the District. A new ECO Policy for considering other Legislation enables protection of the values of these areas, in a manner that can be more effective and more efficient than the methods available under the Resource Management Act 1991. These measures also align with the principles for offsetting where offset areas as to be protected in perpetuity. A new ECO policy for Planting To support remediation and mitigation measures as well as to encourage restoration of indigenous biodiversity. Seeks policy direction for the use of locally sourced indigenous vegetation and to support biodiversity initiatives. A new Policy for Pest control Policy direction with respect to pests is relevant to consent applications and conditions where may adversely effects indigenous biodiversity values. The council’s role in pest	Delete P7 ~~Protection and restoration initiatives~~ ~~Encourage the protection and restoration of indigenous biodiversity by supporting initiatives by landowners, community groups and others to protect, restore and maintain areas of indigenous vegetation~~. Add a new ECO Policy Biodiversity restoration Initiatives: To encourage and support biodiversity initiatives to maintain, restore and/or enhance: 1. Coastal features, ecosystems and habitats 2. Aquatic ecosystems and habitats 3. Indigenous species, ecosystems and habitats. Add a new ECO Policy Other Legislation: To use, and promote the use of, other legislation, including the Reserves Act 1977, the Conservation Act 1987 and the Biosecurity Act 1993 where

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				control is established in the RPS under Method 54. Also see the explanation to Policy 64 of the RPS. Considers that 4 policies are needed.	this will result in the long term protection of areas of indigenous biodiversity. Add a new ECO Policy Planting: To promote the use of locally sourced indigenous vegetation as part of any restorative planting, enhancement planting and landscaping within areas of significant indigenous biodiversity. Add a new ECO Policy Pest control: Ensure that development provides for best practice pest animal and plant control in perpetuity, to ensure that biodiversity across the District is maintained and enhanced.
ECO-P7 – New Provision	Queen Elizabeth the Second National Trust (QEII)	216.24	Amend	This policy is important. As written it doesn't set any clear direction for how protection and restoration may be achieved. The Council is well placed through its relationships with landowners, community groups and others to support and coordinate efforts to protect, manage and enhance/restore indigenous ecosystems and habitats in the District. Suggests that three new policies be added to provide specific direction for protection and where appropriate, restoration of indigenous biodiversity in the District.	Delete current ECO-P7 Add new Policy: Biodiversity initiatives Actively encourage and support initiatives by landowners, community groups and others to protect, manage and where appropriate, enhance/restore: 1. Indigenous species, ecosystems, and habitats. 2. All aquatic ecosystems and habitats 3. Coastal features, ecosystems and habitats Add new Policy: Restoration initiatives - planting When undertaking planting as part of restoration and enhancement activities, encourage the use of locally sourced indigenous vegetation. Add new Policy: Other Legislation

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					To use, and promote the use of, other legislation, including the Reserves Act 1977, the Conservation Act 1987, the Biosecurity Act 1993 and the Queen Elizabeth the Second National Trust Act 1977, where this will result in the long-term protection of areas of indigenous biodiversity.
ECO-P7	Director-General of Conservation	126.15	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission]	Retain as notified.
ECO-P7	Te Awarua-o-Porirua Harbour &; Catchments Community Trust, and Guardians of Pauatahanui Inlet	77.12	Amend	Supports all the objectives and policies in the ECO section but submits that ECO - P7 should be amended.	Amend: Encourage the protection and restoration of indigenous biodiversity by supporting initiatives by landowners, community groups and others to protect, restore and maintain areas of indigenous vegetation, especially riparian areas and wetlands, including contributing seeps to wetlands.
ECO-P7	Waka Kotahi NZ Transport Agency	82.116	Support	Supports this provision as it encourages the protection and restoration of indigenous biodiversity and supports initiatives by landowners, community groups and others to protect, restore and maintain areas of indigenous vegetation.	Retain as notified.
ECO-P8	Director-General of Conservation	126.16	Support	Afforestation must not occur within a significant natural area or an outstanding natural feature or landscape in accordance with the NES-PF.	Retain as notified.
ECO-P8	Queen Elizabeth the Second National Trust (QEII)	216.25	Amend	Supports the intention of this policy. It should not be restricted to listed SNAs.	Avoid the establishment of new plantation forestry within Significant Natural Areas ~~listed in SCHED7 - Significant Natural Areas~~.
ECO-P8	Royal Forest and Bird Protection Society	225.160	Support in part	The direction to protect SNAs from plantation forestry should be captured within policy direction. Considers that policy direction and a corresponding rule is needed for new plantation forestry to be considered in terms of the maintenance of indigenous biodiversity which is not an SNA. Considers that policy direction should address potential for wilding pine spread, require set backs and buffers for new plantation forestry and for replanting of existing forestry and for the protection of buffers from harvesting activities. The NES specifically provides that rules in a plan can be more stringent with respect to protection of SNAs. It does not require that the SNA is identified on map and allows for identification by assessment applying significance criteria as per the amendments proposed to ECO-P1 above.	If retained amend policy so that it is more stringent than the NES, for example along the following lines : ECO-P8 Effects of ~~New~~ Plantation Forestry The values of indigenous biodiversity are maintained and protected from the adverse effects of plantation forestry activities, including by: (a) restricting the removal of indigenous vegetation associated with any proposed afforestation to ensure the maintenance of indigenous biodiversity within the District; (b) avoiding ~~Avoid~~ the establishment of new plantation forestry within a Significant Natural Area ~~listed in SCHED7 - Significant Natural Areas.~~; (c) ensuring new plantation forestry is set back and buffered so that the potential for wilding tree spread into an SNA is avoided;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					(d) replanting of plantation forestry adjacent to SNAs is setback to provide appropriate buffers; and (e) buffer areas which contribute to an SNA are protected from harvesting activities. Also include a new set of rules to give effect to this policy.
ECO-P9	Royal Forest and Bird Protection Society	225.161	Oppose	Not clear how retaining plantation forestry in an SNA would be consistent with maintaining the values of the SNA. Harvesting would surely result in a loss of values.	Delete.
ECO-P9	Queen Elizabeth the Second National Trust (QEII)	216.26	Oppose	The two intentions of this policy (providing for existing forestry and maintaining/restoring biodiversity values) do not align. Existing plantation forestry in Significant Natural Areas should be allowed to continue where there are no adverse effects on the area's biodiversity values.	Amend ECO-P9 as follows: Allow for existing plantation forestry and associated activities within Significant Natural Areas where there are no adverse effects on the area's biodiversity values.
ECO-P10 – New Provision	Royal Forest and Bird Protection Society	225.162	Support in part	Generally supports the intent of the policy. A policy applying to a specific zone and precinct does not fit within the district wide ECO chapter. Concerns with the approach to considering "highest identify biodiversity values". This appears to be subjective and to pick winners rather than achieving the protection to be provided under s6(c). Considers that a wider role for tangata whenua with respect to indigenous biodiversity should be recognised within the ECO chapter to have regard to s7 (a) and (aa) in particular and consistent with the strategic direction provisions TW. Proposes a policy used in the Invercargill District Plan for consideration by the council and iwi.	Move the considerations of ECO-10 into the Māori Purpose Zone (Hongoeka) and Takapūwāhia Precinct chapters and delete the words "highest identified". An alternative approach to avoiding the 'highest identified values' needs to be considered by Council. Potentially reliance could simply be placed on P2, along the following lines: 1. Kaitiakitanga is exercised to protect SNAs in accordance with the effects management hierarchy in ECO P2, and P2 is also applied to the design and location of papakainga etc We suggest an additional policy to recognise the role of tangata whenua as kaitiaki with respect to indigenous biodiversity across the district. Insert the following (or similar): Tangata Whenua: To recognise the role of tangata whenua as kaitiaki, and provide for: 1. Tangata whenua values and interests to be incorporated into the management of biodiversity; 2. Consultation with tangata whenua regarding the means of maintaining and restoring areas and habitats that have particular significance to tangata whenua;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					3. Active involvement of tangata whenua in the protection of cultural values associated with indigenous biodiversity; 4. Customary use of indigenous biodiversity according to tikanga.
ECO-P10	Greater Wellington Regional Council	137.51	Support in part	Clause 2 limits the avoidance of adverse effects to the 'highest identified biodiversity values'. This is not consistent with clause 1 which requires adherence to ECO-P2. ECO-P2 requires consideration of avoidance for all identified indigenous biodiversity values, not just the highest ones. Unclear what the 'highest values' constitutes as such values were not identified at the time of SNA mapping. Unclear what the threshold would be for such values. All significant biodiversity values of SNAs must be protected, including through the consideration of avoidance actions, regardless of any assigned level of importance.	Amend policy to remove the qualifier of 'highest' from clause 2 (in addition to 'identified' as noted in separate submission point).
ECO-P10	Greater Wellington Regional Council	137.49	Support in part	Supports the provisions, but seeks that the qualifier for 'identified values' be removed. Policy 24 of the RPS directs councils to protect indigenous ecosystems and habitats with significant indigenous biodiversity values. The qualifier limits protection to the values identified at the time of SNA mapping. This is inappropriate as many areas were identified through desktop analysis only. Further values may be identified during the ecological assessment needed for obtaining resource consent under ECO-R1.2.1	Amend to remove the qualifier of 'identified values'.
ECO-P11	Greater Wellington Regional Council	137.50	Support in part	Supports the provisions, but seeks that the qualifier for 'identified values' be removed. Policy 24 of the RPS directs councils to protect indigenous ecosystems and habitats with significant indigenous biodiversity values. The qualifier limits protection to the values identified at the time of SNA mapping. This is inappropriate as many areas were identified through desktop analysis only. Further values may be identified during the ecological assessment needed for obtaining resource consent under ECO-R1.2.1	Amend to remove the qualifier of 'identified values'.
ECO-P11	Director-General of Conservation	126.17	Amend	Policy should be amended to be consistent with the requirements of the NES-FM.	Amend policy to read: "Any earthworks within, or within a 10m setback from a wetland are avoided."
ECO-P11	Robyn Smith	168.68	Support	ECO-P5 relates to avoiding degradation of wetlands and ECO-P11(3) relates to avoiding earthworks in wetlands.	Supports ECO-P11(3). Opposed to any amendment to the definition by way of submissions by others, or by council officer evidence and/or recommendations, that would result in the effect of the relevant provisions creating incompatibility with sections 6(a) and (c) of the RMA.
ECO-P11	Royal Forest and Bird Protection Society	225.163	Support in part	Supports the intent to generally restrict earthworks in SNAs, and to avoid earthworks in wetlands. The consideration of effects from earthworks should not be limited to only 3 policies in the ECO chapter. Earthworks are addressed under a separate chapter where the rules can include limits to restrict and avoid earthworks within SNAs, and to maintain indigenous biodiversity that implement the ECO policy direction and to achieve the objectives.	Amend policy to recognise that only consideration may also be relevant reason not to allow earthworks, as follows: Only consider allowing ... Make changes to the EW rules to implement the amended ECO Policy direction sought.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Concerns that there is no setback for earthworks from wetlands. This would be inconsistent with the NES for Freshwater Regulations.	Include setbacks from wetlands within the EW rules.
ECO-P11	Queen Elizabeth the Second National Trust (QEII)	216.27	Amend	Inappropriate to include only identified values of SNAs in this policy. Strongly supports avoidance of any earthworks within any wetland as set out in ECO-P11.3. To ensure the District Plan is consistent with the NES-Freshwater this should be extended to earthworks that may detrimentally affect a wetland. Adverse effects must be addressed in accordance with ECO-P2. Not necessary to specify that offsetting must be in accordance with APP8. ECO-P2 refers to standards for both Biodiversity Offsetting and Compensation, and therefore point 2 is redundant. Concerned that the references to three specific policies in ECO-P11.1 may unduly restrict consideration of adverse effects of earthworks on SNA, when there will be other policies that need to be considered. This Policy may need consequential amendments based on our requested changes to ECO-P4 and ECO-P12.	Amend ECO-P11 as follows: Only allow earthworks within or affecting a Significant Natural Area where it can be demonstrated that: 1. Any adverse effects on ~~identified~~ indigenous biodiversity values of a Significant Natural Area ~~listed in SCHED7 - Significant Natural Areas~~ are addressed in accordance with ECO-P2~~ and the matters in ECO-P4 and ECO-P12~~; ~~2. Any biodiversity offsetting proposed is in accordance with APP8 - Biodiversity Offsetting; and~~ 3. Any earthworks that are within or will affect a wetland are avoided.
ECO-P11	Waka Kotahi NZ Transport Agency	82.117	Oppose	Does not support the allowing on earthworks within a Significant Natural Area where it can be demonstrated that any earthworks within a wetland are avoided. SNA112 contains a wetland in which includes planted vegetation that is located within the state highway road reserve. This may restrict undertaking standard maintenance activities within the road reserve. Required to undertake standard maintenance activities in order to continue the safe and efficient operation of the transport network.	Amend provision: “3. Any earthworks within a wetland are avoided except for works associated with the safe and efficient operation of the transport network”. Or 3. Any earthworks within a wetland are avoided, where practicable
ECO-P11	Te Awarua-o-Porirua Harbour &; Catchments Community Trust, and Guardians of Pauatahanui Inlet	77.13	Amend	Supports all the objectives and policies in the ECO section but submits that ECO – P11 should be amended.	Amend: Only allow earthworks within a Significant Natural Area where it can be demonstrated that: 1. Any adverse effects on identified indigenous biodiversity values of a Significant Natural Area listed in SCHED7 - Significant Natural Areas are addressed in accordance with ECO-P2 and the matters in ECO-P4 and ECO-P12; Any biodiversity offsetting proposed is in accordance with APP8 - Biodiversity Offsetting; and 2. Any earthworks within a wetland, or that adversely affect riparian areas or contributing seeps to a wetland, are avoided.
ECO-P11	Transpower New Zealand Ltd	60.75	Oppose	Infrastructure Chapter policy INF-P7 requires consideration of ECO-P11 in the development of the National Grid. Opposed to the policy on the basis it does not give effect to the enabling policies within the NPSET. Opposes the directive requirement within clause 3 of the policy to avoid earthworks within a wetland. This policy directive is not provided in the NPSET and is inconsistent with the Subpart 3 Specific Requirement 3.22 within the NPSFM 2020 which does not apply the ‘avoid’ policy directive to specified infrastructure (which the National Grid is). It is also not clear whether the wetlands are defined or identified.	Either delete Policy ECO-P11 as it applies to the National Grid, or delete the reference to ECO-P11 from Policy INF-P7, as follows: …. Applying the mitigation hierarchy in ECO-P2 and assessing the matters in ECO-P4, ~~ECO-P11and ECO-P12~~ when considering the effects of the

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					National Grid in an area identified in SCHED7 - Significant Natural Areas; and .. And Any consequential amendments.
ECO-P12	Royal Forest and Bird Protection Society	225.164	Oppose	Supports the intent to give effect to NZCPS. This policy fails to give effect to Policy 11(b) of the NZCPS.	Delete ECO-12 Significant Natural Areas within the coastal environment Make amendments as sought to ECO-P2 Protection of Significant Natural Areas above.
ECO-P12	Queen Elizabeth the Second National Trust (QEII)	216.28	Amend	The Policy should be amended to include all SNAs and all values, not just identified.	Amend as follows: Only allow activities within a~~n identified~~ Significant Natural Area in the coastal environment where it can be demonstrated that they: 1. Avoid adverse effects on the matters in Policy 11(a) of the New Zealand Coastal Policy Statement 2010; and 2. Protect all~~the identified~~ values in ~~SCHED7 –~~ Significant Natural Areas ~~in accordance with ECO-P2 and ECO-P4~~.
ECO-P12	Transpower New Zealand Ltd	60.76	Oppose	Infrastructure Chapter policy INF-P7 requires consideration of ECO-P12 in the development of the National Grid. Opposed to the policy on the basis it does not give effect to the NPSET. While Policy 11(a) of the NZCPS has an avoid requirement, the application of the policy to the National Grid fails to give effect to the NPSET.	Either delete Policy ECO-P12 as it applies to the National Grid, or delete the reference to ECO-P12 from Policy INF-P7, as follows: …. Applying the mitigation hierarchy in ECO-P2 and assessing the matters in ECO-P4, ~~ECO-P11and ECO-P12~~ when considering the effects of the National Grid in an area identified in SCHED7 - Significant Natural Areas; and .. And Any consequential amendments.
General	Royal Forest and Bird Protection Society	225.175	Oppose	ECO-R8 only protects identified SNA. An additional rule is needed to ensure council can carryout their functions to maintain indigenous biodiversity. Include restrictions for new plantation forestry outside SNA to general veg clearance rule. Forestry of less than 4ha can also have adverse effects on biodiversity values both in terms of indigenous vegetation clearance to establish the activity and through wilding tree spread and water uptake.	Add the following rule: Indigenous vegetation removal outside of the Significant Natural Area Overlay for forestry or afforestation of New Plantation forestry 1. Activity status: Discretionary Where: a. the vegetation is not significant when applying the criteria in Policy 23 of the RPS.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Section 88 information requirements for applications: 1. Applications for activities within an identified Significant Natural Area must provide, in addition to the standard information requirements, an Ecological Assessment provided by a suitably qualified and experienced ecologist: a. Identifying the biodiversity values and potential impacts from the proposal.
New provision	Royal Forest and Bird Protection Society	225.166	Oppose	The plan fails to implement councils functions to maintain indigenous biodiversity or provide for the protection of significant indigenous biodiversity values which outside of SCHED7 SNAs.	Add a new rule applying to All Zones as follows or similar: Indigenous vegetation removal outside of the Significant Natural Area Overlay 1. Activity status: Permitted Where a. the indigenous vegetation removal is for the following purposes: i. to address an imminent threat to people or property represented by deadwood, diseased or dying vegetation and ECO-S1 is complied with; ii. for the operation or maintenance of lawfully established buildings, infrastructure, walking cycling or private vehicle access or fences or existing farming activities; iii for the construction of new buildings, infrastructure, walking cycling or private vehicle access or fences outside of any ONFL and HNC overlays within the coastal environment; and b. the indigenous vegetation removal does not exceed: i. 100m2 within the coastal environment; or ii. 200m2 beyond the coastal environment, per title as of (date of decision); or beyond 5m of the national grid . 2. Activity status: Restricted discretionary Where:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					a. Compliance is not achieved with 1a and b. Matters of discretion are restricted to: 1. The extent to which the trimming or removal of indigenous vegetation avoids the loss, damage or disruption to the ecological processes, functions and integrity; and 2. The extent to which adverse effects are avoided, remedies or mitigated on indigenous biodiversity values which meet the criteria for significance by applying Policy 23 of the RPS; and ~~2~~3. Adverse effects on receiving environments, including wetlands and the coastal environment; and 4. The use of alternative locations for the activity for which removal of vegetation is purposed to be undertaken. Section 88 information requirements for applications: 1. Applications for activities within an identified Significant Natural Area must provide, in addition to the standard information requirements, an Ecological Assessment provided by a suitably qualified and experienced ecologist: a. Identifying the biodiversity values and potential impacts from the proposal.
New provision	Royal Forest and Bird Protection Society	225.177	Oppose	The plan fails to address indigenous vegetation removal outside of SCHED7 SNA overlays. A rule is needed to capture this where it is not specifically provided for.	Include a new rule as follows: ECO-R10 Any removal of indigenous vegetation outside of the SNA Overlays not otherwise listed as permitted, controlled, restricted discretionary, or discretionary by the rules in this Plan 1. Activity status: Discretionary
General	Royal Forest and Bird Protection Society	225.165	Oppose	The relationship between these rules and other chapters is unclear, particularly when activities which are the topic of other chapters are included in the ECO rules. The rules need to be rationalised and set out so that there is a clear approach to the rules focusing on vegetation removal not on activities. That general vegetation clearance rules provide opportunity to identify additional areas of SNA as well as to maintain indigenous biodiversity. There should always be a presumption that areas of indigenous veg may include significant values. Controlled activity status needs to be carefully applied if at all.	Activities that may have adverse effects on indigenous biodiversity but do not necessarily include vegetation removal should be considered in the relevant chapters of the plan. For example Earthworks effects in indigenous vegetation should be controlled through rules in the EW chapter that are integrated across the plan to achieve the ECO objectives and policies. The permitted rules and those flowing from them which refer to an SNA in the title should specifically state they apply to a SCHED SNA or SNA overlay.
General	John Sharp	222.2	Oppose	SNA has been identified on the property, which is residential land. The land is sought to be developed in the near future. The presence of the SNA on the property will restrict	Delete SNA area.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				the ability to develop. Used to farm the property. Most of the land is covered in regenerated scrub. The land is residential and will become worthless due to the proposed SNA rules.	That the boundary of the SNA be changed to represent the vegetation that is on the land.
General	Ryan Family Trust	138.8	Not specified	Raises a number of concerns around fire safety. [Refer to original submission for full reason, including attachments]	The rules must be modified to allow continuous and immediate management of the safety hazards by the property owner arising from vegetation. This includes cognisance of the risk of the safety of people (in addition to fire) in the immediate vicinity of the buildings and defensible space, garden paths etc.
General	Greater Wellington Regional Council	137.54	Oppose	Rule ECO-R2 makes the removal of any non-indigenous vegetation a permitted activity in SNAs. This is not appropriate in these areas and the rule should be removed. The removal of pest plants is already permitted under rule ECO-R3.1a(ii). Any non-indigenous plants within SNAs that are not pest plants may provide significant habitat for indigenous biodiversity such as birds, bats and lizards. This understanding is recognised in section 6(c) of the Act which directs the protection of the "*significant habitats of indigenous fauna*" not the significant *indigenous* habitats of indigenous fauna. Familiar examples of non-indigenous vegetation providing significant habitats for indigenous species in New Zealand include shag roosting and nesting colonies in coastal and riverine macrocarpa trees; willows, poplars, and other non-indigenous trees providing roosting habitat for bats; kiwi feeding and nesting within non-indigenous pine plantations; and non-indigenous grassland providing habitat for indigenous lizards. Non-indigenous vegetation within SNAs should be protected and any removal assessed as per the removal of indigenous vegetation regulated under the rules in this Chapter. The other rules in the Chapter should be amended so that they also apply to both indigenous and non-indigenous vegetation. This would make it clear that all vegetation (aside from pest plants) is to be protected in these areas, except where otherwise specified for restoration or other purposes. This is the approach taken, for example, under the Auckland Unitary Plan (chapter E15).	Amend rules in the Chapter to change 'indigenous vegetation' to 'vegetation'.
Rules, Section 32 Evaluation	Progeni Limited	271.2	Not specified	Gorse and scrub may act as succession trees but in our opinion they are representative of full or original ecosystems as envisaged by the Regional Policy Statement. Areas such as shown below should not be treated as valuable "significant natural areas". This is especially so in light of the gold standard treatment under the rules Think that rules for preserving the Significant Natural Areas indicate an appropriate level of protection for extremely valuable to almost irreplaceable ecosystems. But not suitable for lessor quality ecosystems. The rules as written will: • Prioritise trees over the protection of human life by preventing the clearing/replacing of highly flammable trees near homes and work places. We think that makes the rate payers potentially liable in a climate change world, as for some Australian councils with their recent bushfires. • Prioritise trees over human mental and physical health by preventing the creation of healthy light wells and outlooks. • Prioritise native ecosystems over most other property rights such as gardens, orchards, play areas and retirement plans.	The degree of value implied by the rules should be reflected in the value of the areas protected.

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				• Prioritise native ecosystems over subdivision land use no matter the cost. ECO-P2 says "Avoid adverse effects on identified indigenous biodiversity values where possible." Lots of things are possible if cost is not a factor. Such policy wording puts enormous discretionary power in the hands to the resource consents team. All this biodiversity priority may be appropriate in the case of irreplaceable ecosystems. There has been a major disconnect in the application of definitions. Sometimes quite low value ecosystems have ended up being given this same new level of protection which seems only appropriate for the highest value ecosystems. As regards this mismatch between extreme protection on the one hand and the low quality of some protected areas on the other, it seems that the Section 32 analysis is seriously wanting. Wonders if the analysis actually preforms the requirements it was legally required to do. Disputes quite a lot of the assumption and assertion contained in it. In addition, thinks the Section 32 analysis and the rules in general don't address the transition issues where those caught by the new rules with a big investments part way through are seriously affected with few reasonable options.	
ECO-R1	Hamish Tunley	52.5	Oppose	The impact of this is huge for single landowners. How has this been considered with tenants in mind, as the landowners and also landlord (both are rental properties) this does not seem fair or balanced. There is increase in cost and time forced upon the landowner to pay for ecological studies, and resource consent applications just to trim a tree. Complying with the set of rules will be significant, just to maintain the property. It is too heavy-handed for a simple landowner. With the rules set in place, residents and tenants will be scared to trim or control this bush, thus the solar gain enjoyment will be diminished as will not be able to afford the consent and ecological process proposed.	Amend SNA082 to exclude 3 & 5 Seagull Place, Whitby. Remove restrictions for existing landowners. Employ the right resources so landowners can have an open dialogue without forcing landowners down a costly path of employing experts and resource consent. There should be consideration for existing landowners where a different set of relaxed rules apply. If future development was to take place put some parameters around this, e.g subdivide into more than two lots.
ECO-R1	Porirua City Council	11.40	Amend	ECO-R1 should include trimming and pruning in the title in addition to removal, as this is what the provision relates to.	Amend the rule as follows: ECO-R1 - Trimming, pruning or removal of indigenous vegetation within a Significant Natural Area
ECO-R1	Queen Elizabeth the Second National Trust (QEII)	216.29	Amend	Supports the rationale behind this rule. Concerned that the impacts of these activities may range from small to significant and submit that it would be appropriate for the rule to be reworded to focus on effects rather than activities. Supports the use of additional Standards to clarify the difference between small scale works that could be given Permitted status and larger more damaging works that should still be subject to a consent process.	[Not specified, refer to original submission]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
ECO-R1	Royal Forest and Bird Protection Society	225.167	Support in part	Supports in principle the permitted activity classification to provide for health and safety and enable maintenance of lawful structures and infrastructure where this is within limits and of a scale to ensure effects would be no more than minor. Where effects are likely to be more than minor a consenting process is appropriate for site specific considerations and whether consent can be granted with appropriate conditions. The plan currently fails to include a general vegetation clearance rule which is necessary to set a threshold for assessments of indigenous biodiversity values as to significance and maintenance of indigenous biodiversity. The development of new or upgrades to walking or cycling tracks and new fences can have more than minor effects and requires site specific considerations by way of consent application. Given that non-native vegetation can have significant habitat value for fauna, it is inappropriate to restrict the rules to managing indigenous vegetation only. Furthermore, unrestricted removal of exotic vegetation within an SNA may have adverse effects on the remaining indigenous vegetation. Restricting discretion to specific policies or the matters within specific policies is uncertain in terms of matters that are addressed in other policies, for example wetlands under P5, earthworks under P11, pests which are not specifically recognised in the proposed policy wording, restoration activities achieving the objectives of the Plan. The discretions listed adjacent ECO-S1 are not captured in the matters discretion under the rule which make the rule uncertain. There is a need to include a matter of discretion to consider the location of the activities in terms of whether it is necessary or appropriate to be located within the SNA in terms of wider connectivity's or alternative options beyond the SNA. It may not be necessary to apply the full P2 hierarchy. That approach detracts from a preference to avoid adverse effects.	Amend rule as follows: ECO-R1 Minor r~~R~~emoval of ~~indigenous~~ vegetation within a Significant Natural Area Overlay 1. Activity status: Permitted Where: a. The trimming or removal of ~~indigenous~~ vegetation is to: i. Address an imminent threat to people or property represented by deadwood, diseased or dying vegetation and ECO-S1 is complied with; ii. Ensure the safe ~~and efficient~~ operation of any lawfully established formed public road, rail corridor or access, where removal is limited to within the formed width of the road, rail corridor or access; iii. Enable the maintenance of lawfully established buildings where the removal of indigenous vegetation is limited to within 3m from the external wall or roof of a building; iv. Maintain lawful established walking and cycle tracks where the trimming or removal of vegetation is within 1m of the formed track, ~~upgrade or create new public walking or cycling tracks up to 2.5m in width undertaken by Porirua City Council or its approved contractor in accordance with the Porirua City Council Track Standards Manual (Version 1.2, 2014) and where no tree with a trunk greater than 15cm in diameter (measured 1.4m above ground) is removed;~~ x. ii. Maintain other existing infrastructure or renewable electricity generation activity and the trimming or removal is within 1m of the infrastructure; v. ~~Construct new perimeter fences for stock or pest animal exclusion from areas or~~ maintenance of existing fences provided the area of trimming or removal of any vegetation is within 1m of the fence ~~does not exceed 2m in width~~; vi. ~~Enable necessary~~ maintain lawfully established existing flood protection or natural hazard control where works are undertaken by a Statutory Agency or their nominated contractors or agents on their behalf as part of natural hazard mitigation works; vii. Comply with section 43 of the Fire and Emergency Act 2017; or

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					viii. Enable tangata whenua to exercise traditional customary harvesting; b. is not within a natural wetland. 2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with ECO-R1-1.a. or b. The activity is the upgrade or construction of a new public walking or cycling track up to 2.5m in width undertaken by Porirua City Council or its approved contractor in accordance with the Porirua City Council Track Standards Manual (Version 1.2, 2014); or c. The activity is the construct new perimeter fences for stock or pest animal exclusion from areas or maintenance of existing fences provided the area of trimming or removal of any vegetation does not exceed 2m in width. Matters of discretion are restricted to: 1. The extent to which the trimming or removal of indigenous vegetation avoids the loss, damage or disruption to the ecological processes, functions and integrity of the Significant Natural Area; and 2. Effects on the values of the Significant Natural Area ~~Thematters in ECO-P2~~; and ~~2~~3. effects of receiving environments, including wetlands and the coastal environment ~~The matters in ECO-P4~~; 4. the use of alternative locations outside of the SNA including for connectivity with existing or planned walking and cycling facilities. Section 88 information requirements for applications...
ECO-R1	Grant Abdee	238.2	Oppose	[No specific reason given beyond decision requested - refer to original submission]	ECO-R1 should include 'other structures' e.g. consented decks.
ECO-R1	Frances McNamara	259.3	Amend	The limit on the removal of vegetation to within 3m from the external wall or roof of a building is too restrictive. It feels irresponsible of the Council to prevent homeowners the option of removing or trimming highly flammable vegetation on their property: rule ECO-R1 1, a, iii is completely in contradiction to advice from Fire and Emergency NZ.	The setback should be able to be extended to 10m (and furtherin certain circumstances), based on fire safety.

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				[Refer to original submission for full reason, including attachment]	
ECO-R1	Gail Mosey	260.1	Oppose	The policy outlined in ECO-P3 is reasonable enough, but the rules outlined in ECO-R1 do not implement this reasonable approach. [Refer to original submission for full reason]	ECO-R1 requires a complete rewrite, in line with ECO-P3, permitting indigenous vegetation removal within Significant Natural Areas identified within SCHED7 where it is of a scale and nature that maintains the identified biodiversity values, at least for SNAs on private land. Suggested provisions more in line with provisions applied by KCDC: • Protection of species nationally or locally endangered, threatened or rare - list of such species to be provided by the council. • Protection of individual trees of other species over a certain size - suggest 5m in height and with a trunk diameter of 300mm at a height of 1.4 m. • Protection of the area itself by permitting the removal of indigenous vegetation covering a contiguous area of no more than 50m^2, and no more than 5% of the native vegetation within any one area. • Permit the removal of indigenous vegetation which is not native to the area and which poses a threat to local vegetation due to invasive nature - list to be provided by the council. Most of the other provisions should then be unnecessary, as the activity would then be permitted. If other clauses are retained, then clauses should be added to permit the removal of indigenous vegetation to: • Clear a zone of 10m around a dwelling, as recommended by the New Zealand Fire Service • Maintain existing private tracks and roadways.
ECO-R1	Robyn Smith	168.72	Amend	Under ECO-R1 removal of indigenous vegetation in all zones is permitted if it is for one of the listed purposes but this does not address that non-local (endemic) indigenous vegetation can be as invasive as exotic vegetation and needs control. Examples of species provided which are causing issues in Porirua reserves.	Amend ECO-R1 to include the removal of indigenous, but non-endemic, vegetation for any reason.
ECO-R1	Robyn Smith	168.73	Amend	Under ECO-R1 removal of indigenous vegetation in all zones is permitted if it is for the purposes of maintaining, upgrading or creating new public walking or cycling tracks up to 2.5m in width (which could in effect require 3.5m wide clearance), where it is undertaken by PCC, and where vegetation greater than 15cm in diameter (measured 1.4m above ground) is not removed. The actual width of the permitted clearance is greater with permitted margins on both sides. This does not take into account the fact that indigenous vegetation with a trunk less than 15cm in diameter can be significant. For instance, many wetland, dune and grey	Amend policies, rules and standards so that: • The clearance of indigenous and endemic vegetation within SNAs categorised as a permitted activity is limited to that required for the maintenance of an existing lawful activity or required to protect people's health and safety. • All other clearance of indigenous and endemic vegetation within SNAs, and regardless of scale or purposes, is categorised as a non-complying activity.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				scrub species have stems much less than this dimension and these species and ecosystems are threatened. PCC – Parks and Recreation has agreed to, and authorised substantial environment degradation within natural areas in relation to walking and cycle tracks. Activities such as those envisaged by rule ECO-R1 must be subject to constraints and assessment of effects.	
ECO-R1	Director-General of Conservation	126.18	Amend	Maintenance of walkways is considered appropriate as a permitted activity. Vegetation clearance for new and upgrading walkways without ecological assessment of the values is not considered appropriate. Construction of 2.5m walkways would require a significantly wider construction corridor.	Amend policy to read: "iv. Maintain, ~~upgrade or create new~~ public walking or cycling tracks up to 2.5m in width undertaken by Porirua City Council or its approved contractor in accordance with the Porirua City Council Track Standards Manual(Version 1.2, 2014) and where no tree with a trunk greater than 15cm in diameter (measured 1.4m aboveground) is removed;" That this change is reflected within INF-S15 and INF-S20.
ECO-R1	Fire and Emergency New Zealand	119.43	Support	Support rule. May be required to remove indigenous vegetation in the event of an emergency.	Retain as proposed.
ECO-R1	Andrea and Karl Simonlehner	110.3	Oppose	The setback of 3m is insufficient for the protection of property. NZ fire service suggests that a 10 – 20-meter zone be cleared of thick/dense vegetation for safety	A setback of 10 - 20 meters would allow for better management in case of a bush fire.
ECO-R1	Greater Wellington Regional Council	137.55	Oppose	Rule ECO-R2 makes the removal of any non-indigenous vegetation a permitted activity in SNAs. This is not appropriate in these areas and the rule should be removed. The removal of pest plants is already permitted under rule ECO-R3.1a(ii). Any non-indigenous plants within SNAs that are not pest plants may provide significant habitat for indigenous biodiversity such as birds, bats and lizards. This understanding is recognised in section 6(c) of the Act which directs the protection of the "*significant habitats of indigenous fauna*" not the significant *indigenous* habitats of indigenous fauna. Familiar examples of non-indigenous vegetation providing significant habitats for indigenous species in New Zealand include shag roosting and nesting colonies in coastal and riverine macrocarpa trees; willows, poplars, and other non-indigenous trees providing roosting habitat for bats; kiwi feeding and nesting within non-indigenous pine plantations; and non-indigenous grassland providing habitat for indigenous lizards. Non-indigenous vegetation within SNAs should be protected and any removal assessed as per the removal of indigenous vegetation regulated under the rules in this Chapter. The other rules in the Chapter should be amended so that they also apply to both indigenous and non-indigenous vegetation. This would make it clear that all vegetation (aside from pest plants) is to be protected in these areas, except where otherwise	Consequential change to ECO-R1 to provide for activities under ECO-R3 (Restoration and maintenance of a Significant Natural Area).

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				specified for restoration or other purposes. This is the approach taken, for example, under the Auckland Unitary Plan (chapter E15).	
ECO-R1	Greater Wellington Regional Council	137.52	Oppose	Rule ECO-R1-1a(iv) permits construction of “new public walking or cycling tracks up to 2.5m in width undertaken by Porirua City Council or its approved contractor” within an SNA. Permitted status of this activity is appropriate. Supports the development of a track network to provide public access to these areas. The potential effects of track construction require greater oversight within SNAs. Oversight would be best provided by changing its status to a controlled activity. This activity status would be suitable if a tracks network plan were first developed to which any new tracks would need to be consistent. Otherwise, the activity would best be regulated as a restricted discretionary activity. This change would help ensure that strategic objectives NE-O1 and NE-O2 are achieved.	Amend ECO-R1-1a(iv) to controlled activity status where the new public walking or cycling track is consistent with a tracks network plan and with matters of control restricted to policies ECO-P1-4.
ECO-R1	Ryan Family Trust	138.4	Amend	To enhance healthy living conditions where shade, foliage accumulation etc threatens wellbeing.	The rules must be modified to allow adequate tree trimming beyond the 3m dimension at the discretion of the owner.
ECO-R1	Ryan Family Trust	138.2	Not specified	Permitted removal of vegetation of only 3m from external walls or roof of a building does not adequately provide for sensible risk management, wild fire protection of buildings and compliance with mandatory Electrical Safe distances Codes of Practice. [Refer to original submission for full reason, including attachments]	The rule must be modified to allow without recourse to administrative procedures, for owners and occupiers of property to comply with the recommendations of the Rural Fire Authority for defensible spaces as identified in their publications “Fire Smart home owner’s manual” and “Flammability of Native Plant species”. [Refer to original submission for decision requested, including attachments]
ECO-R1	Porirua City Council	11.41	Amend	Rule should include "pruning" within criterion as per ECO-S1.	Amend the rule as follows: Where: a. The trimming, <u>pruning or</u> removal of indigenous vegetation is to:
ECO-R1	Porirua City Council	11.42	Amend	This rule needs to be amended as the construction of walking tracks is covered by the Infrastructure Chapter.	Amend the rule as follows: i. Address an imminent threat to people or property represented by deadwood, diseased or dying vegetation and ECO-S1 is complied with; ii. Ensure the safe and efficient operation of any formed public road, rail corridor or access, where removal is limited to within the formed width of the road, rail corridor or access; iii. Enable the maintenance of buildings where the removal of indigenous vegetation is limited to within 3m from the external wall or roof of a building; ~~iv. Maintain, upgrade or create new public walking or cycling tracks up to 2.5m in width undertaken by Porirua City Council or its approved contractor in accordance with the Porirua City Council Track Standards~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~Manual (Version 1.2, 2014) and where no tree with a trunk greater than 15cm in diameter (measured 1.4m above ground) is removed;~~ v. Construct new perimeter fences for stock or pest animal exclusion from areas or maintenance of existing fences provided the area of trimming or removal of any vegetation does not exceed 2m in width; vi. Enable necessary flood protection or natural hazard control where undertaken by a Statutory Agency or their nominated contractors or agents on their behalf as part of natural hazard mitigation works; vii. Comply with section 43 of the Fire and Emergency Act 2017; or viii. Enable tangata whenua to exercise customary harvesting.
ECO-R1	Michael Wood	25.2	Oppose	The wording of ECO-R1 is much more restrictive than the previous provisions for removal of indigenous vegetation within a SNA (previously a SVS). • The previous permitted activity to remove vegetation within 4m of a building has been reduced to 3m. • Imposes a totally unreasonable restriction on the amount of natural light that can enter a building. • Imposes a much more significant fire risk. • Contravenes FENZ's guidance on a fire perimeter around a building even more than previously (10m is their recommendation). • The previous wording was "Trimming or removal of indigenous vegetation including overhanging branches or canopy that is within 4.0 metres from the walls of a...building". By no longer making it clear that the distance specified is from overhanging branches or canopy, it may be interpreted as being the distance to the trunk of a tree, in which case the branches or canopy will be touching the building in the case of large indigenous trees.	The permitted distance from a building to remove indigenous vegetation should remain at the very least at 4m. The wording should make it clear that the distance specified refers to the distance including any overhanging branches or canopy
ECO-R1	Waka Kotahi NZ Transport Agency	82.118	Support in part	Supports this provision as it enables the trimming and removal of indigenous vegetation for the purpose of ensuring the safe and efficient operation of any formed public road. Seeks that point a.iv of the provision be amended to include Statutory Authorities as the provision is currently limited to Porirua City Council (PCC) only. It is unclear why the provision is limited to PCC given there is no effects reason to do so. Notes that their interpretation of the provision is that the “formed width of the road” is not just limited to the seal and includes gravelled areas and barriers that form part of the formed road.	Amend provision: “a. The trimming or removal of indigenous vegetation is to: [...] iv. Maintain, upgrade or create new public walking or cycling tracks up to 2.5m in width undertaken by ~~Porirua District Council~~ <u>any Statutory Authority</u> or ~~its~~ their approved contractor in accordance with the Porirua City Council Track Standards Manual (Version 1.2, 2014) and where no tree with a trunk greater than 15cm in diameter (measured 1.4m above ground) is removed;
ECO-R2	Ryan Family Trust	138.7	Support	It is agreed that the proposed rule to allow removal of exotic trees as a permitted use without the need for permits/consents etc for safety and environmental management	[Not specified, refer to original submission]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				and to allow the encouragement of regeneration of native species by natural process without the need for costly plantings in their place.	
ECO-R2	Greater Wellington Regional Council	137.53	Oppose	Rule ECO-R2 makes the removal of any non-indigenous vegetation a permitted activity in SNAs. This is not appropriate in these areas and the rule should be removed. The removal of pest plants is already permitted under rule ECO-R3.1a(ii). Any non-indigenous plants within SNAs that are not pest plants may provide significant habitat for indigenous biodiversity such as birds, bats and lizards. This understanding is recognised in section 6(c) of the Act which directs the protection of the "*significant habitats of indigenous fauna*" not the significant *indigenous* habitats of indigenous fauna. Familiar examples of non-indigenous vegetation providing significant habitats for indigenous species in New Zealand include shag roosting and nesting colonies in coastal and riverine macrocarpa trees; willows, poplars, and other non-indigenous trees providing roosting habitat for bats; kiwi feeding and nesting within non-indigenous pine plantations; and non-indigenous grassland providing habitat for indigenous lizards. Non-indigenous vegetation within SNAs should be protected and any removal assessed as per the removal of indigenous vegetation regulated under the rules in this Chapter.	Delete ECO-R2.
ECO-R2	Director-General of Conservation	126.19	Amend	Exotics within SNA's may provide habitat for threatened species and their value should not be assumed as low. Removal of exotic species may be more broadly appropriate with specific mention of weed varieties and with understanding of what unique values identified led to the SNA's classification.	Rule needs to be more specific to recognise that in SNA's classified for values relating to fauna that exotic species may be providing significant habitat. Suggest removal of low value exotic vegetation is enabled by ECO-R3.
ECO-R2	Royal Forest and Bird Protection Society	225.168	Oppose	Exotic vegetation within in SNA can contribute to the values of the SNA. Removal can have adverse effects on the values of the SNA.	Delete ECO-R2.
ECO-R2	Queen Elizabeth the Second National Trust (QEII)	216.30	Amend	Exotic vegetation within in SNA can contribute to the values of the SNA. Removal of non-indigenous vegetation should only be a permitted activity where there is no adverse effect on indigenous biodiversity values in that SNA.	Amend as follows: 1. Activity status: Permitted Where: a. The works have no adverse effects on the indigenous biodiversity values in the Significant Natural Area.
ECO-R2	Waka Kotahi NZ Transport Agency	82.119	Support	Supports a permitted activity status for the removal of non-indigenous vegetation within a Significant Natural Area. This will enable the safe and efficient operation of the transport network.	Retain as notified.
ECO-R3	Queen Elizabeth the Second National Trust (QEII)	216.31	Amend	Activities under this rule should be subject to standards that would apply different levels of control to different levels of effects. The matters of discretion should not be limited to specific ECO policies, instead we submit this should simply canvas all effects on the SNA	Amend as follows: Matters of discretion are restricted to: i. Effects on the values of the Significant Natural Area ~~The matters in ECO-P2~~; and …

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
ECO-R3	Royal Forest and Bird Protection Society	225.169	Support in part	This rule can apply to both an overlay or an SNA identified outside the overlays so that protection of SNAs is consistently applied when providing for restoration and enhancement. Uncertainty as to at activities this rule is managing. Include more specificity in the rule and limits to manage potential for adverse effects.	Amend the rule as follows: Where: a. The works are for the purpose of restoring or maintaining indigenous biodiversity values and ~~the identified values in SCHED7 - Significant Natural Areas~~ by: i. Planting eco-sourced local indigenous vegetation; ii. Carrying out animal pest or pest plant control activities; iii. Carrying out activities to retain and protect the values of the SNA which meet the criteria in Policy 23 of the RPS; iv. Carrying out activities in accordance with any relevant registered protective covenant under the Reserves Act 1977, Conservation Act 1987 or Queen Elizabeth the Second National Trust Act 1977; or ~~i~~v. Carrying out activities in accordance with any relevant Reserve Management Plan approved under the Reserves Act 1977; vi. Limiting the removal of vegetation to 100m2; vii. Limiting earthworks to those undertaken using non-mechanical hand held tools. 2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with ECO-R3-1.a. Matters of discretion are restricted to: 1. Effects on the values of the Significant Natural Area ~~The matters in ECO-P2~~; and 2. Effects of receiving environments, including wetlands and the coastal environment ~~The matters in ECO-P4~~. 3. Whether the works are the most appropriate way to protect the SNA.
ECO-R3	Director-General of Conservation	126.20	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission]	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
ECO-R4	Director-General of Conservation	126.21	Amend	Policy should be amended to be consistent with the requirements of the NES-FM.	Amend rule to read: "The earthworks do not occur within, or within a 10 m setback from any wetland." "The earthworks do not occur within any area previously identified as significant habitats of indigenous fauna."
ECO-R4	Robyn Smith	168.71	Amend	Reg. 54 of the NESFW specifically addresses earthworks within 10m of a natural wetland. This needs to be changed to be in accordance with section 44A of the RMA and its reference to plan provisions being more stringent.	Amend rule ECO-R4-1(b) so it reads as follows: ***ECO-R4 Earthworks within a significant natural area*** ***All Zones*** *1. Activity status: Permitted* *Where:* *a. The earthworks:* *i. Do not involve the removal of any indigenous vegetation; or* *ii. Are for the maintenance of existing public walking or cycling access tracks, as carried out by Porirua City Council, Greater Wellington Regional Council or their nominated contractor or agent; and* *b. The earthworks do not occur within 20m of the perimeter of any natural wetland.*
ECO-R4	Robyn Smith	168.70	Support	Under rule ECO-R4(1) certain earthworks within a SNA are permitted providing they do not occur "within any wetland." Where the earthworks are to occur in a wetland they default to be considered as a non-complying activity under rule ECO-R4(3).	Supports ECO-R4(1) and ECO-R4(3) as they are required to give effect to policies ECO-P5 and ECO-P11(3). Opposed to any amendments by way of submissions by others, or by council officer evidence and/or recommendations, that would result in the effect of the relevant provisions creating incompatibility with sections 6(a) and (c) of the RMA.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
ECO-R4	Royal Forest and Bird Protection Society	225.170	Oppose	Earthworks which are not within the scope of vegetation removal provided for within this chapter should be captured within the EW Chapter. The rule condition that earthworks not involve the removal of vegetation is confusing. All SNAs in Porirua include vegetation. The limitation of protection to indigenous vegetation is inappropriate as exotic vegetation within an SNA can contribute to its significance. Including earthworks in a chapter focusing on vegetation removal is potentially confusing. A cross reference in the EW chapter is needed (or move the rule to the EW chapter, and cross reference back to the ECO chapter for relevant policies).	Move this rule to the EW chapter. Include a note in this chapter that EW rules in SNAs are dealt with in the EW chapter (or vice versa). Add a non-complying rule to EW rules for earthworks within SNA Overlays where the activity is not specifically provided for. Include a 20m setback from Wetlands within the EW Chapter rules generally, and within this specific rule.
ECO-R4	Queen Elizabeth the Second National Trust (QEII)	216.32	Amend	This rule is related to earthworks resulting in vegetation clearance. This should be made clear. This Rule should include a reference to the Earthworks chapter. The Earthworks chapter should have at least a note indicating that the ECO chapter must be considered when earthworks may impact on SNA. To ensure the District Plan is consistent with the NES-Freshwater, ECO-R4-1-b. should be expanded to include earthworks that may detrimentally affect a wetland.	Amendments to refer to vegetation clearance as follows: 1. Activity status: Permitted Where: a. The earthworks: i. Do not have a detrimental impact on the SNA involve the removal of any indigenous vegetation; or ii. Are for the maintenance of existing public walking or cycling access tracks, as carried out by Porirua City Council, Greater Wellington Regional Council or their nominated contractor or agent; and b. The earthworks do not occur within or have a detrimental effect on any wetland.
ECO-R4	Porirua City Council	11.43	Amend	This rule needs to be amended as the construction of walking tracks is covered by the Infrastructure Chapter.	Amend the rule as follows: *1. Activity status:* ***Permitted*** *Where:* *a. The earthworks:* 1. *Do not involve the removal of any indigenous vegetation; or* 2. ~~*Are for the maintenance of existing public walking or cycling access tracks, as carried out by Porirua City Council, Greater Wellington Regional Council or their nominated contractor or agent; and*~~ 2. *The earthworks do not occur within any wetland.* Note: the Earthworks Chapter provisions are applicable.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
ECO-R4	Waka Kotahi NZ Transport Agency	82.120	Support in part	Supports a permitted activity status within a Significant Natural Area. Considers that the provision does not provide for earthworks associated with the ongoing safety and efficiency of the transport network. Considers that point a.ii of the provision be amended to include Statutory Authorities as the provision is currently limited to Porirua City Council (PCC) and Wellington Regional Council only. Does not understand why the provision is limited to PCC and Wellington Regional Council given there is no effects reason to do so.	Amend provision: Where: a. The earthworks: ii. Are for the maintenance of existing public walking or cycling access tracks, as carried out by any Statutory Authority ~~Porirua City Council, Greater Wellington Regional Council~~ or their nominated contractor or agent; and iii Are for the maintenance associated with the on-going safety and efficiency of the transport network.
ECO-R5	Hamish Tunley	52.4	Oppose	The impact of this is huge for single landowners. How has this been considered with tenants in mind, as the landowners and also landlord (both are rental properties) this does not seem fair or balanced. There is increase in cost and time forced upon the landowner to pay for ecological studies, and resource consent applications just to trim a tree. Complying with the set of rules will be significant, just to maintain the property. It is too heavy-handed for a simple landowner. With the rules set in place, residents and tenants will be scared to trim or control this bush, thus the solar gain enjoyment will be diminished as will not be able to afford the consent and ecological process proposed.	Amend SNA082 to exclude 3 & 5 Seagull Place, Whitby. Remove restrictions for existing landowners. Employ the right resources so landowners can have an open dialogue without forcing landowners down a costly path of employing experts and resource consent. There should be consideration for existing landowners where a different set of relaxed rules apply. If future development was to take place put some parameters around this, e.g subdivide into more than two lots. Allow the removal of xx SQM of indigenous vegetation per existing title that existed at 28 August 2020, as per the councils offer in ECO-R6.
ECO-R5	Queen Elizabeth the Second National Trust (QEII)	216.33	Not specified	This rule should be amended to refer specifically to vegetation clearance within SNA, and tie into the associated Policies. Appreciates the rationale behind some provision for vegetation clearance for residential development. Applications for vegetation clearance that do not comply with the Controlled status should be Non-Complying to avoid excessive scope for damage to indigenous biodiversity under this Rule. Strongly opposes applications under this rule being precluded from being publicly or limited notified.	Reframe rule to specifically refer to vegetation clearance and provide specific limits on acceptable levels of effects. Amend Activity Status to Non-Complying where compliance is not achieved with ECO-R4.
ECO-R5	Royal Forest and Bird Protection Society	225.171	Oppose	Rule heading should be clarified to reflect the activity which is being provided for in this rule, which is “vegetation removal”. Where vegetation removal for more than one residential unit is sought or within a wetland a non-complying activity classification is appropriate to ensure development is not inconsistent with the provision of the plan. Questions whether this rule should also apply to rural lifestyle and mixed use zones. Opposes non-notification under this rule.	Amend the rule as follows: ECO-R5 Vegetation removal for c~~C~~onstruction of a residential unit on a vacant allotment within a Significant Natural Area Overlay 1. Activity status: Restricted Discretionary ~~Controlled~~ Where:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					a. the vegetation removal is for the purpose of establishing one residential building platform and access to it, and; i. the vegetation removal is the minimum required to facilitate a building platform for the proposed residential unit; and ii. is a maximum of no more than 5m from the platform other than for the access which is a maximum of 5m in width; and ~~a~~b. The lot: i. Is held in a freehold title that existed at 28 August 2020; ii. Is vacant and does not contain any residential unit or other building; and iii. Has existing service connections to the public wastewater, sewer and water supply network~~.; and~~ ~~b~~c. The proposed residential unit and any associated vegetation clearance: i. Complies with the permitted building site coverage standard and earthworks standards for the underlying zone; and ii. is unable to locate outside the Significant Natural area within the site; and d. The vegetation clearance i~~i~~s not located within a wetland. Matters ~~ofcontrol~~ ~~are~~ restricted to: 1. The extent to which adverse effects on the values of the SNA can be avoided, remedied or mitigated ~~matters in ECO-P6~~. 2. Activity status: ~~Restricted~~ discretionary Where: a. Compliance is achieved with ECO-R4 1.a. or 1.d.; and b. Compliance is not achieved with ~~standards~~ ECO-R4-1.b or ECO-R4-1.c. If Rule 2 is not changed to discretionary the following additional matters of discretion are restricted should be amended:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					1. Effects on the values of the Significant Natural Area ~~The matters in ECO-P2~~; and 2. Effects of receiving environments, including wetlands and the coastal environment ~~The matters in ECO-P4~~. Section 88 information requirements for applications...
ECO-R5	Progeni Limited	271.4	Amend	Subdivision applied for in February before the PDP was notified, includes several building sites that have been cleared of bush cover. However if SNA084 is not updated to reflect this clearance, then due to the date limit in ECO-R5, building will become a discretionary activity for our sites. An ecologist's report etc will be required (for bare land) and conceivably no building will be allowed. The uncertainty introduced means a massive loss of value.	Amend ECO-R5 such that ECO-R5 a.i. is reworded from "Is held in a freehold title that existed at 28 August 2020" to "Is held in a freehold title where the subdivision application process creating the title was initialised before 28 August 2020".
ECO-R5	Director-General of Conservation	126.22	Amend	In enabling the use of these existing sites PCC should continue to acknowledge their responsibilities under s6(c).	Construction of a residential unit within a Significant Natural Area should be accompanied by an Ecological Assessment to allow for suitable measures to be taken under the effects hierarchy.
ECO-R6	Royal Forest and Bird Protection Society	225.172	Oppose	For the reasons set out with respect to ECO-P10 the zone and precinct specific provisions should be set out in those respective chapters. The matters in P10 do not include the protection of SNAs under the proposed policy framework.	Consider moving these rules to zone and precinct provisions. Amend the Matters of control are limited to: 1. The exercise of kaitiakitanga and customary activities; and 2. the extent to which adverse effects on indigenous biodiversity is avoided, remedied or mitigated; and 3. Effects on receiving environments, including wetlands and the coastal environment ~~matters in ECO-P10~~. Section 88 information requirements for applications...
ECO-R6	Porirua City Council	11.44	Amend	Rule title needs to be amended to provide more clarity for plan user of where it applies.	Amend the rule as follows: Removal of indigenous vegetation within a Significant Natural Area within the Māori Purpose Zone (Hongoeka) and the General Residential Zone within the Takapuwahia precinct
ECO-R7	Porirua City Council	11.45	Amend	Title needs to be amended to provide more clarity for plan user. ECO-P11 reference in matters of discretion needs to be deleted as relates to earthworks.	Amend rule as follows: Removal of indigenous vegetation within Significant Natural Areas where not otherwise provided for Matters of discretion are restricted to: 1. The matters in ECO-P2; and 2. The matters in ECO-P4.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~3. The matters in ECO-P11.~~
ECO-R7	Hamish Tunley	52.1	Oppose	The impact of this is huge for single landowners. How has this been considered with tenants in mind, as the landowners and also landlord (both are rental properties) this does not seem fair or balanced. There is an increase in cost and time forced upon the landowner to pay for ecological studies, and resource consent applications just to trim a tree. Complying with the set of rules will be significant, just to maintain the property. It is too heavy-handed for a simple landowner. With the rules set in place, residents and tenants will be scared to trim or control this bush, thus the solar gain enjoyment will be diminished as will not be able to afford the consent and ecological process proposed.	Amend SNA082 to exclude 3 & 5 Seagull Place, Whitby. Remove restrictions for existing landowners. Employ the right resources so landowners can have an open dialogue without forcing landowners down a costly path of employing experts and resource consent. There should be consideration for existing landowners where a different set of relaxed rules apply. If future development was to take place put some parameters around this, e.g subdivide into more than two lots.
ECO-R7	Royal Forest and Bird Protection Society	225.173	Oppose	The rule is confusing. Appears to be a catch all, but there's a non-complying catch-all R9.	Clarify what activities this rule is intended to cover. If it is intended as a catch all rule, delete, and retain ECO R9.
ECO-R7	Queen Elizabeth the Second National Trust (QEII)	216.34	Not specified	This rule should be removed as it duplicates ECO-R9 and creates confusion as to which Rule applies.	Delete ECO-R7.
ECO-R7	Director-General of Conservation	126.23	Amend	Activity status should be discretionary to discourage unnecessary vegetation removal and to ensure matters not captured within ECO policies may be considered.	Amend activity status to Discretionary.
ECO-R7	Andrea and Karl Simonlehner	110.2	Oppose	ECO R7 requires an ecological assessment if there would be a need to remove a tree in poor health or has fallen over. In addition to that, the landowner would have to notify the council and employ an arborist to remove any vegetation on the property. This would be time-consuming, costly and unpractical.	Loosen the rules around removing dead and dangerous trees and the removal of indigenous vegetation which is not native to the area and which poses a threat to local vegetation due to invasive nature.
ECO-R7	Robyn Smith	168.74	Oppose	Rule ECO-R7 allows for the removal of indigenous vegetation within a SNA as a discretionary (restricted) activity, which sends a message that removal is acceptable and is anticipated by the PDP provisions, and it is inconsistent with the purpose of the RMA and contrary to section 6(c) of the RMA.	Amend Rule ECO-R7 to have a non-complying activity status.
ECO-R7	Robyn Smith	168.75	Amend	Rule ECO-R7 allows for the removal of indigenous vegetation within a SNA as a discretionary (restricted) activity. Removal of non-endemic indigenous vegetation should be provided for as a permitted activity. The scope of rule ECO-R7 needs refining.	Amend the title of ECO-R7 to read: "*Removal of indigenous **and endemic** vegetation within SNAs".*
ECO-R7	Waka Kotahi NZ Transport Agency	82.121	Oppose	Does not support this rule and considers it is unnecessary duplication. Specifically supports ECO-R1.1 and ECO-R1.2. Considers these rules are more appropriate.	Delete rule ECO-R7.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
ECO-R8	Queen Elizabeth the Second National Trust (QEII)	216.35	Support	Supports protection of SNA from plantation forestry (provided the definition of SNA we have sought above is adopted).	Retain as written.
ECO-R8	Royal Forest and Bird Protection Society	225.174	Support in part	Supports the activity classification of Non-complying. Considers this should extend to a setback from SNAs and wetlands to provide adequate protection.	Amend to clarify that the rule applies to the SNA overlays as well as within 15m of and SNA overlay and 15 m of a wetland.
ECO-R9	Royal Forest and Bird Protection Society	225.176	Support	Supports rule as it recognised the importance of SNAs	Clarify that the rule relates to SNA overlay: ECO-R9 Any activity within a Significant Natural Area Overlay not otherwise listed as permitted, controlled, restricted discretionary, or discretionary.
ECO-R9	Queen Elizabeth the Second National Trust (QEII)	216.36	Support	Supports this rule as it would achieve protection of SNA.	Retain as written.
ECO-R9	Robyn Smith	168.76	Support	Under rule ECO-R9 any activity within a SNA not covered by another rule defaults to be categorised as a non-complying activity.	Supports ECO-R9 and oppose any lesser activity status, by way of submissions by others, or by council officer evidence and/or recommendations.
ECO-R9	Transpower New Zealand Ltd	60.77	Support in part	Neutral on the rule on the basis the ECO-R9 does not apply to the National Grid. If the rule applies, oppose a non-complying activity status applying to the National Grid.	Retain ECO-R9. If the rule applies to the National Grid, amend the provision to reflect the relief sought in submission and provide a discretionary activity status (at worst) for the planning and development of the National Grid.
ECO-R9	Porirua City Council	11.46	Amend	"Catch-all rule" should be discretionary to be consistent with other overlays.	Amend the rule as follows: 1. Activity status: ~~Non-complying~~ Discretionary
New provision	Royal Forest and Bird Protection Society	225.179	Oppose	Activities resulting in the removal of indigenous vegetation should include a standard for pest control.	Add the following standard: Any machinery or footwear shall be free of pests. Add this standard as a condition to all vegetation removal rules.
ECO-S1	Porirua City Council	11.47	Amend	Criteria 2 and 3 need to be amended to clarify they relate to all works (trimming, pruning and removal). Semi-colons should be replaced with full stops for consistency with drafting of other standards in the PDP. To enable monitoring, ECO-S1 needs to have a fourth criterion to require follow up written documentation be provided to Council. This would be consistent with TREE-R3 and TREE-R4.	Amend the rule as follows: 1. The works are essential due to the imminent threat to the safety of people or property and Council is advised of this threat as soon as practicable.~~;~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					2. The works must be~~All trimming and pruning~~ undertaken to a growth point or branch union and in accordance with the New Zealand Arboricultural Association Incorporated Best Practice Guideline 'Amenity Tree Pruning' Version 3 dated April 2011 to avoid irreversible damage to the health of the tree.~~;~~ 3. The works must be~~Any removal is~~ undertaken or supervised by a suitably qualified arboricultural expert. 4. Porirua City Council is provided with written documentation by a suitability qualified arboricultural expert confirming that the works were necessary and undertaken in accordance with good arboricultural practice no later than 10 working days after the works have been completed.
ECO-S1	Waka Kotahi NZ Transport Agency	82.122	Support	Supports this standard, specifically that it allows for the trimming, pruning or removal where there is imminent threat to the safety of people or property.	Retain as notified.
ECO-S1	Jennifer Giller	152.1	Amend	SNAs are established for the greater good of the district. The cost of ensuring the preservation of SNAs should also be shared by the district. The requirement to employ a professional arborist to undertake routine tree work is a costly additional expense for SNA landowners. While the skill of an arborist is intended to ensure damage is not done to trees and site ecology, it unduly puts the financial cost of this assurance directly on the landowner. If ownership of an SNA becomes a burden to landowners, their enthusiasm to do the best for the recognised ecology may very likely diminish. The effect of this may see shortcuts taken, detrimental to the overall health of the SNA. If a stream of funding was made available, it would offset the cost of arborist services, where standard ECO-S1 requires the employment of an arborist to do work that the landowner could have undertaken themselves otherwise. By supporting landowners to maintain the SNA designated on their property, the preservation of the SNA is more certainly ensured.	Amend: 3. Any removal is undertaken or supervised by a suitably qualified arboricultural expert, the cost of which funding is available for.
ECO-S1	Royal Forest and Bird Protection Society	225.178	Support in part	Matters for discretion should be in the rules themselves.	Add the SI matters to the rule and amend as follows: Matters of discretion are restricted to: 1. The extent to which the trimming or removal of indigenous vegetation avoids the loss, damage or disruption to the ecological processes, functions and integrity of the Significant Natural Area; and 2. The effect of the vegetation removal on the ~~identified~~ biodiversity values in SCHED7 - Significant Natural Areas.
ECO-S1	Grant Abdee	238.3	Oppose	[No specific reason given beyond decision requested - refer to original submission]	Add tree work has been undertaken by an arborist at 153B Rawhiti Road, Pukerua Bay,

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
ECO-S1	Grant Abdee	238.4	Oppose	[No specific reason given beyond decision requested - refer to original submission]	'Arboricultural expert' should be amended to 'arborist'.'
ECO-S1	Frances McNamara	259.2	Amend	Requiring property owners to hire and arborist feels unreasonable. The cost of employing an arborist to do even the most minor work is, in the case of this property, going to be a considerable sum, given the area of SNA 076 affected is around 1800m^2. Recently got advice from an arborist who estimated his team would need three days to do basic maintenance to remove fine, dry, or dead material within the tree, such as twigs, needles and leaves (these items all present a fire risk), and checking for and removing any dead trees. This would cost $5,000 + GST per year. Note that this is not the cost to work through the entire area covered by the SNA – that would be closer to $20,000 (15 days work at $1,300 + GST for the team per day). This would remove all deadwood and dead trees, however the arborist felt it would be better achieved doing the most pressing areas each year.	[Not specified, refer to original submission]

NATC- Natural Character

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Royal Forest and Bird Protection Society	225.43	Not specified	Scope of chapter is unclear, particularly in regard to the coastal environment. Unnecessary and confusing to separate this section out from the coastal environment section.	Clarify what and where the coastal margin is.
General	Royal Forest and Bird Protection Society	225.252	Not specified	Scope of chapter is unclear, particularly in regard to the coastal environment. Unnecessary and confusing to separate this section out from the coastal environment section.	Add setbacks to waterbodies within rules to provide for riparian management considerations.
General	Royal Forest and Bird Protection Society	225.250	Not specified	Scope of chapter is unclear, particularly in regard to the coastal environment. Unnecessary and confusing to separate this section out from the coastal environment section.	Merge coastal margin provisions into the CE Chapter.
General	Te Rūnanga o Toa Rangatira	264.51	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.
Multiple provisions	Kāinga Ora – Homes and Communities	81.432	Support	Kāinga Ora generally supports the chapter and spatial mapping as proposed, *except* for those consequential amendments sought to align the chapter with the overall submission by Kāinga Ora's on the PDP.	Amend to be consistent with its overall submission on the Plan. Key areas of concern are (but not limited to): 1. Inclusion of earthworks rules within the earthworks chapter 2. Amend provisions with direct 'avoid' statements. This needs to be qualified in light of the King Salmon meaning of 'avoid'.
General	Transpower New Zealand Ltd	60.78	Support	Neutral on the provisions within the chapter on the basis the provisions within the Natural Character chapter do not apply to infrastructure, and specifically the National Grid. If the provisions apply, seek relief consistent with the relief sought in submission.	Retain the Natural Character Chapter. If the chapter applies to the National Grid, amend provisions to reflect the relief sought in submission. [Refer to original submission and specific submission points for full decision requested]
NATC-O1	Te Awarua-o-Porirua Harbour &; Catchments Community Trust, and Guardians of Pauatahanui Inlet	77.9	Amend	Not specified.	Amend: The natural character of coastal margins and riparian margins are preserved, enhanced ~~where appropriate~~ wherever practicable, and protected from ~~inappropriate~~ all adverse effects from subdivision, use and development.
NATC-O1	Te Awarua-o-Porirua Harbour &; Catchments Community Trust,	77.10	Amend	Supports the objective and policies in the NATC section but submits that NATC-O1 should be amended.	Amend: The natural character of coastal margins and riparian margins are preserved, and enhanced ~~where appropriate~~ wherever practicable, and protected from inappropriate subdivision, use and development and any

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
	and Guardians of Pauatahanui Inlet				adverse effects caused by subdivision, use and development on any part of the harbour and its contributing catchments.
NATC-O1	Director-General of Conservation	126.24	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission]	Retain as notified, but also provide policy direction for any areas of outstanding natural character that are identified during the life of the plan
General	Royal Forest and Bird Protection Society	225.181	Oppose	The policies are uncertain for the reasons set out in the key issue comments above. [See original submission for full reason]	Amend or delete and replace the policies to provide direction for the protection and preservation of Natural character in the coastal environment and freshwater bodies including their margins.
NATC-P1	KiwiRail Holdings Limited (KiwiRail)	86.48	Support	Supports recognition of operation and functional needs for buildings and structures to be located in coastal and riparian margins. The rail corridor is not able to be easily relocated given its nature as a long linear transport network. There are structures and buildings required within the corridor to ensure its safe and efficient operation, such as signal boxes. Support recognition of this.	Retain as proposed.
NATC-P3	Te Awarua-o-Porirua Harbour &; Catchments Community Trust, and Guardians of Pauatahanui Inlet	77.11	Amend	Not specified.	Amend: Allow for small-scale earthworks in coastal margins and riparian margins only where they have no adverse effects on the harbour and its contributing catchments and where the natural character values and ecological condition of the harbour are maintained and, preferably, enhanced.
NATC-P3	KiwiRail Holdings Limited (KiwiRail)	86.49	Support	Supports small scale earthworks within the coastal and riparian margins being allowed.	Retain as proposed.
NATC-R1	Porirua City Council	11.48	Amend	Rules NATC-R1-1.a.i and NATC-R1-1.a.ii should also provide for ongoing maintenance and upgrading.	Amend the rule as follows: 1. Activity status: **Permitted** Where: a. The earthworks are in the Open Space Zone or Sports and Active Recreation Zone and are for: b. The construction, maintenance and upgrading of parks facilities or parks furniture; or i. The construction, maintenance and upgrading of boating facilities; or ii. The earthworks are for hazard mitigation activities and undertaken by a statutory agency or their nominated contractor or agent; or c. Compliance is achieved with NATC-S1.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NATC-R1	Robyn Smith	168.56	Amend	Under rule NATC-R1 only buildings associated with specified uses are permitted in coastal margins. Supports the concept of limiting the degree to which buildings in the coastal margin can be erected as permitted activity.	Amend the rule so that non-complying is the default activity status where there is non-compliance with rules NAT-C-R1-1.a, NAT-C-R1-1.b, or NAT-C-R1-1.c.
NATC-R2	Robyn Smith	168.57	Oppose	Under rule NATC-R2 earthworks for hazard mitigation, boating facilities and park facilities are permitted if they comply with the area and depth/height limits in standard NATC-S1. Supports the concept of limiting the degree to which earthworks in the coastal and riparian margins can be undertaken as a permitted activity.	Opposed to any provision of the PDP by way of submissions by others, or by council officer evidence and/or recommendations, that would result in broadening the scope of rule NATC-R2 to encompass other activities. Amend the rule so that non-complying is the default activity status where there is non-compliance with rule NATC-R2-1.
New Provision	Robyn Smith	168.58	Amend	Under rule NATC-R2 and standard NATC-S1 earthworks not exceeding 25m^2 area and 0.5m height or depth are permitted. Refers to submission point made that riparian margins should also include riparian wetlands. Notes that Regulation 54 of the NESFW specifically addresses earthworks within 10m of a natural riparian wetland. Makes reference to Section 44A and its reference to plan provisions being more stringent.	Include a new standard NATC-S2 that reads as follows: **NATC-S2 Earthworks within natural riparian wetland** **All Zones 1. The earthworks are not undertaken within 20 metres of the perimeter of a natural riparian wetland.**

NFL- Natural Features and Landscapes

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Queen Elizabeth the Second National Trust (QEII)	216.38	Amend	To achieve consistency with the GWRC PNRP (e.g. policy 39) and RPS (e.g. policies 24, 26 and 43), the NFL provisions should be amended to ensure all adverse effects on the ONFL are avoided. This is appropriate given the high values of ONFL sites and the likelihood that any adverse effects will be irreversible. Seeks avoidance for all adverse effects on Outstanding Natural Features and Landscapes because the significance of these areas warrants a higher level of protection. This would be consistent with the GWRC PNRP.	Amend to ensure all adverse effects on the ONFL are avoided. [Refer to original submission for full decision requested]
General	Royal Forest and Bird Protection Society	225.44	Support	Supports any provisions in the Plan that would ensure their values are maintained and enhanced and would not enable modification of their outstanding values. Supports the identification and protection of Special Amenity Landscapes in Porirua and support current land use such as grazing. Opposes changes to provisions that might result in negative environmental outcomes such as farming intensification or intensive horticulture.	Ensure provisions in the NFL chapter adequately protect the ONFLs and SALs in Porirua and are well integrated in the ECO chapter to ensure no-net-loss of biodiversity.
Whole of Plan	Royal Forest and Bird Protection Society	225.46	Not specified	Supports any provisions in the Plan that would ensure their values are maintained and enhanced and would not enable modification of their outstanding values. Supports the identification and protection of Special Amenity Landscapes in Porirua and support current land use such as grazing. Oppose changes to provisions that might result in negative environmental outcomes such as farming intensification or intensive horticulture.	Clarify in plan definitions and schedules that the scheduled ONFLs and SALs are ‘overlays’. [Refer to original submission for full decision requested]
General	Graham and Janet Reidy	234.4	Amend	The NFL provisions have the potential to ‘taint’ applications for subdivision and development envisaged by the Proposed District Plan and consistency in activity status and planning framework will better implement the objectives for the RLZ or Settlement Zone.	Removal of the Significant Amenity Landscape Area (SALA) from the land or Amendment to the Natural Features and Landscape (NFL) provisions to provide a less restrictive planning framework for subdivision and development within a SALA [See specific submission points for full relief sought]
General	Quest Projects Limited	233.4	Oppose	Generally supported the draft Growth Strategy 2048. The Proposed District Plan would benefit from some amendment to give effect to that document. For that reason the submitter opposes parts of the Proposed District Plan. The NFL provisions have the potential to ‘taint’ applications for subdivision and development envisaged by the Proposed District Plan. Consistency in activity status and planning framework will better implement the objectives for the RLZ.	Removal of the Significant Amenity Landscape Area (SALA) from the land at 243 and 271 Grays Road, Pāuatahanui and Paekākāriki Hill Road. or Amendment to the Natural Features and Landscape (NFL) provisions to provide a less restrictive planning framework for subdivision and development within a SALA.
General	Te Rūnanga o Toa Rangatira	264.52	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Milmac Homes Limited	258.3	Amend	The property [Paekakariki Hill Road (Lot 2 85726)] should not be subject to the provisions relating to the Special Amenity Landscapes overlay.	The removal of the Special Amenity Landscapes overlay from the property [Paekakariki Hill Road (Lot 2 85726)] or, in the alternative The incorporation of a policy framework and associated rule that enable appropriate development within the Special Amenity Landscapes overlay area consistent with rural lifestyle development, with such provisions to not be overly prescriptive and constraining
General	Anita and Fraser Press	253.4	Amend	The NFL provisions have the potential to 'taint' applications for subdivision and development envisaged by the Proposed District Plan and consistency in activity status and planning framework will better implement the objectives for the RLZ or Settlement Zone.	Removal of the Significant Amenity Landscape Area (SALA) from the land [139 Paekākāriki Hill Road, Pāuatahanui (Lot 3 DP 33209 (CT WN17B/265))] or Amendment to the Natural Features and Landscape (NFL) provisions to provide a less restrictive planning framework for subdivision and development within a SALA [See original submission and specific submission points for full relief sought]
Multiple provisions	Kāinga Ora – Homes and Communities	81.433	Support	Kāinga Ora generally supports the chapter and spatial mapping as proposed, *except* for those consequential amendments sought to align the chapter with the overall submission by Kāinga Ora's on the PDP.	Amend to be consistent with its overall submission on the Plan. Key areas of concern are (but not limited to): 1. Inclusion of earthworks rules within the earthworks chapter 2. Amend provisions with direct 'avoid' statements. This needs to be qualified in light of the King Salmon meaning of 'avoid'.
General	Transpower New Zealand Ltd	60.79	Support in part	Neutral on the provisions within the chapter on the basis the provisions within the Natural features and Landscapes chapter do not apply to infrastructure, and specifically the National Grid. However, if the provisions apply seek relief consistent with the relief sought in submission.	Retain the Natural Features and Landscapes Chapter. If the chapter apply to the National Grid, amend provisions to reflect the relief sought in submission. [See original submission and specific submission points for full relief sought]
General	James Mclaughlan	237.4	Amend	Growth Strategy 2048 and Proposed District Plan shows the area around 63 Paekakariki Hill Road as rural residential. Wishes to enjoy the same amenity proposed by Council for the surrounding areas so not to be left as an 'island' of General Rural Zoned land. A 1ha minimum and 2ha average has been a feature of earlier versions of the draft District Plan and should be reinstated in the Proposed Plan. The NFL and NH provisions have the potential to 'taint' applications for subdivision and development envisaged by the Proposed District Plan and consistency in activity status and planning framework will better implement the objectives for the RLZ or Settlement Zone.	Removal of SALA from the land or amendment to the NFL provisions to provide a less restrictive planning framework for subdivision and development within an SALA
General	John Carrad	231.4	Oppose	[Refer to original submission for full reasons and attachments]	Removal of the Significant Amenity Landscape Area (SALA) from the land **or** amendment to the Natural Features and Landscape (NFL)

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					provisions to provide a less restrictive planning framework for subdivision and development within a SALA.
NFL-O1	Director-General of Conservation	126.25	Amend	Remove references to characteristics and values. Seek to protect the ONFLs in a complete and holistic manner. ONFLs identified during the life of the plan should have protections extended to them.	Remove references to characteristics and values. Add additional objective and policy direction that will apply to any ONFL's identified during the life of the plan within the district and extending protections to these areas
NFL-O1	Queen Elizabeth the Second National Trust (QEII)	216.39	Amend	References in the NFL Chapter to 'identified' values should be removed as they inappropriately limit the scope of the protections offered by this Chapter. This is consistent with the GWRC Natural Resources Plan where protections afforded to ONFL are not limited to identified values.	Amend the objective as follows: The ~~identified~~ characteristics and values of Outstanding Natural Features and Landscapes are protected from inappropriate subdivision, use and development.
NFL-O2	Graham and Janet Reidy	234.9	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the objective as follows: NFL-02 The identified characteristics and values of the Special Amenity Landscapes are maintained and, where practicable, enhanced within context of growth of the City.
NFL-O2	Quest Projects Limited	233.9	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the objective as follows: NFL-02 The identified characteristics and values of the Special Amenity Landscapes are maintained and, where practicable, enhanced within context of growth of the City.
NFL-O2	John Carrad	231.9	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	*Amend the provisions of the Natural Environment Values part of the plan to the following (or similar intent):* *NFL-02* *The identified characteristics and values of the Special Amenity Landscapes are maintained and, where practicable, enhanced within context of growth of the City.*
NFL-O2	James Mclaughlan	237.11	Oppose	Oppose this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend: NFL-02 The identified characteristics and values of Special Amenity Landscapes are maintained and, where practicable, enhanced within context of growth of the City.
NFL-O2	The Neil Group Limited and Gray Family	241.9	Oppose	Opposes the Natural Environmental Values section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified for within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend objective as follows: NFL-02

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					The identified characteristics and values of the Special Amenity Landscapes are maintained and, where practicable, enhanced within context of growth of the City.
NFL-O2	Anita and Fraser Press	253.9	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the objective as follows: NFL-02 The identified characteristics and values of the Special Amenity Landscapes are maintained and, where practicable, enhanced within context of growth of the City.
NFL-O2	Director-General of Conservation	126.26	Amend	Remove references to characteristics and values. Seek to protect the ONFL's in a complete and holistic manner. ONFLs identified during the life of the plan should have protections extended to them.	Remove references to characteristics and values. Add additional objective and policy direction that will apply to any ONFL's identified during the life of the plan within the district and extending protections to these areas.
NFL-O2	Light House Cinema Limited	199.4	Oppose	Opposes this section of the Proposed District Plan as it relates to SAL. If a SAL is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the objective as follows: NFL-02 The identified characteristics and values of the Special Amenity Landscapes are maintained and, where practicable, enhanced within context of growth of the City.
NFL-O3	Director-General of Conservation	126.27	Amend	Remove references to characteristics and values. Seek to protect the ONFLs in a complete and holistic manner. ONFLs identified during the life of the plan should have protections extended to them.	Remove references to characteristics and values. Add additional objective and policy direction that will apply to any ONFL's identified during the life of the plan within the district and extending protections to these areas.
NFL-P1	Director-General of Conservation	126.28	Amend	Policy should adopt criteria from Policy 15 of the NZCPS where appropriate for consistency.	Policy should adopt criteria from Policy 15 of the NZCPS where appropriate for consistency.
NFL-P1	Greater Wellington Regional Council	137.60	Oppose	The actions in these policies have already been completed (eg. areas of high natural character and OSNFL have been identified and included in the proposed District Plan, so too has the inland extend of the coastal environment). Including them in the PDP will likely result in confusion for plan users, as it implies that consent applicants must identify these types of sites in their applications and assessment of environmental effects.	Delete the policy.
NFL-P1	Transpower New Zealand Ltd	60.80	Support	Supports the identification of outstanding natural features and landscapes on the basis they assist plan users and provides clarity on the application of the PDP provisions that apply, particularly in context of the directive policy framework.	Retain
NFL-P2	Fulton Hogan	262.18	Amend	Supports the identification of special amenity landscapes. Proposes that these should not capture areas dominated by primary production activities.	Amend policy as follows: Identify and list within SCHED10 - Special Amenity Landscapes those landscapes which are distinctive, widely recognised and highly valued by the community for their contribution to Porirua City's amenity and quality of the environment, taking into account the factors in NFL-

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					P1 but excluding those areas which are dominated by primary production activities.
NFL-P2	Transpower New Zealand Ltd	60.81	Support	Supports the identification of special amenity landscapes on the basis they assist plan users and provides clarity on the application of the PDP provisions that apply, particularly in context of the directive policy framework.	Retain
NFL-P3	Greater Wellington Regional Council	137.56	Support in part	NFL-P3 seeks to only allow subdivision, use and development if significant adverse effects are avoided and all other adverse effects are avoided, remedied or mitigated on identified characteristics and values of the particular Outstanding Natural Features and Landscapes. NFL-P3 is attempting to provide the same policy direction for both Outstanding Natural Features and Landscapes and Special Amenity Landscapes. Outstanding Natural Features and Landscapes require a higher level of protection than Special Amenity Landscapes through RPS Policy 26 and section 6 of the RMA. The two types of landscapes should be addressed in different clauses in NFL-P3 to reflect this.	Amend NFL-P3: Except as provided for in NFL-P5, only allow subdivision, use and development within identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes where it: 1. A) Avoids ~~significant~~ adverse effects ~~and avoids, remedies or mitigates any other adverse effects~~ on the identified characteristics and values in SCHED9 – Outstanding Natural Features and Landscapes; and ~~SCHED10 - Special Amenity Landscapes; and~~ B) Avoids, remedies or mitigates adverse effects on the identified characteristics and values in SCHED10 – Special Amenity Landscapes. 2. Can demonstrate that it is appropriate by taking into account…
NFL-P3	Director-General of Conservation	126.29	Amend	Remove references to characteristics and values within point 2. Seek to protect the ONFLs in a complete and holistic manner.	Remove references to characteristics and values within point 2. Seek to protect the ONFLs in a complete and holistic manner.
NFL-P3	Light House Cinema Limited	199.5	Oppose	Opposes this section of the Proposed District Plan as it relates to SALs. If a SAL is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the policy as follows: NFL-P3 Except … where it: 1. Avoids significant adverse effects … Outstanding Natural Features and Landscapes ~~and SCHED 10 – Special Amenity Landscapes~~; and 2. Can demonstrate … e. How buildings … ii. Maintain the identified characteristics and values in SCHED10 – Special Amenity Landscapes within context of anticipated growth of the City;
NFL-P3	Willowbank Trustee Limited	164.9	Amend	Primary submission is that Willowbank Farm land is not appropriate to be included in the SAL - Belmont Hills.	Amend:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Without prejudice to the primary submission, in determining whether subdivision, use or development is appropriate within an ONF or SAL, regard should be had to the activities permitted in the underlying zone. An additional provision is proposed relating to the appropriateness of the activity in relation to the underlying zone.	Except as provided for in NFL-P5, only allow subdivision, use and development within identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes where it: ... 3. It is otherwise appropriate in the underlying zone, (for example primary production in the Rural Zone).
NFL-P3	Queen Elizabeth the Second National Trust (QEII)	216.40	Amend	The characteristics and values of Outstanding Natural Features and Landscape warrant a higher level of protection. All adverse effects should be avoided in these areas. This is consistent with the GWRC Natural Resources Plan, where adverse effects on ONFL must be avoided. Differentiation may be required between ONFL and SAL so that appropriate protection is afforded to ONFL. Protection should not be restricted to identified characteristics and values.	Consider splitting the Policy to separate ONFL and SAL so ONFL can receive higher protection. Otherwise, amend as follows: Except as provided for in NFL-P5, only allow subdivision, use and development within identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes where it: 1. Avoids ~~significant~~ adverse effects on the ~~identified~~ characteristics and values of ~~described in SCHED9 -~~ Outstanding Natural Features and Landscapes; 2. Avoids significant adverse effects and avoids, remedies, or mitigates any other adverse effects on the characteristics and values of ~~andSCHED10 -~~ Special Amenity Landscapes; and, 3. …
NFL-P3	Te Whānau Horomona	249.7	Support in part	Support the intent of this policy, however, consider it to be inconsistent with proposed amendments to NFL-P13.	Provide for earthworks and vegetation removal associated with papakāinga by Ngāti Toa whānau within the Māori PurposeZone (Hongoeka) and the Takapūwāhia Precinct, and for residential activities in the Takapūwāhia Precinct, where kaitiakitanga is exercised to uphold the mana of the whenua~~avoid, remedy or mitigate any adverse effects on the identified characteristics and values of the SpecialAmenity Landscape described in SCHED10 - SpecialAmenity Landscapes; including through:~~ 1. Measures to minimise the extent and form of any earthworks and maintain the existing landform, where practicable; 2. Remediation or rehabilitation for any vegetation removal; and 3. The location of any new building or structure and use of external materials and colour, where this does not impact cultural elements of building design (where applicable)
NFL-P3	Te Whānau Horomona	249.5	Support in part	Consider it appropriate to mention exemptions for MPZ as well as the existing mention of Rural Lifestyle Zones in this policy.	Amend: Except as provided for in NFL-P5, and NFL – P12, only allow subdivision, use and development within identified Outstanding

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Natural Features and Landscapes or Special Amenity Landscapes where it:…
NFL-P3	The Neil Group Limited and Gray Family	241.10	Oppose	Opposes the Natural Environmental Values section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified for within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Ament the policy as follows: NFL-P3 Except … where it: 1. Avoids significant adverse effects … Outstanding Natural Features and Landscapes ~~and SCHED 10 – Special Amenity Landscapes~~; and 2. Can demonstrate … e. How buildings … ii. Maintain the identified characteristics and values in SCHED10 – Special Amenity Landscapes <u>within context of anticipated growth of the City;</u>
NFL-P3	James Mclaughlan	237.12	Oppose	Oppose this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend: NFL-P3 Except as provided for in NFL-P5, only allow subdivision, use and development within identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes where it: 1. Avoids significant adverse effects and avoids, remedies or mitigates any other adverse effects on the identified characteristics and values in SCHED9 - Outstanding Natural Features and Landscapes a~~nd SCHED10 - Special Amenity Landscapes;~~ and 2. Can demonstrate that it is appropriate by taking into account: 1. How the identified values and characteristics described in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes will be; 1. Protected in the case of Outstanding Natural Features and Landscapes; or 2. Maintained in the case of Special Amenity Landscapes; 2. The capacity of the landscape to absorb change; 3. The scale of modification and its effect on the identified characteristics and values described in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					4. The measures to mitigate adverse effects, including any proposed building platforms, on the characteristics and values in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes, through: 1. Minimising the scale and prominence of the location of any buildings or structures; 2. Reducing visibility, reflectivity and colour of any buildings or structures; 3. Minimising any access or driveway construction; 4. Avoiding or minimising removal of indigenous vegetation and the necessity for future earthworks and changes to the landform; and 5. Landscaping and fencing; 5. How buildings and structures, including any proposed building platforms, are integrated into the landscape to: 1. Protect the dominant natural components over the influence of human activity and the identified characteristics and values in SCHED9 - Outstanding Natural Features and Landscapes; or 2. Maintain the identified characteristics and values in SCHED10 - Special Amenity Landscapes <u>within context of anticipated growth of the City</u>; and 6. The extent to which the proposed activity recognises and provides for tangata whenua cultural and spiritual values and practices.
NFL-P3	Quest Projects Limited	233.10	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the policy as follows: NFL-P3 Except … where it: 1. Avoids significant adverse effects … Outstanding Natural Features and Landscapes ~~and SCHED 10 – Special Amenity Landscapes~~; and 2. Can demonstrate … e. How buildings … ii. Maintain the identified characteristics and values in SCHED10 – Special Amenity Landscapes <u>within context of anticipated growth of the City;</u>

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NFL-P3	Graham and Janet Reidy	234.10	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the policy as follows: NFL-P3 Except … where it: 1. Avoids significant adverse effects … Outstanding Natural Features and Landscapes ~~and SCHED 10 – Special Amenity Landscapes~~; and 2. Can demonstrate … e. How buildings … ii. Maintain the identified characteristics and values in SCHED10 – Special Amenity Landscapes within context of anticipated growth of the City;
NFL-P3	John Carrad	231.10	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	*NFL-P3* *Except … where it:* *1. Avoids significant adverse effects … Outstanding Natural Features and Landscapes ~~and SCHED 10 – Special Amenity Landscapes~~; and* *2. Can demonstrate …* *e. How buildings …* *ii. Maintain the identified characteristics and values in SCHED10 – Special Amenity Landscapes within context of anticipated growth of the City;*
NFL-P3	Anita and Fraser Press	253.10	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the policy as follows: NFL-P3 Except … where it: 1. Avoids significant adverse effects … Outstanding Natural Features and Landscapes ~~and SCHED 10 – Special Amenity Landscapes~~; and 2. Can demonstrate … e. How buildings … ii. Maintain the identified characteristics and values in SCHED10 – Special Amenity Landscapes within context of anticipated growth of the City;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NFL-P3	Fulton Hogan	262.19	Amend	Proposes additional provision relating to the appropriateness of the activity in relation to the underlying zone.	Amend policy as follows: Except as provided for in NFL-P5, only allow subdivision, use and development within identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes where it: … 3. Can demonstrate it is appropriate for the underlying zone, such as primary production in the Rural Zone.
NFL-P4	Waka Kotahi NZ Transport Agency	82.123	Support in part	Supports the intent of this policy. Provision for regionally significant infrastructure is not provided presently within the policy framework. Suggests its addition here, or as a separate policy. It does not provide for regionally significant infrastructure as a form of appropriate use and development.	Amend provision: "3. Is for the safe and efficient operation of the transport network".
NFL-P4	Willowbank Trustee Limited	164.10	Amend	Primary submission is that Willowbank Farm land is not appropriate to be included in the SAL - Belmont Hills. Without prejudice to the primary submission, in determining what is appropriate use and development within an ONF or SAL: • 'Farming activities' should be replaced with 'primary production activities' as 'Farming activities' is not defined in the PPDP; and • The activities envisaged within the underlying zoning should be part of the policy assessment of any proposed use or development.	Amend: Allow use and development where: ... 2. It is associated with ~~farming~~ primary production activities for an established working farm and maintains the identified characteristics and values in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes. 3. It is otherwise appropriate in the underlying zone.
NFL-P4	Fulton Hogan	262.20	Amend	'Farming activities' should be replaced with 'primary production activities'.	Amend the policy as follows: Allow use and development where: … 2. It is associated with ~~farming~~ primary production activities for an established working farm and maintains the identified characteristics and values in SCHED9 - Outstanding Natural Features and Landscapes and SCHED10 - Special Amenity Landscapes. 3. Can demonstrate it is appropriate for the underlying zone, such as primary production in the Rural Zone.
NFL-P4	Queen Elizabeth the Second National Trust (QEII)	216.41	Amend	Protection should not be limited to identified characteristics and values.	Amend NFL-P4 as follows: Allow use and development where: 1. It is of a scale and nature that maintains or restores the ~~identified~~ characteristics and values of ~~described in SCHED9~~ - Outstanding Natural Features and Landscapes and ~~SCHED10~~ - Special Amenity Landscapes, including landscape restoration and conservation activities; or

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					2. It is associated with farming activities for an established working farm and maintains the ~~identified~~ characteristics and values of ~~in SCHED9 -~~ Outstanding Natural Features and Landscapes and ~~SCHED10 -~~ Special Amenity Landscapes.
NFL-P5	Light House Cinema Limited	199.6	Oppose	Opposes this section of the Proposed District Plan as it relates to SALs. If a SAL is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the policy as follows: NFL-P5 Subdivision in the Rural Lifestyle Zone, Settlement Zone, or a Precinct Area and within a Special Amenity Landscape Control subdivision in the Rural Lifestyle Zone, Settlement Zone or a Precinct Area and within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform: 1. Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes within context of form and anticipated growth of the City. NFL-P5 Subdivision in the Rural Lifestyle Zone, Settlement Zone or Precinct Area within a Special Amenity Landscape Control subdivision in the Rural Lifestyle Zone, Settlement Zone or Precinct Area within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform: 1. Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes within context form of the City and anticipated growth;
NFL-P5	Anita and Fraser Press	253.11	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the policy as follows: NFL-P5 Subdivision in the Rural Lifestyle Zone, Settlement Zone, or a Precinct Area and within a Special Amenity Landscape Control subdivision in the Rural Lifestyle Zone, Settlement Zone or a Precinct Area and within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform: 1. Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes within context of form and anticipated growth of the City. NFL-P5 Subdivision in the Rural Lifestyle Zone, Settlement Zone or Precinct Area within a Special Amenity Landscape

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Control subdivision in the Rural Lifestyle Zone, Settlement Zone or Precinct Area within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform: 1. Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes within context form of the City and anticipated growth;
NFL-P5	John Carrad	231.11	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	*NFL-P5* *Subdivision in the Rural Lifestyle Zone, Settlement Zone, or a Precinct Area and within a Special Amenity Landscape* *Control subdivision in the Rural Lifestyle Zone, Settlement Zone or a Precinct Area and within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform:* *1. Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes within context of form and anticipated growth of the City.* *NFL-P5* *Subdivision in the Rural Lifestyle Zone, Settlement Zone or Precinct Area within a Special Amenity Landscape* *Control subdivision in the Rural Lifestyle Zone, Settlement Zone or Precinct Area within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform:* *1. Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes within context form of the City and anticipated growth;*
NFL-P5	Quest Projects Limited	233.11	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the policy as follows: NFL-P5 Subdivision in the Rural Lifestyle Zone, Settlement Zone, or a Precinct Area and within a Special Amenity Landscape

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Control subdivision in the Rural Lifestyle Zone, Settlement Zone or a Precinct Area and within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform: Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes within context of form and anticipated growth of the City.
NFL-P5	James Mclaughlan	237.13	Oppose	Oppose this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend: NFL-P5 Subdivision in the Rural Lifestyle Zone, Settlement Zone, or a Precinct Area and within a Special Amenity Landscape Control subdivision in the Rural Lifestyle Zone, Settlement Zone, or a Precinct Area within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform: 1. Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 - Special Amenity Landscapes within context of form and anticipated growth of the City ; and 2. Avoids significant adverse effects and avoids, remedies or mitigates all other adverse effects on the characteristics and values. NFL-P5 Subdivision in the Rural Lifestyle Zone, Settlement Zone, or a Precinct Area and within a Special Amenity Landscape Control subdivision in the Rural Lifestyle Zone, Settlement Zone, or a Precinct Area within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform: 1. Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 - Special Amenity Landscapes within context of form of the City and anticipated growth ; and 2. Avoids significant adverse effects and avoids, remedies or mitigates all other adverse effects on the characteristics and values.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NFL-P5	Graham and Janet Reidy	234.11	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the policy as follows: NFL-P5 Subdivision in the Rural Lifestyle Zone, Settlement Zone, or a Precinct Area and within a Special Amenity Landscape Control subdivision in the Rural Lifestyle Zone, Settlement Zone or a Precinct Area and within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform: 1. Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes within context of form and anticipated growth of the City. NFL-P5 Subdivision in the Rural Lifestyle Zone, Settlement Zone or Precinct Area within a Special Amenity Landscape Control subdivision in the Rural Lifestyle Zone, Settlement Zone or Precinct Area within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform: 1. Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes within context form of the City and anticipated growth;
NFL-P5	The Neil Group Limited and Gray Family	241.11	Oppose	Opposes the Natural Environmental Values section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified for within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the policy as follows: NFL-P5 Subdivision in the Rural Lifestyle Zone, Settlement Zone, or a Precinct Area and within a Special Amenity Landscape Control subdivision in the Rural Lifestyle Zone, Settlement Zone or a Precinct Area and within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform: 1. Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes within context of form and anticipated growth of the City. NFL-P5 Subdivision in the Rural Lifestyle Zone, Settlement Zone or Precinct Area within a Special Amenity Landscape Control subdivision in the Rural Lifestyle Zone, Settlement Zone or Precinct Area within a Special Amenity Landscape to ensure that the size of any allotment and the location of a building platform: 1. Maintains the identified characteristics and values of the Special Amenity Landscape described in SCHED10 – Special Amenity Landscapes within context form of the City and anticipated growth;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NFL-P6	Queen Elizabeth the Second National Trust (QEII)	216.42	Amend	The characteristics and values of Outstanding Natural Features and Landscape warrant a higher level of protection. All adverse effects should be avoided in these areas. Restrictions to identified characteristics and values should also be removed to ensure appropriate protection for these areas.	Amend the policy as follows: Only allow earthworks within ~~an identified~~ Outstanding Natural Features and Landscapes or Special Amenity Landscapes where it: 1. Avoids ~~significant~~ adverse effects on the ~~identified~~ characteristics and values of~~described in SCHED9 -~~ Outstanding Natural Features and Landscapes~~ and SCHED10 - Special Amenity Landscapes;~~ 2. Avoids significant adverse effects and avoids, remedies, or mitigates any other adverse effects on the ~~identified~~ characteristics and values of Special Amenity Landscapes; 3. …
NFL-P6	The Neil Group Limited and Gray Family	241.12	Oppose	Opposes the Natural Environmental Values section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified for within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend policy as follows: NFL-P6 Earthworks ~~Only~~ allow earthworks …
NFL-P6	James Mclaughlan	237.20	Oppose	Oppose this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend: NFL-P6 Earthworks ~~Only~~ allow earthworks ...
NFL-P6	Quest Projects Limited	233.12	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the policy as follows: NFL-P6 Earthworks ~~Only~~ allow earthworks …
NFL-P6	Graham and Janet Reidy	234.12	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the policy as follows: NFL-P6 Earthworks ~~Only~~ allow earthworks …
NFL-P6	John Carrad	231.12	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	*NFL-P6 Earthworks* *~~Only~~ allow earthworks …*
NFL-P6	Fulton Hogan	262.21	Support	Supports provision for earthworks in a SAL Overlay area.	Retain as proposed.
NFL-P6	Anita and Fraser Press	253.12	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend policy as follows: NFL-P6 Earthworks

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~Only~~ allow earthworks …
NFL-P6	Willowbank Trustee Limited	164.11	Support	Primary submission is that Willowbank Farm land is not appropriate to be included in the SAL - Belmont Hills. Without prejudice to the primary submission, supports provision for earthworks in a SAL Overlay area.	Retain as proposed.
NFL-P6	Light House Cinema Limited	199.7	Oppose	Opposes this section of the Proposed District Plan as it relates to SALs. If a SAL is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the policy as follows: NFL-P6 Earthworks ~~Only~~ allow earthworks … (.....)
NFL-P6	Waka Kotahi NZ Transport Agency	82.124	Support in part	Supports the policy, specifically as it allows for earthworks within an Outstanding Natural Feature or Landscape where it can be demonstrated that it is appropriate. Considers that the policy does not provide for Regionally Significant Infrastructure as a matter to be taken in account when deciding whether earthworks are considered appropriate; given there is an operational need for this work to occur it is important it is provided for in the policy framework.	Amend provision: "3.e the extent to which the earthworks provide for safe and efficient operation of the transport network".
NFL-P7	Waka Kotahi NZ Transport Agency	82.125	Support in part	Recognises the importance of Outstanding Natural Features and Landscapes (in the coastal environment). The current policy framework does not however appropriately recognise regionally significant infrastructure within the coastal environment. The policy is considered too stringent for development associated with the ongoing operational and functional needs of regionally significant. Does not support this policy if provision for the functional and operational need for infrastructure be located in these areas is not provided for.	Amend provision: "Avoid adverse effects from subdivision, use and development on the identified characteristics and values of Outstanding Natural Features and Landscapes described in SCHED9 - Outstanding Natural Features and Landscapes located within the coastal environment unless it is for development that provides for the on-going functional and operational need of regionally infrastructure, where it can be demonstrated that adverse effects can be remedied or mitigated".
NFL-P7	Director-General of Conservation	126.30	Amend	Remove references to characteristics and values. Seek to protect the ONFLs in a complete and holistic manner.	Remove references to characteristics and values. Seek to protect the ONFLs in a complete and holistic manner
NFL-P8	James Mclaughlan	237.21	Oppose	Oppose this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend: NFL-P8 Special Amenity Landscapes (in the coastal environment) ~~Only~~ allow subdivision, use and development within Special Amenity Landscapes in the coastal environment (outside the areas of High Natural Character), where these avoid significant adverse effects and avoid, remedy or mitigate other adverse effects, on the identified characteristics and values described in SCHED10 - Special Amenity Landscapes having regard to:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					1. The compatibility of the scale, location and design of built form with the identified characteristics and values <u>within context form of the City and anticipated growth;</u> ...
NFL-P8	The Neil Group Limited and Gray Family	241.13	Oppose	Opposes the Natural Environmental Values section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified for within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the policy as follows: NFL-P8 Special Amenity Landscapes (in the coastal environment) ~~Only~~ allow subdivision … having regard to: 1. The compatibility of scale, location and design of built form with the identified characteristics and values <u>within context form of the City and anticipated growth</u>;
NFL-P8	Graham and Janet Reidy	234.13	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the policy as follows: NFL-P8 Special Amenity Landscapes (in the coastal environment) ~~Only~~ allow subdivision … having regard to: 1. The compatibility of scale, location and design of built form with the identified characteristics and values <u>within context form of the City and anticipated growth</u>;
NFL-P8	Quest Projects Limited	233.13	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the policy as follows: NFL-P8 Special Amenity Landscapes (in the coastal environment) ~~Only~~ allow subdivision … having regard to: 1. The compatibility of scale, location and design of built form with the identified characteristics and values <u>within context form of the City and anticipated growth</u>;
NFL-P8	John Carrad	231.13	Oppose	The submitter opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	**NFL-P8 Special Amenity Landscapes (in the coastal environment)** ~~Only~~ allow subdivision … having regard to: 1. The compatibility of scale, location and design of built form with the identified characteristics and values <u>within context form of the City and anticipated growth</u>;
NFL-P8	Anita and Fraser Press	253.13	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the policy as follows: NFL-P8 Special Amenity Landscapes (in the coastal environment) ~~Only~~ allow subdivision … having regard to:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					1. The compatibility of scale, location and design of built form with the identified characteristics and values within context form of the City and anticipated growth;
NFL-P8	Light House Cinema Limited	199.8	Oppose	Opposes this section of the Proposed District Plan as it relates to SALs. If a SAL is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the policy as follows: NFL-P8 Special Amenity Landscapes (in the coastal environment) ~~Only~~ allow subdivision … having regard to: 1. The compatibility of scale, location and design of built form with the identified characteristics and values within context form of the City and anticipated growth;
NFL-P9	Willowbank Trustee Limited	164.12	Amend	Primary submission is that Willowbank Farm land is not appropriate to be included in the SAL - Belmont Hills. Without prejudice to the primary submission, supports provision for quarrying activities in a SAL Overlay area, but proposes amendments to wording to more appropriately allow quarrying activities in the Special Amenity Landscape while still avoiding, remedying and mitigating effects.	Amend: ~~Only~~ Allow mining and quarrying activities in Special Amenity Landscapes ~~where~~ provided that they avoid significant adverse effects and avoid, remedy, or mitigate ~~all~~ other adverse effects on the identified characteristics and values described in SCHED10- Special Amenity Landscapes.
NFL-P9	Director-General of Conservation	126.31	Amend	Mining and quarrying activities are not considered to be appropriate activities within Special Amenity Landscapes.	Removal of point 2 from this policy and include Special Amenity Landscapes into point 1.
NFL-P9	Fulton Hogan	262.22	Amend	Supports provision for quarrying activities in a SAL Overlay area. Proposes amendment to current wording.	Amend the policy as follows: 1. Avoid mining and quarrying activities within Outstanding Natural Features and Landscapes; and 2. ~~Only~~Allow new mining and quarrying activities in Special Amenity Landscapes ~~where~~provided that they avoid significant adverse effects and avoid, remedy or mitigate all other adverse effects on the identified characteristics and values described in SCHED10 - Special Amenity Landscapes; and 3. Allow an expansion or development of existing mining and quarrying activities in Special Amenity Landscapes provided that, where practicable, they mitigate significant adverse effects on the identified characteristics and values described in SCHED10 - Special Amenity Landscapes.
NFL-P9	Queen Elizabeth the Second National Trust (QEII)	216.43	Support	Supports this policy direction as it provides appropriate protection for ONFL from mining and quarrying activities.	Retain as written.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NFL-P9	Tiaki and Amanda Pritchard	220.2	Amend	Situated to the West, between Plimmerton and Pukerua Bay. This Special Amenity Landscape, with Outstanding Natural Landform Features, also sits within the Taupo Swamp Catchment. It has a number of underground springs, and over-ground watercourses, that make their way through neighbouring land, to join Taupo Swamp. The proposed district plan identifies GRUZ as areas suitable for quarrying/extraction/mining activities, with those protected under Significant, or Outstanding status, given some slight protection, making these discretionary activities. The only way we can guarantee that Outstanding Natural Areas, and Special Amenity Landscapes are preserved for future generations, is to designate certain activities prohibited – not-allowed. Clear statements must be made regarding such activities. Porirua City Council is assigning the designation of significant natural areas over parcels of land that will severely restrict what those private land owners can do with that land, while on the other hand is not adequately protecting landscapes where “It is highly unlikely quarrying would be permitted” as a discretionary activity, in only some cases. While the likelyhood of such permission being granted is indeed low for Outstanding Natural Landscapes and Significant Natural Areas, for the General Rural Zone, the protection that is needed in the case of Special Amenity landscapes is not clear. 2. Protecting the catchment of Taupo: The Taupo swamp, has been recognised as a ‘wetland with outstanding indigenous biodiversity values’ and the protection that this offers. The swamp catchment area bounded by the skyline, formed by the ranges running toward Pukerua Bay must be recognised in the plan as an area in which quarrying and mining/extraction activities are prohibited. A considerable amount of personal time, effort, and burden was placed on the local community shoulders to ‘fight off’ Fulton Hogan, and their attempts to purchase this land for the purposes of establishing a quarry. Due to the passion and professionalism of the community, FH did not proceed, as they could not mitigate risk to the Taupo Swamp Catchment. PCC must look to this admission, and provide protections that prevent any further degradation of this special amenity landscape and its features, given where it is situated.	Specifically, Wairaka Farm – marked as GRUZ Lot 14 and Lot 16 DP 88001 be amended to ensure ‘quarrying/mining/extraction activities’ are noted as ‘non-complying’ due to its location within the Taupo Swamp Catchment (an outstanding natural wetlands). Work should be done between PCC and Government to purchase this specific parcel of land, and retire it into a public reserve for future generations to enjoy
NFL-P10	Willowbank Trustee Limited	164.13	Support	Primary submission is that Willowbank Farm land is not appropriate to be included in the SAL - Belmont Hills. Without prejudice to the primary submission, supports the provision for plantation forestry within Special Amenity Landscapes.	Retain as proposed.
NFL-P11	Queen Elizabeth the Second	216.44	Amend	The significance of ONFLs warrants avoidance of all adverse effects. Restrictions to identified characteristics and values should also be removed to ensure appropriate protection for these areas.	Amend the policy as follows: Avoid the establishment of new plantation forestry within ~~identified~~ Outstanding Natural Features and Landscapes while

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
	National Trust (QEII)				providing for existing plantation forestry and associated activities where these avoid~~, remedy or mitigate any~~ adverse effects on the ~~identified~~ characteristics and values of~~described in SCHED9 -~~ Outstanding Natural Features and Landscapes.
NFL-P12	Director-General of Conservation	126.32	Amend	Support intention of the policy. Remove references to characteristics and values. Seek to protect the ONFLs in a complete and holistic manner	Remove references to characteristics and values. Seek to protect the ONFLs in a complete and holistic manner.
NFL-P12	Te Whānau Horomona	249.6	Oppose	Support the inclusion of this policy to bring consistency between the NFL chapter and MPZ-O5. However, consider the drafted wording to priorities environmental amenity over the ability for Tangata whenua to strengthen their whakapapa connections through living upon their land in papakāinga-style developments. For this reason, it is proposed that the wording of this policy be amended to rebalance this priority.	Amend: Recognise and provide for papakāinga by Ngāti Toa whānau within the Māori Purpose Zone (Hongoeka) and theTakapūwāhia Precinct, and for residential activities in the Takapūwāhia Precinct, where kaitiakitanga is exercised to: 1. Uphold the mana of the whenua ~~Avoid significant adverse effects on the identified characteristics and values of the Special Amenity Landscape described in SCHED10 - Special Amenity Landscapes; and~~ 2. Avoid, remedy or mitigate any other adverse effects on those identified characteristics and values.
NFL-R1	The Neil Group Limited and Gray Family	241.14	Oppose	Opposes the Natural Environmental Values section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified for within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the rule as follows: NFL-R1 Earthworks or land disturbance within … or Special Amenity Landscape ~~All Zones 3. Activity Status: Non-complying~~ Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.
NFL-R1	James Mclaughlan	237.14	Oppose	Oppose this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend: NFL-R1 Earthworks or land disturbance within an Outstanding Natural Feature and Landscape or Special Amenity Landscape ~~All Zones 3. Activity Status: Non-complying~~ Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NFL-R1	John Carrad	231.14	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	**NFL-R1 Earthworks or land disturbance within … or Special Amenity Landscape** ~~**All Zones 3. Activity Status: Non-complying**~~ Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.
NFL-R1	Quest Projects Limited	233.14	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the rule as follows: NFL-R1 Earthworks or land disturbance within … or Special Amenity Landscape ~~All Zones 3. Activity Status: Non-complying~~ Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.
NFL-R1	Graham and Janet Reidy	234.14	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the rule as follows: NFL-R1 Earthworks or land disturbance within … or Special Amenity Landscape ~~All Zones 3. Activity Status: Non-complying~~ Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.
NFL-R1	Queen Elizabeth the Second National Trust (QEII)	216.45	Support	Supports this Rule. Coupled with the ECO chapter and provided consequential amendments are made in accordance with the submissions on the NFL Policies, this Rule will ensure adverse effects of activities on ONFL are avoided.	Retain as written, albeit with consequential amendments based on changes sought to NFL Policies.
NFL-R1	Fulton Hogan	262.23	Amend	Change activity status of point three to 'Discretionary' for earthworks in a Special Amenity Overlay. If earthworks cannot meet the area and/or height restrictions set out in NFL-S1 or NFL-R1(2), the activity status defaults to non-complying. Proposes that earthworks in a Special Amenity Landscape Overlay which cannot comply with NFL-R1-2.b, or NFL-R1-2.c should be discretionary rather than non-complying.	Change activity status of point three to 'Discretionary Activity' where compliance is not achieved with NFL-R1-2.b, or NFL-R1-2.c, for activities in a SAL overlay.
NFL-R1	Anita and Fraser Press	253.14	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the rule as follows: NFL-R1 Earthworks or land disturbance within … or Special Amenity Landscape ~~All Zones 3. Activity Status: Non-complying~~ Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NFL-R1	Willowbank Trustee Limited	164.14	Amend	Primary submission is that Willowbank Farm land is not appropriate to be included in the SAL - Belmont Hills. Without prejudice to the primary submission, seeks that the activity status of point three is 'Discretionary' for earthworks in a Special Amenity Overlay. If earthworks cannot meet the area and/or height restrictions set out in NFL-S1 or NFL-R1(2), the activity status defaults to non-complying. Earthworks in a Special Amenity Landscape Overlay which cannot comply with NFL-R1-2.b, or NFL-R1-2.c should be discretionary rather than non-complying.	Change activity status of point three to 'Discretionary Activity' where compliance is not achieved with NFL-R1-2.b, or NFL-R1-2.c, for activities in a SAL overlay.
NFL-R1	Light House Cinema Limited	199.9	Oppose	Opposes this section of the Proposed District Plan as it relates to SALs. If a SAL is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the rule as follows: NFL-R1 Earthworks or land disturbance within … or Special Amenity Landscape ~~All Zones 3. Activity Status: Non-complying~~ Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.
NFL-R1	Waka Kotahi NZ Transport Agency	82.126	Support	Supports a permitted activity status for earthworks or land disturbance within an Outstanding Natural Feature and Landscape, subject to the matters to which compliance is to be achieved.	Retain as notified.
NFL-R2	Robyn Smith	168.84	Oppose	Under rule NFL-R2 removal of vegetation for any purpose within ONFL or SAL is a permitted activity, providing standard NFL-S2 is met. NFL-S2 specifies area limits of $50m^2$ (for ONFL) and $100m^2$ (for SAL) in any five year period. There is no reason why removal of endemic indigenous vegetation should be needed in the area covered by ONFL003, and in the unlikely event clearance is required then it should be subject to a consent process.	Amend the policies, rules and standards, especially as they relate to ONFL003 (Whitireia Peninsula) so all clearance of indigenous and endemic vegetation regardless of scale or purposes within ONFL003 is categorised as a non-complying activity.
NFL-R2	Director-General of Conservation	126.33	Amend	Removal of indigenous vegetation should not be a permitted activity within an Outstanding Natural Feature and Landscape or Special Amenity Landscapes unless it poses risk to human health. Ecological values need to be surveyed and considered prior to potential removal.	Remove permitted activity status and set restricted discretionary status when compliance with NFL-S2 is met and accompanied by an ecological survey. Discretionary activity status should be applied to activities unable to comply with NFL-S2. Activities unaccompanied by an ecological survey should be prohibited.
NFL-R2	Waka Kotahi NZ Transport Agency	82.127	Support	Supports a permitted activity status for the removal of indigenous vegetation within an Outstanding Natural Feature and Landscape or Special Amenity Landscape.	Retain as notified.
NFL-R3	Director-General of Conservation	126.34	Amend	Buildings and structures should not be encouraged within an Outstanding Natural Feature and Landscape or Special Amenity Landscape.	Suggest activity status be controlled with compliance demonstrated with NFL-S3. Restricted Discretionary without. Opportunity to assess impacts of building design is appropriate.
NFL-R3	Willowbank Trustee Limited	164.15	Support	Primary submission is that Willowbank Farm land is not appropriate to be included in the SAL - Belmont Hills.	Retain as proposed.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Without prejudice to the primary submission, supports the provision for buildings and structures in a Special Amenity Landscape and the application of the permitted activity standards of the underlying zone.	
NFL-R4	Robyn Smith	168.82	Amend	The permitted activity provisions of the PDP relating to buildings and structures within an ONFL (refer NFL-S3) allow only one building per site and set a maximum floor area of 50m^2. However, as the PDP currently reads, NFL-S3 is a permitted activity standard that only applies to buildings or structures located within a Special Amenity Landscapes (SAL). [Refers to see Rule NFL-R4(1)] Buildings or structures located within an ONFL is a discretionary (unrestricted) activity under Rule NFL-R4(3).	Amend the rules and standards so compliance with NFL-S3 is inserted in rule NFL-R4(3), and so non-compliance with NFL-S3 results in non-complying activity status. Supports the general approach of these provisions in the PDP, and is opposed to any amendment by way of submission by others, or by council officer evidence and/or recommendations, that would result in the effect of the relevant provisions creating incompatibility with sections 6(a) and (c) of the RMA.
NFL-R4	Director-General of Conservation	126.35	Amend	New buildings or structures located within a Special Amenity Landscape within the coastal environment should not be permitted without consideration.	Structures demonstrating compliance with NFL-S3 should be controlled to allow opportunity to assess design.
NFL-R4	Waka Kotahi NZ Transport Agency	82.128	Oppose	Does not support a discretionary activity status for buildings or structures located within an Outstanding Natural Feature and Landscape. The rule restricts structures which may be associated with the safe and efficient operation of the transport network. Considers that a restricted discretionary status is appropriate for buildings and structures associated with the ongoing safe and efficient operation of the transport network, with matters of discretion being restricted to the ongoing safety and efficiency of the transport network. The rule has the same reference number (1) as a permitted activity under the same provision. This should be amended accordingly to avoid confusion when referencing the rule.	Amend provision: ~~1.~~ 3. Activity Status: Discretionary a. the building or structure is located within an Outstanding Natural Feature and Landscape except for buildings and structures that are associated with the safe and efficient operation of the transport network. AND Amend NFL-R4.2 as follows: 2. Activity status: Restricted Discretionary Where: a. Compliance is not achieved with NFL-R4-1.B b. The building or structure is for the ongoing safety and efficiency of the transport network. Matters of discretion: 1. the matters of discretion of any infringed standard; ~~and~~ 2. The relevant matters within NFL-P7 and NFL-P8; and 3. The ongoing safety and efficiency of the transport network.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NFL-R8	Director-General of Conservation	126.36	Amend	The NPS-PF states that Afforestation must not occur within a significant natural area or an outstanding natural feature or landscape a rule reflecting this direction while acknowledging the step down approach taken towards managing Special Amenity Landscapes is appropriate.	New plantation forestry within a Special Amenity Landscape activity status to be a discretionary activity to allow for suitable consideration of the activity and the ability for consents where appropriate be refused.
NFL-R9	Director-General of Conservation	126.37	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission].	Retain as notified.
NFL-R9	Willowbank Trustee Limited	164.16	Amend	Primary submission is that Willowbank Farm land is not appropriate to be included in the SAL - Belmont Hills. Without prejudice to the primary submission, seeks a change to restricted discretionary activity status. Amending the activity status for quarry or mining activities within the Special Amenity Landscape recognises that the provisions that apply to Outstanding Natural Features are more restrictive than those applying to Special Amenity Landscapes within the PPDP.	Amend: Quarry or mining activities within a Special Amenity Landscape All zones 1. Activity status: Restricted Discretionary Matters of discretion are restricted to: The scale of modification and its effect on the identified characteristics and values described in SCHED10 - Special Amenity Landscapes.
NFL-R9	Fulton Hogan	262.24	Amend	Change to Restricted Discretionary.	Amend rule as follows: Quarry or mining activities within a Special Amenity Landscape All zones 1. Activity status: Restricted Discretionary Matters of discretion are restricted to: The scale of modification and its effect on the identified characteristics and values described in SCHED10 - Special Amenity Landscapes.
NFL-R10	Director-General of Conservation	126.38	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission].	Retain as notified.
NFL-R11	Director-General of Conservation	126.39	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission].	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NFL-R12	Robyn Smith	168.86	Support	Under rule ECO-R9 any activity within a SNA not covered by another rule defaults to be categorised as a non-complying activity.	Opposed to any lesser activity status by way of submissions by others, or by council officer evidence and/or recommendations.
NFL-R12	Light House Cinema Limited	199.10	Oppose	Opposes this section of the Proposed District Plan as it relates to SALs. If a SAL is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the rule as follows: ~~NFL-R12 Any activity not otherwise listed as permitted, controlled, restricted discretionary, discretionary or non-complying~~ ~~All zones 1. Activity Status: Non-complying~~ Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.
NFL-R12	Anita and Fraser Press	253.15	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the rule as follows: ~~NFL-R12 discretionary or non-complying~~ ~~All zones 1. Activity Status: Non-complying~~ Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.
NFL-R12	Graham and Janet Reidy	234.15	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the rule as follows: ~~NFL-R12 discretionary or non-complying~~ ~~All zones 1. Activity Status: Non-complying~~ Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.
NFL-R12	Quest Projects Limited	233.15	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the rule as follows: ~~NFL-R12 Any activity not otherwise listed as permitted, controlled, restricted discretionary, discretionary or non-complying~~ ~~All zones 1. Activity Status: Non-complying~~ Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.
NFL-R12	John Carrad	231.15	Oppose	Opposes this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	~~NFL-R12 Any activity not otherwise listed as permitted, controlled, restricted discretionary, discretionary or non-complying~~ - ~~All zones 1. Activity Status: Non-complying~~ Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NFL-R12	James Mclaughlan	237.15	Oppose	Oppose this section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend: Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.
NFL-R12	The Neil Group Limited and Gray Family	241.15	Oppose	Opposes the Natural Environmental Values section of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified for within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend the rule as follows: ~~NFL-R12 Any activity not otherwise listed as permitted, controlled, restricted discretionary discretionary or non-complying~~ ~~All Zones 1. Activity Status: Non-complying~~ Delete this non-complying rule and replace it with a discretionary activity rule for Special Amenity Landscape Areas.
NFL-R12	Transpower New Zealand Ltd	60.82	Support in part	Neutral on Rule NFL-R12 on the basis the provisions within the Natural Features and Landscapes chapter do not apply to infrastructure, and specifically the National Grid. Oppose a non-complying activity status applying to the National Grid if the rule applies.	Retain NFL-R12. If the rule applies to the National Grid, amend provision to reflect the relief sought in submission and provide a discretionary activity status for the planning and development of the National Grid. [Refer to original submission and specific submission points for full decision requested]
NFL-R12	Porirua City Council	11.51	Amend	"Catch-all rule" should be discretionary to be consistent with other overlays.	Amend the rule as follows: 1. Activity status: ~~Non-complying~~ Discretionary
NFL-S1	Porirua City Council	11.49	Amend	This wording better aligns with the Infrastructure Chapter. The word "construct" is used elsewhere in the plan rather than "create".	Amend the standard as follows: Note: Earthworks associated with the construction, maintenance and upgrading~~or creation~~ of public cycling or walking tracks ~~undertaken by Porirua City Council or its nominated contractor~~ are managed by the Infrastructure chapter.
NFL-S1	Waka Kotahi NZ Transport Agency	82.129	Support in part	Supports this provision. Considers that the rule should exempt earthworks associated with regionally significant infrastructure. This will allow for the ongoing safe and efficient operation of the transport network.	Amend provision: […] Except that: • Earthworks associated with maintaining existing farm tracks, access ways or digging fence post holes are exempt from the above area standards but must comply with NFL-S1-1.a and NFL-S1-1.c: • Disturbance associated with primary production activities is exempt (except for quarry and mining activities which are not exempt).

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• Earthworks associated with the ongoing safe and efficient operation of the transport network are exempt from the above standards.
NFL-S2	Waka Kotahi NZ Transport Agency	82.130	Support in part	Supports this provision as it provides for the removal of indigenous vegetation that is 1m either side of, or within, an existing formed road. Notes that their interpretation of the provision is that the "formed width of the road" is not just limited to the seal and includes gravelled areas and barriers that form part of the formed road.	Retain as notified.
NFL-S2	Porirua City Council	11.50	Amend	This wording better aligns with the Infrastructure Chapter. The word "construct" is used elsewhere in the plan rather than "create".	Amend the standard as follows: Note: Vegetation removal associated with the construction, ~~the~~ maintenance and upgrading of ~~or creation of public cycling or walking track~~ public walking and cycling tracks ~~undertaken by Porirua City Council or its nominated contractor~~ are managed by the Infrastructure chapter.
NFL-S2	Robyn Smith	168.85	Oppose	Under rule NFL-R2 removal of vegetation for any purpose within ONFL or SAL is a permitted activity, providing standard NFL-S2 is met. NFL-S2 specifies area limits of $50m^2$ (for ONFL) and $100m^2$ (for SAL) in any five year period. There is no reason why removal of endemic indigenous vegetation should be needed in the area covered by ONFL003, and in the unlikely event clearance is required then it should be subject to a consent process.	Amend the policies, rules and standards, especially as they relate to ONFL003 (Whitireia Peninsula), so all clearance of indigenous and endemic vegetation regardless of scale or purposes within ONFL003 is categorised as a non-complying activity.
NFL-S3	Robyn Smith	168.83	Support	The permitted activity provisions of the PDP relating to buildings and structures within an ONFL (refer NFL-S3) allow only one building per site and set a maximum floor area of $50m^2$. However, as the PDP currently reads, NFL-S3 is a permitted activity standard that only applies to buildings or structures located within a Special Amenity Landscapes (SAL). [Refers to see Rule NFL-R4(1)] Buildings or structures located within an ONFL is a discretionary (unrestricted) activity under Rule NFL-R4(3).	Amend the rules and standards so compliance with NFL-S3 is inserted in rule NFL-R4(3), and so non-compliance with NFL-S3 results in non-complying activity status. Supports the general approach of these provisions in the PDP, and is opposed to any amendment by way of submission by others, or by council officer evidence and/or recommendations, that would result in the effect of the relevant provisions creating incompatibility with sections 6(a) and (c) of the RMA.
NFL-S3	Te Whānau Horomona	249.8	Support	Consider this standard to be consistent with NFL - P12 and MPZ O5.	Retain as drafted.

PA- Public Access

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Te Rūnanga o Toa Rangatira	264.53	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.
General	Kāinga Ora – Homes and Communities	81.434	Support	Kāinga Ora supports the chapter as proposed.	Retain as notified

Subdivision

SUB- Subdivision

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Nigel Walsh	33.1	Support in part	This allows for Porirua residents who would like to live in a rural environment to afford a small parcel of land they would otherwise not afford. It would allow them to have the escape from the city and live an idealistic lifestyle with the space to own some pets they would not be allowed to own in a residential area. In addition to offering a better lifestyle to some constituents, this may increase revenue through rates etc where an existing landowner may not subdivide for other reasons.	Amend from: “All allotments created must have a minimum allotment size of 2ha” to: “All allotments created must have an average allotment size of 2ha but a minimum of 1ha.”
General	Te Rūnanga o Toa Rangatira	264.54	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.
General	Anita and Fraser Press	253.2	Amend	A 1ha minimum and 2ha average has been a feature of earlier versions of the draft District Plan and should be reinstated in the Proposed Plan.	Amend the RLZ rules and standards to reinstate a 1ha minimum lot size and an average lot size of 2ha across the subdivision area. [Refer to original submission for full decision requested]
General	Graham and Janet Reidy	234.2	Amend	A 1ha minimum and 2ha average has been a feature of earlier versions of the draft District Plan and should be reinstated in the Proposed Plan.	Amend the RLZ rules and standards to reinstate a 1ha minimum lot size and an average lot size of 2ha across the subdivision area. [Refer to original submission for full relief sought, including attachments]
General	Trustees of the Ken Gray No. 1 Family Trust &; Ken Gray No. 2 Family Trust	211.8	Not specified	Many of the provisions of the Proposed Porirua District Plan that affect the property: • are unreasonable given the severe impact they will have on the sustainable management and use of the property; and • are not the result of adequate analysis and evaluation under s32 and s32AA of the RMA; and • will not enable social and economic wellbeing through the appropriate use and development of the property; and, therefore • will not meet the foreseeable needs of future generations.	Provision for a minimum 1 hectare/minimum average 2 hectare lot size in the Rural Lifestyle Zone.
General	James Mclaughlan	237.5	Amend	Growth Strategy 2048 and Proposed District Plan shows the area around 63 Paekakariki Hill Road as rural residential. Wishes to enjoy the same amenity proposed by Council for the surrounding areas so not to be left as an 'island' of General Rural Zoned land. A 1ha minimum and 2ha average has been a feature of earlier versions of the draft District Plan and should be reinstated in the Proposed Plan. The NFL and NH provisions have the potential to 'taint' applications for subdivision and development envisaged by the Proposed District Plan and consistency in activity status and planning framework will better implement the objectives for the RLZ or Settlement Zone.	Removal of the Significant Amenity Landscape Area (SALA) from the land or amendment to the Natural Features and Landscape (NFL) provisions to provide less restrictive planning framework for subdivision and development within an SALA.
General	Carolyn Vasta and Carole Reus	230.5	Amend	The NH provisions have the potential to ‘taint’ applications for subdivision and development envisaged by the Proposed District Plan and consistency in activity status	Removal of the Natural Hazard (NH) risk overlays from the land **or** amendment to the Natural Hazard provisions to provide a less

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				and planning framework will better implement the objectives for the RLZ. The property is at a major planned junction with State Highway 58 (roundabout) with Moonshine Road. There is an option to include the properties in the FUZ for future employment land in the area in a similar manner to BRANZ.	restrictive planning framework for subdivision and development within those overlay areas.
General	Kenneth Betteridge	240.1	Amend	Amend subdivision rules Change in population needs in 22nd century and beyond. Long term planning to meet new projections in this new age of advances in technology.	Greater flexibility More natural size to fit in with water ways, roads and geographic features, villages, best use of land use.
General	Transpower New Zealand Ltd	60.83	Amend	The structure of the PDP provides for activities undertaken by Transpower to be managed within the Infrastructure Chapter. Activities undertaken by other parties within the National Grid Yard and National Grid Subdivision Corridor are managed in the respective activity or zone chapter. Preference for a standalone set of provisions within the Infrastructure Chapter as it avoids duplication (in terms of the zone rules) and provides a coherent set of rules which applicants can refer to. Note that the planning maps clearly identify land that is subject to National Grid provisions. The ability of the E-Plan to provide links within the plan would ensure plan users can be directed to the Infrastructure chapter. A standalone set of provisions is consistent with the National Planning Standards. Standard 7, District wide Matters Standard provides, as a mandatory direction, that 'provisions relating to energy, infrastructure and transport that are not specific to the Special purpose zones chapter or sections must be located in one or more chapters under the Energy, Infrastructure and Transport heading'. Clause 5.(c) makes specific reference to reverse sensitivity effects between infrastructure and other activities. Notes that within the proposed New Plymouth District Plan 2019, specific National Grid provisions (including associated subdivision and earthworks provisions) are contained in the Energy, Infrastructure and Transpower section of the plan, under the Network Utilities 'chapter'. Policy INF-P5 within the Infrastructure Chapter provides the policy framework for subdivision within the National Grid Corridor. The associated rule is provided within the Subdivision Chapter (Rule SUB-R15). This disconnection is potentially confusing to plan users. For the reasons outlined above seek the rule be moved to the Infrastructure Chapter.	Relocate the relevant National Grid rule (SUB-R15) to the Infrastructure Chapter. And Any consequential amendments.
General	Jalna Wilkins	40.1	Oppose	Changing the Rural Lifestyle Zone minimum allotment size is Council's way of freeing up land for housing expansion – currently the minimum size is 5 hectares. Not totally opposed to reducing the plot size, but dropping to 2 hectares i.e: a 60% reduction is a leap too far. Would like to see council consider somewhere in between 2-5 hectares - thereby preserving as much of the rurality in the area as possible and maintaining the open green space that denotes rural living.	Limit the reduction of RLZ plot size so that the minimum size is 3.5 hectares and not the proposed 2 hectares.
General	Kāinga Ora – Homes and Communities	81.435	Support	Kāinga Ora generally supports the introduction of the subdivision chapter as proposed.	Retain as notified

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SUB-O1	KiwiRail Holdings Limited (KiwiRail)	86.50	Support	Supports that subdivision is anticipated to create allotments and patterns of land development that maintain the safety, efficiency and functioning of the transport network as provided for in clause 3 under this Objective and under clause 4 of this Policy as it relates to Regionally Significant Infrastructure. Subdivision and associated land use development that subdivision enables can result in compromises to the safe operation of the rail network or public safety is not appropriately designed and mitigated.	Retain as proposed.
SUB-O1	Waka Kotahi NZ Transport Agency	82.131	Support in part	Supports the objective as it ensures that the safety and efficiency of the transport network is maintained as a result of subdivision. Considers that subdivision should create allotments where it can be demonstrated that it can connect to a transport network with sufficient capacity. Subdivision can adversely affect the safe functioning and operation of the transport network if there is not enough capacity to cater for additional allotments. It is important that this is recognised in the objective framework.	Amend provision: Subdivision creates allotments and patterns of land development that: [...] 4. Can connect to a transport network with sufficient and safe capacity.
SUB-O1	Kāinga Ora – Homes and Communities	81.436	Support	Kāinga Ora supports this objective, and the specific focus it places on the anticipated purpose, character, and amenity values.	Retain as notified
SUB-O1	Radio New Zealand Limited	121.25	Support in part	Subdivision close to existing RNZ's facilities gives rise to reverse sensitivity effects that may inhibit RNZ's ability to operate its facilities, particularly if land is being used for sensitive activities such as residential developments. It is important that reverse sensitivity effects are avoided.	Amend the objective by adding the following subparagraph: 4. Avoid reverse sensitivity effects on regionally significant infrastructure.
SUB-O2	Fire and Emergency New Zealand	119.44	Support	Supports SUB-O2, particularly in regard to water supply servicing to subdivisions.	Retain as proposed.
SUB-O2	Kāinga Ora – Homes and Communities	81.437	Support	Kāinga Ora generally supports this objective	Retain as notified
SUB-O2	Waka Kotahi NZ Transport Agency	82.132	Support	Supports objective as it requires subdivisions in the Urban Zones to be served by the Three Waters Network. This will ensure that stormwater will be contained on site and will not result in any runoff onto the state highway network.	Retain as notified.
SUB-O2	Wellington Electricity Lines Limited	85.34	Support in part	Support the principle behind objective in regard to the servicing of subdivision in urban and non-urban environments. Considers that the coverage of the Objective is broadened to include all Infrastructure. Appreciate Council's desire to adequately provide for three waters infrastructure. Existing and proposed land use are dependent on a range of infrastructure services. A high-level Objective should be provided to robustly identify all infrastructure. Seek that Objective SUB-O2 is suitably expanded upon so as to include all key infrastructure and not favour Council's three waters infrastructure.	Seek that the following amendments are made to SUB-O2: Subdivisions in Urban Zones are serviced by ~~the Three Waters Network~~Infrastructure with sufficient capacity to accommodate any proposed or anticipated development and subdivisions in non-urban areas are able to be serviced through on-site measures.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SUB-O2	Porirua City Council	11.57	Amend	The wording of this objective only relates to network capacity. The proposed changes better describe the outcome sought in relation to managing the effects of subdivision on the three waters network.	Amend the objective as follows: *Subdivisions ~~are~~ is serviced by the Three Waters Network ~~with sufficient capacity to accommodate any proposed or anticipated development~~ where Council standards are met, and subdivisions in non-urban areas are able to be serviced through on-site measures.*
SUB-O3	Kāinga Ora – Homes and Communities	81.438	Support	Kāinga Ora generally supports this objective	Retain as notified
SUB-O3	Ron Lucas	139.1	Amend	Enable sensible future subdivision in the Rural Lifestyle Zone where a water course 3.0m or greater in width passes through the property. Identifies an issue in that subdivision in the Rural Lifestyle Zone will allow for lots created to be less than 4ha in area, triggering the need to create esplanade reserves and/or strips where the stream is 3m or wider. In the Rural Lifestyle Zone there are two streams in particular that would require this aspect to be addressed, being Horokiwi Stream up Paekakariki Hill Road to Battle Hill, and the Pauatahanui Stream up to the Judgeford Golf Club. Identifies a problem in that the provision of Esplanade Reserves effectively takes the width of reserves on each side of the stream out of the land being subdivided as the ownership vests in the Council and the ongoing maintenance then rests with the Council. The bed of the stream vests in the Crown. The esplanade reserve boundary is then effectively right lined and the effects of accretion and erosion could potentially negate the public accessibility along the bank of a stream. The provision of esplanade reserves in some situations has the potential to land lock the land on the opposite side of the stream from the road. Access and bridges would effectively be built within the reserve and on crown land. The right to maintain and build these existing access points could be problematic as the structures are not on land owned by the user. The provision of Esplanade Reserves will effectively take are out of existing allotments, precluding the ability to subdivide as the 2ha minimum lot size will not be able to be met. Identifies a solution through the provision of esplanade strips which will effectively achieve the desire for public access along the banks of the streams without taking any land out of the existing titles. Maintenance of the esplanade strip will remain with the landowner and the strip will retain its prescribed width in the event of any accretion and/or erosion. Access to houses and ownership of land will remain with the landowner.	SUB-S8 should allow as a discretionary activity the provision of esplanade strips in lieu of the creation of esplanade reserves.
SUB-O4	The Neil Group Limited and Gray Family	241.16	Oppose	If Council is going to continue with a FUZ the objectives and policies need to provide for flexibility for investment/funding options for landowners/developers. The objective should also reflect that services can be provided where the impact on current infrastructure can be minimized.	Amend Objective SUB-04 to (or similar intent): Subdivision within the Future Urban Zone to support investment and funding of new urban development including ~~does not result in the fragmentation of sites that would compromise the potential of~~: 1. The

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Judgeford Hills and Northern Growth Areas of the Future Urban Zone to accommodate ~~integrated~~ serviced~~s~~and primarily for residential urban development:
SUB-O4	Pukerua Property Group Limited	242.7	Oppose	If Council is going to continue with a FUZ the objectives and policies need to provide for flexibility for investment/funding options for landowners/developers. The objective should also reflect that services can be provided where the impact on current infrastructure can be minimized.	Amend Objective SUB-04 to (or similar intent): Subdivision within the Future Urban Zone to support investment and funding of new urban development including ~~does not result in the fragmentation of sites that would compromise the potential of~~: 1. The Judgeford Hills and Northern Growth Areas of the Future Urban Zone to accommodate ~~integrated~~ serviced~~s~~and primarily for residential urban development:
SUB-O4	Judgeford Environmental Protection Society Incorporated	246.4	Oppose	Re-zoning of general Rural Land in Judegford is opposed. The current proposal to rezone will exacerbate the current predicament of residents and is not supported. Addresses the following points • 'Future Urban' creates additional uncertainly and is unfair • 'Future Urban' zoning will entrench existing inappropriate activities • Industrialisation and expectations of living rurally are incompatible • Lack of existing infrastructure and safety risks • Other hazards in the 'Future Urban Zone' make Judgeford Flats unsuitable for industrial use • Rural and rural lifestyle are more appropriate zoning designations [See original submission for full reasons]	Rezoning should only be done if it enables activities that are in keeping with the existing use of the land and surrounding environment, such as supporting a rural lifestyle.
SUB-O4	John Carrad	231.16	Oppose	If Council is going to continue with a FUZ the objectives and policies need to provide for flexibility for investment/funding options for landowners/developers. The objective should also reflect that services can be provided where the impact on current infrastructure can be minimized.	Amend Objective SUB-04 to (or similar intent): Subdivision within the Future Urban Zone to support investment and funding of new urban development including ~~does not result in the fragmentation of sites that would compromise the potential of~~: 1. The Judgeford Hills and Northern Growth Areas of the Future Urban Zone to accommodate ~~integrated~~ serviced~~s~~and primarily for residential urban development:
SUB-O4	Kāinga Ora – Homes and Communities	81.439	Support	Kāinga Ora generally supports this objective	Retain as notified
SUB-O4	Waka Kotahi NZ Transport Agency	82.133	Support in part	For reasons outlined in its submission on the Future Urbans Zones, does not support the proposed Future Urban Zoning of the Judgeford Hills. Requests that reference to 'Judgeford Hills' is removed from this objective.	Delete reference the Future Urban Zoning of Judgeford Hills.
General	Ron Lucas	139.4	Amend	Enable sensible future subdivision in the Rural Lifestyle Zone where a water course 3.0m or greater in width passes through the property. Identifies an issue in that subdivision in the Rural Lifestyle Zone will allow for lots created to be less than 4ha in area, triggering the need to create esplanade reserves	Suggests that Council develop a policy on the width of esplanade reserves and/or strips as far as they pertain to both the Pauatahanui and Horokiri Streams where they are 3m or greater in width.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				and/or strips where the stream is 3m or wider. In the Rural Lifestyle Zone there are two streams in particular that would require this aspect to be addressed, being Horokiwi Stream up Paekakariki Hill Road to Battle Hill, and the Pauatahanui Stream up to the Judgeford Golf Club. Identifies a problem in that the provision of Esplanade Reserves effectively takes the width of reserves on each side of the stream out of the land being subdivided as the ownership vests in the Council and the ongoing maintenance then rests with the Council. The bed of the stream vests in the Crown. The esplanade reserve boundary is then effectively right lined and the effects of accretion and erosion could potentially negate the public accessibility along the bank of a stream. The provision of esplanade reserves in some situations has the potential to land lock the land on the opposite side of the stream from the road. Access and bridges would effectively be built within the reserve and on crown land. The right to maintain and build these existing access points could be problematic as the structures are not on land owned by the user. The provision of Esplanade Reserves will effectively take are out of existing allotments, precluding the ability to subdivide as the 2ha minimum lot size will not be able to be met. Identifies a solution through the provision of esplanade strips which will effectively achieve the desire for public access along the banks of the streams without taking any land out of the existing titles. Maintenance of the esplanade strip will remain with the landowner and the strip will retain its prescribed width in the event of any accretion and/or erosion. Access to houses and ownership of land will remain with the landowner.	
SUB-P1	Waka Kotahi NZ Transport Agency	82.134	Support in part	Supports this policy as it provides for subdivision that ensures the safe operation, maintenance and access to Regionally Significant Infrastructure, taking into account the outcome of consultation with the Regionally Significant Infrastructure owner. The policy only ensures the safe operation, maintenance and access to Regionally Significant Infrastructure from subdivision allotments where it is located on or adjacent the site. Subdivisions located off side roads are putting pressure on state highway intersections resulting in adverse effects upon the safety and efficiency of the state highway network. Considers that the policy requires amendment to ensure the safe operation, maintenance and access to any Regionally Significant Infrastructure on, adjacent or <u>located near a site</u>.	Amend provision: “4. Ensure the safe operation, maintenance and access to Regionally Significant Infrastructure on, ~~or~~ adjacent, <u>or located near</u> ~~to~~ the site, taking into account the outcome of consultation with the Regionally Significant Infrastructure owner.”
SUB-P1	Firstgas Limited	84.21	Support	Generally supportive of policy.	Retain as proposed.
SUB-P1	Wellington Electricity Lines Limited	85.35	Support	Generally support SUB-P1, particularly in regard to ensuring the safe operation and maintenance, and access, to Regionally Significant Infrastructure. Clarification sought of the RSI definition to more explicitly cover WELL’s Sub Transmission lines. In agreement with SUB-P1.	Retain as drafted.
SUB-P1	KiwiRail Holdings Limited (KiwiRail)	86.51	Support	Supports that subdivision is anticipated to create allotments and patterns of land development that maintain the safety, efficiency and functioning of the transport network as provided for in clause 3 under this Objective and under clause 4 of this Policy as it relates to Regionally Significant Infrastructure. Subdivision and associated land use development that subdivision enables can result in compromises to the safe	Retain as proposed

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				operation of the rail network or public safety is not appropriately designed and mitigated.	
SUB-P1	Kāinga Ora – Homes and Communities	81.440	Support	Kāinga Ora generally supports this objective	Retain as notified
SUB-P1	Porirua City Council	11.58	Amend	There is a need to cross reference INF-P5 with the subdivision provisions to ensure these matters are considered during consent processes.	Amend the policy as follows: Provide for subdivision where it results in allotments that: … 4. Ensure the safe operation, maintenance and access to any Regionally Significant Infrastructure on or adjacent to the site, taking into account the outcome of consultation with the Regionally Significant Infrastructure owner and the matters in INF-P5;
SUB-P1	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.48	Support	Support, particularly the requirement under SUB-P1-4.	Retain as notified.
SUB-P1	Transpower New Zealand Ltd	60.84	Support	Support the policy directive within P1 to ensure the safe operation, maintenance and access to any Regionally Significant Infrastructure. Note a more specific National Grid policy is contained within the Infrastructure Chapter.	Retain
SUB-P1	Greater Wellington Regional Council	137.57	Support in part	The policy should provide for Water Sensitive Urban Design, and ensure there is sufficient space for stormwater quality management systems.	Add further point to the policy so that subdivision design reflects the design principles of Water Sensitive Urban Design, including allowing for space for stormwater quality management systems.
SUB-P1	Radio New Zealand Limited	121.26	Support in part	References submission on SUB-O1. Seeks a subparagraph be added to the policy.	Amend the policy by adding the following subparagraph: 10. Avoid reverse sensitivity effects on regionally significant infrastructure.
SUB-P2	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.47	Support	Support, particularly requirement to consult RSI.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SUB-P2	Kāinga Ora – Homes and Communities	81.441	Support	Kāinga Ora generally supports this policy	Retain as notified
SUB-P2	Waka Kotahi NZ Transport Agency	82.135	Support	Supports this policy as it ensures the safe operation, maintenance and access to any Regionally Significant Infrastructure from the design of allotments as a result of boundary adjustments and ensures that consultation is undertaken with the Regionally Significant Infrastructure owner.	Retain as notified.
SUB-P3	Kāinga Ora – Homes and Communities	81.442	Support	Kāinga Ora generally supports this objective	Retain as notified
SUB-P4	Waka Kotahi NZ Transport Agency	82.136	Support in part	Supports this policy as it provides for subdivision where it maintains the safe and efficient functioning of the transport network. Considers that the policy does not address the need for developers to contribute to the cost of infrastructure upgrades that are a result of growth. Growth as a result of subdivision is putting pressure on state highway intersections resulting in Waka Kotahi bearing the cost of intersection upgrades. Considers that this issue needs to be acknowledged within this policy to ensure that the safe and efficient operation, maintenance and repair of regionally significant infrastructure is not compromised by subdivision. Subdivision can adversely affect the safe functioning and operation of the transport network if there is not enough capacity to cater for future subdivision. The policy currently drafted does not recognise that a transport network with sufficient capacity is required in order to achieve safe access onto the state highway network from subdivision. It is important that this is recognised in the objective framework. The terminology used for SUB-P4.2 is inadequate in ensuring transport network connections within and between communities. The term "where opportunities exist" suggest that transport network connections within and between communities will only be established for some subdivisions rather than all. Considers that transport network connections should be required by all subdivisions. Stronger wording is required within the policy to reflect this. The terminology used for used for SUB-P4.3 is also considered inadequate as it suggests that if subdivision is provided where it is not consistent with the zone, then that subdivision may be exempt from providing a variety of travel modes as per the policy. Alternative wording is required to ensure that all subdivision is required to provide a variety of travels modes.	Amend provision: Provide for subdivision where it maintains the safe and efficient functioning of the transport network by: 1. Ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users; 2. ~~Where opportunities exist, including~~ Provide for transport network connections within and between communities 3. ~~Where consistent with the zone,~~ Providing a variety of travel modes that reflect the purpose, character and amenity values of the zone, including walking, cycling and access to public transport; ~~and~~ 4. Achieving safe ~~and efficient~~ access onto and from state highways where there is sufficient capacity to do so; and 5. "Require developers to fund the upgrade of transport infrastructure that is required as a result of subdivision."
SUB-P4	Kāinga Ora – Homes and Communities	81.443	Support	Kāinga Ora generally supports this objective	Retain as notified
SUB-P4	Kenepuru Limited Partnership (KLP)	59.6	Amend	The requirement of meeting minimum design standards means that should there be a situation that this cannot be met the proposal could be contrary to this policy. The wording should allow for more flexibility and designs that are fit for purpose while still safe for specific environments.	Amend the policy as follows: Ensuring roads and any vehicle access to sites meet minimum design standards or any appropriate alternative that~~to~~ allow for safe and efficient traffic movements and can safely accommodate the intended number of users;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SUB-P4	Carrus Corporation Ltd	68.20	Support in part	The requirement of meeting minimum design standards means that should there be a situation that this cannot be met the proposal could be contrary to this policy. The wording should allow for more flexibility and designs that are fit for purpose while still safe for specific environments.	Amend: Provide for subdivision where it maintains the safe and efficient functioning of the transport network by: 1. Ensuring roads and any vehicle access to sites meet minimum design standards or any appropriate alternative that~~to~~ allow for safe and efficient traffic movements and can safely accommodate the intended number of users; 2. Where opportunities exist, including transport network connections within and between communities; 3. Where consistent with the zone, providing for a variety of travel modes that reflect the purpose, character and amenity values of the zone, including walking, cycling and access to public transport; and 4. Achieving safe and efficient access onto and from state highways. Or adopt any other such relief, including additions, deletions, or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.
SUB-P4	Survey + Spatial New Zealand (Wellington Branch)	72.15	Oppose	Design of roads and vehicle access should either meet a specified standard or may be subject to specific design by relevant experts. Remove "meet minimum design standards to" as this causes confusion as there is no such thing as a minimum design standard.	Amend: Provide for subdivision where it maintains the safe and efficient functioning of the transport network by: 1. Ensuring roads and any vehicle access to sites ~~meet minimum design standards to~~ allow for safe and efficient traffic movements and can safely accommodate the intended number of users; 2. Where opportunities exist, including transport network connections within and between communities; 3. Where consistent with the zone, providing for a variety of travel modes that reflect the purpose, character and amenity values of the zone, including walking, cycling and access to public transport; and 4. Achieving safe and efficient access onto and from state highways.
SUB-P5	Carrus Corporation Ltd	68.21	Support in part	The requirement of meeting Council standards means that should there be a situation that this cannot be met the proposal could be contrary to this policy. The wording should allow for more flexibility and designs that are fit for purpose for the environment.	Amend: Require infrastructure to be provided in an integrated and comprehensive manner by: 1. Ensuring infrastructure meets Council standards or any appropriate alternative design and has the capacity to

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					accommodate the development or anticipated future development in accordance with the purpose of the zone, and is in place at the time of allotment creation; 2. Ensuring that subdivisions in Urban Zones, Settlement Zone and Maori Purpose Zone (Hongoeka) are hydraulically neutral; 3. Requiring reticulated wastewater, reticulated water and stormwater management systems in all Urban Zones to meet the performance criteria of the Wellington Water's Regional Water Standard May 2019; 4. Where reticulated services are not available, ensuring allotments are of a sufficient size and shape with appropriate soil conditions to accommodate on-site wastewater, stormwater and water supply infrastructure, and that there is sufficient water supply capacity for firefighting purposes; and 5. Ensuring telecommunications and power supply is provided to all allotments. Or adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.
SUB-P5	Kenepuru Limited Partnership (KLP)	59.7	Amend	The requirement of meeting Council standards means that should there be a situation that this cannot be met the proposal could be contrary to this policy. The wording should allow for more flexibility and designs that are fit for purpose for the environments.	Amend the policy as follows; Ensuring infrastructure meets Council standards or any appropriate alternative design and has the capacity to accommodate the development or anticipated future development in accordance with the purpose of the zone, and is in place at the time of allotment creation;
SUB-P5	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.46	Support	Appropriate policy - particularly SUB-P5-5.	Retain as notified.
SUB-P5	Porirua City Council	11.59	Amend	The wording of this policy relates to network capacity, where it should relate to meeting Council standards for the networks. The amended policy better implements objective SUB-O2.	Amend the policy as follows: *Require infrastructure to be provided in an integrated and comprehensive manner by:* 1. Ensuring infrastructure meets Council standards for the provision of water supply, wastewater and stormwater management~~and has the capacity to accommodate the development or anticipated future~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~development in accordance with the purpose of the zone,~~ and is in place at the time of allotment creation;
SUB-P5	Wellington Electricity Lines Limited	85.36	Support	Support the subdivision policy in regard to each new allotment to have connections in place. Sets a clear understanding for plan users and developers as to the need to enable network connections to newly created allotments. Such connections are to be available prior to the issuing of new Records of Title.	Retain as drafted.
SUB-P5	Radio New Zealand Limited	121.27	Support in part	References submission on SUB-O1. Seeks a subparagraph to be added to the policy.	Amend the policy by adding the following subparagraph: 6. Avoiding reverse sensitivity effects on network utilities and infrastructure.
SUB-P5	Fire and Emergency New Zealand	119.45	Support	Wellington Water's regional water standards require compliance with the Firefighting Water Supplies Code of Practice 4509:2008 for subdivision. Supports the reference to compliance with this standard throughout the Plan. Supportive of the emphasis on ensuring new subdivisions are suitably connected to infrastructure.	Retain as proposed.
SUB-P5	Greater Wellington Regional Council	137.58	Support in part	The policy should ensure that new subdivisions meet conditions of Wellington Water Limited's discharge consents and meet the requirements of the PNRP.	Add to point 3, "...and meet any conditions on relevant discharge consents held by Wellington Water Ltd." Add note to point 4: "Any wastewater or stormwater discharges must meet the requirements of the PNRP."
SUB-P5	John Carrad	231.19	Oppose	Parts 1, 3 and 5 of the policy do not promote innovation or alternate means of infrastructure provision. The policy would be improved with some flexibility.	Amend Policy SUB-P5 to (or similar intent): ~~Require~~ Encourage infrastructure to be provided in an integrated and comprehensive manner by: 1. Ensuring infrastructure meets Council standards and has the capacity to accommodate the development or anticipated future development in accordance with the purpose of the zone, and is in place, provided for or funded at the time of allotment creation; 3. Generally Requiring reticulated wastewater, reticulated water and stormwater management systems in all Urban Zones to meet the performance criteria of the Wellington Water's Regional Water Standard May 2019. Alternatives solutions for infrastructure will be supported where information is provided that proposals meet a similar level of performance. 5. Ensuring telecommunications and power supply is provided to all allotments, including consideration of wireless solutions for telecommunication.
SUB-P5	Pukerua Property Group Limited	242.8	Oppose	Parts 1, 3 and 5 of the policy do not promote innovation or alternate means of infrastructure provision. The policy would be improved with some flexibility.	Amend Policy SUB-P5 to (or similar intent): ~~Require~~ Encourage infrastructure to be provided in an integrated and comprehensive manner by: 1. Ensuring infrastructure meets Council standards and has the capacity to accommodate the development or anticipated future development in accordance with the purpose of the zone, and is in place, provided for or funded at the time of allotment creation;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					3. Generally Requiring reticulated wastewater, reticulated water and stormwater management systems in all Urban Zones to meet the performance criteria of the Wellington Water's Regional Water Standard May 2019. Alternatives solutions for infrastructure will be supported where information is provided that proposals meet a similar level of performance. 5. Ensuring telecommunications and power supply is provided to all allotments, including consideration of wireless solutions for telecommunication
SUB-P5	The Neil Group Limited and Gray Family	241.17	Oppose	Parts 1, 3 and 5 of the policy do not promote innovation or alternate means of infrastructure provision. The policy would be improved with some flexibility.	Amend Policy SUB-P5 to (or similar intent): ~~Require~~ Encourage infrastructure to be provided in an integrated and comprehensive manner by: 1. Ensuring infrastructure meets Council standards and has the capacity to accommodate the development or anticipated future development in accordance with the purpose of the zone, and is in place, provided foror funded at the time of allotment creation; 3. Generally Requiring reticulated wastewater, reticulated water and stormwater management systems in all Urban Zones to meet the performance criteria of the Wellington Water's Regional Water Standard May 2019. Alternative solutions for infrastructure will be supported where information is provided that proposals meet a similar level of performance. 5. Ensuring telecommunications and power supply is provided to all allotments, including consideration of wireless solutions for telecommunication.
SUB-P5	Kāinga Ora – Homes and Communities	81.444	Support in part	Kāinga Ora generally supports the policy as proposed. Amendments are sought to clarify wording (noting that the infrastructure, transport and three waters chapters manage the performance standards for infrastructure).	Amend: Require infrastructure to be provided in an integrated and comprehensive manner by: 1. Ensuring infrastructure meets Council standards and has the capacity to accommodate the development or anticipated future development in accordance with the purpose of the zone, and is in place at the time of the allotment creation; 2. Ensuring that subdivisions in Urban Zones, Settlement Zone and Māori Purpose Zone (Hongoeka) are hydraulically neutral; 3. Requiring reticulated wastewater, reticulated water and stormwater management systems in all Urban Zones ~~to meet the performance criteria of the Wellington Water's Regional Water Standard May 2019~~; 4. Where reticulated services are not available, ensuring allotments are of a sufficient size and shape with appropriate soil conditions to accommodate on-site wastewater, stormwater and water

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					supply infrastructure, and that there is sufficient water supply capacity for firefighting purposes; and 5. Ensuring telecommunications and power supply is provided to all allotments.
SUB-P5	Survey + Spatial New Zealand (Wellington Branch)	72.13	Oppose	The policy is also used as an assessment criteria for rules when standards are not met. Therefore, the policy should not refer to meeting the same standards or performance criteria - as this simply creates a circular situation.	Amend: Require infrastructure to be provided in an integrated and comprehensive manner by: 1. Ensuring infrastructure~~meets Council standards and~~ has the capacity to accommodate the development or anticipated future development in accordance with the purpose of the zone, and is in place at the time of allotment creation; 2. Ensuring that subdivisions in Urban Zones, Settlement Zone and Maori Purpose Zone (Hongoeka) are hydraulically neutral; 3. Requiring reticulated wastewater, reticulated water and stormwater management systems in all Urban Zones to ~~meet the performance criteria of~~ to be assessed against the Wellington Water's Regional Water Standard May 2019; 4. Where reticulated services are not available, ensuring allotments are of a sufficient size and shape with appropriate soil conditions to accommodate on-site wastewater, stormwater and water supply infrastructure, and that there is sufficient water supply capacity for firefighting purposes; and 5. Ensuring telecommunications and power supply is provided to all allotments.
SUB-P6	Kāinga Ora – Homes and Communities	81.445	Support	While Kāinga Ora agrees with the general intent of SUB-P6, but it also considers that this policy is redundant as the matter is adequately conveyed in Policy SUB-P1.	Retain as notified
SUB-P7	Kāinga Ora – Homes and Communities	81.446	Support	Kāinga Ora support the general intent of this policy.	Retain as notified
SUB-P7	KiwiRail Holdings Limited (KiwiRail)	86.52	Support	Supports the recognition of reverse sensitivity effects in relation to infrastructure that can be created with subdivision. Notes these policies seek to avoid this.	Retain as proposed.
SUB-P7	Waka Kotahi NZ Transport Agency	82.137	Support	Supports this policy as it avoids subdivision that will compromise the efficiency and effective operation of the transport network, as well as reverse sensitivity effects. Considers that the policy does not encompass Waka Kotahi Road to Zero safe system approach. Safety is a fundamental component of a good transport network. It is important that this is recognised in the policy framework.	Amend provision: "1. The safe, efficient and effective operation of the local and wider transport network being compromised;"

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SUB-P7	The Neil Group Limited and Gray Family	241.18	Oppose	The policy has been formulated in a rigid manner and is can be improved through provision of flexibility.	Amend Policy SUB-P7 to (or similar intent): ~~Avoid~~ Manage subdivision within the Future Urban Zone so that ~~may result in~~ one or more of the following does not occur: 2. The need for significant upgrades, provisions or extensions to the reticulated wastewater, reticulated water supply or stormwater networks, or other infrastructure in advance of integrated urban development where that infrastructure is not otherwise provided for within the development and/or contributed to through fair funding;
SUB-P7	Pukerua Property Group Limited	242.9	Oppose	The policy has been formulated in a rigid manner. It can be improved through provision of flexibility.	Amend Policy SUB-P7 to (or similar intent): ~~Avoid~~Manage subdivision within the Future Urban Zone so that ~~may result in~~ one or more of the following does not occur: 2. The need for significant upgrades, provisions or extensions to the reticulated wastewater, reticulated water supply or stormwater networks, or other infrastructure in advance of integrated urban development where that infrastructure is not otherwise provided for within the development and/or contributed to through fair funding;
SUB-P7	John Carrad	231.20	Oppose	The policy has been formulated in a rigid manner and is can be improved through provision of flexibility.	Amend Policy SUB-P7 to (or similar intent): ~~Avoid~~Manage subdivision within the Future Urban Zone so that ~~may result in~~ one or more of the following does not occur: 2. The need for significant upgrades, provisions or extensions to the reticulated wastewater, reticulated water supply or stormwater networks, or other infrastructure in advance of integrated urban development where that infrastructure is not otherwise provided for within the development and/or contributed to through fair funding;
SUB-P8	Kāinga Ora – Homes and Communities	81.447	Support	Kāinga Ora support the general intent of this policy.	Retain as notified
SUB-P9	KiwiRail Holdings Limited (KiwiRail)	86.53	Support	Support the recognition of reverse sensitivity effects in relation to infrastructure that can be created with subdivision. Notes this policies seek to avoid this.	Retain as proposed.
SUB-P9	Kāinga Ora – Homes and Communities	81.448	Support	Kāinga Ora support the general intent of this policy.	Retain as notified
SUB-P9	PHR Limited	20.8	Support	Supports the proposed objective SUB-P9 as it relates to the Settlement Zone.	Objective SUB-P9 to be confirmed as notified
SUB-P9	Anita and Fraser Press	253.16	Oppose	There will be situations where landform and natural features dictate the pattern of subdivision layout. The policy wording needs to reflect this.	Amend the policy to the following (or similar intent): SUB-P9

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Provide for subdivision where it does not compromise the purpose, character and amenity values of the Zone, having particular regard to: 1. Enabling cluster development, where it ensures the retention of a large balance lot; ~~2. Discouraging the layout of lots in a linear pattern along roads;~~
SUB-P9	James Mclaughlan	237.16	Oppose	There will be situations where landform and natural features dictate the pattern of subdivision layout. The policy wording needs to reflect this. The removal of a 1ha minimum lot size in the RLZ will limit the ability of subdivision design for landscape values. A 1ha minimum size in the RLZ is an appropriate method for innovative subdivision design.	Amend the provisions of the subdivision part of the plan to the following (or similar intent): SUB-P9 Subdivision in the General Rural Zone, Rural Lifestyle Zone and Settlement Zone Provide for subdivision where it does not compromise the purpose, character and amenity values of the Zone, having particular regard to: 1. Enabling cluster development, where it ensures the retention of a large balance lot; 2. ~~Discouraging the layout of lots in a linear pattern along roads;~~ 3. Ensuring any building platforms are sited to be sympathetic to existing landform and vegetation; 4. Opportunities to obtain public access to rivers and the coastal marine area, other than through esplanade reserves or strips; 5. Opportunities to undertake planting and fencing of erosion-prone land, areas of indigenous vegetation, wetlands and riparian areas; and 6. Avoiding, remedying or mitigating reverse sensitivity effects
SUB-P9	Graham and Janet Reidy	234.16	Oppose	There will be situations where landform and natural features dictate the pattern of subdivision layout. The policy wording needs to reflect this.	Amend the policy to the following (or similar intent): SUB-P9 Subdivision in the General Rural Zone, Rural Lifestyle Zone and Settlement Zone Provide for subdivision where it does not compromise the purpose, character and amenity values of the Zone, having particular regard to: 1. Enabling cluster development, where it ensures the retention of a large balance lot; ~~2. Discouraging the layout of lots in a linear pattern along roads;~~
SUB-P9	Carolyn Vasta and Carole Reus	230.8	Oppose	There will be situations where landform and natural features dictate the pattern of subdivision layout. The policy wording needs to reflect this.	Amend the provisions of the subdivision part of the plan to the following (or similar intent):

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				The removal of a 1ha minimum lot size in the RLZ will limit the ability of subdivision design for landscape values. A 1ha minimum lot size in the RLZ is an appropriate method for innovative subdivision design.	SUB-P9 Subdivision in the General Rural Zone, Rural Lifestyle Zone and Settlement Zone Provide for subdivision where it does not compromise the purpose, character and amenity values of the Zone, having particular regard to: 1. Enabling cluster development, where it ensures the retention of a large balance lot; ~~2. Discouraging the layout of lots in a linear pattern along roads;~~
SUB-P9	Quest Projects Limited	233.16	Oppose	There will be situations where landform and natural features dictate the pattern of subdivision layout. The policy wording needs to reflect this.	Amend the policy as follows: SUB-P9 Subdivision in the General Rural Zone, Rural Lifestyle Zone and Settlement Zone Provide for subdivision where it does not compromise the purpose, character and amenity values of the Zone, having particular regard to: 1. Enabling cluster development, where it ensures the retention of a large balance lot; ~~2. Discouraging the layout of lots in a linear pattern along roads;~~
SUB-P9	Jason Alder	232.7	Oppose	There will be situations where landform and natural features dictate the pattern of subdivision layout. The policy wording needs to reflect this.	Amend the policy as follows: SUB-P9 Subdivision in the General Rural Zone, Rural Lifestyle Zone and Settlement Zone Provide for subdivision where it does not compromise the purpose, character and amenity values of the Zone, having particular regard to: 1. Enabling cluster development, where it ensures the retention of a large balance lot; ~~2. Discouraging the layout of lots in a linear pattern along roads;~~
SUB-P9	John Carrad	231.17	Oppose	There will be situations where landform and natural features dictate the pattern of subdivision layout. The policy wording needs to reflect this. The removal of a 1ha minimum lot size in the RLZ will limit the ability of subdivision design for landscape values. A 1ha minimum lot size in the RLZ is an appropriate method for innovative subdivision design.	Amend the provisions of the subdivision part of the plan to the following (or similar intent): SUB-P9 Subdivision in the General Rural Zone, Rural Lifestyle Zone and Settlement Zone Provide for subdivision where it does not compromise the purpose, character and amenity values of the Zone, having particular regard to: 1. Enabling cluster development, where it ensures the retention of a large balance lot;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~2. Discouraging the layout of lots in a linear pattern along roads;~~
SUB-P10	Kāinga Ora – Homes and Communities	81.449	Support	Kāinga Ora support the general intent of this policy.	Retain as notified
SUB-P11	Porirua City Council	11.61	Amend	The proposed change provides greater clarity on the need for the resulting allotments to be of a sufficient size to accommodate the intended infrastructure.	Amend the policy as follows: Control the creation of allotments for the purposes of infrastructure to ensure that: 1. Any allotments are of a sufficient <u>size,</u> design and layout to accommodate its required use; 2. There is adequate access to any proposed allotments; and 3. Infrastructure with sufficient capacity is provided to service any proposed allotment.
SUB-P11	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.45	Support	Provision is appropriate.	Retain as notified.
SUB-P11	Transpower New Zealand Ltd	60.85	Support	Supports the policy recognition for the creation of allotments for the purposes of infrastructure.	Retain
SUB-P11	Kāinga Ora – Homes and Communities	81.450	Support	Kāinga Ora support the general intent of this policy.	Retain as notified
SUB-P11	Waka Kotahi NZ Transport Agency	82.138	Support	Supports this policy as it controls the creation of allotments for the purposes of infrastructure to ensure that infrastructure with sufficient capacity is provided to service any proposed allotment.	Retain as notified.
SUB-P12	Kāinga Ora – Homes and Communities	81.451	Support	Kāinga Ora support the general intent of this policy.	Retain as notified
SUB-P12	Diane Strugnell	71.5	Support in part	In the creation of some new sections through subdivision, an esplanade reserve can be created along a waterway that does not link with any other areas of esplanade reserve or strip. From previous personal experience of this with Porirua City Council, this resulted in pockets of land, 20 metres either side of the waterway but not including the	Amend:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				bed of waterway. Management of these by the Council is impractical, creating a headache for Council as well as the adjacent landowner. An esplanade strip in these instances seems to be a more practical application unless there areas that are contiguous, can be readily identified, are accessible to the public without crossing private land and will be maintained by the Council including streambank and erosion control, riparian management and weed control. [Refer to original submission for full reason, including attachment.]	SUB-P12 Reductions or waivers of Esplanade Reserves and Provision of Esplanade Strips ~~Only~~ Allow for the provision of an esplanade strip, or a reduction or waiver in the width or provision of any esplanade reserve or esplanade strip, where it can be demonstrated, where relevant, that: 1. Safe public access and recreational use is already possible and can be maintained for the future; 2. An esplanade strip would better provide for public and customary access, recreation, hazard management, stormwater management and ecological values; 3. The ecological values and landscape features of the land adjoining the coast or other waterbody will not be adversely affected; 4. Any scheduled historic heritage places and sites and areas of significance to Maori will not be adversely affected; 5. The reduced width of the esplanade reserve or strip is sufficient to manage the risk of adverse effects resulting from natural hazards, taking into account the likely long term effects of climate change; 6. A full-width esplanade reserve or esplanade strip is not required to maintain the natural character and amenity of the coastal environment; and 7. A reduced width in certain locations is offset by an increase in width in other locations or areas which would result in a positive public benefit, in terms of public and customary access, recreation, hazard management, stormwater management and ecological values.
SUB-P12	Ron Lucas	139.2	Amend	Enable sensible future subdivision in the Rural Lifestyle Zone where a water course 3.0m or greater in width passes through the property. Identifies an issue in that subdivision in the Rural Lifestyle Zone will allow for lots created to be less than 4ha in area, triggering the need to create esplanade reserves and/or strips where the stream is 3m or wider. In the Rural Lifestyle Zone there are two streams in particular that would require this aspect to be addressed, being Horokiwi Stream up Paekakariki Hill Road to Battle Hill, and the Pauatahanui Stream up to the Judgeford Golf Club. Identifies a problem in that the provision of Esplanade Reserves effectively takes the width of reserves on each side of the stream out of the land being subdivided as the ownership vests in the Council and the ongoing maintenance then rests with the Council. The bed of the stream vests in the Crown. The esplanade reserve boundary is then effectively right lined and the effects of accretion and erosion could potentially negate the public accessibility along the bank of a stream. The provision of esplanade reserves in some situations has the potential to land lock the land on the opposite side of the stream from the road. Access and bridges would effectively be built within the reserve and on crown land. The right to maintain and build these existing access points	SUB-S8 should allow as a discretionary activity the provision of esplanade strips in lieu of the creation of esplanade reserves.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				could be problematic as the structures are not on land owned by the user. The provision of Esplanade Reserves will effectively take are out of existing allotments, precluding the ability to subdivide as the 2ha minimum lot size will not be able to be met. Identifies a solution through the provision of esplanade strips which will effectively achieve the desire for public access along the banks of the streams without taking any land out of the existing titles. Maintenance of the esplanade strip will remain with the landowner and the strip will retain its prescribed width in the event of any accretion and/or erosion. Access to houses and ownership of land will remain with the landowner.	
Judgeford Flat	Victoria and Nick Coad	162.2	Oppose	Support the proposed restrictions for the Judgeford Flats Future Urban Zone on subdivision.	That the proposed restrictions for the Judgeford Flats FUZ on subdivision remain until such time as there is a Structure Plan developed and publicly consulted on.
General	Sandra Johnston	89.3	Oppose	Support the proposed restrictions for the Judgeford Flats Future Urban Zone on subdivision.	It is important that such restrictions remain until such time as there is a Structure Plan developed and publicly consulted on.
General	Graham Twist	93.3	Oppose	Support the proposed restrictions for the Judgeford Flats Future Urban Zone on subdivision.	It is important that such restrictions remain until such time as there is a Structure Plan developed and publicly consulted on.
General	Derek and Kristine Thompson	90.3	Oppose	Support the proposed restrictions for the Judgeford Flats Future Urban Zone on subdivision.	It is important that such restrictions remain until such time as there is a Str ucture Plan developed and publicly consulted on.
Judgeford Flat	Magdalena Conradie	44.2	Oppose	Support the proposed restrictions for the Judgeford Flats Future Urban Zone on subdivision.	That the proposed restrictions for the Judgeford Flats FUZ on subdivision remain until such time as there is a Structure Plan developed and publicly consulted on.
Judgeford Flat	John Hungerford	76.2	Oppose	Support the proposed restrictions for the Judgeford Flats Future Urban Zone on subdivision.	That the proposed restrictions for the Judgeford Flats FUZ on subdivision remain until such time as there is a Structure Plan developed and publicly consulted on.
General	Radio New Zealand Limited	121.28	Support	States that it is an affected party that ought to be notified of any subdivisions are proposed in close proximity to its facilities, because of the potential for reverse sensitivity effects that may impact on its ability to continue operating its existing facilities. Has not always been notified of subdivision and development proposals in close proximity to its facilities in the past, and wants to ensure that it is properly notified and given the opportunity to submit in the future. This will help to ensure that adverse effects on its facilities can be avoided, remedied or mitigated, and allow it to continue operating its facilities into the future. Seeks that a rule be included that requires any proposed subdivision within 500 metres of its facilities to be (at least) limited notified to RNZ, so that it has the opportunity to submit and have its concerns heard.	Include a new rule that requires any proposed subdivision within 500 metres of RNZ's facilities to be (at least) limited notified to RNZ, so that RNZ has the opportunity to submit and have its concerns heard. For example: Rule [x]: Notification Where a proposed subdivision activity falls within 500 metres of an existing radiocommunication transmitter site, the Council will notify the operator of that site of the proposal (regardless of whether the Council considers that the effects of the proposal will be minor).
SUB-R1	John Carrad	231.21	Oppose	A non-complying activity rule and the standards requiring a 40ha minimum lot size is restrictive and will not provide a planning frameworks to encourage necessary investment for development funding.	Amend the rules and standards for the FUZ to match the General Rural Zone. Delete non-complying activities as they relate to the FUZ and replace with Discretionary Activity rules

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SUB-R1	Pukerua Property Group Limited	242.10	Oppose	A non-complying activity rule and the standards requiring a 40ha minimum lot size is restrictive and will not provide a planning framework to encourage necessary investment for development funding.	Amend the rules and standards for the FUZ to match the General Rural Zone. Delete non-complying activities as they relate to the FUZ and replace with Discretionary Activity rules.
SUB-R1	The Neil Group Limited and Gray Family	241.19	Oppose	A non-complying activity rule and the standards requiring a 40ha minimum lot size is restrictive and will not provide a planning frameworks to encourage necessary investment for development funding.	Amend the rules and standards for the FUZ to match the General Rural Zone. Delete non-complying activities as they relate to the FUZ and replace with Discretionary Activity rules.
SUB-R1, Notification preclusion	Kāinga Ora – Homes and Communities	81.452	Support in part	Kāinga Ora generally supports this rule framework, but seeks clear non-notification clauses for RDIS activity status subdivision.	Amend: **All Zones:** **1. Activity status: Controlled** Where: a. Compliance is achieved with i. SUB-S1; ii. SUB-S2; iii. SUB-S3; iv. SUB-S4; v. SUB-S5; vi. SUB-S6; and vii. SUB-S7. **Matters of control are limited to:** 1. The matters in SUB-P2; and 2. The matters in SUB-P4. **All Zones:** **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with SUB-S2, SUB-S3, SUB-S4, SUB-S5, SUB-S6 or SUB-S7. **Matters of discretion are restricted to:**

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					1. The matters of discretion of any infringed standard. 2. The matters in SUB-P2; 3. The matters in SUB-P4; and 4. The matters in SUB-P5. **Notification:** An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA. **Residential Zones, Māori Purpose Zone (Hongoeka):** **3. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with SUB-S1; **Matters of discretion are restricted to:** 1. The matters in SUB-P2; 2. The matters in SUB-P4; 3. The matters in SUB-P5; and 4. The matters in SUB-P6. **Notification:** An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA. - **Rural Lifestyle Zone, Settlement Zone, Commercial and Mixed Use Zones, General Industrial Zone, Open Space and Recreation Zones, Special Purpose (BRANZ) Zone, Hospital Zone:** **4. Activity status: Discretionary** Where:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					a. Compliance is not achieved with SUB-S1. **General Rural Zone:** **5. Activity status: Discretionary** Where: a. Compliance is not achieved with SUB-S1; and b. Any resulting allotment is between 5ha and 40ha in area. **General Rural Zone:** **6. Activity status: Non-complying** Where: a. Compliance is not achieved with SUB-S1; and b. Any resultant allotment is less than 5ha in area. **Future Urban Zone:** **7. Activity status: Non-complying** Where: a. Compliance is not achieved with SUB-S1.
SUB-R2 , Notification preclusion	Kāinga Ora – Homes and Communities	81.453	Support in part	Kāinga Ora generally supports the intent of this rule, but seeks a simple escalation to RDIS activity if compliance cannot be achieved with the relevant standards. Requiring consideration of a subdivision to update a cross lease plan that does not meet minimum allotment size as a DIS activity is an overly restrictive activity status (noting most cross lease titles are located in urban settings and accommodate existing buildings). Amendments are also sought to introduce non-notification clauses for this low risk subdivision type.	Amend: **All Zones:** **1. Activity status: Controlled** Where: a. The update complies with, or does not increase any, existing or previously approved non-compliance with: i. SUB-S1; ii. SUB-S2; iii. SUB-S3;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					iv. SUB-S4; v. SUB-S5; vi. SUB-S6; and vii. SUB-S7. **Matters of control are limited to:** 1. The matters in SUB-P3; 2. The matters in SUB-P4; and 3. The matters in SUB-P5. **2. Activity status: Restricted discretionary** Where: ~~a.~~ Compliance is not achieved with SUB-R2(1)(a) ~~SUB-S2; SUB-S3, SUB-S4, SUB-S5, SUB-S6 and SUB-S7.~~ **Matters of discretion are restricted to:** 1. The matters of discretion of any infringed standard; 2. The matters in SUB-P3; 3. The matters in SUB-P4; and 4. The matters in SUB-P5. **Notification:** An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA. - **~~3. Activity status: Discretionary~~** ~~Where:~~ ~~a. Compliance is not achieved with SUB-S1.~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SUB-R3, Notification preclusion	Kāinga Ora – Homes and Communities	81.454	Support in part	Kāinga Ora supports the general intent of this rule. Amendments are sought to introduce non-notification clauses for subdivision in residential zones and the Māori Purpose Zone (Hongoeka).	Amend: **All Zones:** **1. Activity status: Controlled** Where: a. Compliance is achieved with: i. SUB-S1; ii. SUB-S2; iii. SUB-S3; iv. SUB-S4; v. SUB-S5; vi. SUB-S6; and vii. SUB-S7; b. Where the site shares a boundary with, or contains, a river whose bed has an average width of 3m or more or adjoins MHWS, compliance is achieved with SUB-S8. **Matters of control are limited to:** 1. The matters in SUB-P1; 2. The matters in SUB-P4; and 3. The matters in SUB-P5. **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with SUB-S2, SUB-S3, SUB-S4, SUB-S5 SUB-S6 or SUB-S7. **Matters of discretion are restricted to:** 1. The matters of discretion of any infringed standard;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					2. The matters in SUB-P1; 3. The matters in SUB-P4; and 4. The matters in SUB-P5. **Notification:** An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA. **Residential Zones, Māori Purpose Zone (Hongoeka):** **3. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with SUB-S1; **Matters of discretion are restricted to:** 1. The matters in SUB-P1; 2. The matters in SUB-P4; 3. The matters in SUB-P5; and 4. The matters in SUB-P6. **Notification:** An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA. (.....)
SUB-R3	Waka Kotahi NZ Transport Agency	82.139	Support in part	Supports the activity status for each zone dependent on the matters to which compliance is achieved with. The drafting of this provision could be made clearer, as it is unclear to what activity status applies to which zone. It states that a restricted discretionary activity status applies to all zones under SUB-R3.2 where compliance is not achieved with the matters listed, then under SUB.R3.3 it refers to a restricted discretionary activity status for just Residential and Maori Purpose (Hongoeka) Zones.	Amend provision to provide clarification on what activity status applies to each zone.
SUB-R3	PHR Limited	20.9	Support	Supports the proposed Rules SUB-R3 to SUB-R4 as it relates to the activity statuses of subdivision to create vacant allotments, specifically in relation to the Settlement Zone;	Rule SUB-R3 to be confirmed as notified
SUB-R3	Bill McGavin	42.2	Support in part	Understands that Standard S1 says minimum subdivision is 2 hectares. Seeks for this to be reduced to a smaller amount, eg. 1 hectare.	Seeks the minimum size for rural lifestyle properties to be 1 ha.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SUB-R3	Survey + Spatial New Zealand (Wellington Branch)	72.10	Support in part	Presume that unit title subdivisions do not fall under this rule.	Clarify that Unit title subdivisions do not fall under this rule and instead are to be assessed under SUB-R4.
SUB-R4	PHR Limited	20.10	Support	Supports the proposed Rules SUB-R3 to SUB-R4 as it relates to the activity statuses of subdivision to create vacant allotments, specifically in relation to the Settlement Zone	Rule to SUB-R4 to be confirmed as notified.
SUB-R4, Notification preclusion	Kāinga Ora – Homes and Communities	81.455	Support in part	Kāinga Ora supports the general intent of this rule. Amendments are sought to introduce a non-notification clause to reflect the intent and purpose of this rule, which is to recognise subdivision can be provided for at greater intensities, where the effects of the land use have demonstrably been deemed acceptable through the approval of a land use consent.	Amend: **All Zones:** **1. Activity status: Controlled** Where: a. Compliance is achieved or any existing or previously approved non-compliance is not increased with: i. SUB-S2; ii. SUB-S3; iii. SUB-S4; iv. SUB-S5; v. SUB-S6; and vi. SUB-S7; b. Where the site shares a boundary with, or contains, a river whose bed has an average width of 3m or more or adjoins MHWS, compliance is achieved with SUB-S8. **Matters of control are limited to:** 1. The matters in SUB-P1; 2. The matters in SUB-P4; and 3. The matters in SUB-P5. **2. Activity status: Restricted discretionary** Where:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					a. Compliance is not achieved with SUB-S2, SUB-S3, SUB-S4, SUB-S5 SUB-S6 or SUB-S7. **Matters of discretion are restricted to:** 1. The matters of discretion of any infringed standard; 2. The matters in SUB-P1; 3. The matters in SUB-P4; and 4. The matters in SUB-P5. **Notification:** An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA. (.....)
SUB-R4	Survey + Spatial New Zealand (Wellington Branch)	72.3	Support in part	Presume that unit title subdivisions fall under this rule. The minimum allotment size and shape standard SUB-S1 should not apply to unit title subdivisions	Clarify that Unit title subdivisions fall under this rule. Add a provision that standard SUB-S1 does not apply to unit title subdivisions. If not, a new rule for unit title subdivision is required.
SUB-R5	Kāinga Ora – Homes and Communities	81.456	Support	Kāinga Ora supports this rule.	Retain as notified
SUB-R6, Notification preclusion	Kāinga Ora – Homes and Communities	81.457	Support in part	Kāinga Ora generally supports this rule as proposed, but seeks an amendment to include a non-notification clause for RDIS activity status. Consistent with its wider submission, Kāinga Ora also seeks removal of the word "Overlay" in reference to flood hazards, as Kāinga Ora does not support flood hazards being included as an overlay in the PDP maps, and instead seeks that this information is provided outside of the PDP. This recognises the dynamic nature of flood hazards and the propensity for the flooding hazard profile to change as a result of physical improvement works and/or landform modifications. Kāinga Ora seeks consequential changes to this rule.	Amend: **All Zones:** **1. Activity status: Controlled** Where: a. Compliance is achieved with: i. SUB-S2; ii. SUB-S3; iii. SUB-S4;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					iv. SUB-S5; v. SUB-S6; and vi. SUB-S7; b. The building platform is not located within an identified Flood Hazard - Overland Flow or Flood Hazard - Stream Corridor ~~Overlay~~. **Matters of control are limited to:** 1. The matters in SUB-P1; 2. The matters in SUB-P4; 3. The matters in SUB-P5; 4. For allotments in a Natural Hazard Overlay, the matters in NH-P3; and 5. For allotments in a Coastal Hazard Overlay the matters in CE-P10. Note: this rule applies in addition to SUB-R1 to SUB-R5. **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with SUB-S2, SUB-S3, SUB-S4, SUB-S5, SUB-S6 or SUB-S7. **Matters of discretion are restricted to:** 1. The matters of discretion of any infringed standard; 2. The matters in SUB-P1; 3. The matters in SUB-P4; 4. The matters in SUB-P5; 5. For allotments in a Natural Hazard Overlay, the matters in NH-P3;

<table>
<tr><th>Specific provision/matter</th><th>Submitter name</th><th>Submission point number</th><th>Position</th><th>Reasons</th><th>Decisions requested</th></tr>
<tr><td></td><td></td><td></td><td></td><td></td><td>6. For allotments in a Coastal Hazard Overlay the matters in CE-P10.

<u>Notification:</u>

<u>An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</u>

3. Activity status: Restricted discretionary

Where:

a. The building platform is located in an identified Flood Hazard - Overland Flow ~~Overlay~~.

Matters of discretion are restricted to:

1. The matters contained in NH-P6.

4. Activity status: Non-complying

Where:

a. The building platform is located in an identified Flood Hazard - Stream Corridor ~~Overlay~~.</td></tr>
<tr><td>SUB-R7</td><td>Kāinga Ora – Homes and Communities</td><td>81.458</td><td>Support</td><td>Kāinga Ora supports this rule as proposed.</td><td>Retain as notified.</td></tr>
<tr><td>SUB-R7</td><td>Porirua City Council</td><td>11.60</td><td>Amend</td><td>Breach of SUB-R7-1.b escalates to discretionary. The s32 says intent was to escalate to RDIS (See page 42 of NHL s32). New sub-rule needs to be inserted, and the numbering of the subsequent sub-rules. These changes more appropriately implement the objectives and policies for subdivision within a Special Amenity Landscape.</td><td>Amend the rule as follows:
<table><tr><td>Rural Lifestyle Zone</td><td>2. Activity status: Restricted discretionary

Where:

1. Compliance is not achieved with SUB-S2, SUB-S3, SUB-S4, SUB-S5, SUB-S6 or SUB-S7.

Matters of discretion are restricted to:

1. The matters of discretion of any infringed standard;
2. The matters in SUB-P1;
3. The matters in SUB-P4;
4. The matters in SUB-P5;</td></tr></table></td></tr>
</table>

<table>
<tr><th>Specific provision/matter</th><th>Submitter name</th><th>Submission point number</th><th>Position</th><th>Reasons</th><th colspan="2">Decisions requested</th></tr>
<tr><td rowspan="4"></td><td rowspan="4"></td><td rowspan="4"></td><td rowspan="4"></td><td rowspan="4"></td><td></td><td>5. The matters in SUB-P3.; and
6. The matters in NFL-P5.</td></tr>
<tr><td><u>Rural Lifestyle Zone</u></td><td>3. Activity status: <u>Restricted discretionary</u>

Where:

a. Compliance is not achieved with SUB-R7-1.b.

Matters of discretion are restricted to:

1. The matters in SUB-P1;
2. The matters in SUB-P3;
3. The matters in SUB-P4;
4. The matters in SUB-P5; and

The matters in NFL-P5.</td></tr>
<tr><td>All zones except the Rural Lifestyle Zone</td><td><s>3</s>4. Activity status: Restricted discretionary

Where:

1. A proposed building platform is identified for each proposed allotment that is capable of accommodating a building that complies with the permitted activity standards for the underlying zone.

Matters of discretion are restricted to:

1. The matters in NFL-P3; and
2. The matters in NFL-P8.

Note: This rule applies in addition to SUB-R1 to SUB-R5.</td></tr>
<tr><td>All zones</td><td><s>3</s>5. Activity status: Discretionary

Where:

Compliance is not achieved with <s>SUB-R7-1.b,</s> SUB-R7-1.c or SUB-R7-<s>3</s>4.a.</td></tr>
<tr><td>SUB-R8, Notification preclusion</td><td>Kāinga Ora – Homes and Communities</td><td>81.459</td><td>Support in part</td><td>Kāinga Ora generally supports the intent of Rule SUB-R8.</td><td colspan="2">Amend:

<u>SUB-R8 Subdivision that creates building platforms for Potentially Hazard-Sensitive Activities and Hazard Sensitive Activities within the Low, Medium</u></td></tr>
</table>

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Notwithstanding this, Kāinga Ora notes that subdivision and land use development in the City Centre will be particularly constrained by this new rule framework. Amendment is sought for RDIS subdivision to be considered on a non-notified basis. In addition, Kāinga Ora seeks the integration of SUB-R8 and SUB-R9 into one rule, so that the rule reference is amended to incorporate both Potentially Hazard-Sensitive Activities **and** Hazard Sensitive Activities.	or High Hazard Areas ~~of the Natural Hazard Overlay or Coastal Hazard Overlay~~ **All Zones:** **1. Activity status: Restricted discretionary** Where: a. The building platform is entirely located within an identified Low Hazard Area of either the Natural Hazards Overlay or the Coastal Hazard Overlay. **Matters of discretion are restricted to:** 1. For allotments in a Natural Hazard Overlay, the matters in NH-P3; and 2. For allotments in a Coastal Hazard Overlay the matters in CE-P12. Note: This rule applies in addition to SUB-R1 to SUB-R5. **Notification:** An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA. **2. Activity status: Discretionary** Where a. All subdivisions where the building platform would be located within an identified Medium Hazard Area of either the Natural Hazard Overlay or the Coastal Hazard Overlay. **3. Activity status: Non-complying** Where a. All subdivisions where the building platform would be located within an identified High Hazard Area of either the Natural Hazard Overlay or the Coastal Hazard Overlay.
SUB-R8	Kenepuru Limited Partnership (KLP)	59.8	Support in part	The use of Non- Complying Activity in this Rule is a very blunt instrument - especially in relation to the Natural Hazard Overlay. These risks can be managed within the Discretionary Status.	Remove the Non-Complying Activity Status in this Rule.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SUB-R9	Kenepuru Limited Partnership (KLP)	59.9	Support in part	The Non-Complying Activity Status in the Rule is a very blunt instrument particularly in relation to the Natural Hazards Overlay	Remove the Non-Complying Activity component in the Rule
SUB-R9	Kāinga Ora – Homes and Communities	81.460	Oppose	Kāinga Ora oppose this rule as it is a direct duplication of Rule SUB-R8, which adds unnecessary complexity to the PDP. Kāinga Ora seeks amendment to SUB-R8 to incorporate both Potentially Hazard-Sensitive Activities **and** Hazard Sensitive Activities.	Delete: ~~**All Zones:**~~ ~~**1. Activity status: Restricted discretionary**~~ ~~Where:~~ ~~a. The building platform is entirely located within an identified Low Hazard Area of either the Natural Hazards Overlay or the Coastal Hazard Overlay.~~ ~~**Matters of discretion are restricted to:**~~ ~~1. For allotments in a Natural Hazard Overlay, the matters in NH-P3; and~~ ~~2. For allotments in a Coastal Hazard Overlay, the matters in CE-P12.~~ ~~Note:~~ ~~This rule applies in addition to SUB-R1 to SUB-R5.~~ ~~**2. Activity status: Discretionary**~~ ~~Where~~ ~~a. All subdivisions where the building platform would be located within an identified Medium Hazard Area of either the Natural Hazard Overlay or the Coastal Hazard Overlay.~~ ~~**3. Activity status: Non-complying**~~ ~~Where:~~ ~~a. All subdivisions where the building platform would be located within an identified High Hazard Area of either the Natural Hazard Overlay or the Coastal Hazard Overlay.~~
SUB-R10, Notification preclusion	Kāinga Ora – Homes and Communities	81.461	Support in part	Kāinga Ora generally supports this rule. Amendment is sought for RDIS subdivision to be considered on a non-notified basis.	Amend: **All Zones:**

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					1. Activity status: Restricted discretionary Matters of discretion are restricted to: 1. The matters in HH-P15. Note: This rule applies in addition to SUB-R1 to SUB-R5. **Notification:** An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.
SUB-R10	Heritage New Zealand Pouhere Taonga	65.52	Amend	This rule is supported. However the rule refers to subdivision within the heritage setting of a heritage item. Eight heritage items in SCHED 3 do not yet have a setting defined, and there would therefore be a gap in that the proposed rule would not address those sites. Submits that the setting is defined for all heritage items. Alternatively the rule could be changed to refer to a site containing a heritage item rather than referring to the setting.	If HNZPT submission asking for a setting to be defined for every item in SCHED 3 is not accepted [refer to submission point on SCHED3 - Historic Heritage Items (Group B)], then amend as follows: Any subdivision ~~within the heritage setting~~ of a site which contains a heritage item listed in SCHED2… **SUB-R10 Any subdivision of a site which contains ~~within the heritage setting of~~ a heritage item listed in SCHED2 - Historic Heritage Items (Group A) or SCHED3 - Historic Heritage Items (Group B), or a historic heritage site listed in SCHED4 - Historic Heritage Sites** (...)
SUB-R11	Heritage New Zealand Pouhere Taonga	65.53	Support	Supports this provision.	Retain provision.
SUB-R11, Notification preclusion	Kāinga Ora – Homes and Communities	81.462	Support in part	Kāinga Ora generally supports this rule. Amendment is sought for RDIS subdivision to be considered on a non-notified basis.	Amend: **All Zones:** **1. Activity Status: Restricted discretionary** **Matters of discretion are restricted to:** 1. The matters in SASM-P6; and 2. The matters in SASM-P8.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Note: This rule applies in addition to SUB-R1 to SUB-R5. **Notification:** An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.
SUB-R12	Kāinga Ora – Homes and Communities	81.463	Support	Kāinga Ora supports this rule as proposed.	Retain as notified
SUB-R12	Robyn Smith	168.95	Amend	Under the rule subdivision of land containing an SNA would be categorised as discretionary (restricted) activity, if each lot can accommodate a complying building platform. The matters of discretion are restricted to the matters in ECO-P2 and ECO-P4.	Amend the matters for discretion under SUB-R12 to include provisions relating to: • controls over the use and control of pest plants; • controls over the keeping of pest and predatory exotic animals; and • mechanisms relating to monitoring, compliance, enforcement, penalty, prosecution provisions, etc.
SUB-R12	Robyn Smith	168.94	Amend	Under the rule subdivision of land containing an SNA would be categorised as a discretionary (restricted) activity, if each lot can accommodate a complying building platform, however the rule makes no reference to vegetation clearance within an SNA that needs to occur to provide access to the building platform.	Amend to: All Zones 1. Activity status: Restricted discretionary Where: a A future building platform to contain a residential unit is identified for each new undeveloped lot that: i. Complies with the underlying zone provisions; and ii. Is located outside of the Significant Natural Area b. All access and utility services can be provided to all building sites on all lots without creating any non-compliance with the provisions of the plan relating to SNAs. 2. Activity status: ~~Discretionary~~ Non-complying Where: a. Compliance is not achieved with SUB-R12-1.a or SUB-R12-1.b.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SUB-R13	Kāinga Ora – Homes and Communities	81.464	Support	Kāinga Ora supports this rule as proposed.	Retain as notified.
SUB-R14	Kāinga Ora – Homes and Communities	81.465	Support	Kāinga Ora supports this rule as proposed.	Retain as notified
SUB-R15	Kāinga Ora – Homes and Communities	81.466	Oppose	Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended. Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.	Delete: ~~**All Zones:**~~ ~~1. Activity status: Restricted discretionary~~ ~~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 National Grid Yard and National Grid Pāuatahanui Substation Yard.~~ ~~Matters of discretion are restricted to:~~ ~~1. The matters in INF-P5.~~ ~~2. Activity status: Non-complying~~ ~~Where:~~ ~~a. Compliance is not achieved with SUB-R15-1.a~~
SUB-R15	Transpower New Zealand Ltd	60.86	Amend	Preference is for a standalone set of provisions within the Infrastructure Chapter as it avoids duplication (in terms of the zone rules) and provides a coherent set of rules which plan users can refer to, noting that the planning maps clearly identify land that is subject to National Grid provisions. Supports SUB-R15 on the basis the rule gives effect to Policy 10 and Policy 11 of the NPSET and provides for the outcomes sought in INF-P5. In particular the activity status is supported. A rule managing subdivision in the vicinity of the Pauatahanui Substation ensures that future land uses (enabled by the subdivision) can been undertaken in a way that does not give rise to reverse sensitivity effects or result in adverse effects in respect of health and safety.	Retain Rule R15 and make the following amendments: ~~SUB-R15~~INF-Ry Subdivision of land to create new allotment(s) within the National Grid Subdivision Corridor or National Grid Pauatahanui Substation Yard 1. Activity status: Restricted discretionary Where: 1. All resulting allotments, except allotments for access or a public work, demonstrate~~A proposed building platform is identified for~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				A restricted discretionary activity status for subdivision provides an appropriate incentive and opportunity to design subdivision layouts that avoid building sites within the National Grid Yard. Subdivision is considered the most effective point at which to ensure future reverse sensitivity effects, maintenance access issues, and adverse effects of transmission lines (including amenity issues) are avoided. This can be achieved by designing subdivision layouts to properly accommodate transmission corridors (including, for example, through the creation of reserves and/or open space where buffer corridors are located). Refinements are sought to: • Amend the requirement to demonstrate 'capability' as opposed to the actual identification of the building platform • Provide exemptions for access lots and public works • Require vehicle access to National Grid assets to be maintained. • Clarify that the requirement for the identification of potential building platforms also extends to dwellings and sensitive activities on the basis Policy 11 of the NPSET directs that these activities are to be avoided within the National Grid Yard • Inclusion of a provision on notification, as is provided in the earthworks Rule EW-R4.	~~each proposed allotment~~ they are capable of accommodating ~~a~~ the principal building and any dwelling or sensitive activity~~which is~~ located entirely outside of the National Grid Yard ~~and~~or National Grid Pauatahanui Substation Yard. 2. Vehicle access to National Grid assets is maintained. Matters of discretion are restricted to: 1. The matters in INF-P5. 2. Activity status: Non-complying Where: 1. Compliance is not achieved with SUB-R15-1.a or b Notification An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA. When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, the Council will give specific consideration to any adverse effects on Transpower New Zealand Limited. And Any consequential amendments.
SUB-R16	Bill McGavin	42.3	Support in part	Understands that the gas transmission pipeline corridor width is to be increased. Does not want this.	It should remain as it is.
SUB-R16	Kāinga Ora – Homes and Communities	81.467	Support	Kāinga Ora supports this rule as proposed.	Retain as notified
SUB-R16	Firstgas Limited	84.22	Support	Generally supportive of proposed rule.	Retain as proposed.
SUB-R17	Kāinga Ora – Homes and Communities	81.468	Support in part	Kāinga Ora generally supports this, but suggests correction to amend a typo.	Amend: **General Rural Zone:** **1. Activity status: Discretionary** Where:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					a. The subdivision is of a General Rural Zone site that is adjacent to a site in the General Residential Zone in the Coastal Environment and is parallel to the coastline; or b. Compliance is ~~not~~ achieved with SUB-S1. **2. Activity status: Non-complying** Where: a. Compliance is not achieved with SUB-R17-1.a or SUB-R17-1.b.
SUB-S1	Kenepuru Limited Partnership (KLP)	59.10	Amend	Some of the Standards for the MDZ zone are to not very conducive to good medium density design. Questions the a need for a minimum lot size for the MDZ. The requirement could be that the lots need to be big enough to accommodate dwellings that meet the Standards for dwellings with in the zone. 300m2 is too high for MDZ. The 9x14 metre rectangle is too large for MDZ. Many houses in MDZ are now long and narrow so 9m wide rectangle means an 11m wide Lot. The min Rectangle could be amended to 7x15	Amend the standard to: • Remove min lot size in MDZ or reduce min area to 250m^2. • Amend minimum rectangle to 15x7m.
SUB-S1	Craig Parker	54.1	Oppose	The Proposed District Plan provides for allotments with a minimum size of 2ha, whereas the Draft District Plan suggested an average of two allotments per 4ha. In setting allotment sizes within the fringe rural areas, the focus/consideration should be on how our decisions will be received in generations to come. Do we want to provide for a solution that fits within a strict rule rather than providing a solution that fits the environment of the landscape? The consequences of the former (the Proposed District Plan) will encourage odd and more unusable shaped ownership of the land parcel output. The latter (the Draft District Plan) will provide a solution that considers the typography of the land (e.g. natural waterways, steep terrain) so size will not be the best solution but rather how the land will be enjoyed by the landowner and be more appropriate for future generational ownership. Also noting that these areas will be the next step in the growth of the urban environment.	When subdividing lots within the Rural Lifestyle Zone provide for an averaging across the larger lot, for example, 4ha lots could be subdivided 1:3 or another ratio.
SUB-S1	PHR Limited	20.11	Support	Supports Standard SUB-S1 and the minimum allotment size contained within SUB-Table 1 as it relates to the Settlement Zone, including the lack of requirement to provide minimum allotment shape, as outlined below: • All allotments created must have a minimum allotment size of 3000m2 with a 1ha minimum average allotment size being achieved across the site.	Standard SUB-S1 to be confirmed as notified
SUB-S1	Terence Price	22.1	Not specified	Support the specific provision that allotments created must have a minimum allotment size of 2ha.	Would prefer if the minimum allotment size was 1ha.
SUB-S1	Bill McGavin	42.4	Support in part	Understands that Standard S1 says minimum subdivision is 2 hectares. Seeks this to be reduced to a smaller amount, eg. 1 hectare.	Seeks the minimum size for rural lifestyle properties to be 1 ha

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SUB-S1	Porirua City Council	11.62	Amend	The proposed change acknowledges the need for new allotments to be able to accommodate dwellings or buildings that will not be built over infrastructure lines, particularly three waters assets. It also takes the shape factor requirements out of SUB-Table 1 and turns them into a new standard SUB-S1 (2) for prominence and clarity.	Amend the policy as follows: SUB-S1 Minimum allotment size and shape 1. All allotments created must comply with the minimum allotment size and allotment shape set out in SUB-Table 1. 2. All minimum allotment shape rectangles required under SUB-S1-1 must be clear of any: a. Yards; b. Access allotments; c. Right-of-way easements; d. Infrastructure, including public and private infrastructure; and e. Other easements, including any new easement to be registered against the new allotment. Note: Easements will be required to be registered against new allotments containing public or shared infrastructure. Compliance with SUB-S1-2.d will be considered to be achieved where the minimum allotment shape rectangle is located outside of the area to be registered with an easement over this infrastructure. SUB-Table 1 Minimum allotment size and shape … General Residential Zone and Maori Purpose Zone (Hongoeka) All vacant allotments must be able to contain a rectangle measuring 10m x 15m ~~clear of any yards, access allotments and right-of-way.~~ Medium Density Residential Zone All vacant allotments must be able to contain a rectangle measuring 9m x 14m ~~clear of any yards, access allotments and right-of-way.~~
SUB-S1	Kāinga Ora – Homes and Communities	81.469	Support	Kāinga Ora generally support the minimum lot sizes as proposed, noting that these only apply to *vacant* allotments in the GRZ and MRZ.	Retain as notified

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SUB-S1	Waka Kotahi NZ Transport Agency	82.140	Oppose	Does not support the decrease in minimum lot size from the current rural minimum of 5ha to 2ha to provide primarily for residential intensification of the rural (lifestyle) zone. Although a portion of this zone is on the periphery of the urban area which may be appropriate for more intensive rural residential development, there remains a significant portion of this zone that is away from urban periphery. Rural lifestyle is more appropriate at the current 5ha. It becomes unwieldy and difficult to reasonably anticipate the cumulative impact of rural residential development at a lower threshold. Intensification should be reserved to urban areas, when proximity to amenities and services are more readily available and connected. In addition, this growth does not align with the principal of a compact a liveable city outlined in the Porirua Growth Strategy 2048; whereby the intent is to create a more compact and connected city and intensify around public transport hubs. Providing for rural residential intensification in this area increases reliance on single occupancy private use vehicle; of which a significant portion of these allotments would rely directly or indirectly on the State Highway network impacting on the ability to effectively deliver the safety outcomes and improve the level of service on these routes.	Amend the minimum allotment size of the rural lifestyle zone to 5ha.
SUB-S1	Trustees of the Blue Cottage Trust	210.7	Not specified	Many of the provisions of the Proposed Porirua District Plan that affect the property: • are unreasonable given the severe impact they will have on the sustainable management and use of the property; and • are not the result of adequate analysis and evaluation under s32 and s32AA of the RMA; and • will not enable social and economic wellbeing through the appropriate use and development of the property; and, therefore • will not meet the foreseeable needs of future generations.	Provision for a minimum 1 hectare/minimum average 2 hectare lot size in the Rural Lifestyle Zone.
SUB-S1	Ron Lucas	140.1	Amend	The minimum allotment size criteria in the Rural Lifestyle Zone be as that stated in the Draft District Plan to allow for more options and sensible subdivision of land in the future.	Amend to the criteria as stated in the Draft District Plan. The minimum allotment sizes in the Rural Lifestyle Zone stated "All allotments created must have a minimum allotment size of 1 ha with a 2ha average."
SUB-S1	The Neil Group Limited and Gray Family	241.20	Oppose	A non-complying activity rule and the standards requiring a 40ha minimum lot size is restrictive and will not provide a planning frameworks to encourage necessary investment for development funding.	Amend the rules and standards for the FUZ to match the General Rural Zone. Delete non-complying activities as they relate to the FUZ and replace with Discretionary Activity rules.
SUB-S1	Graham and Janet Reidy	234.17	Oppose	The removal of a 1ha minimum lot size in the RLZ will limit the ability of subdivision design for landscape values. A 1ha minimum lot size in the RLZ is an appropriate method for innovative subdivision design.	Amend the standard to the following (or similar intent): SUB-S1 Rural Lifestyle Zone All allotments created must have a minimum allotment size of ~~≥~~1ha and an average allotment size of 2ha across the subdivision site.
SUB-S1	Pukerua Property Group Limited	242.11	Oppose	A non-complying activity rule and the standards requiring a 40ha minimum lot size is restrictive and will not provide a planning frameworks to encourage necessary investment for development funding.	Amend the rules and standards for the FUZ to match the General Rural Zone. Delete non-complying activities as they relate to the FUZ and replace with Discretionary Activity rules.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SUB-S1	John Carrad	231.22	Oppose	A non-complying activity rule and the standards requiring a 40ha minimum lot size is restrictive and will not provide a planning frameworks to encourage necessary investment for development funding.	Amend the rules and standards for the FUZ to match the General Rural Zone. Delete non-complying activities as they relate to the FUZ and replace with Discretionary Activity rules.
SUB-S1	Jason Alder	232.8	Oppose	The removal of a 1ha minimum lot size in the RLZ will limit the ability of subdivision design for landscape values. A 1ha minimum lot size in the RLZ is an appropriate method for innovative subdivision design.	Amend the standard as follows: SUB-S1 Rural Lifestyle Zone All allotments created must have a minimum allotment size of ~~2~~1ha and an average allotment size of 2ha across the subdivision site.
SUB-S1	Quest Projects Limited	233.17	Oppose	The removal of a 1ha minimum lot size in the RLZ will limit the ability of subdivision design for landscape values. A 1ha minimum lot size in the RLZ is an appropriate method for innovative subdivision design.	Amend the standard as follows: SUB-S1 Rural Lifestyle Zone All allotments created must have a minimum allotment size of ~~2~~1ha and an average allotment size of 2ha across the subdivision site
SUB-S1	Anita and Fraser Press	253.17	Oppose	The removal of a 1ha minimum lot size in the RLZ will limit the ability of subdivision design for landscape values. A 1ha minimum lot size in the RLZ is an appropriate method for innovative subdivision design.	Amend the standard to the following (or similar intent): SUB-S1 Rural Lifestyle Zone All allotments created must have a minimum allotment size of ~~2~~1ha and an average allotment size of 2ha across the subdivision site.
SUB-Table 1	Jill Weeks	255.1	Oppose	The City Council has undertaken projections of likely population growth over the next thirty years showing a potential for the community to grow by as much as 50%. Clearly this will require a substantive expansion of the housing stock both in terms of new urban development and housing intensification. Notes that Council has envisaged significant housing growth including the new major development at Plimmerton Farm. One of the stated objectives (RLZ-O2) is that the predominant character and amenity values of the Rural Lifestyle Zone are maintained. The proposal to change the minimum size of a RLZ plot from 5 hectares to 2 hectares will undermine the ability for meaningful primary production as well as having an insignificant impact on the availability of housing stock. In addition it will: • adversely impact on the rurality of the area; • place increasing pressures on issues such as water reticulation and environmentally-friendly sewage management: an issue that has caused Council concern in teh past; and • change the nature of the area, particularly around the Pauatahanui Inlet	Reconsider changing the minimum size of a section for development from the existing 5 hectares.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SUB-Table 1	Jill and Andrew Weeks	254.2	Oppose	The submission is specific to the Motukaraka Point area. The general standard for the residential properties is a 10 meter setback from a boundary with a road and a 5 meter setback from a side or rear boundary. For properties that front Motukaraka Road, the side and rear boundaries is reduced to 1.5m. This standard excludes up to two rainwater tanks and up to two accessory buildings with a floor area of less than 10 square meters. These changes have a minimal impact on the community living at Motukaraka Point, other than increasing the potential number of additional homes that could be built on the currently undeveloped land at the rear of the existing houses from zero to three. Notes that over many years PCC has resisted further development at the Point, preferring to retain the existing rural nature of the area: a position overwhelmingly supported by the residents of Motukaraka point. Opposes the proposition to reduce the minimum plot size for development from 5 hectares to 2 hectares.	Opposes the proposition to reduce the minimum plot size for development from 5 hectares to 2 hectares
SUB-Table 1	Milmac Homes Limited	258.7	Amend	Many of the provisions of the Proposed Porirua District Plan that affect the property at [Paekakariki Hill Road (Lot 2 85726)] : • are unreasonable given the severe impact they will have on the sustainable management and use of the property; • are not the result of adequate analysis and evaluation under s32 and s32AA of the Resource Management Act 1991 • will not enable the submitter to achieve its social and economic wellbeing through the appropriate use and development of its property • will not meet the foreseeable needs of future generations	Such further amendments as considered appropriate and necessary to address the submitter's concerns regarding the sustainable management and use of the submitter's property, including the minimum allotment size of 40 hectares in the General Rural Zone if that zoning is retained for some or all of the property.
SUB-Table 1	James Mclaughlan	237.17	Oppose	There will be situations where landform and natural features dictate the pattern of subdivision layout. The policy wording needs to reflect this. The removal of a 1ha minimum lot size in the RLZ will limit the ability of subdivision design for landscape values. A 1ha minimum size in the RLZ is an appropriate method for innovative subdivision design.	Amend: SUB-S1 Rural Lifestyle Zone: All allotments created must have a minimum allotment si size of 2ha across the subdivision site.
SUB-Table 1	John Carrad	231.18	Oppose	There will be situations where landform and natural features dictate the pattern of subdivision layout. The policy wording needs to reflect this. The removal of a 1ha minimum lot size in the RLZ will limit the ability of subdivision design for landscape values. A 1ha minimum lot size in the RLZ is an appropriate method for innovative subdivision design.	SUB-S1 Rural Lifestyle Zone All allotments created must have a minimum allotment size of ~~2~~1ha and an average allotment size of 2ha across the subdivision site.
SUB-Table 1	Carolyn Vasta and Carole Reus	230.9	Oppose	There will be situations where landform and natural features dictate the pattern of subdivision layout. The policy wording needs to reflect this. The removal of a 1ha minimum lot size in the RLZ will limit the ability of subdivision design for landscape values. A 1ha minimum lot size in the RLZ is an appropriate method for innovative subdivision design.	Amend: SUB-S1 Rural Lifestyle Zone

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					All allotments created must have a minimum allotment size of ~~2~~1ha and an average allotment size of 2ha across the subdivision site.
SUB-Table 1	Kāinga Ora – Homes and Communities	81.470	Support	Kāinga Ora generally support the minimum lot sizes in SUB-Table 1, noting that these only apply to *vacant* allotments in the GRZ and MRZ.	Retain as notified
SUB-Table 1	PHR Limited	20.12	Support	Supports Standard SUB-S1 and the minimum allotment size contained within SUB-Table 1 as it relates to the Settlement Zone, including the lack of requirement to provide minimum allotment shape, as outlined below: • All allotments created must have a minimum allotment size of 3000m2 with a 1ha minimum average allotment size being achieved across the site.	SUB-Table 1 to be confirmed as notified
SUB-Table 1	John and Shirley Cameron	196.1	Oppose	Farmland on Motukaraka Point generally slopes down to houses below with runoff in wet conditions. The underlying soil is hard yellow clay with little ability to absorb waste or sewage water. A boundary setback of less than 5m would materially impact the rural environment. The impact of roading, housing and hardstand areas would require a very complete facility to handle wastewater and sewage without compromising existing properties. While the land adjoining Council owned land is suitable for rural lifestyle, the soil type would not cope with standard septic tank facilities. Understands the area has significant heritage issues being a former pā, colonial and marine base. It is not serviced by public transport or Council services.	Increase of minimum lot size to 3 hectares for properties off Motukaraka Point Road.
SUB-Table 1	Survey + Spatial New Zealand (Wellington Branch)	72.11	Oppose	For General Residential Zone: • Minimum lot size should be lowered to encourage a greater level of development to be consistent with the NPS-UD 2020. 400m^2 is a large area for single lots. • Minimum shape factor should be reduced to encourage a greater level of development to be consistent with the NPS-UD 2020. 10m x 15m = 150m^2 which is a significantly large area for a house site. For Medium Density Residential Zone: • Minimum lot size should be lowered to encourage a greater level of development to be consistent with the NPS-UD 2020. 300m^2 is a large area for higher density lots. • Minimum shape factor should be reduced to encourage a greater level of development to be consistent with the NPS-UD 2020. 9m x 14m = 126m^2 which is still a significantly large area for medium density housing.	For General Residential Zone: • The minimum lot area should be 300m^2; • The minimum shape factor should be 8m x 12m. For Medium Density Residential Zone: • The minimum lot area should be 200m^2; • The minimum shape factor should be 8m x 10m.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SUB-S2	Kāinga Ora – Homes and Communities	81.471	Support	Kāinga Ora generally supports this standard, noting this will reinforce what is considered to be appropriate provision of legal and physical access in accordance with s106 of the Act.	Retain as notified
SUB-S2	Waka Kotahi NZ Transport Agency	82.141	Support	Supports this standard as it requires all new allotments to have legal and physical access to a road in accordance with the relevant rules under the Transport Chapter. Supports the matters to which Council's discretion is restricted to, specifically the safe, efficient and effective functioning of the transport network.	Retain as notified.
SUB-S2	KiwiRail Holdings Limited (KiwiRail)	86.54	Amend	The standard as currently worded requires compliance with the access standards in the Transport Chapter. Does not also require compliance with the standard in relation to level crossing setbacks as part of the standards that a vehicle crossing is required to comply with, which is located in the Infrastructure Chapter at INF-S26. Supports a reference to INF-S26 also being included within the Subdivision standard for access to ensure compliance, recognising that a vehicle crossing connects to a vehicle access and these are often considered together through the consent process.	Amend standard as follows: 1. All new allotments created must have legal and physical access to a road in accordance with TR-S1-TR-S4 and INF-S26.
SUB-S2	Fire and Emergency New Zealand	119.46	Support	Requires any subdivision to comply with standards for water supply and access that refer to the code.	Retain as proposed.
SUB-S2	Fire and Emergency New Zealand	119.48	Amend	Interprets that SUB-S2 requires that all new allotments have legal and physical access to a road in accordance with Transport Standards (TRS 1-4). TR-S4 'Firefighting access' contains the requirements for any access to a site located in an area where no fully reticulated water supply system is available, or having a length greater than 75m when connected to a road that has a fully reticulated water supply system including fire hydrants. Require greater certainty that all lots (reticulated or not) are able to be accessed by a fire truck in the event of an emergency. The minimum access width for fire trucks is 4m. TS-S4 has an access width minimum of 3.5m which is insufficient. Requires certainty that all lots are able to be accessed.	SUB-S2 Access All zones: 1. All new allotments created must have legal and physical access to a road in accordance with TR-S1 - TRS4. Matters of discretion are restricted to: 5. The safe, efficient and effective functioning of any private way, including firefighting access in compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008, and the safety of pedestrians and cyclists; 6. The suitability of any alternative design options. 7. The safe, efficient and effective functioning of the transport

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					network; and 8. Site and topographical constraints.
SUB-S2	Survey + Spatial New Zealand (Wellington Branch)	72.33	Oppose	As on-site parking is not required under the NPS-UD 2020, therefore standard TR-S3 is not relevant. Standard TR-S4 is only relevant in particular circumstances.	Delete reference to standards TR-S3. Standard TR-S4 only to apply as/if relevant.
SUB-S3	Kāinga Ora – Homes and Communities	81.472	Oppose	Kāinga Ora does not support the transport rules contained in the INF chapter of the PDP. Deletion of the SUB-S3 as notified in the PDP is sought, with amendments being made to give effect to consequential changes resulting from the submission point(s) made by Kāinga Ora on the INF and TR chapters of the PDP.	Delete: ~~1. All new roads and connections to roads must comply with INF-R23-1.a and INF-R23-1.b.~~ ~~Matters of discretion are restricted to:~~ ~~1. The matters in INF-P14.~~
SUB-S3	Waka Kotahi NZ Transport Agency	82.142	Support	Supports standard and the matters to which any new roads and connections to roads must comply with. Supports the matters to which Council's discretion is restricted to under INF-P14. Specifically, the public health and safety including the safe functioning of the transport network and the safety of pedestrians and cyclists.	Retain as notified.
SUB-S3	Fire and Emergency New Zealand	119.47	Support	Requires any subdivision to comply with standards for water supply and access that refer to the code.	Retain as proposed.
SUB-S4	Fire and Emergency New Zealand	119.49	Support	Supports the requirement for all new allotments (both in reticulated and unreticulated areas) to comply with water supply requirements in the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Retain as proposed.
SUB-S4	Kāinga Ora – Homes and Communities	81.473	Support	Kāinga Ora generally supports this standard.	Retain as notified
SUB-S4	Survey + Spatial New Zealand (Wellington Branch)	72.32	Oppose	Why is Council introducing a water metering policy via the District Plan? Water metering policy should be consulted and considered under the local government act procedures. This seems to be a back door way of introducing a water metering policy.	Delete item c of standard SUB-S4.
SUB-S5	Kāinga Ora – Homes and Communities	81.474	Support	Kāinga Ora generally supports this standard.	Retain as notified

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SUB-S6	Kāinga Ora – Homes and Communities	81.475	Support	Kāinga Ora generally supports this standard; however, any consequential changes required as a result of the submission by Kāinga Ora on the THWT chapter of the PDP are also sought in relation to SUB-S6. Amendments are sought to give effect to consequential changes resulting from the submission point(s) made by Kāinga Ora on the THWT chapter of the PDP.	Consequential changes resulting from the submission point(s) made by Kāinga Ora on the THWT chapter of the PDP.
SUB-S6	Waka Kotahi NZ Transport Agency	82.143	Support	Supports standard, specifically that all subdivisions within the Urban Zones must achieve hydraulic neutrality as this prevents an increase in runoff onto the state highway network.	Retain as notified.
SUB-S6	Survey + Spatial New Zealand (Wellington Branch)	72.30	Oppose	Hydraulic neutrality should only be mandatory for a 10 year event (10% AEP).	Amend: 1. Where a connection to Council's stormwater management systems is available, all new allotments must be provided with a connection at the allotment boundary, that provides the level of service in Chapter 4 Stormwater Table 4.1, Table 4.2 and 4.3 of the Wellington Water Regional Standard for Water Services May 2019. 2. All subdivisions within Urban Zones and the Maori Purpose Zone (Hongoeka) must achieve hydraulic neutrality <u>for rain events up to 10% AEP event</u>. 3. Where a connection to Council's stormwater systems is not available and the means of stormwater disposal is to ground, that area must not be subject to instability or inundation or be used for the disposal of wastewater. Matters of discretion are restricted to: 1. For Urban Zones and the areas of the Settlement Zone and Maori Purpose Zone (Hongoeka) serviced by all or part of the three waters network: 1. The matters in THWT-S2; and 2. The matters in THWT-P3; 2. For sites that are not within Urban Zones and the areas of the Settlement Zone and Maori Purpose Zone (Hongoeka) serviced by all or part of the three waters network: 1. Any potential impacts on any downstream flooding hazard from the proposed stormwater disposal from the site; and 2. The size and scale of the development and the additional stormwater that the proposal will generate compared to the existing situation.
SUB-S7	Chorus New Zealand Ltd	70.1	Support	Supports SUB-S7 for the following reasons: • It is most appropriate for the fibre optic network to be installed to the legal boundary of allotments at the time of subdivision. Installation at a later date	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				can result in disruptive earthworks in newly formed road corridors and increased costs for the purchaser of the new allotment. • The provision of fibre optic cable to the legal boundary of allotments ensures there is a broader range of telecommunications services and providers available to the end user.	
SUB-S7	Kāinga Ora – Homes and Communities	81.476	Support in part	Kāinga Ora generally supports the intent of this standard, but notes that fibre optic connections may not be available in all locations (particularly rural locations).	Amend: ~~1. All new allotments must have provision for fibre optic cable connections to the legal boundary of the allotments.~~ ~~2. All new allotments must have provision for electricity connections to the legal boundary of the allotments~~ 1. For all new allotments within the General Residential, Medium Density Residential, Centres, Mixed Use or General Industrial zones, and in other zones where power lines, and telecommunication lines are available within 200m of any boundary of any lot of proposed subdivision, services must be provided to the boundary of each new lot. 2. At the time of subdivision, sufficient land for telecommunications, transformers and any associated ancillary services must be set aside. **Matters of discretion are restricted to:** 1. Alternative provision of telecommunication and power supply.
SUB-S7	Spark NZ Trading Ltd & Vodafone NZ Ltd	63.1	Support in part	Oppose the requirement SUB-S7.1 that specifies the installation of fibre to each all new lot created via subdivision. Support the requirement for telecommunication connections, but it should not be exclusive to only one form of network and provide the requirement for developers to only fund that form of network. The standard fails to recognise that there are multiple options for users to connect to a telecommunication network. As a general description of the telecommunication infrastructure, commonly in urban users have the option both fixed line and wireless connections whereas in rural areas wireless is becoming the norm as the copper network beings to be replaced with mainly wireless networks. An increasing % of customers only have a wireless connection to the network and service of their choice. Request an amendment to SUB-S7.1 to increase the scope of the requirement to include other forms of telecommunications network being wireless for the following reasons: 1. Telecommunications is an essential service.	Request to meet Council and any other parties with an interest in this topic to discuss amendments to the SUB-S7.1. There are a number options that could be explored including agreeing the outcome/s of what the requirement is trying to achieve. The outcomes should probably achieve amongst other things the following: 1. requirement for developers to provide telecommunications infrastructure and the ability to supply telecommunications services to each subdivided lot; 2. prior to the release of final Council clearance (S224c) for a subdivision developers should be required to provide written confirmation that the telecommunications infrastructure owner's installation requirements have been met along with written evidence from a telecommunications operator that there is appropriate network. Options provided for replacing SUB-S7.1:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				2. The telecommunications in New Zealand is a regulated and the industry and government promotes competition for the benefit of end-users of telecommunications services. 3. Council should avoid mandating a particular technology solution as this could unintentionally result in a service provider monopoly and diminish customer choices for the provision of telecommunication services. 4. Telecommunications infrastructure required to support new subdivisions and development should be provided by property developers as it is essential to ensure future generations of property owners 5. Porirua City has the opportunity to ensure future proof, yet affordable infrastructure solutions are deployed through the resource consent process and procedures for subdivision and development. Through the resource consent process Council has the ability through consent conditions supporting the district plan requirements to ensure that developers provide telecommunication infrastructure. 6. *New Zealand* Telecommunications Forum (*TCF*) is a member organisation representing the majority of telecommunications providers in New Zealand including Spark and Vodafone. The organisation provides neutral, independent information about New Zealand telecommunications products and services and how the industry works in New Zealand. In 2010, so it is a bit out of date and is just starting the process to update, created agreed industry principles for telecommunications infrastructure for new subdivisions. The following is the link to TCF subdivisions document, https://www.tcf.org.nz/industry/standards-compliance/infrastructure-connections/sub-division-infrastructure/.	Option A *All new allotments must have provision for telecommunication infrastructure.* Comment: as a subdivision requires resource consent the developer is required to show prove to Council how the requirement is achieved. Option B *All new allotments must have provision for telecommunication infrastructure, as follows;* 1. *All new allotments must have provision for telecommunication infrastructure; and* 2. *That the applicant shall provide as part of the subdivision application written confirmation from a telecommunication network operator/s how and what the telecommunication infrastructure will be provided as required by SUB-S7.1; and* 3. *That the applicant shall provide from a telecommunication network operator/s how and what the telecommunication infrastructure has been provided as required in SUB-S7.1 to Council prior to the sign-off of the subdivision condition related to the telecommunication conditions.*
SUB-S7	Wellington Electricity Lines Limited	85.37	Support	Supports this standard in its entirety. It appropriately directs plan users to be aware of their obligations as a part of the subdivision process and the servicing of new allotments. There is a point of difference between what an allotment is compared to a property that is contained within its own Record of Title (i.e., a Record of Title may be created which contains a number of allotments). The final terminology to be adopted in the PDP may be subject to change. Seeks that an appropriate service connection standard is in place. Such connection to be established prior to the new title issuance.	Retain as drafted.
SUB-S7	Survey + Spatial New Zealand (Wellington Branch)	72.31	Oppose	With the introduction of 5G technologies, cable networks for telecommunications are no longer necessary.	Delete item 1 of standard SUB-S7.
SUB-S8	Kāinga Ora – Homes and Communities	81.477	Support	Kāinga Ora support SUB-S9 as it is consistent with section 230 and section 2 of the Resource Management Act 1991.	Retain as notified
SUB-S8	Ron Lucas	139.3	Amend	Enable sensible future subdivision in the Rural Lifestyle Zone where a water course 3.0m or greater in width passes through the property.	SUB-S8 should allow as a discretionary activity the provision of esplanade strips in lieu of the creation of esplanade reserves.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Identifies an issue in that subdivision in the Rural Lifestyle Zone will allow for lots created to be less than 4ha in area, triggering the need to create esplanade reserves and/or strips where the stream is 3m or wider. In the Rural Lifestyle Zone there are two streams in particular that would require this aspect to be addressed, being Horokiwi Stream up Paekakariki Hill Road to Battle Hill, and the Pauatahanui Stream up to the Judgeford Golf Club. Identifies a problem in that the provision of Esplanade Reserves effectively takes the width of reserves on each side of the stream out of the land being subdivided as the ownership vests in the Council and the ongoing maintenance then rests with the Council. The bed of the stream vests in the Crown. The esplanade reserve boundary is then effectively right lined and the effects of accretion and erosion could potentially negate the public accessibility along the bank of a stream. The provision of esplanade reserves in some situations has the potential to land lock the land on the opposite side of the stream from the road. Access and bridges would effectively be built within the reserve and on crown land. The right to maintain and build these existing access points could be problematic as the structures are not on land owned by the user. The provision of Esplanade Reserves will effectively take are out of existing allotments, precluding the ability to subdivide as the 2ha minimum lot size will not be able to be met. Identifies a solution through the provision of esplanade strips which will effectively achieve the desire for public access along the banks of the streams without taking any land out of the existing titles. Maintenance of the esplanade strip will remain with the landowner and the strip will retain its prescribed width in the event of any accretion and/or erosion. Access to houses and ownership of land will remain with the landowner.	
SUB-S8	Robyn Smith	168.93	Amend	The standard uses the word 'adjoins'. Therefore, it could be argued that it does not apply to situations where the river flows through, or the line of MHWS crosses through, the land being subdivided. 'Adjoining' is not the same as 'transecting'.	Amend SUB-S8 to read as follows: *"An esplanade reserve at least 20m wide must be set aside in accordance with section 230 of the RMA from land being subdivided where the subdivision would result in one or more allotments less than 4ha in area, and where any part of the land adjoins or encompasses:* *a. the line of the MHWS; or* *b. the bank of a river the average bed width of which is 3m or more."*
SUB-S8	Linda Dale	247.16	Amend	The current coastal area is often built up close to the seaward boundary, with subdivision commonly occurring for an empty section behind this original building. This kind of subdivision supports Policy CPE-6, but it is difficult to do with a mandatory 20m esplanade as this is often where the current building is located. S77 of the RMA specifically allows for a territorial authority to include a rule which provides "that an esplanade reserve which is required to be set aside shall be of a width greater or less than 20 metres."	Amend this sub-section to allow for an esplanade reserve of up to 20m, rather than a minimum of 20m. Suggests a wording change below but appreciates that following the RMA exactly may require different formal wording. **SUB-S8 Esplanade Reserve**

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				The amendment would give the Council more flexibility in allowing subdivision in the coastal environment (thereby enabling policy CE-P6) and avoid creating a patchwork of contiguous reserves that are of varying widths.	**All zones** 1. Any subdivision involving the creation of one or more sites less than 4ha which adjoins: 3. The line of MHWS; or 4. The bank of a river whose bed has an average width of 3m or more must provide an ~~minimum 20m wide~~ esplanade reserve of up to 20m wide in accordance with section 230 of the RMA. 2. The esplanade reserve must be measured in a landward direction at 90° to the line of MHWS, or the bank of a river. There are no matters of discretion for this standard.

General District-Wide Matters

AR- Amateur Radio

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Te Rūnanga o Toa Rangatira	264.55	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.
General	Titahi Bay Amateur Radio Club Inc. (TBARC) and New Zealand Association of Radio Transmitters (NZART)	224.8	Not specified	Licensed radio amateurs have served New Zealand, from the very early days of "Radio". Club and personal skills have contributed to early emergency communications in New Zealand [Refer to original submission for full reasons, including attachments]	Recognise the historical values and benefits of Amateur Radio in developing the Proposed Porirua District Plan.
General	Titahi Bay Amateur Radio Club Inc. (TBARC) and New Zealand Association of Radio Transmitters (NZART)	224.9	Not specified	TBARC has had a long relationship with PCC that is valued. This has been of value to both parties. TBARC has not desire to degrade this relationship and seeks to work constructively to resolve any differences of opinion about clauses in the Proposed Porirua District Plan. [Refer to original submission for full reasons, including attachments]	Recognise in the context of the Proposed Porirua District Plan the long and mutual history and relationships of TBARC with PCC and its predecessor.
General	Titahi Bay Amateur Radio Club Inc. (TBARC) and New Zealand Association of Radio Transmitters (NZART)	224.10	Not specified	"Yagi" antennas (aerials) have been used for a long time as the most common type of antenna for television reception. They are valued for having many of the same characteristics valued by radio amateurs. If the rules in the current Proposed Plan had been in place [when television transmission began in Wellington in 1960] no one would have been able to receive WNTV1 because an aerial with the limits of 2m long elements would have been quite ineffective on that channel. [Refer to original submission for full reasons, including attachments]	Note the history of TV reception in the Wellington Region as an example of "what might have been" had a different Council regulatory environment been in force at that time.
General	Titahi Bay Amateur Radio Club Inc. (TBARC) and New Zealand Association of Radio Transmitters (NZART)	224.11	Not specified	The personal statement of Dr Murray Milner is an example of a career that is typical of other licensed radio amateurs in New Zealand. Similar significant contributions have been made to the NZ economy and its development by other licensed amateurs at all levels of skill and endeavour. [Refer to original submission for full reasons, including attachments]	Recognise the personal statement of the career of Dr Murray Milner as part of the total response of the Titahi Bay Amateur Radio Club Inc. to the Proposed Porirua District Plan.
General	Titahi Bay Amateur Radio Club Inc. (TBARC)	224.12	Support	The submitters support achieving consistent and reasonable provisions for radio amateurs in New Zealand to reasonably pursue their legitimate interests.	Amend the provisions for Yagi aerials. Otherwise, supports the provisions for Amateur Radio in the Proposed Porirua District Plan.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
	and New Zealand Association of Radio Transmitters (NZART)				
General	Titahi Bay Amateur Radio Club Inc. (TBARC) and New Zealand Association of Radio Transmitters (NZART)	224.6	Not specified	Amateur Radio Emergency Communications (AREC) is funded by the NZ Government via the Ministry of Transport (MoT) and NZ Search and Rescue (NZSAR) Council to provide a range of "Search and Rescue Services" under a Service Level Agreement (SLA). AREC reports to the Search and Rescue (SAR) Coordinating Authorities of the New Zealand Police and RCCNZ to deliver these services to the NZ SAR Sector. AREC works in partnership with other SAR sector partners, in particular LandSAR, Coastguard and the coordinating authorities to provide these services. AREC has changed substantially in recent years, with new and updated management, funding and capability. [Refer to original submission for full reasons, including attachments]	Acknowledge and accept the information provided on AREC in the Proposed Porirua District Plan, and use it to inform decision making.
Section 32 Report	Titahi Bay Amateur Radio Club Inc. (TBARC) and New Zealand Association of Radio Transmitters (NZART)	224.7	Amend	Amateur Radio Emergency Communications (AREC) is funded by the NZ Government via the Ministry of Transport (MoT) and NZ Search and Rescue (NZSAR) Council to provide a range of "Search and Rescue Services" under a Service Level Agreement (SLA). AREC reports to the Search and Rescue (SAR) Coordinating Authorities of the New Zealand Police and RCCNZ to deliver these services to the NZ SAR Sector. AREC works in partnership with other SAR sector partners, in particular LandSAR, Coastguard and the coordinating authorities to provide these services. AREC has changed substantially in recent years, with new and updated management, funding and capability. [Refer to original submission for full reasons, including attachments]	Review and update Section 32 Evaluation Report Part 2 - Amateur Radio, Section 5 Resource Management Issues Analysis, Section 5.1 Background, para. 2: "amateur radio in emergencies is not sufficiently advanced".
General	Titahi Bay Amateur Radio Club Inc. (TBARC) and New Zealand Association of Radio Transmitters (NZART)	224.4	Not specified	Personal skills and costs can be seen as an offset against local authority costs through the Principle of Equivalence. [Refer to original submission for full reasons, including attachments]	The values and benefits of Amateur Radio be recognised by Porirua City.
General	Titahi Bay Amateur Radio Club Inc. (TBARC) and New Zealand Association of Radio	224.5	Not specified	Amateur Radio has a long history of "Self Regulating". This includes not only the GURL regulations, but the regulations for Electromagnetic Compatibility (EMC) and Electromagnetic Radiation (EMR) for "Health and Safety". [Refer to original submission for full reasons, including attachments]	Acknowledgement is made in the Proposed Porirua District Plan that Amateur Radio has a long history of "Self Regulating".

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
	Transmitters (NZART)				
General	Titahi Bay Amateur Radio Club Inc. (TBARC) and New Zealand Association of Radio Transmitters (NZART)	224.3	Not specified	The "objective" values in Amateur Radio are different in nature to the "subjective" "Visual Amenity Values" but they are equally valid views. [Refer to original submission for full reasons, including attachments]	Recognise the amenity values of amateur radio and radio amateurs in the Proposed Porirua District Plan.
General	Titahi Bay Amateur Radio Club Inc. (TBARC) and New Zealand Association of Radio Transmitters (NZART)	224.2	Not specified	Porirua City cannot abrogate and unreasonably regulate amateur radio that is covered by national NZ and international laws. Arbitrary rules that impose physical restrictions and limit the dimensions of antennas and supports without a foundation in radio science and engineering is not acceptable. NZ and Porirua are not immune to "Disasters" - man-made or natural; on land. Local Government planners are exhorted to keep in mind that amateur radio is a legitimate scientific endeavor and provider of services for the "public good"; and not set overly restrictive rules for Amateur Radio Configurations (ARCs). Amateur radio is not a hobby. [Refer to original submission for full reasons, including attachments]	Acknowledge the responsibilities of Radio Amateurs in the requirement in the General User Radio Licence to "Prepare for and meet communications needs for disaster relief" in the Proposed Porirua District Plan. Requests to not be unreasonably impeded in fulfilling this requirement.
AR-S5	William Mike Arnold	175.1	Amend	In the General Rural Zone, the large amount of space inherent in a 5ha or 40ha block mitigates the impact of multiple aerial structures. This is true irrespective of whether or not they consist of dishes. Hence the increases in the permitted numbers of dish aerials and support structures are warranted. Dish aerials are used for operation on the microwave frequency bands. It is usual to have one dish per band. New Zealand operators are already using at least 6 such microwave bands (1.24 GHz, 2.4GHz, 3.4GHz, 5.7GHz, 10.4GHz and 24 GHz). Dish antennas are also sometimes used on the 432 MHz band, and will likely also be used on the 47GHz and 80.6 GHz bands as and when these become commonly used.	Amend AR-S5-3 in the case of the General Rural Zone (GRZ) as follows: The number of dish aerials in the case of the GRZ must not exceed nine per site.
AR-S6	William Mike Arnold	175.2	Amend	In the General Rural Zone, the large amount of space inherent in a 5ha or 40ha block mitigates the impact of multiple aerial structures. This is true irrespective of whether or not they consist of dishes. Hence the increases in the permitted numbers of dish aerials and support structures are warranted. Where space permits, very long but light-weight Yagi aerials can be constructed for certain VHF bands (50 MHz and 144 MHz) using ropes instead of a boom. These aerials typically use wire elements so have little visual impact. It seems to the submitter to be pointless to restrict their development and use when they are so different from the more “heavy duty” Yagi aerials used for short-wave amateur radio.	Amend AR-S6-3 in the case of the General Rural Zone (GRZ) as follows: In the case of the GRZ, there is no limit to the length of a rope Yagi.
AR-S6	Titahi Bay Amateur Radio Club Inc. (TBARC)	224.1	Amend	Submission made jointly by the Titahi Bay Amateur Radio Club Inc. (TBARC) Branch 42 of the New Zealand Association of Radio Transmitters Inc. (NZART) and supported by NZART. TBARC members living in Porirua City are directly affected. The national body	Amend AR-S6-4 and AR-S6-5 to match AR-S6-2 and AR-S6-3 respectively.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
	and New Zealand Association of Radio Transmitters (NZART)			supports achieving consistent and reasonable provisions for radio amateurs in New Zealand to reasonably pursue their legitimate interests. Radio amateurs in Porirua City need to be able to communicate over medium to long distances, specifically for disaster relief and emergencies in the Pacific Islands. The short aerial dimensions proposed for Yagi aerials in the Residential Zones are beyond the laws of radio physics and are unworkable for this purpose. Capabilities should not be constrained by the zone lived in. Terms and conditions in the GURL mandate that "In accordance with Article 25 of the International Radio Regulations, amateur operators are encouraged to prepare for, and meet, communication needs in support of disaster relief." Most Amateur Radio GURL terms and conditions are taken directly from the "International Radio Regulations" published by the International Telecommunications Union (ITU). The NZ Government closely follows the ITU rules and regulations. Porirua City cannot abrogate and unreasonably regulate amateur radio that is covered by national NZ and international laws. Arbitrary rules that impose physical restrictions and limit the dimensions of antennas and supports without a foundation in radio science and engineering is not acceptable. NZ and Porirua are not immune to "Disasters" - man-made or natural; on land. Local Government planners are exhorted to keep in mind that amateur radio is a legitimate scientific endeavor and provider of services for the "public good"; and not set overly restrictive rules for Amateur Radio Configurations (ARCs). Amateur radio is not a hobby. The request from the TBARC is that the provisions for "Yagi" antennas need to be to the same standards in the "Residential Commercial and Industrial" Zones as that already allowed in the "Rural" Zones. Otherwise supports the provisions for Amateur Radio in the Proposed Porirua District Plan. The request from the TBARC is that in the Proposed Porirua District Plan it is recognized that in the radio science of antennas (aerials) that their size does matter. The "wavelength" is directly related to the "frequency". In standard "AR-S6 - Yagi Aerials - Residential Zones" a restriction is set in Residential Zones that any Element Length must not exceed 2 metres, and Boom Length must not exceed 2 metres. This is very prescriptive and rules out any yagis in the bands with wavelengths greater than 2 metres - that is, from 6 metres and the most used High Frequency (HF) bands to 20 metres (and bands down to 160 metres where Yagis are seldom used). [Refer to original submission for full reasons, including attachments]	
AR-S6	Craig Crawford	102.1	Oppose	The restriction of element length and boom length on “Yagi aerials” in AR-S6 is just one example of the poor quality of the technical advice provided to the Council. Porirua residents had enjoyed the reception of television on Channel 1 (45.25 MHz) since 1960. Most Porirua residents were required to install Yagi-type antennas with elements approximately 3.3 metres wide. Many of these antennas remain installed today. AR-S6 now proposes that amateur radio operators be restricted to Yagi	Amend maximum dimensions to permit the use of standard beam antennas accepted by almost all other local authorities to allow licensed amateur radio operators in residential zones to provide emergency communications (for example to apply dimensions similar to those proposed for rural zones).

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				antennas only 2.0 metres wide, less the the size of television antennas that to date have been acceptable for wide-spread use and has not considered detrimental to amenity values. Many residential properties have existing Yagi antennas larger than the proposed dimension limits. Such antennas can be retained or replaced as of right. Amateur radio operators that have an existing Yagi antenna would be entitled to replace this existing antenna with a Yagi antenna of similar dimension "for maintenance purposes", bypassing the restraints of AR-S6. Larger Yagi antennas for use by amateur radio operators are permitted by most district plans in residential areas. The only known exception is Kapiti District Council. Reliable communications (including during emergencies) on high frequency bands requires use of antennas with dimensions specific to the frequencies used. These can have a boom length of up to 12 metres and element length of up to 22 metres. Both the boom and elements are constructed of thin aluminium tubing, arranged in a flat configuration, providing a low visible profile. Many amateur radio operators are members of the Amateur Radio Emergency Communications (AREC) group which provide communication services to Land SAR (Search and Rescue) and CDEM (Civil Defense and Emergency Management). Both organisations are in the process of improving their service delivery (to bodies such as PCC) and any restrictions to AREC's ability to provide emergency communications could be detrimental to this development and the service able to be provided. The term "aerials" is an anachronism. Yagi antennas refers to beam antennas with one driven element (i.e. fed with radio frequency energy) and one or more parasitic (passive) elements. There are other forms of multi-element antennas that look like a Yagi antenna but which are specifically not a Yagi. This raises the question as to whether PCC can legally deem (and thus exclude) a proposed antenna to be a Yagi where engineering evidence proves that it is not. It appears the Porirua City Council has proposed the exclusion of Yagi antennas on the basis of the Kapiti Council's plan which was the subject of a legal challenge. This could expose the Council to a new legal challenge, based on new evidence.	
AR-S7	William Mike Arnold	175.3	Amend	In the General Rural Zone, the large amount of space inherent in a 5ha or 40ha block mitigates the impact of multiple aerial structures. This is true irrespective of whether or not they consist of dishes. Hence the increases in the permitted numbers of dish aerials and support structures are warranted. This suggestion follows from the suggested amendment to S5. [Refer to submission point on AR-S5]	Amend AR-S7-1 in the case of the General Rural Zone (GRZ) as follows: In the case of the GRZ, there must be no more than nine aerials attached to ground mounted structures per site.
AR-S8	William Mike Arnold	175.4	Amend	In the General Rural Zone, the large amount of space inherent in a 5ha or 40ha block mitigates the impact of multiple aerial structures. This is true irrespective of whether	Amend AR-S8-2 to be labelled correctly. Amend AR-S8-3 (the one before Paragraph 4.) as follows:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				or not they consist of dishes. Hence the increases in the permitted numbers of dish aerials and support structures are warranted. Rural amateur radio operators sometimes take advantage of highly directional wire aerials known as rhombics. The wire itself is practically invisible from further away than 100m, but such an aerial requires four supports. An operator might require three such antennas for covering different points of the globe, thus needing twelve supports.	In the case of the GRZ there must be no more than twelve supporting structures per site with a horizontal diameter less than 120mm.

CE- Coastal Environment

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
New Provision	Royal Forest and Bird Protection Society	225.49	Not specified	Retain connectivity from the coast to the hills and mountains though connected biodiversity corridors.	Retain connectivity from the coast to the hills and mountains though connected biodiversity corridors.
New Provision	Royal Forest and Bird Protection Society	225.47	Not specified	Concerned about the loss of vegetation in the coastal environment. The coast is a harsh place and vegetation has evolved specifically to persist in such locations. Any removal of vegetation in the coastal environment has potential to cause erosion, contribute to scouring during storm events, and can destabilise dune systems. Critically important habitat to lizards and invertebrates and is generally very difficult to re-establish.	Avoid indigenous vegetation clearance in the coastal environment consistent with the NZCPS and limit other indigenous vegetating clearance to maintain indigenous biodiversity.
New Provision	Royal Forest and Bird Protection Society	225.48	Not specified	Concerned about the effects of climate change and sea level rise effects on habitat and the need for provisions to allow for landward migration. Hard protection structures and development along the coast restricts and reduces available habitat.	Retain the focus on soft coastal protection works. Reduce and avoid new development in the coastal environment which would prevent landward migration.
General	Royal Forest and Bird Protection Society	225.182	Oppose	Coastal line needs to be extended landward to capture all areas identified as at risk of coastal hazards current and future inundation. It is not clear in the plan provisions that the coastal environment inland extent is a Natural Environmental Value overlay on the Planning maps	In the Map tools show the Coastal Environment Inland Extent under the heading for General District-Wide Matters Overlays for consistency with the location of the coastal Environment Chapter location in the Plan.
New Provision	Royal Forest and Bird Protection Society	225.256	Not specified	Concerned about the effects of climate change and sea level rise effects on habitat and the need for provisions to allow for landward migration.	Reduce and avoid new development in the coastal environment which would prevent landward migration.
New Provision	Royal Forest and Bird Protection Society	225.255	Not specified	The relationship between the NATC and the ONLF and the CE chapter is not clear. There are gaps remaining in terms of giving effect to the NZCPS, in particular policies 13(1)(b), (15(b) and 14 of the NZCPS.	Include policy direction to give effect to NZCPS Policy 14 Restoration of natural character.
General	Te Rūnanga o Toa Rangatira	264.56	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.
General	Linda Dale	247.1	Amend	Raises comments/concerns in relation to the coastal hazard (inundation and erosion) provisions and layers including that it needs to be more site-specific and flexible in approach. What is presented in the overlays is a very conservative (i.e. risk averse) hazard definition and gives the impression of certainty and accuracy as to the current situation of each individual property, that is not borne out if the report is read in its entirety. Agrees that any development on these sites needs to be more carefully considered (on a site specific basis) than developments at sites that do not carry these potential risks, but there is a lack of flexibility when dealing with this degree of uncertainty. Finds there may be a better way than what has been suggested, which is why the overall submission point is included.	Amend or delete as suggested under individual provisions below or take other measures in order to provide for a more site-specific and flexible approach to the definition of hazard risk for any specific site and give consideration to the justified interests of affected property owners. This is as recommended in the Focus Resource Management Report. The suggested amendments in CE-P9 and APP10-4, are particularly key to this.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				[Refer to original submission for full reason]	
New Provision	Linda Dale	247.2	Amend	Outlines understanding the risk involved in allowing development in potentially hazard prone areas, and accordingly the submission point follows the approach of other local authorities in allowing development in some circumstances but at the property owner's ongoing risk. [Refer to original submission for full reason]	Add: A new policy that seeks to remove any council liability relating to new activities within coastal hazard zones. This follows the approach (noted in the S32 report) by Dunedin City Council (among others) where: "Development in hazard prone areas, including in identified hazard overlay zones, are at an owner's risk and the DCC does not accept any liability in regards to development and risk from natural hazards." This differs from the situation for existing properties which were legitimately built at a time when the perceived risks were much less and the general approach of protective hard engineering works was much more commonly acceptable.
General	Robyn Smith	168.53	Oppose	Under rule CE-R1 and standard CE-S1 earthworks for walking or cycle tracks in Coastal High Natural Character Area (CHNC) is a permitted activity within limits as below, otherwise defaults to discretionary (restricted discretionary) activity status: • within limits relating to width, cut/fill height, if the work is undertaken by PCC; or • within limits of surface area where another party undertakes the work. Opposes these provisions, especially in relation to CHNC within Whitireia Park and Titahi Bay, noting that there are four in Whitireia Park (CHNCs 008, 009, 010 and 011), and three in Titahi Bay (CHNCs 012, 013 and 014). There is no reason why additional tracks are required in those areas and in the unlikely event that they are, they should be subject to a consent process. PCC has agreed to and authorised substantial degradation within natural areas in relation to walking and cycle tracks. Activities such as those envisaged by CE-R1 and CE-S1 must be subject to constraints and assessment of effects. [Refer to original submission for full reason]	Amend the policies, rules and standards so that earthworks regardless of scale or purpose within CHNCs 008 to 014 are a non-complying activity, with an explicit exemption for planting associated with ecological restoration.
General	Robyn Smith	168.54	Oppose	Under rule CE-R2 removal of vegetation for construction of a new public walking or cycling track up to 2.5m in width within a CHNC is a permitted activity. Opposes these provisions, especially in relation to CHNC within Whitireia Park and Titahi Bay, noting that there are four in Whitireia Park (CHNCs 008, 009, 010 and 011), and three in Titahi Bay (CHNCs 012, 013 and 014). There is no reason why additional	Amend the policies, rules and standards so that all clearance of indigenous and endemic vegetation regardless of scale or purpose within CHNCs 008 to 014 is categorised as a non-complying activity.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				tracks are required in those areas and in the unlikely event that they are, they should be subject to a consent process. PCC has agreed to and authorised substantial degradation within natural areas in relation to walking and cycle tracks. Activities such as those envisaged by CE-R2 must be subject to constraints and assessment of effects. [Refer to original submission for full reason]	
General	Kāinga Ora – Homes and Communities	81.479	Support	Kāinga Ora supports this chapter as proposed.	Retain as notified
General	Titahi Bay Residents Assocation Incorporated	95.5	Amend	Raises comments/concerns in relation to: • Disturbance created by caterpillar tracked vehicles on the foreshore and how addressed (prohibited for main activities) in the Regional Coastal Plan. • Lack of review being undertaken of existing area (extended motor vehicle prohibited area) and concerns about management integration issues, MWHS boundary agreement and rules being left unenforceable. • Submitter's current appeal before the Environment Court and associated support to that appeal. [Refer to original submission for full reason]	Seeks the addition of rules and standards to: • Extend the current centre-beach motor vehicle prohibited area to the stream at Bay Drive, and maintain the current operative Regional Coastal Plan exemptions for Surf Club, official and emergency vehicles etc. • Prohibit the use of caterpillar-tracked motor vehicles on the active beach, coastal marine area (CMA). • Prohibit the use of motor vehicles within 8 metres of any exposed fossil forest. • Prohibit the use of motor vehicles for beach grooming or contouring. • Permit motor vehicle access to the beach boat shed areas, 5 am to 9.30 pm daily. After those hours, it be a discretionary activity, except for official/emergency vehicles etc. • Permit motor vehicle access any time for owner/operators on the Porirua City Council (PCC) boat shed register (provided the vehicle is immediately publicly identifiable as being on the register). • Allow motor vehicle parking in the boat shed areas at each end as a discretionary activity so PCC may take out a blanket (global) resource consent for an agreed management plan.
General	Greater Wellington Regional Council	137.82	Support	Supports the inclusion of coastal flooding, sea level rise and tsunami into the coastal environment section. Greater Wellington supports the use of different scenarios for mapping the potential impacts of sea level rise. Managing and allowing for the impacts of climate change and sea level rise is consistent with the RPS direction on climate change in Objective 21 and Policy 51.	[Not specified, refer to original submission]
New objective, policy or rule	Director-General of Conservation	126.44	Amend	Objectives, policies and rules should reflect NZCPS Objective 5 and Policy 25 in encouraging managed retreat from areas where coastal hazard risks are present.	Include new objective, policy and rule to encourage managed retreat of develop in areas where coastal hazards are present.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
New provision	Director-General of Conservation	126.47	Amend	The plan has a policy gap for areas of outstanding natural character. Acknowledging the NZCPS and RPS do not direct identification of those area, NZCPS policy 13 (a) is unable to be implemented without some policy provision for it.	Provide policy direction to avoid adverse effects on areas of outstanding natural character in the coastal environment.
General	Transpower New Zealand Ltd	60.87	Support in part	Neutral on the provisions within the chapter on the basis the provisions within the Coastal Environment chapter do not apply to infrastructure, and specifically the National Grid. If the provisions apply, seek relief consistent with the relief sought in its submission.	Retain the Coastal Environment Chapter. If the chapter applies to the National Grid, amend provisions to reflect the relief sought in submission. [refer to original submission and specific submission points for full decision requested]
General	Royal Forest and Bird Protection Society	225.183	Oppose	The introduction to the Coastal Environment chapter is uncertain and confusing. It is not clear where coastal hazards are addressed or if both the NH and CE chapters need to be considered for development, use and subdivision in the coastal environment. The explanation of SNAs, ONFLs and SPLs is confusing and does not align with the proposed chapters or the extent to which these matters are addressed in other chapters. Reference to the underlying zone chapters as set out is inappropriate as the CE provisions are district wide and apply over those zones. The relationship of this chapter with the NATC chapter is not recognized or explained. As per the relief sought for the NATC, that chapter should be combined in to the CE chapter to address natural character of the coastal environment. In respect of effects from use, development and subdivision on the natural character of freshwater bodies addressed by setbacks within the rules of other chapters. The NATC chapter has not set out what the values of riparian margins are in terms of natural character not is this necessary given the very limited role of the district council under its functions in this respect.	Clarify that the CE chapter includes: • the HNC overlay Clarify that the CE chapter includes provisions addressing: • natural character of the coastal environment; and • natural features and landscapes that are not identified as outstanding in the ONLF overlay chapter Clarify that the CE chapter does not address: • indigenous biodiversity and that the ECO chapter includes the SNA overlay provisions which give effect to the NZCPS Policy 11 in the coastal environment. ONLFs and that the ONFL overlay chapter includes provisions which give effect to the NZCPS Policies 13(1)(a) and 15(a).
Coastal Hazard Mapping	Mike Evans	29.1	Support in part	The current coastal inundation mapped for the Beach Road/Sunset Parade peninsula in Plimmerton does not reflect reality. The prevailing wind and associated storm surge is from the North/Northwest, and 20 Beach Road has never been affected or even close in the last 24 years. It has never made it over the road. The property is in the lee of the peninsula, and the mapping needs to more finitely model actual conditions. The 1m inundation model is inaccurate for the same region.	Amend coastal hazard mapping in the vicinity of 20 Beach Road.
CE-O1	Te Awarua-o-Porirua Harbour &; Catchments Community Trust, and	77.17	Amend	The protection of the coastal environment should extend beyond simply protection from inappropriate development.	Amend: The natural character of the coastal environment is preserved and protected from inappropriate subdivision, use and development and from adverse effects, especially sediment and contaminants, arising from subdivision, use and development.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
	Guardians of Pauatahanui Inlet				
CE-O1	Waka Kotahi NZ Transport Agency	82.155	Support	Supports this objective as it preserves and protects the natural character of the coastal environment from inappropriate subdivision, use and development. This objective recognises that some forms of subdivision, use and development are appropriate within the coastal environment. Waka Kotahi has many assets located within the coastal area that require maintenance and repair. This objective provides for the ongoing maintenance and repair of those assets.	Retain as notified.
CE-O1	Royal Forest and Bird Protection Society	225.184	Support in part	The objective reflects the NZCPS and RPS objectives. Would be improved by recognizing the characteristics and qualities of Porirua's coastal environment which contribute to natural character, natural features and landscapes. An objective relating to natural features and landscapes is also needed to give effect to the NZCPS	Amend CE-O1 as follows: The characteristics and qualities of Porirua's coastal environment which contribute to natural character, natural features and landscapes are recognized and valued. The natural character, natural features and landscapes of the coastal environment is preserved and protected from inappropriate subdivision, use and development.
CE-O1	Director-General of Conservation	126.40	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission].	Retain as notified
CE-O2	Director-General of Conservation	126.43	Amend	The objective does not give effect to the NZCPS P25	Amend to require that subdivision, use and development in the coastal hazard overlays avoid increasing the risk of: - social, environmental and economic harm from coastal hazards; and - adverse effects from coastal hazards.
CE-O2	Royal Forest and Bird Protection Society	225.185	Oppose	Does not appear relevant to the scope of matters addressed in the CE chapter.	Consider moving this objective to the NH chapter. Alternatively amend to recognize these outcomes in terms of subdivision, use and development in the coastal environment not increasing hazard risks.
CE-O3	Royal Forest and Bird Protection Society	225.186	Oppose	The objective suggests that other natural features would not be maintained. This objective is uncertain as to whether Policy 15 of the NZCPS would be achieved.	Delete or Alternatively amend to recognise the value of natural features provide to reducing natural hazard impacts, including on the natural values of the coastal environment.
CE-O3	Director-General of Conservation	126.41	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission].	Retain as notified

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
CE-O4	Director-General of Conservation	126.42	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission].	Retain as notified
CE-O4	Royal Forest and Bird Protection Society	225.187	Support in part	Supports the approach to soft engineering methods over hard engineering which would generally be inconsistent with protecting the natural values of the coastal environment. The objective fails to provide a proactive direction for preparing for sea level rise impacts and to avoid remedy or mitigate adverse effects of such responses on natural character, natural features and landscapes. It is anticipated that natural character aspects of the coastal environment will migrate landwards in repose to sea level rise.	Retain and add to the policies for a more responsive approach to sea level rise impacts recognizing natural processes.
CE-O4	Linda Dale	247.3	Amend	• The objectives of the plan should note the intent of planned mitigation works and/or the adaptive strategies, proposed as an integral part of the Focus Management report, for coastal hazards as one of the objectives. • Changing the objective would ensure that it is consistent with Objective NH-02 relating to risks from other (non-coastal) natural hazards. • The objective should also cover the adaptive strategies recommendations of the Focus Resource Management report. Refers to specific sections from that report. [Refer to original submission for full reason] •	Amend: There is reduced risk to life and property from coastal inundation and erosion hazards through planned mitigation works / adaptive strategies, wherein soft engineering measures are the primary method used to reduce damage from sea level rise and coastal erosion.
CE-O4	KiwiRail Holdings Limited (KiwiRail)	86.55	Support	Supports the recognition that soft engineering measures are a method to be used to reduce damage from sea level rise and coastal erosion.	Retain as proposed.
New provision	Titahi Bay Residents Assocation Incorporated	95.4	Amend	The PNRP for the Wellington area has elevated the fossil forest to a feature of National Significance. It is currently finalising the rules to protect it from disturbance by beach works and motor vehicles. Proposed rules in this plan need to be consistent with those policies and rules.	A policy of protection of the fossil forest at Titahi Bay beach.
CE-P1	Royal Forest and Bird Protection Society	225.188	Support in part	Not clear in this policy that the landward extent of the coastal environment has been identified on the planning maps or whether this is an “overlay”. Not clear whether this can be a definitive determination of the inland coastal environment as the coastal hard overlay extends further landward in some places and the landward extent is likely to change as sea levels rise.	Clarify the policy with respect to the coastal environment identified on the planning maps and whether this is an “overlay”. Clarify that case by case determinations of the coastal environment may still need to be made to recognise coastal hazard risks and the impacts of sea level rise.
CE-P1	Director-General of Conservation	126.45	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission].	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
CE-P1	Greater Wellington Regional Council	137.61	Oppose	The actions in these policies have already been completed (eg. areas of high natural character and OSNFL have been identified and included in the proposed District Plan, so too has the inland extend of the coastal environment). Including them in the PDP will likely result in confusion for plan users, as it implies that consent applicants must identify these types of sites in their applications and assessment of environmental effects.	Delete the policy.
CE-P2	Transpower New Zealand Ltd	60.88	Support	Support the identification of Coastal High Natural Character Areas on the basis they assist plan users and provides clarity on the application of the PDP provisions that apply, particularly in context of the directive policy framework.	Retain
CE-P2	Royal Forest and Bird Protection Society	225.189	Support	Supports the identification of High natural character as an overlay.	Retain.
CE-P2	Director-General of Conservation	126.46	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission].	Retain as notified.
CE-P2	Greater Wellington Regional Council	137.62	Oppose	The actions in these policies have already been completed (eg. areas of high natural character and OSNFL have been identified and included in the proposed District Plan, so too has the inland extend of the coastal environment). Including them in the PDP will likely result in confusion for plan users, as it implies that consent applicants must identify these types of sites in their applications and assessment of environmental effects.	Delete the policy.
CE-P3	Royal Forest and Bird Protection Society	225.190	Oppose	Inappropriate to allow any subdivision within Coastal High Natural Character Areas. Use and development could be considered appropriate on this policy alone. Other policies including those sought by Forest & Bird for consideration of effects on indigenous biodiversity outside of the SCHED7 SNA overlays will also be relevant. Minimising is not the same as avoiding and the extent to which adverse effects are remediated or mitigated will be relevant.	Amend as follows: Only consider allowing ~~subdivision~~, use and development… 1. … 2. Demonstrates that it may be ~~is~~ appropriate by: …” Alternatively delete “or minimizing” in clause 2. Add a clause to clarify that subdivision is not appropriate within Coastal High Natural Character Areas.
CE-P3	Waka Kotahi NZ Transport Agency	82.156	Support in part	Supports this policy as it enables subdivision, use and development within Coastal High Natural Character Areas in the coastal environment. Considers that the policy does not enable use and development associated with the ongoing functional and operational needs of regionally significant infrastructure. The policy requires amendment to ensure that the ongoing functional and operational needs of regionally significant infrastructure are provided for.	Amend provision: 2. Demonstrates that it is appropriate by: […] g. Providing for the ongoing functional and operational needs of Regionally Significant Infrastructure.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
CE-P4	Royal Forest and Bird Protection Society	225.191	Oppose	Generally inappropriate to allow for the loss of any further indigenous vegetation in the coastal environment. The removal of indigenous vegetation would be allowed under this policy without considering effects on indigenous biodiversity. Inconsistent with the policies sought on indigenous biodiversity outside of the SCHED7 SNA overlays. Generally accept that some vegetation may need to be removed for the maintenance of lawfully established infrastructure and activities. The word allow is directive and suggest a permitted activity status, however in some cases consent may be required. The words “provide for” are also enabling but less so can be set within limits. The wording is not certain in terms of whether restoration would also maintain values. If indigenous vegetation was previously removed unlawfully the removal of any regenerating indigenous vegetation should not be provided for by this policy. Removal of indigenous vegetation in the coastal environment for new activities or construction of cycling and walking tracks should not be provided for in this policy and the scale of activities cannot be determined with respect to adverse effects on indigenous biodiversity.	Delete or Alternatively amend as follows: ~~Allow~~ Provide for earthworks and indigenous vegetation removal within Coastal High Natural Character Areas where: 1. It is of a scale and for a purpose that maintains or maintains and restores the identified values described in SCHED11 - Coastal High Natural Character Areas, including restoration and conservation activities; 2. It is associated with existing lawfully established farming activities for an established working farm, where the identified values described in SCHED11 - Coastal High Natural Character Areas are maintained; or 3. It is associated with the ongoing maintenance and repair of existing accessways and ~~construction of~~ public cycling and walking tracks which maintain the identified values described in SCHED11 - Coastal High Natural Character Areas.
CE-P4	Waka Kotahi NZ Transport Agency	82.157	Support in part	Supports this policy as it provides for earthworks and indigenous vegetation within a Coastal High Natural Character Area. Considers that given the Coastal High Natural Character Area overlay extends in part into the NZTA-02 Designation, scope is required to maintain the existing state highway infrastructure.	Amend provision: “3. It is associated with the ongoing maintenance and repair of the existing accessways and state highway infrastructure, ~~and~~ construction of public cycling and walking tracks which maintain the identified values described in SCHED11- Coastal High Natural Character Areas.”
CE-P5	Royal Forest and Bird Protection Society	225.192	Support in part	Generally supports an enabling approach to restoration and enhancement activities. Uncertainty in the policy wording as to whether adverse effects could occur. The wording is not certain in terms of whether restoration would also maintain values. The policy is broad, applying to the full coastal environment rather than just the natural character, natural feature and landscape values which the objectives relate to. While this is not objected to, the introduction to the chapter should provide clarification on the scope of the chapter to reflect this policy. The policy also needs to be worded so that it is consistent with the ECO and ONFL provisions which apply in the coastal environment.	Amend the heading for consistency with the policy wording to provide for “restoration and enhancement ~~rehabilitating~~ activities within the coastal environment”. Amend the policy as follows: Enable activities that restore and rehabilitate the coastal environment including Te Awarua-o-Porirua Harbour and its margins, and activities which maintain or enhance the amenity, recreational, ecological and cultural values of the coastal environment consistent with the provisions on this plan.
CE-P5	Director-General of Conservation	126.48	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission].	Retain as notified

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
CE-P5	Paremata Residents Association	190.12	Support	Would like to see policies and measures within the District Plan that increase the urgency to actively protect the useful life of the harbour. Current measures to reduce sedimentation are currently focused on trying to prevent sediment from getting into the harbour by, for instance, revegetating erosion prone rural land and revegetating stream banks. Sediment rates in the Pauatahanui inlet have visibly increased to a significant extent from land development. Clearly the current measures are insufficient to entirely stop infilling of the harbour. The District Plan needs to include measures that avoid tidal flow restrictions and improve the flushing ability of the inlet. If we want to avoid condemning the harbour to extinction as an active recreational asset, more positive steps to increase the flushing ability of the harbour and to physically remove sediment from the harbour are needed. There are significant legislative barriers to achieving this. The regional coastal policy statement and RMA that require time, high cost and risk in gaining consents to undertake any improvements in and around the harbour. These legislative barriers will have to be overcome if we are to carry out any changes involving the harbour waters or foreshore. Proposals in the pipeline include erosion control at Dolly Varden, extension of the pathway around Pauatahanui Inlet, a cycle/walkway between Paremata and Porirua, removal of tidal restrictions, possible relocation of launching ramps, etc. There needs to be greater ability to carry out sensible improvements to enable more rational processing of the communities' wishes. The harbour is often described as our Jewel in the Crown and water based activities have the potential to make Porirua a national and international destination city. The PDP includes a policy to encourage activities that will "rehabilitate and restore the amenity, recreational, ecological and cultural values" of the harbour. The ideal would be to put together an overall, long-term "development concept" for harbour edge and waterway improvements, and to agree on a common set of rules and guidelines with all the authorities involved. This would minimise the time-consuming and costly exercises required to obtain consents for every individual improvement around this valued asset.	Add to be more proactive in supporting the removal of legislative barriers and adopt policies that will enable both the ecological and recreational values of the harbour to be enhanced.
CE-P6	Royal Forest and Bird Protection Society	225.193	Oppose	Inappropriate to allow any subdivision within the coastal environment. This is a highly dynamic environment and climate change poses a very real threat to coastal properties. Inappropriate for Council to allow development in an area that will likely become uninsurable within the lifetime of this Plan.	Delete. Add clear policy direction that subdivision is not appropriate in the coastal environment.
CE-P7	Royal Forest and Bird Protection Society	225.194	Oppose	The policy applies to the whole coastal environment and suggests that new mining and quarrying activities may be appropriate in any areas not covered by the HNC overlay. New mining and quarrying activities should be avoided in SCHED7 SNA, ONFLs and HNC overlays. Mining and quarrying within the coastal environment is incompatible with the NZCPS.	Amend policy as follows: Avoid, remedy or mitigate adverse effects of existing quarrying activities and mining within the coastal environment and avoid new quarrying activities and new mining within the coastal environment ~~areas of High Natural Character~~.
CE-P8	Royal Forest and Bird Protection Society	225.195	Support	Appropriate to avoid establishing new plantation forestry in the coastal environment.	Retain.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
CE-P8	Director-General of Conservation	126.49	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission].	Retain as notified.
CE-P9	Director-General of Conservation	126.50	Amend	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission].	Retain as notified, subject to any amendments needed to ensure the 'risk based approach' is consistent with the NZCPS.
CE-P9	Linda Dale	247.4	Amend	• Outlines the need to provide for mapping and identification to be revised. • Makes reference to the Focus Management Report in seeking the change to allow for revisions. [Refer to original submission for full reason] [Refer also to submission point suggesting a new rule specifying when revisions are permitted / appropriate]	Amend CE-P9: Identify, ~~and~~ map, and revise / maintain the mapping of natural hazards in the coastal environment in the Coastal Hazard Overlays and take a risk-based approach to the management of development within the Coastal Hazard Overlays based on the approach outlined in APP10 - Natural Hazard Risk Assessment, including: 1. The sensitivity of the activity to loss of life, damage from a natural hazard and the ability for communities to recover after a natural hazard event; and 2. The level of risk presented to people and property from a natural hazard.
CE-P10	Director-General of Conservation	126.51	Support	The policies are consistent with the purposes and principles of the Resource Management Act 1991 (RMA). [Refer to original submission].	Retain as notified.
CE-P12	Linda Dale	247.6	Oppose	• The policy displays an extremely risk-averse position to any level of risk at all and it goes far beyond the Regional Policy Statement for the Wellington Region. Refers to Policy 29. • Concerns raised about the effects of requiring total risk avoidance in areas of low risk (time and cost implications for development) and strong likelihood would encourage only large scale greenfield development, contrary to CE-P6. • The only coastal risk in this category is a 1 in 1000 year tsunami risk. Refers to how authorities approach tsunami risk, such as Auckland (among others) and noted in the s32 report seems to be more appropriate. [Refer to original submission for full reason]	Remove policy. Option 2 Amend point 1. in this policy to read: The activity incorporates mitigation measures that demonstrate that risk to people's life and well-being, and property damage is avoided or minimised; and ... "Minimised' would allow for such emergency management type measures as alarms, and (for larger scale buildings) evacuation procedures.
CE-P13	Linda Dale	247.7	Amend	• The policy displays a very risk-adverse position to any level of risk at all. It goes beyond the requirements of the Regional Policy Statement for the Wellington Region. Refers to Policy 29. • Concerns raised about the effects of requiring total risk avoidance in areas of medium risk (time and cost implications for development) and strong	Amend point 1. in this policy to read: The activity incorporates mitigation measures that demonstrate that risk to people's life and well-being, and property damage is avoided or minimised; and ...

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				likelihood would encourage only large scale greenfield development, contrary to CE-P6. • Refers to how authorities approach tsunami risk, such as Auckland Council (among others) and noted in the s32 report seems to be more appropriate. • The other coastal risk in this category are for possible future risks in the event of a 1 metre sea level rise, and may be able to be minimised to an acceptable degree, given that they are for possible future, rare, occurrences rather than common events. [Refer to original submission for full reason]	"Minimised' would allow for such emergency management type measure as alarms, and (for larger scale buildings) evacuation procedures in areas where the risk is from tsunami. It would also allow for appropriate mitigation or adaptation measures to be put in place for areas with other types of coastal risks.
CE-P13	Porirua City Council	11.52	Amend	Needs to be greater recognition of the existing hazard risk to the built environment in the Commercial and Mixed-Use Zones, the General Industrial Zone and the Hospital Zone that are within high hazard areas. These zones are all scarce physical resources in Porirua, and their locations are fixed. Policy as drafted would largely prevent redevelopment within these zones. Would not sit comfortably with the strategic objectives relating to Centres, Employment and Industry. The requirement to have an operational and functional need to locate within a high hazard area is not appropriate for these zones. There is little ability to either relocate the activities that occur within these zones, or to significantly expand them in areas outside of the zones. These zones also contain many older buildings constructed to lower standards compared to the standards required for new buildings. Perverse risk outcome if older buildings were unable to be replaced with new buildings. Considers applying the amended policies would result in slightly higher risk to people's lives and wellbeing in the Central City Zone compared to other commercial zones given the higher concentration of people working in the Central City Zone. The risk to people's lives and wellbeing in all zones would be higher if older buildings were unable to be replaced by new, more resilient buildings. Economic, social and cultural wellbeing provided by these areas in terms of employment and services. There needs to be the ability for appropriate redevelopment to occur to allow these well-beings to be achieved. Ensures that the policies will help meet the Strategic Objectives. The amended policies will not result in inappropriate development taking place in the high hazard and medium hazard areas. Will implement RPS Objective 19 which requires that hazard risk and consequences to people, communities, their businesses, property and infrastructure are reduced. There is a need for the above provisions to be amended in the natural hazards and coastal hazards chapters to provide a pathway for redevelopment to occur. Proposed to remain "avoid" policies with an associated non-complying activity status with a potential pathway providing an opportunity for the grant of consent in individual circumstances. Retains a high regulatory bar that recognises there is a high level of risk in these areas that needs to be addressed, and any redevelopment needs to demonstrate that it reduces any potentially significant natural hazard risk that would arise through redevelopment. In all other zones, there is the ability to avoid high risk areas altogether unless there is a critical and functional need to locate in these areas.	Amend policy as follows: **CE-P13 Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities in the Medium Hazard Areas** Subject to NH-P11, ~~O~~only allow Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the Medium Hazard Areas of the Coastal Hazard Overlays where: 1. The activity incorporates mitigation measures that demonstrate ~~that risk to people's lives and wellbeing, and building damage is avoided~~ there will be a reduction in risk to people's lives and wellbeing, and any damage to buildings is minimised; 2. People can safely evacuate the property during a natural hazard event; and 3. The risk to adjacent properties, activities and people is not increased as a result of the activity proceeding.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Ability to undertake some small redevelopment in these zones. The size thresholds specified were largely designed with small additions to residential units in mind. Consequential changes are proposed to policies NH-P3 and CE-P13. Proposed to remain “only allow” policies with an associated restricted discretionary and discretionary activity status. Retain a strong regulatory requirement that recognises there is a level of risk in these areas that needs to be addressed. Any redevelopment needs to demonstrate that it reduces any potentially significant natural hazard risk that would arise through redevelopment.	
CE-P14	Porirua City Council	11.53	Amend	Needs to be greater recognition of the existing hazard risk to the built environment in the Commercial and Mixed-Use Zones, the General Industrial Zone and the Hospital Zone that are within high hazard areas. These zones are all scarce physical resources in Porirua, and their locations are fixed. Policy as drafted would largely prevent redevelopment within these zones. Would not sit comfortably with the strategic objectives relating to Centres, Employment and Industry. The requirement to have an operational and functional need to locate within a high hazard area is not appropriate for these zones. There is little ability to either relocate the activities that occur within these zones, or to significantly expand them in areas outside of the zones. These zones also contain many older buildings constructed to lower standards compared to the standards required for new buildings. Perverse risk outcome if older buildings were unable to be replaced with new buildings. Considers applying the amended policies would result in slightly higher risk to people’s lives and wellbeing in the Central City Zone compared to other commercial zones given the higher concentration of people working in the Central City Zone. The risk to people’s lives and wellbeing in all zones would be higher if older buildings were unable to be replaced by new, more resilient buildings. Economic, social and cultural wellbeing provided by these areas in terms of employment and services. There needs to be the ability for appropriate redevelopment to occur to allow these well-beings to be achieved. Ensures that the policies will help meet the Strategic Objectives. The amended policies will not result in inappropriate development taking place in the high hazard and medium hazard areas. Will implement RPS Objective 19 which requires that hazard risk and consequences to people, communities, their businesses, property and infrastructure are reduced. There is a need for the above provisions to be amended in the natural hazards and coastal hazards chapters to provide a pathway for redevelopment to occur. Proposed to remain “avoid” policies with an associated non-complying activity status with a potential pathway providing an opportunity for the grant of consent in individual circumstances. Retains a high regulatory bar that recognises there is a high level of risk in these areas that needs to be addressed, and any redevelopment needs to demonstrate that it reduces any potentially significant natural hazard risk that would arise through redevelopment. In all other zones, there is the ability to avoid high risk areas altogether unless there is a critical and functional need to locate in these areas. Ability to undertake some small redevelopment in these zones. The size thresholds specified were largely designed with small additions to residential units in mind. Consequential changes are proposed to policies NH-P3 and CE-P13. Proposed to	Amend the policy as follows: **CE-P14 Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities in the High Hazard Areas** Subject to CE-P11, ~~A~~avoid the establishment of Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities in the High Hazard Areas of the Coastal Hazard Overlays unless it can be demonstrated that: 1. ~~The activity has a critical operational need to locate within the High Hazard Area and locating outside the High Hazard Area is not a practicable option;~~ 1. There will be a reduction in risk to people’s lives and wellbeing; 2. The activity incorporates mitigation measures that minimise the risk of damage to buildings;~~demonstrate that risk to people's life and wellbeing, property damage and the environment is avoided, and people can evacuate safely during a natural hazard event~~; 3. People can safely evacuate the property during a natural hazard event; 4. The risk to the activity and surrounding properties is either avoided or is low due to site specific factors, and/or the scale, location and design of the activity~~.~~; and 5. Other than within Commercial and Mixed Use Zones, the activity has an operational need and functional need to locate within the High Hazard Area and locating outside the High Hazard Area is not a practicable option.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				remain “only allow” policies with an associated restricted discretionary and discretionary activity status. Retain a strong regulatory requirement that recognises there is a level of risk in these areas that needs to be addressed. Any redevelopment needs to demonstrate that it reduces any potentially significant natural hazard risk that would arise through redevelopment.	
CE-P14	Paremata Business Park Ltd	69.1	Support in part	The policy is too restrictive and does not allow high risk activities that can prove that risk is mitigated and/or avoided. For example should a medium density residential development be proposed in the coastal inundation area, but it is clearly shown that mitigation measures are implemented that will take risk away from all residents the proposal will not meet point one of the policy.	Amend: Avoid the establishment of Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities in the High Hazard Areas of the Coastal Hazard Overlays unless it can be demonstrated that: 1. The activity has a critical operational need to locate within the High Hazard Area and locating outside the High Hazard Area is not a practicable option; or 2. The activity includes mitigation and avoidance measures as follows: • The activity incorporates mitigation measures that demonstrate that risk to people's life and wellbeing, property damage and the environment is avoided, and people can evacuate safely during a natural hazard event; and • The risk to the activity and surrounding properties is either avoided or is low due to site specific factors, and/or the scale, location and design of the activity. Or adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission
CE-P14	Paremata Business Park Ltd	69.24	Support in part	This policy is too restrictive and does not allow high-risk activities that can prove that risk is managed, mitigated and/or avoided. For example, should a medium density residential development be proposed in the coastal inundation area and the proposal provides evidence that through design and mitigation measures the risks are managed and residents are safe, the proposal will not meet point one of the policy. There is a need to amend the policy to more freely allow for this.	Amend: Avoid the establishment of Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities in the High Hazard Areas of the Coastal Hazard Overlays unless it can be demonstrated that: 1. The activity has a critical operational need to locate within the High Hazard Area and locating outside the High Hazard Area is not a practicable option; or 2. The activity includes mitigation and avoidance measures as follows: ○ The activity incorporates mitigation measures that demonstrate that risk to people's life and wellbeing, property damage and the environment is avoided, and people can evacuate safely during a natural hazard event; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					○ The risk to the activity and surrounding properties is either avoided or is low due to site specific factors, and/or the scale, location and design of the activity. Or adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.
CE-P14	Linda Dale	247.8	Oppose	The policy would have a major negative impact on owners of properties that have been deemed to fall into a high hazard zone. Given the points made in submission on CPE-9 and APP-10 regarding the uncertainty in the accuracy of this hazard definition for any specific site, this major negative impact cannot be justified.	Oppose or amend as follows. However, if the definition of the hazard areas is amended as per submission on APP-10, and CP-9 is amended so that the hazard risk status of a property can be amended based on site specific considerations (such as existing mitigation or an adaptive strategy which forms part of an agreed plan), then would no longer oppose this policy. Avoid the establishment of Hazard-Sensitive and Potentially-Hazard Sensitive Activities in the High Hazard Areas of the Coastal Hazard Overlays unless it can be demonstrated that: 1. ~~The activity has a critical operational need to locate within the High Hazard Area and locating outside the High Hazard Area is not a practicable option;~~ 2. The activity incorporates mitigation measures that demonstrate that risk to people's life and wellbeing, property damage and the environment is avoided or mitigated, and people can evacuate safely during a natural hazard event; and 3. The risk to the activity and surrounding properties is either avoided or is low due to site specific factors and/or the scale, location and design of the activity.
CE-P15	Royal Forest and Bird Protection Society	225.196	Oppose	Not clear what “planned mitigation works” are why these are enabled without any consideration of effects. For the reasons stated above “provide for” is a more appropriate term as consent may be required.	Amend as follows: Provide for ~~Enable~~ soft engineered coastal hazard mitigation works undertaken by a statutory agency or their nominated contractors or agents within the identified Coastal Hazard Overlay where these decrease the risk to people and property and avoid, remedy or mitigate adverse effects on the coastal environment.
CE-P15	Director-General of Conservation	126.52	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission].	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
CE-P16	Director-General of Conservation	126.53	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission].	Retain as notified.
CE-P16	Waka Kotahi NZ Transport Agency	82.158	Support	Supports this policy as it encourages soft engineering mitigation works which may be required to protect the transport network. Considers that the policy requires amendment to recognise that soft engineering measures are not always practical when undertaking hazard mitigation works.	Amend provision: "Encourage soft engineering measures where practical, when undertaking planned natural hazard mitigation works within the identified Coastal Hazard Overlay that reduces the risk from natural hazards."
CE-P17	Director-General of Conservation	126.54	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission].	Retain as notified.
CE-P17	Royal Forest and Bird Protection Society	225.197	Oppose	An activity could be considered appropriate on this policy alone. Other policies including those sought by Forest & Bird for consideration of effects on indigenous biodiversity outside of the SCHED7 SNA overlays will also be relevant.	Amend policy as follows: Only consider allowing hard engineering measures for the reduction of the risk from natural hazards when: 1. The engineering measures are needed to protect existing regionally significant infrastructure and it can be demonstrated that there is no reasonable alternative; 2. There is an immediate risk to life or private property from the natural hazard; 3. The construction of the hard engineering measures will not increase the risk from Coastal Hazards on the adjacent properties that are not protected by the hard engineering measures; 4. It avoids the modification or alteration of natural features and systems in a way that would compromise their function as natural defences; 5. Significant adverse effects on natural features and landscapes, ecosystems systems and coastal processes (including but not limited to beach width and beach material composition, and the presence of sand dunes) from those measures are avoided, and any other adverse effects are avoided; remedied or mitigated; and 6. It can be demonstrated that soft engineering measures would not provide an appropriate level of protection in relation to the significance of the risk.
CE-P17	Linda Dale	247.9	Oppose	Two reasons for opposing this section:	Amend:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				1. The insistence that risk be 'immediate' before works can occur. 2. The wording is unclear and could lead to confusion. [Refer to original submission for full reason]	Only allow hard engineering measures for the reduction of the risk from natural hazards when: 1. The engineering measures are needed to protect existing regionally significant infrastructure and it can be demonstrated that there is no reasonable alternative or there is ~~an immediate~~ serious risk to life or private property from the natural hazard; And 2. The construction of the hard engineering measures will not increase the risk from Coastal Hazards on the adjacent properties that are not protected by the hard engineering measures; 3. It avoids the modification or alteration of natural features and systems in a way that would compromise their function as natural defences; 4. Significant adverse effects on natural features and systems (including but not limited to beach width and beach material composition, and the presence of sand dunes) from those measures are avoided, and any other adverse effects are avoided, remedied or mitigated; and 5. It can be demonstrated that soft engineering measures would not provide an appropriate level of protection in relation to the significance of the risk.
CE-P17	Waka Kotahi NZ Transport Agency	82.159	Oppose	Supports policies that provide a pathway for hard engineering methods. Finds it difficult to understand what the policy encompasses as the term 'Hard Engineering Measures' is not defined. The term requires defining in order to understand what the policy encompasses. Point 1 of the policy provides for hard engineering measures for the protection of existing regionally significant infrastructure where is can be demonstrated that there is no reasonable alternative. Considers that point 1 requires amendment to include "no reasonably practicable alternative". Alternatives are required to demonstrate that they are practicable and the policy currently drafted does not recognise this.	Amend provision: Only allow hard engineering measures for the reduction of the risk from natural hazards when: 1. The engineering measures are needed to protect existing regionally significant infrastructure and it can be demonstrated that there is no reasonably practicable alternative; […] AND Define 'Hard Engineering Measures'.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
CE-P17	KiwiRail Holdings Limited (KiwiRail)	86.56	Support	Supports the general approach recognising that in some instances hard engineering measures may be required however soft engineering measures are preferable. Support that clause 1 specifically references the use of these for protection of existing regionally significant infrastructure.	Retain as proposed
New provision	Royal Forest and Bird Protection Society	225.198	Oppose	The chapter fails to include a rule to limit vegetation clearance outside of SCHED7 SNA, ONFL and HNC overlays. Not appropriate for this to default to a non-complying activity under CE-19, and nor is it appropriate as a permitted activity for new activities. For vegetation removal outside of these overlays the general vegetation removal rule sought for the ECO chapter can be referred to for permitted and restricted discretionary activity classification.	Add new rule to limit vegetation removal outside of the overlays as follows: Vegetation removal in the coastal environment outside any SCHED7 SNA, ONFL and HNC overlays is a permitted activity where ECO-RX (see new general vegetation removal rule) 1. is compiled with or is an a Restricted Discretionary Activity under RX.2.
New provision	Linda Dale	247.5	Amend	Outlines the need to provide for mapping and identification to be revised (in relation to CE-P9). Makes reference to the Focus Management Report in seeking the change to allow for revisions. Finds this may require the creation of a new rule specifying when revisions are permitted/appropriate and that this should be on a site by site basis rather than at a specified interval. [Refer to original submission for full reason] [Refer also to submission point to CE-P9]	Suggested rule: Allow for the revision of the hazard overlay on a site by site basis as requested, where there is an appropriate basis for the request such as: - a site specific evaluation by a relevant professional (coastal engineer or similar) - significant and relevant changes to the facts surrounding a specific site - inaccuracy or incorrect understanding of the facts used for the original modelling - an agreed adaptive management or mitigation strategy for a specific site (or sites), is adopted or implemented leading to a changed hazard risk for these sites As well as covering future work, the last point also covers the fact that the existing mapping does not reflect the mitigation already in place at some sites, which may lessen the hazard risk.
CE-R1	Waka Kotahi NZ Transport Agency	82.160	Support in part	Supports the provision as it allows for earthworks within a Coastal High Natural Character Area overlay as a permitted activity. Considers that the provision should be amended to include the maintenance of the state highway network as a permitted activity as there is existing state highway network within the Coastal High Natural	Amend provision: a. iii The maintenance of the existing state highway network.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Character Area overlay. The effects are similar to the activities provided for, so it is unclear why it is a different activity status.	
CE-R1	Porirua City Council	11.54	Not specified	This rule needs to be amended as the construction of public tracks is covered by the Infrastructure Chapter.	Amend the rule as follows: 1. Activity status: **Permitted** Where: 1. The earthworks are for: 1. The maintenance of existing farm tracks, accessways or digging new fence post holes; or 2. ~~The construction of new public walking or cycling access tracks; and~~ Compliance is achieved with CE-S1.
CE-R1	Royal Forest and Bird Protection Society	225.199	Oppose	The rule fails to consider effects on wetlands and consistency with the NES for Freshwater Regulations	Amend CE-R1.1. by including a condition that the activity is not within 15m of a natural wetland. Make further amendments to ensure that where the 15m set back is not complied with the activity considered under a non-complying classification.
CE-R1	Greater Wellington Regional Council	137.63	Oppose	Rule CE-R1 allows for earthworks associated with the development of new "*public walking or cycling access tracks*" in areas of high natural character. CE-R1 does not give effect to the intent of CE-O1, which relates to preservation and protection of natural character from inappropriate subdivision, use and development. This activity will have potential effects on areas identified as having high natural character, especially where the site is valued for its abiotic attributes, such as an unmodified coastal scarp. There are restrictions on the scale of earthworks which can occur as a permitted activity in areas of high natural character (50m^2 within any five year continuous period per site) for the development of new public walking or cycling access tracks. However, earthworks of this magnitude are likely to have more pronounced potential effects in smaller fragments of high natural character (such as Greys Bush or Duck Creek) when compared to larger areas of high natural character (such as that of Mana Island); given 50m^2 would cover a greater proportion of the overall site, in smaller fragments. These issues mean that it is unlikely that strategic objectives NE-O1 and NE-O2 would be achieved in relation to natural character areas.	Amend CE-R1 to require consent (as either a controlled or restricted discretionary activity) for earthworks associated with new walking or bike tracks in areas of high natural character.
CE-R2	Director-General of Conservation	126.55	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission].	Retain as notified.
CE-R2	Royal Forest and Bird Protection Society	225.200	Oppose	Vegetation removal for new tracks, even where the track is limited to 2.5m wide could be significant in terms of adverse effects on indigenous biodiversity values. The rule means that vegetation removal for any purpose other than those set out in 1. a. will be a restricted discretionary activity. This is not sufficient for large scale activities	Amend CE-R2. 1. a. iv. as follows: iv. Maintenance ~~or construction of a new~~ <u>of existing</u> public walking or cycling track up to 2.5m in width undertaken by Porirua City Council or its

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				which could have significant adverse effects on high natural character and indigenous biodiversity. The matters of discretion are not adequate for consideration of adverse effects in indigenous biodiversity.	approved contractor in accordance with the Porirua City Council Track Standards Manual (Version 1.2, 2014); Amend CE-R2.2 by adding the following matter of discretion: • Effects on indigenous biodiversity
CE-R2	Porirua City Council	11.55	Amend	Rule needs amendment to refer to indigenous vegetation removal otherwise the removal will apply to all vegetation and it would not be consistent with the policy direction in CE-P3 and CE-P4. Rule needs amendment as the construction of public tracks is covered by the Infrastructure Chapter.	Amend the rule as follows: Indigenous ~~V~~vegetation removal within a Coastal High Natural Character Area 1. Activity status: **Permitted** Where: 1. The removal of indigenous vegetation is for the purpose of: 1. Addressing an imminent threat to people or property represented by deadwood, diseased or dying vegetation; 2. Ensuring the safe and efficient operation of any formed public road or access; 3. Enabling the maintenance of buildings where the removal of vegetation is limited to within 3m from the external wall or roof of a building; 4. ~~Maintenance or construction of a new public walking or cycling track up to 2.5m in width undertaken by Porirua City Council or its approved contractor in accordance with the Porirua City Council Track Standards Manual (Version 1.2, 2014);~~ 5. Constructing new perimeter fences for stock or pest animal exclusion from areas or maintenance of existing fences provided the removal does not exceed 2m in width; or 6. Enable tangata whenua to exercise customary harvesting. Note: the ECO provisions apply where removal of indigenous vegetation is proposed and the area is an identified Significant Natural Area.
CE-R2	Waka Kotahi NZ Transport Agency	82.161	Support in part	Supports this provision as it provides for vegetation removal within a Coastal High Natural Character Area as a permitted activity, where it is for the purpose of ensuring the safe and efficient operation of any formed public road or access. Considers that this provision needs to be amended to include the transport network as this term is broader than formed public road.	Amend provision: a. ii

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Ensuring the safe and efficient operation of ~~any formed public road~~ the transport network or access.
CE-R3	Director-General of Conservation	126.56	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission].	Retain as notified.
CE-R3	Royal Forest and Bird Protection Society	225.201	Support in part	Supports the use of eco-sourced local indigenous vegetation. The rule fails to consider effects on indigenous biodiversity where the permitted activity conditions are not met.	Amend CE-R3.2 by adding the following matter of discretion: • Effects on indigenous biodiversity
CE-R4	Kimberley Vermey	50.6	Support in part	The District Plan is silent on less hazard sensitive activities in high hazard areas. Having read the s.32 report, it appears that it is missing from this rule and it needs to be included. Alternatively, a new rule for less hazard sensitive activity is needed.	Include less hazard sensitive activities in this rule or insert a new rule for less hazard sensitive activity if it is needed.
CE-R5	Director-General of Conservation	126.57	Amend	Soft engineering is encouraged for coastal hazard mitigation. However, this permitted activity rule has no conditions or parameters and will involve work in sensitive environments.	Add checks and balances either by way of permitted activity conditions or controlled activity status to address the potential for adverse effects on dune systems, coastal processes, risk transfer, biodiversity values etc.
CE-R5	Waka Kotahi NZ Transport Agency	82.162	Support	Supports this provision as it allows for soft engineering coastal hazard mitigation works undertaken by a Statutory Agency, or their nominated contractor or agent in all the Hazard Areas of the Coastal Hazard Overlays as a permitted activity.	Retain as notified.
CE-R6	Linda Dale	247.10	Amend	While appreciates the flexibility provided by Policy CE-P11, finds that this rule is unnecessarily restrictive. The change is sought to allow for extensions of up to a total of 35 m2 to allow for the building of one large or two medium sized rooms. This would provide for greater flexibility and to allow building in the most financially efficient manner.	Amend point e. of the rule: If the additions are for a Hazard-Sensitive Activity or Potentially-Hazard-Sensitive Activity in the High Hazard Area of the Coastal Hazard Overlays the additions: 1. Do not increase the building footprint by more than ~~20~~ 35m2; and 2. Do not establish a new additional Hazard-Sensitive Activity or Potentially-Hazard-Sensitive Activity on the site.
CE-R7	Director-General of Conservation	126.58	Amend	Council should maintain the ability to decline activities within the coastal hazard overlays when appropriate.	Amend activity status from controlled to restricted discretionary with relevant matters to provide council ability to decline when appropriate.
CE-R8	Robyn Smith	168.55	Oppose	Under rule CE-R8 new buildings and structures within a CHNC is a discretionary (restricted) activity subject to a 50m^2 area limit and a 5m height on any individual buildings. Opposes these provisions, especially in relation to CHNC within Whitireia Park and Titahi Bay, noting that there are four in Whitireia Park (CHNCs 008, 009, 010 and 011), and three in Titahi Bay (CHNCs 012, 013 and 014). There is no reason why additional buildings are required in those areas and in the unlikely event that they are, they should be subject to a consent process.	Amend the policies, rules and standards so that all buildings, regardless of scale or purpose within CHNCs 008 to 0014 are categorised as a non-complying activity.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
CE-R8	Royal Forest and Bird Protection Society	225.202	Support in part	Supports the restricted and non-complying activity classifications. The rule fails to consider effects on indigenous biodiversity where the discretion is restricted.	Amend CE-R8.1 by adding the following matter of discretion: • Effects on indigenous biodiversity Retain the non-complying activity statues in CE-R8.2.
CE-R9	Linda Dale	247.11	Amend	The rule discourages development and reasons associated with costs are outlined. It also creates a high probability that building plans meeting this standard would conflict with other provisions in the plan regarding building height (particularly if the site is in a Coastal High Natural Character Area). Refers how comments on associated Policy CE-P12 also apply here. • The policy displays an extremely risk-averse position to any level of risk at all and it goes far beyond the Regional Policy Statement for the Wellington Region. Refers to Policy 29. • Concerns raised about the effects of requiring total risk avoidance in areas of low risk (time and cost implications for development) and strong likelihood would encourage only large scale greenfield development, contrary to CE-P6. • The only coastal risk in this category is a 1 in 1000 year tsunami risk. Refers to how authorities approach tsunami risk, such as Auckland (among others) and noted in the s32 report seems to be more appropriate. [Refer to original submission for full reason]	Amend by removing point 1a, as follows: **All zones** 1. Activity status: **Restricted discretionary** ~~Where:~~ ~~a. Any building associated with a Hazard Sensitive Activity within the Low Hazard Area of the Tsunami Hazard - 1:1000 year inundation extent of the Coastal Hazard Overlays must have a finished floor level above the inundation level.~~ Matters of discretion are restricted to: 1. The matters in CE-P12.
CE-R10	Linda Dale	247.12	Amend	The rule discourages development and reasons associated with costs are outlined. It also creates a high probability that building plans meeting this standard would conflict with other provisions in the plan regarding building height (particularly if the site is in a Coastal High Natural Character Area). Refers how comments on associated Policy CE-P13 also apply here: • The policy displays a very risk-adverse position to any level of risk at all. It goes beyond the requirements of the Regional Policy Statement for the Wellington Region. Refers to Policy 29. • Concerns raised about the effects of requiring total risk avoidance in areas of medium risk (time and cost implications for development) and strong likelihood would encourage only large scale greenfield development, contrary to CE-P6. • Refers to how authorities approach tsunami risk, such as Auckland Council (among others) and noted in the s32 report seems to be more appropriate. • The other coastal risk in this category are for possible future risks in the event of a 1 metre sea level rise, and may be able to be minimised to an acceptable degree, given that they are for possible future, rare, occurrences rather than daily events. [Refer to original submission for full reason]	Amend by removing point 1a: **All zones** 1. Activity status: **Restricted discretionary** ~~Any building associated with a Potentially Hazard Sensitive Activity within the Medium Hazard Area of the Tsunami Hazard - 1:500 year inundation extent or Coastal Hazard Future Erosion and Coastal Hazard - Future Inundation area of the Coastal Hazard Overlay must have a finished floor level above the inundation level.~~ The matters of discretion are restricted to: 1. The matters in CE-P13

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
CE-R10	Kimberley Vermey	50.4	Support in part	The rule is fine but the wording of the rule is cumbersome. Suggests removing the reference to 1:500 year as this is covered in the appendix. The addition of describing the return period of the coastal hazard in the rule makes the rule long.	Remove the reference to the return period of the tsunami hazard from the rule.
CE-R12	Waka Kotahi NZ Transport Agency	82.163	Oppose	Opposes the provision. Considers that a discretionary activity status restricts Hard Engineering Measures that are required as part of ongoing maintenance, use and repair of the transport network. Considers a restricted discretionary activity status is appropriate as this will provide for the ongoing safety and efficiency of transport network. Also, the term 'Hard Engineering Measures' is not defined. The term requires defining in order to understand what this encompasses. Needs to be clearer as to what is considered as a 'High Hazard Area'. Appendix 10 outlines the classification of a hazard area, however reference to this section is required within the rule.	Amend provision: 1. Activity Status: Restricted Discretionary Where: a. It is for the ongoing maintenance, use and repair of the transport network. Matters of discretion are restricted to: 1. Safety and efficiency of the transport network. ~~1.~~ 2. Discretionary Activity AND Define 'Hard Engineering Measures'. AND Provide reference to Overlays hazard area classifications within Appendix 10.
CE-R15	Royal Forest and Bird Protection Society	225.203	Support in part	Clarify that the discretionary classification does not apply within SCHED7 SNA and ONFLs overlays as well as the HNC overlay.	Amend the rule heading to clarify where the rule applies, alternatively add the following overlays under R15.1. where: a. The quarry or mining activity is not located within a: • Coastal High Natural Character Area overlay; • SCHED7 SNA overlay; • ONFL overlay.
CE-R15	Director-General of Conservation	126.59	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission].	Retain as notified.
CE-R16	Director-General of Conservation	126.60	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission].	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
CE-R16	Royal Forest and Bird Protection Society	225.204	Support	The non-complying activity status recognizes that new planation forestry is not appropriate within the coastal environment.	Retain
CE-R17	Linda Dale	247.13	Oppose	• Outlines how the plan takes a very risk-adverse position to tsunami risk. • Refers to how authorities approach tsunami risk, such as Auckland Council (among others) seems to be more appropriate. • It goes beyond the requirements of the Regional Policy Statement for the Wellington Region in making all activities in a 1:100 year tsunami zone non-complying. Refers to Policy 29. • Time and cost implications for development and strong likelihood would encourage only large scale greenfield development, contrary to CE-P6. • Does not allow for existing and future mitigation/adaptation works and the plan has no way of revising the hazard status of a site on site specific considerations. • The rules seems to apply to existing activities and this creates uncertainty. It also appears to contradict CE-P11 which allows for activities of this type within this zone.[Refer to original submission for full reason]	Delete. If, not then specific to reason 4/ amend as follows: **CE-R17 All <u>new</u> Hazard-Sensitive Activities within the High Hazard Area of the Tsunami Hazard - 1:100 year inundation extent of the Coastal Hazard Overlay** Opposes the rule unless the submission on CE-P9 and/or APP-10 regarding the re-classification of residential units as potentially-hazard-sensitive are followed, in which case would no longer oppose it but would still suggest the amendment.
CE-R17	Director-General of Conservation	126.61	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission].	Retain as notified.
CE-R18	Director-General of Conservation	126.62	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission].	Retain as notified.
CE-R18	Linda Dale	247.14	Oppose	• Outlines how the plan takes an overly risk-adverse approach. • Time and cost implications for development and strong likelihood would encourage only large scale greenfield development, contrary to CE-P6. • Does not allow for existing and future mitigation/adaptation works and the plan has no way of revising the hazard status of a site on site specific considerations. • Where there are existing properties with effective mitigation adding another building of the same type does not substantially increase the risk to life or property as these have already been mitigated.	Follow the recommendations in submissions on CPE-9 and APP-10 Opposes unless the submissions on CE-P9 and/or APP-10 regarding the re-classification of residential units as potentially-hazard-sensitive are followed.
CE-R19	Linda Dale	247.15	Oppose	An extremely broad rule and it raises issues of uncertainty including the potential for activities not mentioned in the plan needing resource consent. It is unclear which parts of the plan it relates to and there is no definition of 'activities'.	If not, then improve the wording to be more precise (perhaps it was intended to only apply to Coastal High Natural Character Areas?) and make it 'Discretionary' rather than non-complying, as this lessens the impact of any unintended consequences from such a broadly applicable rule.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				It is unclear whether it relates to the Coastal Environment, or the whole plan and it is difficult to see how it supports the objectives and policies contained in this section. [Refer to original submission for full reason]	
CE-R19	Royal Forest and Bird Protection Society	225.205	Support	Agrees with the non-complying activity status as a default as the recognizes the sensitivity of the coastal environment.	Retain.
CE-R19	Director-General of Conservation	126.63	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission].	Retain as notified.
CE-R19	Transpower New Zealand Ltd	60.89	Support in part	Neutral on Rule CE-R19 on the basis the provisions within the Coastal Environment chapter do not apply to infrastructure, and specifically the National Grid. Oppose a non-complying activity status applying to the National Grid if the rule applies.	Retain CE-R19. If the rule applies to the National Grid, amend provision to reflect the relief sought in submission and provide a discretionary activity status for the planning and development of the National Grid.
CE-S1	Porirua City Council	11.56	Amend	This rule needs to be amended as the construction of public tracks is covered by the Infrastructure Chapter.	Amend the rule as follows: ~~*Where associated with the maintenance of, or new, public walking or cycling tracks must be no greater than 2.5m wide and cuts or fill less than 1.5m above ground level or 1.8m on switchbacks and undertaken by Porirua City Council or an approved contractor acting on their behalf and in accordance Porirua City Council Track Standards Manual (Version 1.2, 2014).*~~
CE-S1	Greater Wellington Regional Council	137.64	Oppose	Rule CE-R1 allows for earthworks associated with the development of new "*public walking or cycling access tracks*" in areas of high natural character. CE-R1 does not give effect to the intent of CE-O1, which relates to preservation and protection of natural character from inappropriate subdivision, use and development. This activity will have potential effects on areas identified as having high natural character, especially where the site is valued for its abiotic attributes, such as an unmodified coastal scarp. There are restrictions on the scale of earthworks which can occur as a permitted activity in areas of high natural character (50m^2 within any five year continuous period per site) for the development of new public walking or cycling access tracks. However, earthworks of this magnitude are likely to have more pronounced potential effects in smaller fragments of high natural character (such as Greys Bush or Duck Creek) when compared to larger areas of high natural character (such as that of Mana Island); given 50m^2 would cover a greater proportion of the overall site, in smaller fragments. These issues mean that it is unlikely that strategic objectives NE-O1 and NE-O2 would be achieved in relation to natural character areas.	Amend CE-S1 to reduce the scale of earthworks allowed within areas of high natural character, particularly in smaller areas.

EW- Earthworks

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
New Provision	Royal Forest and Bird Protection Society	225.23	Amend	NES includes a 100m setback for certain earthwork activities that may adversely affect wetlands.	Amend to ensure that earthworks are consistent with the 100m setback in the NESFW from wetlands.
Notification preclusion, National Grid	Kāinga Ora – Homes and Communities	81.480	Support in part	Kāinga Ora generally supports the direction of this chapter and recognises the need to manage effects on Porirua Harbour, while enabling residential development throughout the city. Consistent with its wider submission, Kāinga Ora seeks all earthworks rules and standards to be located within the Earthworks Chapter (except those within the Infrastructure Chapter). Kāinga Ora seeks consequential amendments to the chapter, consistent with its overall submission on the PDP.	Amend to be consistent with its overall submission on the Plan. Key areas of concern are (but not limited to): 1. Deletion of provisions relating to the National Grid; 2. Incorporate notification exclusion clauses; and 3. Consequential changes to incorporate all earthworks provisions, except those in the Infrastructure Chapter
General	Kāinga Ora – Homes and Communities	81.935	Not specified	Kāinga Ora also seeks amendments to the thresholds in the Earthworks Chapter for triggering resource consent when undertaking earthworks and the matters of discretion relevant to the resulting assessment.	Seeks amendments to the thresholds in the Earthworks Chapter for triggering resource consent when undertaking earthworks and the matters of discretion relevant to the resulting assessment.
General	Transpower New Zealand Ltd	60.91	Amend	The structure of the PDP provides for activities undertaken to be managed within the Infrastructure Chapter, whereas activities undertaken by other parties within the National Grid Yard and National Grid Subdivision Corridor are managed in the respective activity or zone chapter (i.e. for earthworks, subdivision and in the zone chapters). Preference is for a standalone set of provisions within the Infrastructure Chapter as it avoids duplication (in terms of the zone rules) and provides a coherent set of rules which applicants can refer to, noting that the planning maps clearly identify land that is subject to National Grid provisions. A standalone set of provisions as provided in the notified plan is also consistent with the National Planning Standards. Standard 7, District wide Matters Standard provides, as a mandatory direction, that 'provisions relating to energy, infrastructure and transport that are not specific to the Special purpose zones chapter or sections must be located in one or more chapters under the Energy, Infrastructure and Transport heading'. Clause 5.(c) makes specific reference to reverse sensitivity effects between infrastructure and other activities. Notes that within the proposed New Plymouth District Plan 2019, specific National Grid provisions (including associated subdivision and earthworks provisions) are contained in the Energy, Infrastructure and Transpower section of the plan, under the Network Utilities 'chapter'.	Relocate the relevant National Grid policies and rules (P4, P5, and R4) to the Infrastructure Chapter. And Any consequential amendments.
General	Greater Wellington Regional Council	137.79	Support	Sediment discharges have been identified as possibly the most significant issue for the health of the harbour. Acknowledges that the regional council has primary responsibility for sediment discharges into waterways including controlling earthworks for that purpose. Supports the earthworks provisions that prevent all sediment leaving the site, noting that Greater Wellington is responsible for consenting earthworks over 3000 square metres for sediment and erosion control.	[Not specified, refer to original submission]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Greater Wellington Regional Council	137.65	Support in part	Earthworks on flood protection structures could potentially compromise their effectiveness. It is important that Greater Wellington can assess any impacts on their structures.	Amend provisions so that earthworks occurring on flood protection structures are required to consult with Greater Wellington prior to works occurring.
Introduction	Kāinga Ora – Homes and Communities	81.481	Support in part	Kāinga Ora generally supports the overview of this chapter but seeks amendments to simplify the introduction. Changes are also sought to clarify what effect earthworks have with regard to changing landform - Kāinga Ora considers the general reference to “amenity values” as proposed is too vague. In addition, amendments are sought in relation to statements around consent requirements under plans administered by Greater Wellington Regional Council (GWRC) and Porirua City Council’s parallel Bylaw processes. The GWRC plan references will be out-of-date shortly and any matters managed through the Council’s Bylaws should be accommodated within the PDP provisions on earthworks, thereby making the Bylaw redundant.	Amend: Earthworks are often an essential prerequisite for development. Earthworks are the physical works that modify land so that it can be used for living, business, and recreation purposes, farming and forestry and the construction and maintenance of infrastructure. The scope and scale of earthworks range from large greenfield bulk earthworks, which can alter the landform and its topography, to small and discrete areas of works most often associated with minor ~~suburban~~residential development. ~~Earthworks can adversely affect amenity values (visual, dust nuisance, noise and traffic) and result in changes to natural landforms.~~ Earthworks can ~~cause changes to~~adversely affect the appearance and character of the neighbourhoods through changes to the natural landform~~they are located in and,~~ which can impact on people’s experience of their environment. Earthworks can also result in land instability, increasing risk to people and property. Poorly engineered excavations or areas of earthworks fill can cause landslips on the site, on neighbouring properties or on roads. All earthworks have the potential to increase erosion and generate sediment loss. While the Greater Wellington Regional Council has the primary role in respect of managing discharges to air and into waterbodies, the District Plan can assist by ensuring the effects of earthworks are minimised beyond the site where works are occurring. ~~The Proposed Natural Resources Plan for the Wellington Region and the Regional Soil Plan for the Wellington Region include provisions for earthworks, and consent may be required from Greater Wellington Regional Council. The Porirua City Council Bylaw 1991, Part 24 Silt and Sediment Control, and Part 26 Stormwater also apply to silt, sediment, and stormwater run-off from earthworks and must be complied with.~~ The earthworks provisions of this chapter provide for earthworks at a scale that is appropriate for the anticipated development of the underlying zone. It applies standards relating to the area, height, location and slope of earthworks, the amount of earthworks material being transported to or from the site and the reinstatement of the site. ~~Any earthworks activities that do not comply with these standards will require more specific assessment as restricted discretionary activities to ensure that any adverse effects are adequately addressed.~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					This Earthworks chapter covers general earthworks provisions in all zones. Additional earthworks provisions may apply within Overlays. These earthworks provisions have been included in the respective Overlay chapters because they address the Overlay related effects of earthworks on the identified values, characteristics, risks or features. The earthworks provisions within Overlays apply in addition to the provisions of this chapter. However, all provisions relating to earthworks associated with infrastructure are contained in the Infrastructure chapter. ~~The following chapters contain provisions for earthworks:~~ ~~1. Infrastructure;~~ ~~2. Natural Hazards;~~ ~~3. Historic Heritage;~~ ~~4. Notable Trees;~~ ~~5. Sites and Areas of Significance to Māori;~~ ~~6. Ecosystems and Indigenous Biodiversity;~~ ~~7. Natural Character;~~ ~~8. Natural Features and Landscapes;~~ ~~9. Public Access; and~~ ~~10. Coastal Environment.~~ ~~Note: Earthworks have the potential to destroy, damage or modify unidentified archaeological sites or wāhi tapu sites within the City that are not managed by the Historic Heritage and/or Sites and Areas of Significance to Māori chapters. These sites associated with human activity that occurred before 1900 are protected under the Heritage New Zealand Pouhere Taonga Act 2014. Should an archaeological site or wāhi tapu site be discovered as a result of earthworks (either as a permitted activity or via a resource consent) an archaeological authority will be required from the Heritage New Zealand Pouhere Taonga, and in the case of a wāhi tapu site Ngāti Toa will need to be contacted.~~
Introduction	Transpower New Zealand Ltd	60.90	Support	Supports the directive that earthworks associated with Infrastructure are contained within the Infrastructure chapter. The statement avoids confusion to plan users about which provision apply. Earthworks undertaken by other parties are subject to rules in the Earthworks Chapter, specific submission points on this are provided.	Retain the chapter introduction.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Introduction	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.49	Support	Support the clarity provided in the introduction which says Infrastructure earthworks are not subject to this chapter.	Retain as notified.
Introduction	Heritage New Zealand Pouhere Taonga	65.54	Amend	Suggests that this information is put into an appendix in the plan, and provide cross reference from relevant sections (HH, SASM, earthworks)	Amend as follows: The Archaeological Authority Process under the Heritage New Zealand Pouhere Taonga Act 2014 is outlined in Appendix 16.
EW-O1	Transpower New Zealand Ltd	60.92	Amend	General support for Objective O1 but seek amendments to better give effect to Policy 10 of the NPSET and Policy 8 of the RPS, and more closely align with the restrictions on earthworks included in NZECP34:2001. These amendments clarify that any earthworks that may compromise the National Grid should be avoided, rather than only "minimised". Minimised infers that earthworks may be undertaken where it not practicable to avoid adverse effects. This does give effect to the NPSET. The National Grid is recognised in the NPSET. Suggests a differing policy directive be provided for the National Grid from that of the Gas Transmission Pipeline by separating the two activities. Preference is for the National Grid specific provisions to be relocated to the Infrastructure Chapter.	Amend EW-O1 as follows: Earthworks are undertaken in a manner that: 1.Is consistent with the anticipated scale and form of development for the zone; 2.Minimises adverse effects on visual amenity values, including changes to natural landforms; 3.Minimises erosion and sediment effects beyond the site and assists to protect receiving environments, including Te Awarua-o-Porirua Harbour; 4.Protects the safety of people and property; and 5.Minimises adverse effects on ~~the National Grid and~~ the Gas Transmission Pipeline. 6. Avoid adverse effects on the National Grid. And Relocate Clause 6 of Objective O1 to the Infrastructure Chapter. And Any consequential amendments.
EW-O1	Kenepuru Limited Partnership (KLP)	59.25	Amend	2. Minimises adverse effects on visual amenity values, including changes to natural landforms; It is not clear what "including changes to natural landforms" means. This clause need rewording.	Amend clause to read: 2. Minimises adverse effects on visual amenity values *and take into consideration the natural landform* ~~including changes to natural landforms;~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
EW-O1	Kāinga Ora – Homes and Communities	81.482	Support in part	Kāinga Ora generally supports this objective but seeks an amendment to be more specific with regard to the effect being managed. Kāinga Ora consider "visual amenity values" is too vague in the context of earthworks assessment. Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended. Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under	Earthworks are undertaken in a manner that: 1. Is consistent with the anticipated scale and form of development for the zone; 2. Minimises adverse effects on ~~visual amenity values, including changes to~~ the appearance of natural landforms; 3. Minimises erosion and sediment effects beyond the site and assists to protect receiving environments, including Te Awarua-o-Porirua Harbour; 4. Protects the safety of people and property; and 5. Minimises adverse effects on the ~~National Grid and the~~ Gas Transmission Pipeline.
EW-O1	Waka Kotahi NZ Transport Agency	82.164	Support in part	Generally supports this objective as it ensures appropriate consideration of the effects from earthworks. Seeks the consideration of the effects of earthworks to be broadened to include the safety of all infrastructure.	Amend provision: Earthworks are undertaken in a manner that: 4. Protects the safety of people, ~~and~~ property and infrastructure; and 5. ~~Minimises~~ Mitigates adverse effects on ~~the National Grid and the Gas Transmission Pipeline~~ infrastructure.
EW-O1	Director-General of Conservation	126.64	Support	No specific reason given beyond decision requested and the overall position in the cover letter. [Refer to original submission].	Retain as notified.
EW-O1	Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited	123.19	Support	Support the intent of this objective. It is important to recognise that earthworks are also necessary throughout the function and operation of an existing use; equipment requires replacement from time to time to time to protect the safety of people and property. Re-tanking of underground petroleum storage systems is required from time to time. Important to note that such works are already subject to the requirements of the NESCS, which provides an appropriate level of regulation over the removal and replacement of underground petroleum storage systems, irrespective of whether they occur at a service station or another type of site. There are standard practices and procedures that apply, with specialised and experienced contractors employed.	Retain the intent of EW-01
EW-O1	Robyn Smith	168.79	Not specified	As far as receiving environments are concerned objective EW-01 is that: *"Earthworks are undertaken in a matter that:* *3. Minimises erosion and sediment effects beyond the site and assists to protect receiving environments, including Te Awarua-o-Porirua Harbour".*	Amend EW-O1 to explicitly acknowledge the requirement to avoid adverse effects on Taupō Swamp Complex as well as Te Awarua-o-Porirua Harbour.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Policy P39 of the pNRP reads: *"The adverse effects of use and development on outstanding water bodies and their significant values identified in Schedule A (outstanding water bodies) shall be avoided."* Objective EW-01 is insufficient as it does not explicitly acknowledge the requirement to avoid adverse effects on Taupō Swamp Complex as well as Te Awarua-o-Porirua Harbour, and it would make the PDP inconsistent with the pNRP thereby creating issues as far as section 75(4)(b) of the RMA is concerned.	
EW-P1	Robyn Smith	168.80	Amend	Under the heading Policies EW-P1, P2, P3 and P4. • These policy provisions of pDPC18 are providing for, or enabling earthworks and minimising effects. • Minimising effects will not achieve the avoidance required by Policy P39 of the pNRP.	Amend Policy EW-P1 so it includes additional text as outlined below: ***"Enable earthworks associated with subdivision, use and development, subject to erosion and sediment effects on receiving environments including Taupō Swamp Complex, Taupō Stream and its tributaries, and Te Awarua-o-Porirua Harbour being avoided, where:"***
EW-P1	Waka Kotahi NZ Transport Agency	82.165	Support	Supports this policy as it ensures adverse effects on the safe and efficient operation of the transport network are reduced as a result of traffic movements related to earthworks from subdivision, use and development. Considers that the effects to the normal operation of infrastructure should be included under point 4 to ensure that the normal operation of infrastructure is not compromised by earthworks in close proximity to the highway network.	Amend provision: 4. The area, height or depth, location and slope of the earthworks are of an appropriate scale that will ensure the following potential adverse effects are ~~minimised~~ mitigated: f. Effects to the normal operation of infrastructure.
EW-P1	Kāinga Ora – Homes and Communities	81.483	Support in part	Kāinga Ora generally supports this policy but seeks changes to remove reference to "local amenity values" and "visual amenity", as these terms are considered to be too vague in the context of an earthworks assessment.	Enable earthworks associated with subdivision, use and development, where: 1. They occur in a coordinated and integrated manner; 2. The scale of the earthworks is consistent with the scale and form of development anticipated within that zone; 3. The stability of land is maintained, including the stability of adjoining land, infrastructure, buildings and structures; 4. The area, height or depth, location and slope of the earthworks are of an appropriate scale that will ensure the following potential adverse effects are minimised: a. Visual amenity as a result of cut or fill faces and retaining structures; b. Silt and sediment loss from the site; c. The alteration of natural landforms and features; d. Dust and vibration beyond the site; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					e. The safe and efficient operation of the transport network ~~and on local amenity values~~ as a result of ~~traffic~~ truckmovements; and 5. The area where earthworks have occurred is reinstated in a timely manner to minimise adverse effects on land stability and erosion. ~~the visual amenity of the surrounding area~~.
EW-P2	Kāinga Ora – Homes and Communities	81.484	Oppose	Kāinga Ora opposes the specificity of this policy. The works that would be enabled through this policy can be adequately undertaken with EW-P1.	Delete: ~~Recognise the benefits of and enable earthworks required for the development, repair and maintenance of, play equipment and recreational parks, particularly within the Open Space Zone and the Sport and Active Recreation Zone.~~
EW-P3	Kāinga Ora – Homes and Communities	81.485	Oppose	Kāinga Ora opposes the specificity of this policy. The works that would be enabled through this policy can be adequately undertaken with EW-P1.	Delete: ~~Enable earthworks for the installation of rainwater tanks, recognising the benefits of rainwater tanks to achieving hydraulic neutrality measures.~~
EW-P4	Kāinga Ora – Homes and Communities	81.486	Oppose	Kāinga Ora opposes this policy. The works that would be enabled through this policy can be adequately considered through EW-P5. Kāinga Ora also opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended. Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.	Delete: ~~Enable earthworks within the National Grid Yard and the Gas Transmission Pipeline Corridor where they are of a scale and nature that will not compromise the safe and efficient functioning, operation, maintenance and repair, upgrading and development of the National Grid or the Gas Transmission Network.~~
EW-P4	Transpower New Zealand Ltd	60.93	Oppose	The exact intent (and purpose) of Policy EW-P4 is not clear. Seek its deletion in so far as it relates to the National Grid. Policy EW-P5 provides a clearer policy directive in respect of the National Grid.	Delete Policy EW-P4 in so far as it relates to the National Grid. And Any consequential amendments
EW-P5	Transpower New Zealand Ltd	60.94	Amend	The National Grid is recognised in the NPSET. Suggest a differing policy directive be provided for the National Grid from that of the Gas Transmission Pipeline by separating the two activities. As noted in the submission point above, Preference is for the National Grid specific provisions to be relocated to the Infrastructure Chapter. To accommodate the relocation of the policy to the Infrastructure Chapter and the sought Amend in wording to reflect the NPSET, seeks separation of the policy. The sought amendment to the wording to avoid earthworks within the National Grid Yard reflect the strong policy directive within Policy 10 of the NPSET.	Amend Policy EW-P5 as follows: EW-P5 Other earthworks within the ~~National Grid Yard and the~~ Gas Transmission Pipeline Corridor Only allow earthworks within the ~~National Grid Yard and the~~ Gas Transmission Pipeline Corridor where it can be demonstrated that the safe and efficient functioning, operation, maintenance and repair, upgrading and development of the ~~National Grid or the~~ Gas Transmission Network will not be compromised, taking into account:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				It is also noted that the National Planning Standards definition of earthworks specifically excludes the disturbance of land for the installation of fence posts. For this reason, the policy needs to be amended to cover vertical holes.	1. The extent to which the earthworks may compromise the safe access to and operation, maintenance and repair, upgrading and development of the ~~National Grid or the~~ Gas Transmission Pipeline; 2. The stability of land within and adjacent to the ~~National Grid or the~~ Gas Transmission Pipeline Corridor; 3. Risks relating to health or public safety, including the risk of property damage; and 4. Technical advice provided by the owner and operator of the ~~National Grid or the~~ Gas Transmission Network. ~~EW-P5~~ INF-Pxxx~~Other~~ Earthworks or vertical holes within the National Grid Yard ~~Only allow other~~ Avoid earthworks or vertical holes within the National Grid Yard ~~and the Gas Transmission Pipeline Corridor where it can be demonstrated that the~~ which may compromise the safe and efficient functioning, operation, maintenance and repair, upgrading and development of the National Grid ~~or the Gas Transmission Networkwill not be compromised~~, taking into account: 1. The extent to which the earthworks or vertical holes may compromise the safe access to and operation, maintenance and repair, upgrading and development of the National Grid~~or the Gas Transmission Network~~; 2. The stability of land within and adjacent to the National Grid, and the structural intent of support structures ~~the Gas Transmission Pipeline;~~ 3. Risks relating to health or public safety, including the risk of property damage; and 4. Technical advice provided by the owner and operator of the National Grid~~or the Gas Transmission Network~~. And Relocate the National Grid policy to the Infrastructure Chapter. And Any consequential amendments.
EW-P5	Kāinga Ora – Homes and Communities	81.487	Oppose	Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended.	Amend: ~~Only allow earthworks~~ Provide for earthworks within the ~~National Grid Yard and the~~ Gas Transmission Pipeline Corridor where it can be demonstrated that the safe and efficient functioning,

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.	operation, maintenance and repair, upgrading and development of the ~~National Grid or~~ the Gas Transmission Network will not be compromised, taking into account: 1. The extent to which the earthworks may compromise the safe access to and operation, maintenance and repair, upgrading and development of ~~the National Grid or~~ the Gas Transmission Pipeline; 2. The stability of land within and adjacent to ~~the National Grid or~~ the Gas Transmission Pipeline Corridor; 3. Risks relating to health or public safety, including the risk of property damage; and 4. Technical advice provided by the owner and operator of ~~the National Grid or~~ the Gas Transmission Network.
Note	Transpower New Zealand Ltd	60.95	Support	Support the directive that earthworks associated with Infrastructure are contained within the Infrastructure chapter. The statement avoids confusion to plan users about which provision apply.	Retain
EW-R1, Notification preclusion	Kāinga Ora – Homes and Communities	81.488	Support in part	Amendments are sought to state exclusions to the applicability of the rule/standards, which is consistent with Kāinga Ora submission on the definition of “minor earthworks”. Kāinga Ora also seeks the introduction of a non-notification clause precluding both public and limited notification. Effects of earthworks can be adequately managed through imposition of conditions and appropriate site management standards. Precluding notification of earthworks consents is consistent with the approach taken in Wellington City. It also ensures that the enabling site works will not negate non-notification clauses relevant to other matters of a development proposal requiring resource consent, such as multi-unit development in the MRZ.	Amend: **1. Activity status: Permitted** Where: Compliance is achieved with: a. EW-S1; b. EW-S2; c. EW-S3; d. EW-S4; and e. EW-S5. ~~For the avoidance of doubt this rule applies to all earthworks, except EW-R2 and EW-R3~~ Note: In addition to those activities exempted by the Earthworks definition, the rules in this chapter do not apply to: • tree planting, or the removal of trees where they are not protected by the District Plan;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• test pits, wells or boreholes permitted under a regional plan or where all necessary regional resource consents have been obtained; • utility related earthworks provided for in Infrastructure chapter of the Plan; • installation and construction of service connections; • earthworks to install and/or remove effluent disposal systems; • earthworks for a swimming pool which do not extend further than 2m from the edge of the swimming pool; • earthworks associated with the laying of a safety surface for children's play equipment; • cemeteries, including pet cemeteries, urupā; and • earthworks regulated under a national environment standard, including but not limited to, the National Environmental Standards for Electricity Transmission Activities 2009, National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011, National Environmental Standards for Telecommunication Facilities 2016 and National Environmental Standards on Plantation Forestry 2017, unless otherwise subject to a rule in this Plan. **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with EW-S1, EW-S2, EW-S3 or EW-S4. **Matters of discretion are restricted to:** 1. The matters of discretion of any infringed standard. **Notification**: An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.
EW-R1	Survey + Spatial New Zealand (Wellington Branch)	72.17	Oppose	The rule should also include non-compliance with EW-S5. The rule should include non-notification provisions.	Include EW-S5 as a matter of non-compliance. Add non-notification provisions.
EW-R2	Kāinga Ora – Homes and Communities	81.489	Oppose	Kāinga Ora opposes the specificity of this rule and seeks its deletion in entirety, noting the standard earthworks rule EW-R1 can adequately manage this matter.	Delete: ~~1. Activity status: Permitted~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~Where:~~ ~~a. Compliance is achieved with:~~ ~~i. EW-S2; and~~ ~~ii. EW-S4.~~ ~~2. Activity status: Restricted discretionary~~ ~~Where:~~ ~~a. Compliance is not achieved with EW-S2 or EW-S4.~~ ~~Matters of discretion are restricted to:~~ ~~1. The matters of discretion of any infringed standard.~~ ~~Notification:~~ ~~An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.~~
EW-R3	Kāinga Ora – Homes and Communities	81.490	Support	Kāinga Ora supports this rule.	Retain as notified
EW-R3	Firstgas Limited	84.23	Amend	Generally supportive of proposed rule.	Retain as proposed.
EW-R4	Kāinga Ora – Homes and Communities	81.491	Oppose	Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended. Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.	Delete: ~~1. Activity status: **Permitted**~~ ~~Where:~~ ~~a. Earthworks must not:~~ ~~i. Exceed 300mm in depth within 6m of the outer visible edge of a tower support structure;~~ ~~ii. Exceed 3m in depth between 6m and 12m of the outer visible edge of a tower support structure; and~~ ~~iii. Result in a reduction of the existing conductor clearance distances.~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~2. Activity status:~~ **~~Restricted discretionary~~** ~~Where:~~ ~~a. Compliance is not achieved with EW-R4-1.a.~~ ~~Matters of discretion are restricted to:~~ ~~1. The matters in EW-P5.~~ **~~Notification~~** • ~~An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.~~ • ~~When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, the Council will give specific consideration to any adverse effects on Transpower New Zealand Limited.~~
EW-R4	Transpower New Zealand Ltd	60.135	Amend	Support the provision of standards specific to earthworks on the basis such activities can compromise the National Grid and are a form of development contemplated by the NPSET. Earthworks restrictions are supported as earthworks have the potential to undermine transmission line structures, generate dust, reduce the clearances between the ground and conductors. They also have the potential to restrict ability to access the line and locate the heavy machinery required to maintain support structures around the lines and may lead to potential tower failure and significant constraints on the operation of the line. The provision of a rule framework achieves Policies 2 and 10 of the NPSET in that it protects the integrity of the National Grid and the ability to operate it. Supports the provision of permitted activity earthwork provisions on the basis such activities can compromise the National Grid and are a form of development contemplated by the NPSET. However, amendments are sought to Rule EW-R4 to clarify the rule and also recognise that the risks to the National Grid extend beyond those addressed by NZECP34. Specific Amends are sought as follows: • Inclusion of reference to vertical hole/s as the National Planning Standards definition of earthworks specifically excludes the disturbance of land for the installation of fence posts. For this reason, the rule needs to be amended to cover vertical holes. • Deletion of condition ii. (between 6-12m) and instead reliance on a simplified rule restricting earthworks greater than 300mm within 12m of a support structure. The amended rule recognises the risks to the National Grid extend beyond those addressed by NZECP34 and that earthworks require management to ensure ongoing access is maintained and the stability of support structures is not compromised.	Amend Rule EW-R4 as follows: ~~EW-R4~~INF-Ryy Earthworks or vertical hole/s within the National Grid Yard All zones 1. Activity status: Permitted Where: Earthworks or vertical hole/s must not: 1. Exceed 300mm in depth within 12 ~~6~~m of the outer visible edge of a National Grid~~tower~~ support structure; 2. ~~Exceed 3m in depth between 6m and 12m of the outer visible edge of a tower support structure;~~ ~~i~~ii. Result in a reduction of ~~the existing~~in the ground to conductor clearance distancesas required in Table 4 of the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663; iii. Result in the permanent loss of vehicular access to a National Grid support structure; and 1. Compromise the stability of a National Grid transmission line tower or pole.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• Clarification within renumbered condition 1. ii., that the ground to conductor clearance is that regulated by ECP34. • Insertion of exemptions from the depth restrictions within condition i., for certain activities. • Amendment is sought to the rule to include two additional conditions iii., and iv., (relating to vehicle access and support structure stability) to better reflect the range of issues relevant in the consideration of earthworks in proximity of the National Grid support structures. • An important distinction is also sought for those earthworks which result in a reduced conductor clearance and which pose significant potential safety issues (condition ii.), earthworks that result in a permanent loss of vehicular access to any National Grid support structure (condition iii.) or compromise the stability of a National Grid support structure (condition iv.), For such earthworks or vertical hole/s, a non-complying activity status is sought. For remaining earthworks, a restricted discretionary activity status is supported where permitted conditions (i.) (being depth) are not complied with. A non-complying activity status is considered the most effective means of giving effect to the NPSET's objective of managing the adverse effects of the network and managing the adverse effects of other activities on the network. In particular, a non-complying activity status: ○ (a) Most appropriately recognises and provides for the effective operation, maintenance, upgrading and development of the network, as required by NPSET Policy 2; ○ (b) Is the best method to manage other activities to ensure the operation, maintenance, upgrading, and development of the network is not compromised, as required by Policy 10. The NPSET provides a strong direction that cannot be achieved by use of the restricted discretionary activity status. Such policy direction can only be achieved by way of a non-complying activity status.	The following earthworks or vertical hole/s are exempt from Rules INF-Ryy.1 i 1. earthworks or vertical holes/s, excluding mining and quarrying, that are undertaken by a network utility operator (other than for the reticulation and storage of water for irrigation purposes) as defined by the Resource Management Act 1991; 2. earthworks or vertical hole/s, excluding mining and quarrying, as part of agricultural or domestic cultivation, or for the repair, sealing or resealing of a road, footpath, driveway or farm track; 3. vertical holes not exceeding 500mm in diameter that: 4. are more than 1.5m from the outer edge of a National Grid pole or stay wire, or 5. are a post hole for a farm fence or horticulture structure more than 6m from the visible outer edge of a National Grid tower foundation; 6. earthworks subject to a dispensation from Transpower under New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663. All zones 1. Activity status: Restricted discretionary Where: Compliance is not achieved with ~~EW-R4-1.a.~~INF-Ryy.1 i. but complies with INF-Ryy.1 ii., iii., and iv. Matters of discretion are restricted to: The matters in EW-P5. All zones 1. Activity status: Non-Complying Where: Compliance is not achieved with Inf-Ryy.1 ii., iii., or iv. Notification An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, the Council will give specific consideration to any adverse effects on Transpower New Zealand Limited. And Relocate the National Grid rule to the Infrastructure Chapter. And Any consequential amendments.
EW-S1	Kāinga Ora – Homes and Communities	81.492	Support in part	Kāinga Ora supports this standard in part. Amendments are sought to align with the changes sought by Kāinga Ora to the related rule (EW-R1), specifically with regard to the suggested insertion of exclusion activities. Amendments are also sought to the matters of discretion to remove "staging of earthworks", as this can be considered under the other stated matter of discretion "the total area of exposed soils at any point in time". Kāinga Ora seeks deletion of the matter of discretion "the visual amenity values and character of the surrounding area", as this is adequately addressed through the alternative matter of discretion relating to the natural landform. Kāinga Ora also queries the threshold applicable to commercial zones (400m²) to that in the Open Space and Sport and Active Recreation Zone (500m²) and seeks alignment to simplify the implementation of the plan. Amendments are sought. Consequential changes to numbering are also sought.	Amend: **Residential Zones, Settlement Zone, Neighbourhood Centre Zone:** 1. The area of earthworks must not exceed 250m^2 in any 12 month period per site. ~~The following are exempt from the maximum area standard:~~ • ~~Earthworks for a swimming pool which do not extend further than 2m from the edge of theswimming pool; and~~ • ~~Earthworks for interments within existing cemeteries or urupā.~~ **Matters of discretion are restricted to:** 1. The stability of land or structures ~~in or on the site or adjacent sites~~; 2. ~~The visual amenity values and character of the surrounding area;~~ 3. The natural landform and the extent to which the finished site will reflect and be sympathetic to the surrounding landform; 4. Dust and vibration beyond the site; 5. The retention of silt and sediment on the site; and 6. ~~The staging of earthworks; and~~ 7. The total area of exposed soils at any point in time.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~**Local Centre Zone, Large Format Retail Zone, Mixed Use Zone, City Centre Zone, General Industrial Zone, Hospital Zone:**~~ ~~2. The area of earthworks must not exceed 400m² in any 12 month period per site.~~ ~~The following are exempt from the maximum area standard:~~ • ~~Earthworks for a swimming pool which do not extend further than 2m from the edge of the swimming pool; and~~ • ~~Earthworks for interments within existing cemeteries or urupā.~~ ~~**Matters of discretion are restricted to:**~~ 1. ~~The stability of land or structures in or on the site or adjacent sites;~~ 2. ~~The visual amenity values and character of the surrounding area;~~ 3. ~~The natural landform and the extent to which the finished site will reflect and be sympathetic to the surrounding landform;~~ 4. ~~Dust and vibration beyond the site;~~ 5. ~~The retention of silt and sediment on the site;~~ 6. ~~The staging of earthworks; and~~ 7. ~~The total area of exposed soils at any point in time~~. **Local Centre Zone, Large Format Retail Zone, Mixed Use Zone, City Centre Zone, General Industrial Zone, Hospital Zone, Open space Zone, Sport and Active Recreation Zone:** 3. The area of earthworks must not exceed 500m² in any 12 month period per site. ~~The following are exempt from the maximum area standard:~~ • ~~Topdressing of grassed areas with topsoil;~~ • ~~Earthworks associated with the laying of a safety surface for children's play equipment;~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• ~~Earthworks for a swimming pool which do not extend further than 2m from the edge of the swimming pool; and~~ • ~~Earthworks for interments within existing cemeteries or urupā.~~ **Matters of discretion are restricted to:** 1. The stability of land or structures ~~in or on the site or adjacent sites~~; 2. ~~The visual amenity values and character of the surrounding area;~~ 3. The natural landform and the extent to which the finished site will reflect and be sympathetic to the surrounding landform; 4. Dust and vibration beyond the site; 5. The retention of silt and sediment on the site; and 6. ~~The staging of earthworks; and~~ 7. The total area of exposed soils at any point in time. **General Rural Zone, Rural Lifestyle Zone, Special Purpose Zone (BRANZ), Future Urban Zone, Māori Purpose Zone (Hongoeka):** 4. The area of earthworks must not exceed 1000m^2 in any 12 month period per site. ~~The following are exempt from the maximum area standard:~~ • ~~Earthworks for a swimming pool which do not extend further than 2m from the edge of the swimming pool; and~~ • ~~Earthworks for interments within existing cemeteries or urupā.~~ **Matters of discretion are restricted to:** 1. The stability of land or structures ~~in or on the site or adjacent sites~~; 2. The visual amenity values and character of the surrounding area;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					3. The natural landform and the extent to which the finished site will reflect and be sympathetic to the surrounding landform; 4. Dust and vibration beyond the site; 5. The retention of silt and sediment on the site; and 6. ~~The staging of earthworks; and~~ 7. The total area of exposed soils at any point in time.
EW-S1	Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited	123.20	Support in part	Generally support the intent of this standard as worded. Consider that a further exemption be provided for anticipated earthworks associated with underground petroleum storage. Repair and replacement of fuel storage tanks are undertaken as necessary to ensure health and safety regulations for the storage of hazardous substances are complied with. Repair and replacement works would typically require 250-400m^2 of earthworks. The standards as written would impose the ongoing need to obtain resource consent for such works where they occur within the Residential, Settlement or Neighbourhood Centre Zone. Consider this unreasonably onerous as these associated earthworks are already managed under the NESCS provisions. The NESCS requires land stability, erosion, sediment and contamination risks to be mitigated and minimised to an acceptable level. Outcomes sought under the NESCS are consistent with the outcomes sought by the proposed district plan, as referenced by the matters of discretion. Appropriate to include an exemption in this instance, where 400m² of anticipated earthworks are otherwise permitted within alternative zones, and additionally managed and assessed under the requirements of the NESCS.	Retain the intent of this standard. Amend the standard to provide an exemption for the repair, maintenance and installation of anticipated works within the residential, settlement and neighbourhood centre zone, as follows: [Within the] Residential Zones; Settlement Zone; Neighbourhood Centre Zone: 1. The area of earthworks must not exceed 250m^2 in any 12 month period per site. The following are exempt from the maximum area standard: • Earthworks for a swimming pool which do not extend further than 2m from the edge of the swimming pool; and • Earthworks for interments within existing cemeteries or urupa. • Earthworks up to 400m^2 associated with the construction, replacement, maintenance and repair of underground petroleum storage systems.
EW-S2	Kāinga Ora – Homes and Communities	81.493	Support in part	Kāinga Ora supports this standard in part. Amendments are sought to recognise the placement of the exclusion activities in the primary rule (EW-R1),as sought by Kāinga Ora. Amendments are sought to enable works up to 2.5m in cut height or fill depth, which is considered to strike a more reasonable balance between being adequately enabling of site development, while also managing adverse effects of stability and visual amenity resulting from retaining structures. Amendments are sought to more appropriately align the matters of discretion with the issue being managed by this standard, in this case stability and visual effects resulting from cut faces/retaining structures.	Amend: 1. Earthworks must not: a. Exceed a cut height or fill depth of 2.5m ~~1.5m~~ measured vertically; or b. Be located within 1.0m of the site boundary, measured on a horizontal plane; or c. Be undertaken on an existing slope with an angle of 34° or greater.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~The following are exempt from the height, location and slope standard:~~ • ~~Earthworks for interments within existing cemeteries or urupā.~~ **Matters of discretion are restricted to:** 1. The stability of land or structures ~~in or on the site or adjacent sites~~; 2. Visual amenity as a result of cut or fill faces and retaining structures ~~The visual amenity values and character of the surrounding area~~; 3. The natural landform and the extent to which the finished site will reflect and be sympathetic to the surrounding landform~~;~~ and 4. Mitigation landscaping ~~5. Dust and vibration beyond the site; and~~ ~~6. The retention of silt and sediment on the site;~~ ~~7. The staging of earthworks; and~~ ~~8. The total area of exposed soils at any point in time.~~
EW-S2	Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited	123.21	Support in part	It is not clear if the intent of this standard is to ensure any effects of permanent cut and fill are acceptable. The rule as currently drafted suggests that any cut or fill needs to adhere to the effects standard otherwise consent is required. In some instances, cut and fill activities may be temporary in nature and not result in any final change to ground level (e.g., Installation/ replacement of stormwater devices tank replacement activities). Seek the rule be amended to provide clarity that, any temporary cut and fill that does not result in a change in ground level, is excluded from this standard and there be specific exemptions for excavation for underground petroleum storage systems.	Retain the intent of this standard. Amend the standard to provide clarity that this does not apply to temporary cut and fill that does not change ground levels once completed. This could be achieved by the following amendments: 1. Earthworks must not: a. Exceed a cut height or fill depth of 1.5m measured vertically; or b. Be located within 1.0m of the site boundary, measured on a horizontal plane; or c. Be undertaken on an existing slope with an angle of 34° or greater. The following are exempt from the height, location and slope standard: • Earthworks for interments within existing cemeteries or urupa. • Earthworks for the maintenance, replacement or upgrade of underground petroleum storage systems

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Note: This standard does not apply to temporary cut and fill if it does not result in a change to ground level once completed.
EW-S3	Kāinga Ora – Homes and Communities	81.494	Support	Kāinga Ora supports this standard.	Retain as notified
EW-S3	Waka Kotahi NZ Transport Agency	82.166	Support	Supports this provision, specifically that the matters to which Council's discretion is restricted to. This ensures that the safety and efficiency of the state highway network is not compromised.	Retain as notified.
EW-S3	Aggregate and Quarry Association	104.3	Oppose	It is important that the volume of fill aligns with the Greater Wellington Regional Council permitted activity requirements. GWRC has a permitted cleanfill rule of 400m^3 and therefore it is recommended this rule be amended accordingly.	Amend standard to increase threshold from 200m^3 to 400m^3.
EW-S4	Kāinga Ora – Homes and Communities	81.495	Oppose	Kāinga Ora opposes this standard. The issue(s) being managed through this standard are matters of discretion under EW-S1 and EW-S2 and appropriate conditions of consent can be placed to manage this aspect of site works.	Delete: ~~1. As soon as practical, but no later than three months after the completion of earthworks or stages of earthworks, the earthworks area must be stabilised with vegetation or sealed, paved, metalled or built over.~~ **~~Matters of discretion are restricted to:~~** ~~1. The timing and duration of the works;~~ ~~2. Land stability; and~~ ~~3. The visual amenity of the surrounding area.~~
EW-S5	Robyn Smith	168.81	Amend	Standard EW-S5(1) requires: *"All silt and sediment must be retained on the site".* Although supports the outcome sought, raises concerns about the effect that the rule will have for bulk earthworks as realistically they will require consent because the permitted surface area under EW-S1 will be exceeded. For these reasons and recognising the avoidance required by Policy P39 of the pNRP, seeks the new rule. [Refer to original submission for full reason]	Include a new rule - Rule EW-R1(3) to read: All Zones 3. Activity status: Non-complying Where: a. Compliance is not achieved with: i. EW-S5
EW-S5	Survey + Spatial New Zealand (Wellington Branch)	72.19	Oppose	It is impossible to retain all silt and sediment on the site during all rainfall events.	Delete item 1 in EW-S5

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
EW-S5	Kāinga Ora – Homes and Communities	81.496	Support in part	Deletion of EW-S5(1) is sought, as this is too onerous. Kāinga Ora agree that appropriate site management is important to control silt and sediment beyond the site but consider the standard as drafted is unrealistic and does not adequately recognise the realities of site development. Kāinga Ora also seeks the removal of all advice notes within this standard. Any aspects relating to the management of silt and sediment should be adequately addressed through the PDP and not further defer to a Council Bylaw. The Silt and Sediment Devices at APP15 provide adequate guidance and further deferral to Greater Wellington Regional Council's guidance is unnecessary. The note relating to unidentified archaeological sites or waahi tapu is not relevant to a standard controlling silt and sediment run-off.	Amend: ~~1. All silt and sediment must be retained on the site.~~ 2. Silt and sediment devices must be installed in accordance with APP15 - Silt and Sediment Devices prior to the commencement of earthworks and must be retained for the duration of the earthworks. This standard does not apply to the transport of cut and fill material. Matters of discretion are restricted to: 1. The retention of silt and sediment on the site. ~~Advice notes:~~ ~~1. The Porirua City Council Bylaw 1991, Part 24 Silt and Sediment Control, and Part 26 Stormwater may apply to silt, sediment, and stormwater run-off from earthworks.~~ ~~2. The Erosion and Sediment Control Guidelines for the Wellington Region (prepared by Wellington Regional Council) provides guidance for the management of silt and sediment from earthwork activities.~~ ~~3. In the event that an unidentified archaeological site or a waahi tapu site is located during works, the following applies:~~ ~~a. Work must cease immediately at that place and within 20m around the site;~~ ~~b. Heritage New Zealand Regional Archaeologist must be notified and apply for the appropriate authority if required;~~ ~~c. Appropriate iwi groups or kaitiaiki representative must be notified of the discovery. Site access must be granted to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act 2014);~~ ~~d. If human remains (koiwi) are uncovered then the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative must be notified. Remains are not to be moved until such time as iwi and Heritage New Zealand have responded; and~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~e. Works affecting the archaeological site and any human remains (koiwi) must not resume until appropriate authority and protocols are completed.~~
EW-S5	Heritage New Zealand Pouhere Taonga	65.55	Amend	Suggests that the information in Advice Note 3 is put into an appendix in the plan, and provide cross reference from relevant sections (HH, SASM, earthworks)	Amend as follows: Information on accidental discovery protocol and the Archaeological Authority Process under the Heritage New Zealand Pouhere Taonga Act 2014 is outlined in Appendix 16.

LIGHT- Light

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Derek and Kristine Thompson	90.4	Oppose	In recognition of the existing and surrounding activities, the existing rural amenity and the site's high visibility from the state highway.	Light spill and glare provisions should be the same as for the General Rural Zone.
General	Graham Twist	93.4	Oppose	In recognition of the existing and surrounding activities, the existing rural amenity and the site's high visibility from the state highway.	Light spill and glare provisions should be the same as for the General Rural Zone.
General	Kāinga Ora – Homes and Communities	81.939	Oppose	Kāinga Ora opposes the Light chapter provisions in its current proposed state.	Opposes the Light chapter provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) are reviewed and amended.
Judgeford Flat	Sandra Johnston	89.4	Oppose	In recognition of the existing and surrounding activities, the existing rural amenity and the site's high visibility from the state highway.	In respect of the Judgeford Flat FUZ: Light spill and glare provisions should be the same as for the General Rural Zone.
Judgeford Flat	John Hungerford	76.3	Oppose	In recognition of the existing and surrounding activities, the existing rural amenity and the site's high visibility from the state highway.	In respect of the Judgeford Flat FUZ: Light spill and glare provisions should be the same as for the General Rural Zone.
General	Matthew Reading	32.4	Support in part	Less than 100 years ago, everyone could look up and see a spectacular starry night sky. Now, millions of children across the globe will never experience the Milky Way where they live. The increased and widespread use of artificial light at night is not only impairing our view of the universe, it is adversely affecting our environment, our safety, our energy consumption and our health. For three billion years, life on Earth existed in a rhythm of light and dark that was created solely by the illumination of the Sun, Moon and stars. Now, artificial lights overpower the darkness and our cities glow at night, disrupting the natural day-night pattern and shifting the delicate balance of our environment. The negative effects of the loss of this inspirational natural resource might seem intangible. But a growing body of evidence links the brightening night sky directly to measurable negative impacts including • Increasing energy consumption • Disrupting the ecosystem and wildlife • Harming human health • Affecting crime and safety The Maramataka (Maori Lunar Calendar), Matariki, celestial lore, and Maori culture have an intimate connection with the night sky. This connection is being lost.	A higher standard of compliance for both upward projected lighting, and the colour temperature of outdoor lighting.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				56% of New Zealanders can no longer see the Milky Way, There is opportunity to act now to protect our natural heritage. Let's not add the residents of Porirua to that total. PCC has an opportunity to show others how it should be done though changes which are simple, and easy to navigate, without compromising development, growth or opportunity. A higher standard of compliance for both upward projected lighting, and the colour temperature of outdoor lighting will bring the policy closer to global best practice, but also to National best practice, as is being implemented by a growing number of Wairarapa Councils.	
Judgeford Flat	Magdalena Conradie	44.3	Oppose	In recognition of the existing and surrounding activities, the existing rural amenity and the site's high visibility from the state highway.	In respect of the Judgeford Flat FUZ: Light spill and glare provisions should be the same as for the General Rural Zone.
General	Te Rūnanga o Toa Rangatira	264.58	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.
Judgeford Flat	Victoria and Nick Coad	162.3	Oppose	In recognition of the existing and surrounding activities, the existing rural amenity and the site's high visibility from the state highway.	In respect of the Judgeford Flat FUZ: Light spill and glare provisions should be the same as for the General Rural Zone.
General	Waka Kotahi NZ Transport Agency	82.144	Support in part	Agrees with the overview as worded but seeks the term "public street lighting" be defined to identify what public street lighting is incorporated by this terminology. Needs to understand if this terminology is inclusive of all lighting contained within streets and road reserve including but not limited to variable messaging and advanced warning signs; or, if this is specific to street illumination only.	Define the term "Public Street Lighting"
LIGHT-O1	Waka Kotahi NZ Transport Agency	82.145	Support in part	Supports this objective as it seeks to assess the appropriateness of a lighting activity by considering if this will compromise health and safety of people and communities which is inclusive of road safety. The terminology used should be amended to consider the whole transport network rather than limiting this to road safety, as effects from lighting can adversely impact all aspects of the transport network if the lighting is not compatible.	Amend provision: The benefits of the use of artificial lighting are recognised while any adverse effects generated are compatible with the purpose, character and amenity values of the zone and the surrounding area and do not compromise the health and safety of people and communities, including ~~road~~ transport network safety.
LIGHT-O2	Waka Kotahi NZ Transport Agency	82.146	Support in part	Supports designing and locating new light sensitive activities to reduce conflict with existing artificial lighting.	Amend provision: New activities that are sensitive to the effects of artificial lighting are designed and located to ~~minimise~~ mitigate conflict and reverse sensitivity effects.
LIGHT-P1	Waka Kotahi NZ Transport Agency	82.147	Support in part	Supports this policy as it provides for artificial lighting that does not compromise the health and safety of people and communities which includes road safety. Seek the terminology used be amended to consider the whole transport network rather than limiting this to road safety, as effects from lighting can adversely impact all aspects of the transport network if the lighting is not compatible.	Amend provision: 3. Does not compromise the social, cultural and economic wellbeing or health and safety of people and communities, including ~~road~~ the transport network and its user's safety.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
LIGHT-P2	Waka Kotahi NZ Transport Agency	82.148	Support in part	Supports this policy as it seeks to avoid conflict between lighting activities and the transport network; and have regard to the adverse effects on health safety and wellbeing of people and communities in the surrounding area.	Amend provision: ~~Minimise~~ Mitigate the adverse effects of the use of artificial lighting having regard to:
LIGHT-P3	Waka Kotahi NZ Transport Agency	82.149	Support in part	Supports this policy insofar as it considers reverse sensitivity effects from lighting. Notes that reverse sensitivity effects can occur from sensitive activities adjacent to transport networks lighting. Seeks an amendment to this policy ensuring that the reverse sensitivity effects from lighting are considered for light sensitive land uses adjacent to the transport network.	Amend provision: Require sensitive activities located within and adjacent to the Commercial and Mixed Use Zones, General Industrial Zone, ~~and~~ Sport and Active Recreation Zone~~,~~ or adjacent to the transport network to: 1. Ensure that habitable rooms are designed and located so as to ~~minimise~~ mitigate any sleep disturbance from light spill; and […]
LIGHT-R1	Waka Kotahi NZ Transport Agency	82.150	Support	Supports the outdoor artificial lighting rule table, and associated activity statuses for non-compliance with the lighting standards.	Retain as notified.
LIGHT-S1	Waka Kotahi NZ Transport Agency	82.151	Support in part	Supports requiring an assessment for outdoor lighting against 'AS/NZ 4282.2019 Control of the Obtrusive Effects of Outdoor Lighting' and the additional provisions included in this standard. Considers that the inclusion of an assessment to identify the underlying environmental zoning identified in Table 3.1 of 'AS/NZ 4282.2019 Control of the Obtrusive Effects of Outdoor Lighting' is required to ensure lighting and lighting levels are appropriate in each environmental zone.	Amend provision: 1. Lighting environmental zones and associated lighting limits must be measured and assessed in accordance with AS/NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting. In the event of any conflict between AS/NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting and the District Plan, the District Plan shall prevail.
LIGHT-S2	Waka Kotahi NZ Transport Agency	82.152	Support in part	Supports the intention of this standard that vertical lighting needs to be controlled. Does not support the approach to identify maximum lighting levels within the General Rural, Rural Lifestyle, Settlement and Future Urban Zones. Within 'AS/NZ 4282.2019 Control of the Obtrusive Effects of Outdoor Lighting' lighting levels are dependent on the underlying environmental zone and are not able to be broadly applied as presented in this section. Seeks the addition of consideration for these environmental zones within this standard where artificial lighting faces the state highway. Sufficient consideration has not been given to the measurement of vertical illuminance when adjacent or facing state highways. Seeks the addition of measurement provisions where lighting is visible from a state highway.	Amend provision: 1. Outdoor artificial lighting must not exceed the following vertical illuminance levels: a. 7.00am – 10.00pm: ~~10~~Five Lux; ~~and~~ b. 10.00pm – 7.00am: One Lux; and c. Where lighting is visible from a state highway limits are to be identified per Table 3.2 of AS/NZ 4282.2019 Control of the Obtrusive Effects of Outdoor Lighting. The vertical illuminance shall be measured at: a. Any window of a habitable room of a building used for a sensitive activity on any adjacent site; or b. The minimum setback distance for buildings and structures used for residential purposes for the relevant zone of an adjacent site if that site

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					does not contain a building used for a sensitive activity. The vertical extent of the calculation points for vertical illuminance shall be between: i. 1.5m above ground level; and ii. The maximum building height permitted by the relevant zone; or c. The edge of the state highway carriageway closest to the lighting source if applicable. 2. Outdoor artificial lighting must not exceed the following vertical illuminance levels at the site boundary: a. 7.00am – 10.00pm: 10 Lux; and b. 10.00pm – 7.00am: two Lux. The vertical illuminance shall be measured at: a. The edge of the state highway carriageway closest to the lighting source if applicable. 3. Outdoor artificial lighting must not exceed the following vertical illuminance levels: a. 7.00am – 10.00pm: 25 Lux; and b. 10.00pm – 7.00am: 4 Lux. The vertical illuminance shall be measured at: a. Any window of a habitable room of a building used for a sensitive activity on any adjacent site; or b. The minimum setback distance for buildings and structures for the relevant zone on an adjacent site if that site does not contain a building used for a sensitive activity. The vertical extent of the calculation points for vertical illuminance shall be between: i. 1.5m above ground level; and ii. The maximum building height permitted by the relevant zone.

<table>
<tr><th>Specific provision/matter</th><th>Submitter name</th><th>Submission point number</th><th>Position</th><th>Reasons</th><th>Decisions requested</th></tr>
<tr><td></td><td></td><td></td><td></td><td></td><td><u>c. The edge of the state highway carriageway closest to the lighting source if applicable.</u></td></tr>
<tr><td>LIGHT-S3</td><td>Waka Kotahi NZ Transport Agency</td><td>82.153</td><td>Support in part</td><td>Supports the intention of this standard that glare needs to be controlled. Does not support the approach to identify maximum lighting levels within the General Rural, Rural Lifestyle, Settlement and Future Urban Zones. Within ‘AS/NZ 4282.2019 Control of the Obtrusive Effects of Outdoor Lighting’’ luminous intensity per luminaire levels are dependent on the underlying environmental zone and are not able to be broadly applied as presented in this section. Seeks the addition of consideration for these environmental zones within this standard where artificial lighting faces the state highway.</td><td>Amend provision:

1. Outdoor artificial lighting on any site adjacent to a road, or adjacent to a site which contains a building used for a sensitive activity, must be selected, located, aimed, adjusted and/or screened so that the luminous intensity does not exceed the following:

a. 7.00am – 10.00pm: 7,500 cd; and

b. 10.00pm – 7.00am: 500 cd.

<u>c. Where lighting is visible from a state highway limits are to be identified per Table 3.3 of AS/NZ 4282.2019 Control of the Obtrusive Effects of Outdoor Lighting.</u></td></tr>
<tr><td>LIGHT-S4</td><td>Waka Kotahi NZ Transport Agency</td><td>82.154</td><td>Support in part</td><td>Supports the intention of this standard to mitigate the effects of artificial light on road users. Does not support the approach to identify maximum threshold increment within the General Rural, Rural Lifestyle, Settlement and Future Urban Zones. Within ‘AS/NZ 4282.2019 Control of the Obtrusive Effects of Outdoor Lighting’ the threshold increment and adaptation levels are dependent on the underlying environmental zone and are not able to be broadly applied as presented in this section. Seeks the addition of consideration for these environmental zones within this standard where artificial lighting faces the state highway. The adaption luminance levels do not align with Table 3.2 of ‘AS/NZ 4282.2019 Control of the Obtrusive Effects of Outdoor Lighting’. Waka Kotahi seeks for the adaption luminance levels to align with Table 3.2.</td><td>Amend provision:

1. Outdoor artificial lighting must not exceed a 15% threshold increment (based on adaption luminance of 1 cd/m^2) when calculated in the direction of travel within each traffic lane of any public road; or,

<u>Where lighting is visible from a state highway limits are to be identified per Table 3.2 of AS/NZ 4282.2019 Control of the Obtrusive Effects of Outdoor Lighting.</u>

2. Outdoor artificial lighting must not exceed a 15% threshold increment limit (based on adaption luminance of ~~2~~<u>1</u> cd/m^2) when calculated in the direction of travel within each traffic lane of any public road.

3. Outdoor artificial lighting must not exceed a 15% threshold increment limit (based on adaption luminance of ~~10~~<u>5</u> cd/m^2) when calculated in the direction of travel within each traffic lane of any public road.</td></tr>
<tr><td>LIGHT-S5</td><td>Matthew Reading</td><td>32.1</td><td>Support in part</td><td>The installation of outdoor lighting should be targeted at 0% as this is still relatively easy to achieve with modern fixtures. Any areas which are unable to achieve 0% upward lighting should either be on a timer to be off between 10pm-7am, or if even that is not achievable or desirable, should be on a motion activated circuit which illuminates on movement (Passive Infra-Red) and illuminates for a maximum of 5 minutes. This better aligns this policy with the goal of not adversely affecting views of the night -sky. Outdoor fixtures should also utilise light sources that do not exceed a colour temperature of 3000K (warm white), which also decreases the impact on sky glow and follows global best practice.</td><td>
<table>
<tr><td>LIGHT-S5</td><td>Sky glow</td></tr>
<tr><td>Neighbourhood Centre Zone

Local Centre Zone</td><td>3. Outdoor artificial lighting must ~~not exceed an upward light ratio of 15%.~~ <u>not project any light above a horizontal plane. Any fittings</u></td><td>Matters of discretion restricted to:

1. The number, placement, design, height, colour, orientation and screening of light fittings and light support structures;</td></tr>
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<table>
<tr><td>Large Format Retail Zone

Mixed Use Zone

City Centre Zone

General Industrial Zone

Hospital Zone

Special Purpose Zone (BRANZ)</td><td><u>or applications where this is not acheivable should either be operated on a fixed timer circuit where the fixture is not illuminated between 10pm-7am, or should be on a motion-activated circuit which illuminates the fixture for a maximum of 5 minutes upon movement being detected. Fixtures used should not emit light at a colour temperature exceeding 3000K.</u></td><td>2. Effects on views to the night sky;
3. Effects on visual amenity; and
4. Any positive effects generated from the use of artificial lighting.</td></tr>
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</td></tr>
<tr><td>LIGHT-S5</td><td>Matthew Reading</td><td>32.3</td><td>Support in part</td><td>The installation of outdoor lighting should be targeted at 0% as this is still relatively easy to achieve with modern fixtures. Any areas which are unable to achieve 0% upward lighting should either be on a timer to be off between 10pm-7am, or if even that is not achievable or desirable, should be on a motion activated circuit which illuminates on movement (Passive Infra-Red) and illuminates for a maximum of 5 minutes. This better aligns this policy with the goal of not adversely affecting views of the night -sky. Outdoor fixtures should also utilise light sources that do not exceed a colour temperature of 3000K (warm white), which also decreases the impact on sky glow and follows global best practice.</td><td>
<table>
<tr><td>LIGHT-S5</td><td>Sky glow</td></tr>
<tr><td>General Rural Zone

Rural Lifestyle Zone</td><td>1. Outdoor artificial lighting must <s>not exceed an upward light ratio of 3%.</s> <u>not project any light above a horizontal plane. Any fittings or applications where this is not acheivable should either be operated on a fixed timer circuit where the fixture is not illuminated between</u></td><td>Matters of discretion restricted to:
1. The number, placement, design, height, colour, orientation and screening of light fittings and light support structures;
2. Effects on views to the night sky;
3. Effects on visual amenity; and
4. Any positive effects generated</td></tr>
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<tr><td></td><td></td><td></td><td></td><td></td><td>
<table>
<tr><td>Settlement Zone

Future Urban Zone</td><td><u>10pm-7am, or should be on a motion-activated circuit which illuminates the fixture for a maximum of 5 minutes upon movement being detected. Fixtures used should not emit light at a colour temperature exceeding 3000K.</u></td><td>from the use of artificial lighting.</td></tr>
</table>
</td></tr>
<tr><td>LIGHT-S5</td><td>Matthew Reading</td><td>32.2</td><td>Support in part</td><td>The installation of outdoor lighting should be targeted at 0% as this is still relatively easy to achieve with modern fixtures. Any areas which are unable to achieve 0% upward lighting should either be on a timer to be off between 10pm-7am, or if even that is not achievable or desirable, should be on a motion activated circuit which illuminates on movement (Passive Infra-Red) and illuminates for a maximum of 5 minutes. This better aligns this policy with the goal of not adversely affecting views of the night -sky. Outdoor fixtures should also utilise light sources that do not exceed a colour temperature of 3000K (warm white), which also decreases the impact on sky glow and follows global best practice.</td><td>
<table>
<tr><td>LIGHT-S5</td><td>Sky glow</td></tr>
<tr><td>Residential Zones

Open Space and Recreation Zones

Maori Purpose Zone (Hongoeka)</td><td>2. Outdoor artificial lighting must <s>not exceed an upward light ratio of 5%.</s><u>not project any light above a horizontal plane. Any fittings or applications where this is not acheivable should either be operated on a fixed timer circuit where the fixture is not illuminated between 10pm-7am, or should be on a motion-activated circuit which illuminates the fixture for a maximum of 5 minutes upon movement being detected. Fixtures used should not emit light at a colour temperature exceeding 3000K.</u></td><td>Matters of discretion restricted to:

1. The number, placement, design, height, colour, orientation and screening of light fittings and light support structures;
2. Effects on views to the night sky;
3. Effects on visual amenity; and
4. Any positive effects generated from the use of artificial lighting.</td></tr>
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</td></tr>
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NOISE- Noise

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Te Rūnanga o Toa Rangatira	264.59	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.
General	Paul and Julia Botha	118.6	Not specified	The distances listed assume line of sight to the railway or road. Where there is screening or obstruction to a direct line of sight, the noise levels will be lower or the potential exists to build closer to the railway without the need for acoustic insulation on the building. [Refer to original submission for full reason]	The terrain shape and other barriers need to be able to be included in an assessment rather than simply assuming that all new houses within 100m (or other distance) require acoustic insulation.
General	Paul and Julia Botha	118.7	Not specified	The "distance" that is important is the closest direct line of sight distance and not a simple 100m offset from the railway. [Refer to original submission for full reason]	If a proposed development lies within 100 m (or other distance) of the railway but that part of the railway cannot be seen it should not require acoustic mitigation even if other parts of the railway are visible at greater distance.
General	Paul and Julia Botha	118.5	Not specified	The noise corridor mapping is still incorrect and does not match the rules. [Refer to original submission for full reason]	In relation to the noise corridor mapping, any setback should be from the rail centreline and not the Kiwirail property boundary as is currently shown.
General	Paul and Julia Botha	118.8	Not specified	• The 100m distance appears to have been derived from noise predictions provided in support of changes to the South Taranaki District Plan. There doesn't appear to be any measurements undertaken in the PCC district where the rail traffic is significantly different, with 90% of the rail movements being commuter trains in the Porirua district. • The Hutt City Council Plan change appears to be the most recent to address these same matters, where a 40 m setback was accepted position by all parties. • Why PCC sees fit to more than double any of the recent precedents in a district that has been stated to have the highest median rental prices, is difficult to comprehend. • If this noise corridor is reduced by 60m each side, i.e. to a width of 40m each side of the rail and state highways, the number of buildings reduces to approximately 708 or 3.3% of all buildings. [Refer to original submission for full reason]	If Council insists on maintaining a noise buffer proposed in the PDP, then the buffer is no wider than 40m from the edge of a State Highway or the centre line of the existing rail tracks.
General	Paul and Julia Botha	118.9	Not specified	Raises a number of concerns regarding noise corridors for rail and roads. [Refer to original submission for full reasons]	If Council insists on maintaining a noise buffer proposed in the PDP, then the buffer zone should only apply to rural & rural residential areas, i.e. all existing houses are excluded.
General	Paul and Julia Botha	118.10	Not specified	Agree it is about balance but the rules within the PDP are completely stacked in favour of Kiwirail and NZTA. The proposed noise rule does not appear to strike a balance, it puts the burden of rail and road noise on adjacent landowners and no onus on those	If Council insists on maintaining a noise buffer proposed in the PDP, then a maximum noise level be placed on the noise from State Highways and rail corridors to prevent these creeping upwards with time.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				two operators to take any responsibility for their noise emissions by making improvements (reductions) over time.	
General	Paul and Julia Botha	118.11	Not specified	Agree with the Acousafe letter to PCC dated 10 June 2020 that states that they did not recommend that the Norwegian Vibration standard be adopted in the PDP. Understand that the Norwegian Standard referenced is for the measurement of vibration in buildings that exist close to railway corridors. It is not intended for use in making assessments where a building does not exist. Ground vibration levels are influenced by a raft of factors as stated by Acousafe but in addition to those, the geology between the railway and the house will play a significant part too. Understanding all of these is a complex task and will come at a significant cost if needed to gain a resource consent. Even trying to get a copy of that Norwegian standard comes at a cost. Before even considering including the Norwegian Standard as a reference in the District Plan, the Council should provide a list of organisations in the Wellington region that have experience with the Standard, the cost of an assessment under that standard and confirmation that it can be used for new buildings.	If Council insists on maintaining a noise buffer proposed in the PDP, then remove the reference to the Norwegian Standard for ground vibration.
Exemptions	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.44	Support in part	Exempting the use of generators and mobile equipment from the noise provisions is supported. A change is sought so that load shedding is also clearly exempt. Load shedding is when the electricity grid reaches crises peak demand, and the load on the grid is such that there is risk of power cut. In such circumstances, power companies ask large power users who have their own emergency power back up (such as Telecommunication Exchanges) to switch on their generators and switch off from the grid for a short period of time, to reduce the risk of power cut. This is in no way a regular occurrence, and has effects similar to using generators for emergency purposes. As such it should clearly be exempt in the PDP.	Amend as follows: The following are all exempt from the rules and standards in this chapter: [...] 5. The use of generators and mobile equipment (including vehicles) for emergency purposes, including testing and maintenance not exceeding 48 hours in duration, where they are operated by emergency services or lifeline utilities, <u>for load shedding purposes,</u> or for the continuation of radiocommunication broadcasts from Radio New Zealand's Titahi Bay facilities; [...]
Introduction	Kāinga Ora – Homes and Communities	81.499	Support in part	Kāinga Ora generally supports the introductory text. Kāinga Ora requests an amendment to delete the reference to 'hammering' as being exempt from the noise controls. This may lead to unintended consequences where after-hours construction work can take place and generate noise that may compromise the amenity of sensitive receivers (such as residential activities).	Amend: The following are all exempt from the rules and standards in this chapter: 1. Aircraft being operated during flight; 2. Vehicles being driven on a road (within the meaning of section 2(1) of the Transport Act 1998), or within a site as part of or compatible with a normal residential activity; 3. Trains on rail lines (public or private) and crossing bells within the road reserve, including at railway yards, railway sidings or stations. This exemption does not apply to the testing (when stationary), maintenance, loading or unloading of trains;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					4. Any warning device or siren used by emergency services for emergency purposes (and routine testing and maintenance); 5. The use of generators and mobile equipment (including vehicles) for emergency purposes, including testing and maintenance not exceeding 48 hours in duration, where they are operated by emergency services or lifeline utilities, or for the continuation of radiocommunication broadcasts from Radio New Zealand's Titahi Bay facilities; 6. Activities at emergency service facilities associated with emergency response and emergency response training; 7. Farming activity, agricultural vehicles, machinery or equipment used on a seasonal or intermittent basis for primary production in the Rural Zones; 8. Helicopters used in emergencies or as air ambulances; 9. Impulsive sounds ~~(hammerings and bangs)~~ and dog barking noise; 10. Crowd noise from activities in Open Space and Sport and Active Recreation Zones; and 11. Temporary Activities in the City Centre, General Rural, Rural Lifestyle, Mixed Use and Local Centre Zones on New Year's Eve until 1.00am on New Year's Day only, where in accordance with the rules and standards in the Temporary Activities chapter.
Exemptions	KiwiRail Holdings Limited (KiwiRail)	86.57	Support	Supports the clarification provided under point 3 in the introduction that trains on rail lines and crossing bells, including at railway yards, railway sidings or stations are exempt from the noise standards within this Chapter.	Retain as proposed.
Exemptions	Rural Contractors New Zealand Inc	179.4	Support	Supports exemptions 2 and 7 to the Noise rules and standards.	Retain the following exemptions to the Noise rules and standards: 2. Vehicles being driven on a road (within the meaning of section 2(1) of the Transport Act 1998), or within a site as part of or compatible with a normal residential activity;… 7. Farming activity, agricultural vehicles, machinery or equipment used on a seasonal or intermittent basis for primary production in the Rural Zones;
Introduction	Fire and Emergency New Zealand	119.50	Support	Strongly supports the exclusions identified in the Noise introduction, which relate to emergency sirens, generators, and activities at emergency service facilities. Strongly supports the retention of this exclusion.	Retain as proposed.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Exemptions	Radio New Zealand Limited	121.29	Support	Supports the exemption of its emergency generators from the rules and standards in the Noise chapter.	[Not specified, refer to original submission]
NOISE-O1	Kāinga Ora – Homes and Communities	81.500	Support in part	Kāinga Ora supports this objective in part, however, amendments are sought to more clearly articulate the balance between providing for noise generating activities, whilst appropriately managing effects on the community.	The benefits of activities that generate noise are recognised while ensuring any adverse effects from noise generating activities are compatible with the anticipated purpose, character and amenity values of the relevant zone(s) and do not compromise the public health ~~or safety~~ and wellbeing of people and communities.
NOISE-O2	Kāinga Ora – Homes and Communities	81.501	Support in part	Kāinga Ora supports this objective in part but seeks amendment to clearly state that the effect being managed is reverse sensitivity. Kāinga Ora considers that this objective should be in relation to new noise sensitive activities only.	The function and operation of existing and permitted noise generating activities are not compromised by ~~adverse effects, including~~ reverse sensitivity effects~~,~~ from new noise-sensitive activities.
NOISE-O2	KiwiRail Holdings Limited (KiwiRail)	86.58	Support	Supports specific recognition of reverse sensitivity effects and ensuring the function and operation of existing and permitted activities is not compromised by reverse sensitivity effects from noise sensitive activities, including specific reference to the rail network.	Retain as proposed.
NOISE-O2	Waka Kotahi NZ Transport Agency	82.167	Support	Supports this objective as it ensures that the function and operation of the transport network is not compromised by adverse effects, including reverse sensitivity effects.	Retain as notified.
NOISE-O3	Kāinga Ora – Homes and Communities	81.502	Support	Kāinga Ora supports this objective	Retain as notified
NOISE-P1	Kāinga Ora – Homes and Communities	81.503	Support in part	While Kāinga Ora supports enabling the generation of noise where appropriate, it does not support requiring amenity values to be maintained. The PDP should recognise that amenity values change over time. This point is consistent with the wider Kāinga Ora submission.	Amend: Enable the generation of noise from activities that: 1. ~~Maintains~~ Are compatible with the anticipated amenity values of the receiving environment; and 2. Do~~es~~ not compromise the health, safety and wellbeing of people and communities.
NOISE-P1	Waka Kotahi NZ Transport Agency	82.168	Support	Support that noise from activities does not compromise the health, safety and wellbeing of people and communities. This is in keeping of the noise provisions for activities near the state highway network.	Retain as notified.
NOISE-P2	Kāinga Ora – Homes and Communities	81.504	Support in part	Kāinga Ora generally supports this policy but considers the policy should be renamed to 'Appropriate noise activities' so that the policy is positively directed toward enabling appropriate activities, rather than discouraging inappropriate activities. Consistent with its overarching submission, Kāinga Ora does not support the use of 'avoid' in this context. Using the term 'avoid' implies that any conflict with existing noise sensitive activities is to be entirely prevented. Kāinga Ora considers it more appropriate to have regard to how activities minimise or mitigate potential conflict in	Amend: **NOISE-P2 ~~Potentially~~ ~~ina~~Appropriate noise activities** Provide for ~~other~~ activities that generate noise, where these avoid, remedy or mitigate any adverse noise effects, having regard to:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				relation to noise – noting that it is not possible to entirely avoid conflict in every case, but effects can be minimised and mitigated. Kāinga Ora also seeks amendment to focus consideration of effects only to noise as this is the purpose of the policy and it would be inappropriate to consider all effects under this chapter.	1. The extent to which noise generating activities ~~it avoids~~ minimise or mitigate conflict with existing noise-sensitive activities; 2. Noise ~~E~~effects on other established uses and their operation; 3. Potential noise effects on activities permitted within the receiving zone; 4. The compatibility of the noise with other noises generated from permitted zone activities, and other activities not controlled by the Plan, within the receiving zone; 5. The degree to which the noise breaches the permitted noise standards for the receiving zone(s); 6. Whether adverse noise effects can be internalised to the site where the noise is generated and the extent to which they can be minimised at site boundaries; 7. The frequency, intensity, duration and offensiveness of the noise generated; 8. Any management plans for managing noise; 9. Whether the activity adopts the best practicable option to avoid, remedy or mitigate adverse noise effects and the appropriateness of potential mitigation measures to control and monitor the noise levels in addition or as alternatives to the best practicable option; and 10. Any adverse noise effects that impact on the health, safety and wellbeing of people and communities within the surrounding area, including sleep disturbance and annoyance.
NOISE-P3	Kāinga Ora – Homes and Communities	81.505	Support	Kāinga Ora supports objective NOISE-P3.	Retain as notified.
NOISE-P3	Waka Kotahi NZ Transport Agency	82.169	Support in part	Supports this policy as it enables construction activities while ensuring noise effects are addressed.	Amend NOISE-P3 as follows: ~~Minimise~~ Mitigate the adverse effects of noise from construction activities on the amenity values of the surrounding area, having regard to: […]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NOISE-P4	Waka Kotahi NZ Transport Agency	82.170	Support	Supports this policy as it ensures that the state highway network is not adversely affected by noise sensitive activities located in close proximity to the network.	Retain as notified.
NOISE-P4	KiwiRail Holdings Limited (KiwiRail)	86.59	Support	Supports specific recognition of reverse sensitivity effects and ensuring the function and operation of existing and permitted activities is not compromised by reverse sensitivity effects from noise sensitive activities, including specific reference to the rail network.	Retain as proposed.
NOISE-P4	Z Energy Limited	92.13	Support	The General District-Wide Overlays: Noise Corridors (Railway and State Highway 100m) affect the Z Mana and Z Mungavin Ave service station and the Z Plimmerton Truckstop site. Appropriate that the definition of noise sensitive activities does not include service stations / truckstops. Appropriate to permit activities that are not sensitive to noise within noise corridors. Supports the absence of controls in noise corridors to service stations and truckstops. Conversely it is appropriate in those areas to control noise sensitive activities.	Retain the definition of Noise Sensitive Activities; Noise Corridors Policy Noise-P4 and Noise Corridors Rules Noise R5 and S1-S5.
NOISE-P4	Kāinga Ora – Homes and Communities	81.506	Oppose	Kāinga Ora opposes the inclusion of additional controls in relation to noise-sensitive activities within close proximity to State Highways and the Rail Network. Kāinga Ora considers that additional requirements in relation to indoor noise design levels results in an unnecessary and overly restrictive burden for landowners, without a corresponding burden on infrastructure providers to manage effects to adjacent land uses generated by the operation of infrastructure. There are more balanced and less onerous ways in which potential interface issues can be managed.	Delete: ~~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 design 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 as a result of the noise-sensitive activities; and~~ ~~6. The outcome of any consultation with the New Zealand Transport Agency or KiwiRail.~~
NOISE-P5	Kāinga Ora – Homes and Communities	81.507	Support	Kāinga Ora supports this policy as proposed.	Retain as notified

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Gwynn Family Trust - Gwynn, Kevin	12.3	Amend	Noise created by the transport corridor is able to increase with changes without any mitigation on existing properties.	Amend Noise Rules to ensure transport networks are not excluded from meeting PDP rules.
NOISE-R1	Kāinga Ora – Homes and Communities	81.508	Support	Kāinga Ora supports the proposed rule.	Retain as notified
NOISE-R2	Kāinga Ora – Homes and Communities	81.509	Support	Kāinga Ora supports the proposed rule.	Retain as notified
NOISE-R2	Waka Kotahi NZ Transport Agency	82.171	Support	Supports this policy as it provides for construction activities when in compliance with the relevant NZS standards for construction noise.	Retain as notified.
NOISE-R3	Kāinga Ora – Homes and Communities	81.510	Support in part	Kāinga Ora generally supports the proposed rule, but seeks amendment to correct referencing typo.	Amend: **1. Activity status: Permitted** Where: a. The emergency or back-up generator is an emergency electricity generator that is not used to generate power for the National Grid; or b. The emergency or back-up generator is used to support maintenance activities and: i. Only operates between the hours of 8.00am and 5.00pm on weekdays; ii. Does not operate on Saturdays or Sundays; and iii. Will comply with the relevant daytime noise limit. **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with NOISE-R3-1.a or NOISE-R3-1.b ~~NOISE-R4-1.a or NOISE-R4-1.b~~. **Matters of discretion are restricted to:** 1. The matters in NOISE-P2.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Notification: An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.
NOISE-R4	Kāinga Ora – Homes and Communities	81.511	Support in part	Kāinga Ora generally supports the proposed rule but seeks an amendment to correct a typo.	**Amend:** **Neighbourhood Centre Zone, Local Centre Zone, Mixed Use Zone, City Centre Zone, General Industrial Zone** **1. Activity status: Permitted** Where: a. Compliance is achieved ~~acheived~~ with: i. NOISE-S5; and ii. NOISE-S6. **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with NOISE-S5 or NOISE-S6. **Matters of discretion are restricted to:** The matters of discretion of any infringed standard
NOISE-R5	Kāinga Ora – Homes and Communities	81.512	Oppose	Kāinga Ora opposes the inclusion of additional controls in relation to noise-sensitive activities within close proximity to State Highways and the Rail Network. Kāinga Ora considers that additional requirements in relation to indoor noise design levels and vibration results in an unnecessary and overly restrictive burden for landowners, without a corresponding obligation on infrastructure providers to manage effects to adjacent land uses generated by the operation of infrastructure. Kāinga Ora considers that there are more balanced and less onerous ways in which potential interface issues can be managed. Kāinga Ora opposes all aspects of the rule managing vibration effects. Introducing a rule on vibration effects adds considerable cost for compliance and relies on a Standard that is not publicly available. It also requires specialist vibration assessment, which is not commonly available (including within Council in-house expertise). Setback distances from State Highway and Rail for the management of reverse sensitivity noise effects will also mitigate vibration effects.	Delete rule

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NOISE-R5	KiwiRail Holdings Limited (KiwiRail)	86.60	Support	Supports that where mitigation is provided and structures are setback between 30m and 70m from the rail track, structures containing noise sensitive activities or places or worship are permitted activities. Supports the inclusion of a construction schedule which assists with specific measures to achieve the mitigation. Supports that where standards for mitigation are not complied with, or the setbacks are not achieved, consent is required and that specific consideration of effects on KiwiRail are a key factor in determining affected parties and/or notification.	Retain as proposed.
NOISE-R5	Z Energy Limited	92.14	Support	The General District-Wide Overlays: Noise Corridors (Railway and State Highway 100m) affect the Z Mana and Z Mungavin Ave service station and the Z Plimmerton Truckstop site. Appropriate that the definition of noise sensitive activities does not include service stations / truckstops. Appropriate to permit activities that are not sensitive to noise within noise corridors. Supports the absence of controls in noise corridors to service stations and truckstops. Conversely it is appropriate in those areas to control noise sensitive activities.	Retain the definition of Noise Sensitive Activities; Noise Corridors Policy Noise-P4 and Noise Corridors Rules Noise R5 and S1-S5.
NOISE-R5	Waka Kotahi NZ Transport Agency	82.172	Oppose	Seeks to introduce new rules, which have been developed collaboratively with KiwiRail. This will ensure potential adverse effects (including conflicts between activities and reverse sensitivity effects) are mitigated. The rail network is 24 hours a day, 7 days a week operation, and the frequency, length and weight of trains can change without community consultation. The road network is similarly operating 24/7 with variability in traffic. Noise and vibration effects can interrupt amenity and enjoyment, as well as ability to sleep which can have significant impacts on people's health and wellbeing. Appropriate mitigation is critical to ensuring that undue restrictions are not placed on the operation of these transport networks and the health and wellbeing of those residing or otherwise occupying nearby sites is protected. Part 2 of the Act supports the efficient use and development of the road and rail network while also enabling people and communities to provide for their well-being and their health and safety. An appropriate balance needs to be achieved between ensuring the transport network is efficiently utilised and adjacent development can be facilitated, without compromising safety of people and communities. The proposed new rules provide for new or altered buildings within 100 m of the highway/railway boundary, which can achieve the required internal noise standard, to be permitted activities. Where windows need to be closed to achieve the desired internal noise levels then ventilation performance is prescribed. Enhancements to buildings are best achieved at the time of construction. The further removed from the road or rail corridor a building is, the less additional mitigation may be required. The noise level proposed is in accordance with World Health Organisation standards. There are no standards for outdoor road noise within the Proposed Porirua District Plan. Considers that outdoor noise can adversely affect the health, safety and wellbeing of people and communities. Considers that a new standard needs to be inserted under the noise standards that addresses outdoor noise effects. The mitigation for adverse effects on human health proposed through these provisions reflects that in some circumstances, e.g. smaller residential sites near the transport corridor, requiring a greater setback from the transport corridor boundary as a means of addressing noise and vibration effects may not always be practicable. The rules seek to ensure that	Impose new noise rules in place of NOISE-R5 and NOISE-S1 to S6 as per Appendix 4 attached to the submission. [Refer to original submission for full decision requested, including attachments]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				building development options can still maximise the use of a site, while at the same time having standards for mitigating noise and vibration effects arising from the transport corridor.	
Standards	Waka Kotahi NZ Transport Agency	82.173	Oppose	Seeks to introduce new rules, which have been developed collaboratively with KiwiRail. This will ensure potential adverse effects (including conflicts between activities and reverse sensitivity effects) are mitigated. The rail network is 24 hours a day, 7 days a week operation, and the frequency, length and weight of trains can change without community consultation. The road network is similarly operating 24/7 with variability in traffic. Noise and vibration effects can interrupt amenity and enjoyment, as well as ability to sleep which can have significant impacts on people's health and wellbeing. Appropriate mitigation is critical to ensuring that undue restrictions are not placed on the operation of these transport networks and the health and wellbeing of those residing or otherwise occupying nearby sites is protected. Part 2 of the Act supports the efficient use and development of the road and rail network while also enabling people and communities to provide for their well-being and their health and safety. An appropriate balance needs to be achieved between ensuring the transport network is efficiently utilised and adjacent development can be facilitated, without compromising safety of people and communities. The proposed new rules provide for new or altered buildings within 100 m of the highway/railway boundary, which can achieve the required internal noise standard, to be permitted activities. Where windows need to be closed to achieve the desired internal noise levels then ventilation performance is prescribed. Enhancements to buildings are best achieved at the time of construction. The further removed from the road or rail corridor a building is, the less additional mitigation may be required. The noise level proposed is in accordance with World Health Organisation standards. There are no standards for outdoor road noise within the Proposed Porirua District Plan. Considers that outdoor noise can adversely affect the health, safety and wellbeing of people and communities. Considers that a new standard needs to be inserted under the noise standards that addresses outdoor noise effects. The mitigation for adverse effects on human health proposed through these provisions reflects that in some circumstances, e.g. smaller residential sites near the transport corridor, requiring a greater setback from the transport corridor boundary as a means of addressing noise and vibration effects may not always be practicable. The rules seek to ensure that building development options can still maximise the use of a site, while at the same time having standards for mitigating noise and vibration effects arising from the transport corridor.	Impose new noise rules in place of NOISE-R5 and NOISE-S1 to S6 as per Appendix 4 attached to the submission. [Refer to original submission for full decision requested, including attachments]
NOISE-S1	Kāinga Ora – Homes and Communities	81.513	Oppose	Consistent with its overarching submission, Kāinga Ora opposes the PDP imposing additional controls in relation to noise-sensitive activities within close proximity to State Highways. Kāinga Ora considers that additional requirements in relation to indoor noise design levels and vibration controls result in an unnecessary and overly restrictive burden for landowners, without a corresponding obligation on infrastructure providers to manage effects to adjacent land uses generated by the operation of infrastructure. Kāinga Ora considers that there are more balanced and less onerous ways in which potential interface issues can be managed.	Delete: ~~1. Any habitable room in:~~ ~~a. New buildings used for a noise-sensitive activity or place of worship;~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~b. Additions exceeding 50m² to existing buildings used for a noise-sensitive activity or place of worship; or~~ ~~c. An existing building where its use is changed to be for a noise-sensitive activity or place of worship;~~ ~~Must be designed, constructed and maintained:~~ ~~a. To achieve indoor design noise levels of:~~ ~~i. For habitable room(s): 40dB LAeq(24h);~~ ~~ii. For places of worship and marae: 35dB LAeq(24h); or~~ ~~b. In accordance with the construction schedule set out in SCHED12 - Building Standards for Indoor Noise Reduction where the new habitable room is located in a residential unit of single-storey framed construction.~~ ~~2. A design certificate from a suitably qualified and experienced professional must be provided to Council prior to the construction of any noise-sensitive activity or place of worship demonstrating that the standards in NOISE-S1-1 will be achieved.~~ ~~**Matters of discretion are restricted to:**~~ ~~1. The distance of the noise-sensitive activity from the State Highway or Rail Network;~~ ~~2. The effects of any non-compliance;~~ ~~3. The ability to meet the appropriate levels of insulation through screening, alternative technologies or materials;~~ ~~4. The reverse sensitivity effects on the State Highway or Rail Network; and~~ ~~5. The outcome of any consultation with Waka Kotahi NZ Transport Agency (in relation to activities near a State Highway) or KiwiRail (in relation to activities near the Rail Network).~~
NOISE-S1	Z Energy Limited	92.16	Support	The General District-Wide Overlays: Noise Corridors (Railway and State Highway 100m) affect the Z Mana and Z Mungavin Ave service station and the Z Plimmerton Truckstop site. Appropriate that the definition of noise sensitive activities does not include service stations / truckstops. Appropriate to permit activities that are not sensitive to noise	Retain the definition of Noise Sensitive Activities; Noise Corridors Policy Noise-P4 and Noise Corridors Rules Noise R5 and S1-S5

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				within noise corridors. Supports the absence of controls in noise corridors to service stations and truckstops. Conversely it is appropriate in those areas to control noise sensitive activities.	
NOISE-S2	Z Energy Limited	92.17	Support	The General District-Wide Overlays: Noise Corridors (Railway and State Highway 100m) affect the Z Mana and Z Mungavin Ave service station and the Z Plimmerton Truckstop site. Appropriate that the definition of noise sensitive activities does not include service stations / truckstops. Appropriate to permit activities that are not sensitive to noise within noise corridors. Supports the absence of controls in noise corridors to service stations and truckstops. Conversely it is appropriate in those areas to control noise sensitive activities.	Retain the definition of Noise Sensitive Activities; Noise Corridors Policy Noise-P4 and Noise Corridors Rules Noise R5 and S1-S5
NOISE-S2	KiwiRail Holdings Limited (KiwiRail)	86.61	Support	Supports the standards proposed in relation to managing reverse sensitivity effects including around noise, mechanical ventilation and vibration. Supports that where consent is required consultation with KiwiRail is included in the matters of discretion.	Retain as proposed.
NOISE-S2	Kāinga Ora – Homes and Communities	81.514	Oppose	Consistent with its overarching submission, Kāinga Ora opposes the PDP imposing additional controls in relation to noise-sensitive activities within close proximity to the Rail Network. Kāinga Ora considers that additional requirements in relation to indoor noise design levels and vibration controls result in an unnecessary and overly restrictive burden for landowners, without a corresponding obligation on infrastructure providers to manage effects to adjacent land uses generated by the operation of infrastructure. Kāinga Ora considers that there are more balanced and less onerous ways in which potential interface issues can be managed.	Delete: ~~1. Any habitable room in:~~ ~~a. New buildings used for a noise-sensitive activity or place of worship; or~~ ~~b. Additions exceeding 50m^2 to existing buildings used for a noise-sensitive activity or place of worship; or~~ ~~c. An existing building where its use is changed to be for a noise-sensitive activity or place of worship;~~ ~~Must be designed, constructed and maintained:~~ ~~a. To achieve indoor design noise levels of:~~ ~~i. For bedrooms: 35dB LAeq(1h);~~ ~~ii. For other habitable room(s): 40dB LAeq(1h);~~ ~~iii. For places of worship and marae: 35dB LAeq(1h); or~~ ~~b. In accordance with the construction SCHED12 - Building Standards for Indoor Noise Reduction where the new habitable room is located in a residential unit of single-storey framed construction.~~ ~~1. A design certificate from a suitably qualified and experienced professional must be provided to Council prior to the construction of~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~any noise-sensitive activity or place of worship demonstrating that the standards in NOISE-S2-1 will be achieved.~~ ~~**Matters of discretion are restricted to:**~~ ~~1. The distance of the noise-sensitive activity from the State Highway or Rail Network;~~ ~~2. The effects of any non-compliance;~~ ~~3. The ability to meet the appropriate levels of insulation through screening, alternative technologies or materials;~~ ~~4. The reverse sensitivity effects on the State Highway or Rail Network; and~~ ~~5. The outcome of any consultation with Waka Kotahi NZ Transport Agency (in relation to activities near a State Highway) or KiwiRail (in relation to activities near the Rail Network)~~ .
NOISE-S3	Kāinga Ora – Homes and Communities	81.515	Oppose	Consistent with its overarching submission, Kāinga Ora opposes the PDP imposing additional controls in relation to noise-sensitive activities within close proximity to State Highways and the Rail Network. Kāinga Ora considers that additional requirements in relation to vibration are unnecessary and are an overly restrictive burden for landowners, without a corresponding obligation on infrastructure providers to manage effects to adjacent land uses generated by the operation of infrastructure. Kāinga Ora considers that there are more balanced and less onerous ways in which potential interface issues can be managed. Kāinga Ora also opposes the design certification requirements as this also adds additional and unnecessary costs to developments. Kāinga Ora also opposes the use of external technical documents being incorporated into the PDP.	Delete: ~~1. Where windows of a habitable room must be closed to meet the requirements for NOISE-S1.1 or NOISE-S2.1, the building must be designed, constructed and maintained with a mechanical ventilation system that achieves the following for habitable rooms:~~ ~~a. Provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code (Schedule 1 of the Building Regulations 1992);~~ ~~b. Achieves a minimum of 7.5 litres per second per person; and~~ ~~c. Does not generate more than 35 dB LAeq(30s) when measured 1m away from any grille or diffuser.~~ ~~2. A design certificate from a suitably qualified and experienced professional must be provided to Council prior to the construction of any noise-sensitive activity or place of worship demonstrating that the standards in NOISE-S3-1 will be achieved.~~ ~~Matters of discretion are restricted to:~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~1. The distance of the noise-sensitive activity from the State Highway or Rail Network;~~ ~~2. The effects of any non-compliance;~~ ~~3. The ability to meet the appropriate levels of insulation through screening, alternative technologies or materials;~~ ~~4. The reverse sensitivity effects on the State Highway or Rail Network; and~~ ~~5. The outcome of any consultation with Waka Kotahi NZ Transport Agency (in relation to activities near a State Highway) or KiwiRail (in relation to activities near the Rail Network).~~
NOISE-S3	KiwiRail Holdings Limited (KiwiRail)	86.62	Support	Supports the standards proposed in relation to managing reverse sensitivity effects including around noise, mechanical ventilation and vibration. Supports that where consent is required consultation with KiwiRail is included in the matters of discretion.	Retain as proposed.
NOISE-S3	Z Energy Limited	92.18	Support	The General District-Wide Overlays: Noise Corridors (Railway and State Highway 100m) affect the Z Mana and Z Mungavin Ave service station and the Z Plimmerton Truckstop site. Appropriate that the definition of noise sensitive activities does not include service stations / truckstops. Appropriate to permit activities that are not sensitive to noise within noise corridors. Supports the absence of controls in noise corridors to service stations and truckstops. Conversely it is appropriate in those areas to control noise sensitive activities.	Retain the definition of Noise Sensitive Activities; Noise Corridors Policy Noise-P4 and Noise Corridors Rules Noise R5 and S1-S5
NOISE-S4	Z Energy Limited	92.19	Support	The General District-Wide Overlays: Noise Corridors (Railway and State Highway 100m) affect the Z Mana and Z Mungavin Ave service station and the Z Plimmerton Truckstop site. Appropriate that the definition of noise sensitive activities does not include service stations / truckstops. Appropriate to permit activities that are not sensitive to noise within noise corridors. Supports the absence of controls in noise corridors to service stations and truckstops. Conversely it is appropriate in those areas to control noise sensitive activities.	Retain the definition of Noise Sensitive Activities; Noise Corridors Policy Noise-P4 and Noise Corridors Rules Noise R5 and S1-S5
NOISE-S4	KiwiRail Holdings Limited (KiwiRail)	86.63	Support	Supports the standards proposed in relation to managing reverse sensitivity effects including around noise, mechanical ventilation and vibration. Supports that where consent is required consultation with KiwiRail is included in the matters of discretion.	Retain as proposed.
NOISE-S4	Kāinga Ora – Homes and Communities	81.516	Oppose	Consistent with its overarching submission, Kāinga Ora opposes the PDP imposing additional controls in relation to noise-sensitive activities within close proximity to State Highways and the Rail Network. Kāinga Ora considers that additional requirements in relation to vibration are unnecessary and are an overly restrictive burden for landowners, without a corresponding obligation on infrastructure providers to manage effects to adjacent	Delete: ~~**NOISE-S4 – New noise-sensitive activities and place of worship near a State Highway or North Island Main Trunk railway line – Vibration**~~ ~~1. Habitable rooms within any:~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				land uses generated by the operation of infrastructure. Kāinga Ora considers that there are more balanced and less onerous ways in which potential interface issues can be managed. Kāinga Ora also opposes the design certification requirements as this also adds additional and unnecessary costs to developments. Kāinga Ora also opposes the use of external technical documents being incorporated into the PDP.	~~a. New buildings used for a noise-sensitive activity or place of worship; or~~ ~~b. Additions exceeding 50m^2 to existing buildings used for a noise-sensitive activity or place of worship; or~~ ~~c. An existing building where its use is changed to be for a noise-sensitive activity or place of worship;~~ ~~Must comply with class C of Norwegian Standard 8176 E:2005 (Vibration and Shock - Measurement of Vibration in Buildings from Land based Transport and Guidance to Evaluation of Its Effect on Human Beings).~~ ~~2. A design certificate from a suitably qualified and experienced professional must be provided to Council prior to the construction of any noise-sensitive activity or place of worship demonstrating that the standards in NOISE-S4-1 will be achieved.~~ ~~Matters of discretion are restricted to:~~ ~~1. The distance of the noise-sensitive activity from the State Highway or Rail Network;~~ ~~2. The effects of any non-compliance;~~ ~~3. The ability to meet the appropriate levels of insulation through screening, alternative technologies or materials;~~ ~~4. The reverse sensitivity effects on the State Highway or Rail Network;~~ ~~5. The outcome of any consultation with Waka Kotahi NZ Transport Agency (in relation to activities near a State Highway) or KiwiRail (in relation to activities near the Rail Network); and~~ ~~6. Special topographical, building features or ground conditions which will mitigate vibration impacts.~~
NOISE-S5	Kāinga Ora – Homes and Communities	81.517	Support in part	Kāinga Ora supports the proposed standard generally, but opposes the requirement to provide a design certificate to achieve compliance with this standard. This level of information can often only be provided once the detailed design of a development is undertaken (i.e. at building consent stage). This detail is often not likely to be available at the time of seeking resource consent. Kāinga Ora considers it appropriate that this matter remains a matter of discretion, so conditions of consent can be placed to ensure adequate onsite amenity is provided for, while also mitigating and managing any reverse sensitivity effects in this regard.	Amend: **City Centre Zone, Large Format Retail Zone, Mixed Use Zone** 1. Habitable rooms within any: a. New buildings used for a residential unit or visitor accommodation;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					b. Additions exceeding 50m^2 to existing buildings used for a residential unit or visitor accommodation; or c. An existing building where its use is changed to be for a residential unit or visitor accommodation; Must be designed, constructed and maintained to meet an internal noise level of: • For bedrooms: $D_{2m,nT,w} + C_{tr} > 35$ dB; and • For other habitable rooms: $D_{2m,nT,w} + C_{tr} > 30$ dB. ~~2. A design certificate from a suitably qualified and experienced professional shall be provided to Council prior to the construction of any residential unit or visitor accommodation demonstrating that the standards in NOISE-S5-1 will be achieved.~~ **Matters of discretion are restricted to:** 1. Whether there is screening by other structures or distance from noise sources; 2. The ability to meet the appropriate levels of acoustic insulation through alternative technologies or materials; 3. The provision of a report from an acoustic specialist which provides evidence that the level of acoustic insulation is appropriate to ensure the amenity of present and future residents of the site; and 4. The impact of any residential activity that does not provide the required noise insulation on the ability of existing or future permitted business activities to operate or establish without undue constraint. **Neighbourhood Centre Zone, Local centre Zone, <u>High Density Residential Zone</u>** 3. Habitable rooms within any: a. New buildings used for a residential unit or visitor accommodation; b. Additions exceeding 50m^2 to existing buildings used for a residential unit or visitor accommodation; or c. An existing building where its use is changed to be for a residential unit or visitor accommodation;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Must be designed, constructed and maintained to meet an internal noise level of: • For bedrooms: $D_{2m,nT,w} + C_{tr} > 30$ dB; and • For other habitable rooms: $D_{2m,nT,w} + C_{tr} > 25$ dB. ~~4. A design certificate from a suitably qualified and experienced professional shall be provided to Council prior to the construction of any residential unit or visitor accommodation demonstrating that the standards in NOISE-S5-3 will be achieved.~~ **Matters of discretion are restricted to:** 1. Whether there is screening by other structures or distance from noise sources; 2. The ability to meet the appropriate levels of acoustic insulation through alternative technologies or materials; 3. The provision of a report from an acoustic specialist which provides evidence that the level of acoustic insulation is appropriate to ensure the amenity of present and future residents of the site; and 4. The impact of any residential activity that does not provide the required noise insulation on the ability of existing or future permitted business activities to operate or establish without undue constraint. **General Industrial Zone** 5. Habitable rooms within any: a. New buildings used for a residential unit ancillary to an industrial activity; b. Additions exceeding 50m^2 to existing buildings used for a residential unit ancillary to an industrial activity; or c. An existing building where its use is changed to be for a residential unit ancillary to an industrial activity; Must be designed, constructed and maintained to meet an internal noise level of > 35 dB. ~~6. A design certificate from a suitably qualified and experienced professional must be provided to Council prior to the construction of~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~any residential unit ancillary to an industrial activity demonstrating that the standards in NOISE-S5-5 will be achieved.~~ **Matters of discretion are restricted to:** 1. Whether there is screening by other structures or distance from noise sources; 2. The ability to meet the appropriate levels of acoustic insulation through alternative technologies or materials; and 3. The provision of a report from an acoustic specialist which provides evidence that the level of acoustic insulation is appropriate to ensure the amenity of present and future residents of the worker accommodation.
NOISE-S5	Z Energy Limited	92.15	Support	The General District-Wide Overlays: Noise Corridors (Railway and State Highway 100m) affect the Z Mana and Z Mungavin Ave service station and the Z Plimmerton Truckstop site. Appropriate that the definition of noise sensitive activities does not include service stations / truckstops. Appropriate to permit activities that are not sensitive to noise within noise corridors. Supports the absence of controls in noise corridors to service stations and truckstops. Conversely it is appropriate in those areas to control noise sensitive activities.	Retain the definition of Noise Sensitive Activities; Noise Corridors Policy Noise-P4 and Noise Corridors Rules Noise R5 and S1-S5.
NOISE-S6	Kāinga Ora – Homes and Communities	81.518	Support in part	Kāinga Ora supports the requirement for mechanical ventilation if NOISE-S5 can only be achieved when the windows are closed, but does not support duplicating regulatory requirements of the Building Code. Kāinga Ora opposes the requirement to provide a design certificate to achieve compliance with this standard. This level of information can often only be provided once the detailed design of a development is undertaken (i.e. at building consent stage). This detail is often not likely to be available at the time of seeking resource consent. Kāinga Ora considers it appropriate that this matter remains a matter of discretion, so conditions of consent can be placed to ensure adequate onsite amenity is provided for, while also mitigating and managing any reverse sensitivity effects in this regard. Kāinga Ora seeks consequential changes to reflect the proposed new HRZ chapter.	Amend **Neighbourhood Centre Zone, Local centre Zone, Large Format Retail Zone, Mixed Use Zone, City Centre Zone, <u>High Density Residential Zone</u> General Industrial Zone** 1. Where the internal noise insulation levels for habitable rooms in residential units or visitor accommodation required under NOISE-S5 can only be achieved with windows closed, they must be constructed and maintained with a mechanical ventilation system that achieves the following: ~~a. Provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code;~~ b. Achieves a minimum of 7.5 litres per second per person; and c. Does not generate more than 35 dB LAeq(30s) when measured 1m away from any grille or diffuser. ~~2. A design certificate from a suitably qualified and experienced professional must be provided to Council prior to the construction of~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~any residential unit or visitor accommodation demonstrating that the standards in NOISE-S6-1 will be achieved.~~ **Matters of discretion are restricted to:** 1. Whether there is screening by other structures or distance from noise sources; 2. The ability to meet the appropriate levels of mechanical ventilation through alternative technologies or materials; and 3. The impact of any residential unit that does not provide the required mechanical ventilation on the ability of existing or future permitted business activities to operate or establish without undue constraint.

PK- Papakāinga

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Te Rūnanga o Toa Rangatira	264.60	Support in part	The chapter enables Ngāti Toa whānau and hapū to exercise their customary responsibilities as kaitiaki and to undertake activities that reflect their customs and values. Pā and marae provide an important community focal point for social gatherings and cultural activities. Papakāinga provides another housing choice for Ngāti Toa whānau and hapū.	Retain as notified.
General	Te Āhuru Mōwai	265.1	Support	Supports the specific provision for Papakāinga which enables uri (descendants) or Ngāti Toa Rangatira to exercise their customary rights including the provision of housing and associated activities. Supports the stated support for Papakāinga development in the draft District Plan. This fits well with Te Āhuru Mōwai values and the vision to provide for housing options and approaches which meet the needs of whānau Māori within the rohe, along with other whānau. Encourage maintenance and strengthening of Council's support for Papakāinga development. Notes that in Council's Development and Contribution policies there is provision for a full developer contribution on every dwelling in a Papakāinga development. While outside the purvey of the District Plan , notes that these full charges may make true Papakāinga development more expensive and harder to achieve.	Maintenance and strengthening of support for Papakāinga development.
General	Regional Public Health	263.9	Support	Commends the introduction of the Papakāinga concept which empowers mana whenua to make decisions on their own land.	[Not specified, refer to original submission.]

SIGN- Signs

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Judgeford Flat	Victoria and Nick Coad	162.4	Oppose	These would be incongruous in the area and can create clutter.	In respect of the Judgeford Flat FUZ: Offsite signs should be discretionary activities.
Judgeford Flat	John Hungerford	76.4	Oppose	These would be incongruous in the area and can create clutter.	In respect of the Judgeford Flat FUZ: Offsite signs should be discretionary activities.
Judgeford Flat	Magdalena Conradie	44.14	Oppose	These would be incongruous in the area and can create clutter.	In respect of the Judgeford Flat FUZ: Offsite signs should be discretionary activities.
General	Waka Kotahi NZ Transport Agency	82.174	Support in part	Broadly support the intent of this section. Seeks the removal of reference to specific guidance that may be subject to change in future; and seeks the inclusion of wording to determine when Waka Kotahi affected party approval is required regarding signs. Signs by their nature are designed to capture vehicle occupant attention and inevitably distract drivers from their task of driving. Because humans have limited attentional resources it is therefore possible that such advertisements could hamper the safe execution of the driving task. Seeks for appropriate sign controls; and seeks to be an affected party where these face state highways. Signs that adversely impact the transport network may contravene two of the four pillars of Waka Kotahi safe system approach, namely safe road use and safe roads & roadsides if not adequately controlled. Seeks for signs to be assessed where visible from a state highway.	Amend overview: Signs on or visible from State Highways Signs located on or over State Highways and State Highway road reserve require approval from the New Zealand Transport Agency, regardless of whether the sign complies with the provisions of the District Plan. ~~Such signs will need to be consistent with Waka Kotahi New Zealand Transport Agency's Manual of Traffic Signs and Markings, and the Traffic Control Devices Manual~~. Any sign fronting or clearly visible from a State Highway will require affected party approval from the New Zealand Transport Agency.
General	Waka Kotahi NZ Transport Agency	82.301	Amend	The changes requested are made to: a. Ensure that Waka Kotahi can carry out its statutory obligations. b. Reduce interpretation and processing complications for decision makers. c. Provide clarity for all plan users.	Amendments to the signage requirements as they relate to the state highway network.
Judgeford Flat	Sandra Johnston	89.5	Oppose	These would be incongruous in the area and can create clutter.	In respect of the Judgeford Flat FUZ: Offsite signs should be discretionary activities.
General	Graham Twist	93.5	Oppose	These would be incongruous in the area and can create clutter.	Offsite signs should be discretionary activities.
General	Derek and Kristine Thompson	90.5	Oppose	These would be incongruous in the area and can create clutter.	Offsite signs should be discretionary activities.
General	Kāinga Ora – Homes and Communities	81.520	Support	Kāinga Ora generally supports this chapter as proposed.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Introduction	Waka Kotahi NZ Transport Agency	82.175	Support in part	Supports the intent of this section. Notes that as worded the election signs overview is included within the preceding 'Signs on or visible from State Highways' section. The title for election signs should be moved prior to this paragraph.	Amend overview: Election signs The size and lettering design of election campaign signs are controlled through the Electoral (Advertisements of a Specified Kind) Regulations 2005. The time period for signs to be erected and removed for general elections is covered in the Electoral Act 1993. No separate legislation or regulation covers time periods for local government election signage, which is addressed by this chapter. ~~Election signs~~
SIGN-O1	Waka Kotahi NZ Transport Agency	82.176	Support in part	Supports the intent of Objective SIGN-O1. Seeks the removal of superfluous wording as the pedestrian network is included within the definition of the transport network.	Amend provision: 2. The safe and efficient operation of the transport ~~and pedestrian~~ network;
SIGN-O1	Harvey Norman Properties (N.Z.) Limited	144.21	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
SIGN-P1	Waka Kotahi NZ Transport Agency	82.177	Support	Supports the policy as this provides for official and traffic signs.	Retain as notified
SIGN-P1	KiwiRail Holdings Limited (KiwiRail)	86.64	Support	Supports the recognition of the importance of railway and traffic signs through the policy direction seeking to allow these and the consequential rule that identifies these are permitted activities.	Retain as proposed.
SIGN-P2	Waka Kotahi NZ Transport Agency	82.178	Support in part	Supports this policy as this provides for signs that do not compromise traffic and road user safety, do not result in cumulative effects and signs that are in proportion to the activities undertaken onsite. Seeks the terminology used to be amended to consider the transport network and its user's safety, to consider the effects of the signs on all transport network users rather than limiting discretion to only traffic and road user safety.	Amend provision: 2. Do not compromise public health and safety, including ~~traffic and road~~ transport network and its user's safety;
SIGN-P2	Harvey Norman Properties (N.Z.) Limited	144.22	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
SIGN-P3	Harvey Norman Properties (N.Z.) Limited	144.23	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
SIGN-P3	Waka Kotahi NZ Transport Agency	82.179	Support in part	Supports this policy as this only provides for digital signs in specific zones where these would have no adverse effects on the safety of road users. Seeks the terminology used to be amended to consider the transport network and its users' safety, to consider the	Amend provision: 2. There are no adverse effects on the safety of ~~road~~ the transport network and its users; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				effects of the signs on all transport network users rather than limiting discretion to only traffic and road user safety.	
SIGN-P4	Waka Kotahi NZ Transport Agency	82.180	Support in part	Supports this policy as this seeks to maintain the safe and unobstructed use of the transport network. Seeks to amend the wording of the policy to ensure this is broad enough to capture all instances where signs adjoining the transport network should be controlled or avoided. Considers that signs should be avoided where they have the potential to compromise the safe and efficient operation of the transport network; with specific regard to signs that increase the distraction for users of the transport network (and therefore the safety).	Amend provision: 2. Controlling sign proliferation, illumination levels, light spill, reflectivity, flashing and moving images and digital signs; 3. Avoiding signs that obscure, imitate, compete with, cause confusion or give instructions that conflict with traffic signs, official road sign or traffic control devices; and 4. ~~Allowing~~ Avoiding signs that ~~do not~~ obstruct sightlines when located parallel to the transport network. 5. Avoiding signs that compromise public health and safety on the transport network. 6. Avoiding signs that compromise the efficient operation of the transport network. 7. Avoiding off-site, illuminated or digital signs that face or is adjacent to a state highway
SIGN-P4	KiwiRail Holdings Limited (KiwiRail)	86.66	Support	Signed located on sites adjoining the transport network have a potential to impact on the safe and efficient operation of the network. Supports Clause 4 whereby signs that do not obstruct sightlines when located parallel to the transport network are allowed.	Retain as proposed.
SIGN-P5	Waka Kotahi NZ Transport Agency	82.181	Support in part	Supports this policy as this seeks to limit the location, size and scale of off-site signs. Seeks to amend the wording of this policy to exclude off-site signs where the signs face or are visible from a state highway. A large portion of the Mixed Use Zone is located adjacent to the state highway corridor and as such appropriate sign controls to reduce distraction need to be in place to mitigate the impacts on the transport network to ensure the safety of the transport network and all transport network users. Off-site signs permitted adjacent to state highways have the potential to increase the distraction for users of the transport network (and therefore the safety) and proliferation of signs resulting in visual clutter.	Amend provision: Only allow off-site signs located within the City Centre Zone, General Industrial Zone, Large Format Retail Zone, Mixed Use Zone or Sport and Active Recreation Zone where they are of a complementary size and scale to other signs in the zone and do not face or are clearly visible from a state highway.
SIGN-P5	Harvey Norman Properties (N.Z.) Limited	144.24	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
SIGN-P7	Waka Kotahi NZ Transport Agency	82.182	Support	Supports the approach to identifying locations where temporary and election signs can be erected, and only consider other locations where this does not adversely affect the safe and efficient operation of the transport network.	Retain as notified.
New Provision	Waka Kotahi NZ Transport Agency	82.195	Amend	Considers a rule to appropriately control signs distraction and sign proliferation and therefore the impacts on the transport network to ensure the safety of the transport network and all transport network users, is required. Identified signs that are	Adopt new rule

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				considered to have acceptable effects on the proviso that these meet the appropriate standards. Each sign that does not align with the standards outlined in this rule should be assess on its merits and suitability to face the state highway. This is to ensure signs do not increase the distraction for users of the transport network (and therefore safety) and proliferation of signs resulting in visual clutter.	SIGN-Rxx Signs fronting, facing or visible from a state highway: All Zones – Permitted Where: The sign is an: i. Interpretation sign; ii. Official sign; iii. Directional sign; iv. Real estate sign; v. Railway and traffic signs; vi. Election signs; vii. Temporary signs; viii. Veranda signs ix. Real estate signs; or x. Infrastructure signs; and Compliance is achieved with: i. SIGN-S1; ii. SIGN-S4; iii. SIGN-S5; iv. SIGN-S6; v. SIGN-S7

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					vi. SIGN-S9; vii. SIGN-S10; viii. SIGN-S11; and ix. SIGN-S14. All Zones – Restricted Discretionary Where compliance is not achieved with SIGN-Rxx[the above] Matters of discretion are restricted to a. SIGN-P1 to SIGN-P7; and b. The matters of discretion of any infringed standard.
SIGN-R1	Waka Kotahi NZ Transport Agency	82.183	Support in part	Seeks the term “interpretation signs” to be defined. Clarification is sought to understand if this definition will have an impact on official signs.	Define the term ‘Interpretation sign’
SIGN-R2	Waka Kotahi NZ Transport Agency	82.184	Support	Supports providing for traffic signs as permitted signs.	Retain as notified.
SIGN-R2	KiwiRail Holdings Limited (KiwiRail)	86.65	Support	Supports the recognition of the importance of railway and traffic signs through the policy direction seeking to allow these and the consequential rule that identifies these are permitted activities.	Retain as proposed.
SIGN-R3	Waka Kotahi NZ Transport Agency	82.185	Support	Supports the controls that provide for temporary signs and accepts that temporary signs are sometimes required in association with temporary activities and events.	Retain as notified
SIGN-R4	Waka Kotahi NZ Transport Agency	82.186	Support	Supports the controls that provide for real estate signs.	Retain as notified.
SIGN-R5	Waka Kotahi NZ Transport Agency	82.187	Support	Supports the controls that provide for election signs.	Retain as notified.
SIGN-R6	Waka Kotahi NZ Transport Agency	82.188	Support in part	Generally supports this rule. Does not support off-site signs within the Mixed Use Zone as a permitted activity. A large portion of the Mixed Use Zone is located adjacent to the state highway corridor and as such appropriate sign controls to reduce distraction need to be in place to mitigate the impacts on the transport network to ensure the safety of the transport network and all transport network users. Off-site signs permitted adjacent to state highways have the potential to increase the distraction for users of	Delete: Permitted Activity Zone:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				the transport network (and therefore the safety) and proliferation of signs resulting in visual clutter. The Mixed Use Zone has been included in both Permitted and Restricted Discretionary Activity sections, it is sought to remove the Mixed Use Zone from the permitted criteria.	'Mixed Use Zone' removed from the Permitted criteria and retained within the Restricted Discretionary criteria.
SIGN-R7	Waka Kotahi NZ Transport Agency	82.189	Support	Supports the activity statuses for signs attached to or projected or painted on a building, wall, window, fence or other structure.	Retain as notified
SIGN-R8	Waka Kotahi NZ Transport Agency	82.190	Support	Supports the activity status for freestanding signs.	Retain as notified
SIGN-R9	Waka Kotahi NZ Transport Agency	82.191	Support	Supports the activity status for veranda signs.	Retain as notified
SIGN-R10	Heritage New Zealand Pouhere Taonga	65.56	Amend	Rule 10.1.b has potential loopholes, and should include compliance with other standards for verandah signs and temporary signs. Reference to S1 (area of signs) is however superfluous, as S14 addresses size of permitted categories of signs.	Amend: **All zones** 1. Activity status: **Permitted** Where: a. The sign is an: i. Interpretation sign; ii. Official sign; iii. Directional sign; or iv. Real estate sign; and b. Compliance is achieved with: i. ~~SIGN-S1~~; ii. SIGN-S4; iii. SIGN-S5; iv. SIGN-S6; v. SIGN-S7; v. SIGN-S8; vii. SIGN-S9; and

<table>
<tr><th>Specific provision/matter</th><th>Submitter name</th><th>Submission point number</th><th>Position</th><th>Reasons</th><th>Decisions requested</th></tr>
<tr><td></td><td></td><td></td><td></td><td></td><td>viii. SIGN-S14.

Note: This rule only has immediate legal effect for Overlays relating to Historic Heritage, Sites and Areas of Significance to Māori and Significant Natural Areas.

(...)

All zones 3. Activity status: Restricted discretionary

Where:

a. Compliance is not achieved with <s>SIGN-S1</s>, SIGN-S4, SIGN-S5, SIGN-S6, <u>SIGN-7, SIGN-S8</u>, SIGN-S9 or SIGN-S14.

Matters of discretion are restricted to:

a. The matters of discretion of any infringed standard.

Note: This rule only has immediate legal effect for Overlays relating to Historic Heritage, Sites and Areas of Significance to Māori and Significant Natural Areas.</td></tr>
<tr><td>SIGN-R10</td><td>Waka Kotahi NZ Transport Agency</td><td>82.192</td><td>Support</td><td>Supports the activity status for signs within an overlay.</td><td>Retain as notified</td></tr>
<tr><td>SIGN-R11</td><td>Waka Kotahi NZ Transport Agency</td><td>82.193</td><td>Support</td><td>Supports the activity status for digital signs in the respective zoning.</td><td>Retain as notified.</td></tr>
<tr><td>SIGN-R12</td><td>Waka Kotahi NZ Transport Agency</td><td>82.194</td><td>Support</td><td>Supports providing for signs not otherwise provided for within the district plan as a Discretionary Activity.</td><td>Retain as notified.</td></tr>
<tr><td>New provision</td><td>Waka Kotahi NZ Transport Agency</td><td>82.205</td><td>Support</td><td>Seeks the inclusion of a fourth table to include forward sight distance. To ensure roadside advertising signs can be seen by the road user, signs should be located to present an unrestricted view to the approaching motorist. Signs that comply with forward sight distance ensure roadside advertising signs can be seen and comprehended by the road user with sufficient time that this does not present an unacceptable distraction to road users.</td><td>Adopt new standard:

SIGN-Table 4, Sign minimum visibility
<table><tr><td>Speed limit of road (km/hr)</td><td>Minimum visibility (m)</td></tr><tr><td>0-50</td><td>80</td></tr></table></td></tr>
</table>

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					<table><tr><td>51-70</td><td>130</td></tr><tr><td>71-80</td><td>175</td></tr><tr><td>>81</td><td>250</td></tr></table>
SIGN-S1	Waka Kotahi NZ Transport Agency	82.196	Support in part	Supports controlling the area of signs within the respective zonings. Seeks for the matters of discretion to incorporate consideration of the adverse effects on the transport network and its users. Signs that exceed the maximum sign standards within their respective zones have the potential to increase the distraction for users of the transport network (and therefore the safety) and proliferation of signs resulting in visual clutter. As part of assessing any exceedance consideration of these impacts on the transport network should be assessed.	Amend provision: In the matters of discretion an additional provision is sought as follows: ‘7. Any adverse effects on the transport network and its users’.
SIGN-S2	Waka Kotahi NZ Transport Agency	82.197	Support in part	Supports controlling the combined area of signs within the respective zonings. Seeks for the Mixed Use Zone to be included within the restrictions of the Settlement, Neighbourhood Centre and Local Centre Zones; where SIGN-2(3-4) applies. A large portion of the Mixed Use Zone is located adjacent to the state highway corridor and as such appropriate sign controls to reduce distraction need to be in place to mitigate the impacts on the transport network to ensure the safety of the transport network and all transport network users. Seeks for the matters of discretion to incorporate consideration of the adverse effects on the transport network and its users. Signs that exceed the maximum sign standards within their respective zones have the potential to increase the distraction for users of the transport network (and therefore the safety) and proliferation of signs resulting in visual clutter. As part of assessing any exceedance consideration of these impacts on the transport network should be assessed.	Delete and amend provision: Zones (Row 1): Large Format Retail Zone ~~Mixed Use Zone~~ City Centre Zone General Industrial Zone Zones (Row 2): Settlement Zone Neighbourhood Centre Zone Local Centre Zone Mixed Use Zone In the matters of discretion, for each row, an additional provision is sought as worded below: ‘7. Any adverse effects on the transport network and its users’.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SIGN-S3	Waka Kotahi NZ Transport Agency	82.198	Support in part	Supports controlling the combined area of signs for multiple tenancies within the respective zonings. Seeks for the matters of discretion to incorporate consideration of the adverse effects on the transport network and its users. Signs that exceed the maximum sign standards within their respective zones have the potential to increase visual clutter and transport network user distraction. As part of assessing any exceedance consideration of these impacts on the transport network should be assed.	Amend provision: In the matters of discretion, for each row, an additional provision is sought as worded below: ‘7. Any adverse effects on the transport network and its users’.
SIGN-S4	Waka Kotahi NZ Transport Agency	82.199	Support in part	Supports controlling the number and location of signs per site within the respective zonings. Seeks for the Mixed Use Zone to be included within the restrictions of the Settlement, Neighbourhood Centre and Local Centre Zones in this section. A large portion of the Mixed Use Zone is located adjacent to the state highway corridor and as such appropriate controls to mitigate distraction need to be in place to mitigate the impacts on the transport network. Seeks for the matters of discretion to incorporate consideration of the adverse effects on the transport network and its users. Signs that exceed the maximum sign standards within their respective zones have the potential to increase the distraction for users of the transport network (and therefore the safety) and proliferation of signs resulting in visual clutter. As part of assessing any exceedance consideration of these impacts on the transport network should be assessed.	Delete and Amend provision: Zones (Row 3): Settlement Zone Neighbourhood Centre Zone Local Centre Zone Mixed Use Zone Zones (Row 4): Large Format Retail Zone City Centre Zone General Industrial Zone ~~Mixed Use Zone~~ In the matters of discretion, for each row that contains a matter of discretion, an additional provision is sought as worded below: ‘6. Any adverse effects on the transport network and its users’.
SIGN-S5	Waka Kotahi NZ Transport Agency	82.200	Support in part	Supports controlling the number and location of signs per site within the respective zonings. Seeks for the Mixed Use Zone to be included within the restrictions of the Settlement, Neighbourhood Centre, Local Centre, Future Urban, Residential, Hospital and Open Space and Active Sport and Recreation Zones in this section. A large portion of the Mixed Use Zone is located adjacent to the state highway corridor and as such appropriate controls to reduce distraction from signs need to be in place to mitigate the impacts on the transport network. Seek for the matters of discretion to incorporate consideration of the adverse effects on the transport network and its users. Signs that exceed the maximum permissible sign standards within their respective zones have the potential to increase the distraction for users of the transport network (and therefore	Delete and Amend provision: Zones (Row 1): Large Format Retail Zone ~~Mixed Use Zone~~ City Centre Zone

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				the safety) and proliferation of signs resulting in visual clutter. As part of assessing any exceedance, consideration of these impacts on the transport network should be assessed.	General Industrial Zone Zones(Row 2): Settlement Zone Neighbourhood Centre Zone Local Centre Zone Future Urban Zone Residential Zones Hospital Zone Open Space and Active Sport and Recreation Zones Mixed Use Zone In all sections where matters of discretion refer to “traffic safety” this term is sought to be replaced by ‘the transport network and its users’
SIGN-S6	KiwiRail Holdings Limited (KiwiRail)	86.67	Support	Supports Clause 4 requiring signage to be setback certain distances from level crossings, based on the speed of the road.	Retain as proposed.
SIGN-S6	Waka Kotahi NZ Transport Agency	82.201	Support in part	Supports the intent and purpose of this standard. Seeks to ensure that these standards apply to all signs that are visible from a state highway and align with Waka Kotahi requirements for signs so to control the adverse impact that signs can have on driver's attention and appropriately mitigate effects. Seeks for the matters of discretion to incorporate consideration of the adverse effects on the transport network and its users. Signs that exceed the maximum permissible sign standards within their respective zones have the potential to increase the distraction for users of the transport network (and therefore the safety) and proliferation of signs resulting in visual clutter. As part of assessing any exceedance, consideration of these impacts on the whole transport network should be assessed.	Amend provision: 1. Signs must not be animated, have any flashing or revolving lights or lasers where these are within 100m of, and visible from, a state highway or located adjacent to any road. 2. All freestanding signs visible from a state highway or located within 10m of a road or measured horizontally must comply with the minimum setback distances from other signs as read from one direction of travel and measured parallel to the centreline of the road in SIGN-Table 1. 3. All signs visible from a state highway or located within 10m of a road measured horizontally must comply with the minimum lettering sizes in SIGN-Table 2; 4. Any sign visible from a state highway or located on a site adjoining the road or road reserve and is at right angles to the road ~~or state highway~~ must be located the minimum separation distance specified in SIGN-Table 3, measured horizontally from any existing traffic

<table>
<tr><th>Specific provision/matter</th><th>Submitter name</th><th>Submission point number</th><th>Position</th><th>Reasons</th><th>Decisions requested</th></tr>
<tr><td></td><td></td><td></td><td></td><td></td><td>sign, pedestrian crossing, curves with chevron signing, railway crossing or intersection.

5. All signs visible from a state highway must comply with the minimum forward visibility in SIGN-Table 4.

6. Any sign visible from a state highway shall contain a maximum of six elements.

~~5~~7. Signs must not be shaped or use images or colours, including changeable messages, that could be mistaken for a traffic control device in colour, shape or appearance.

~~6~~8. Off-site, election or temporary signs must not be located on a site adjoining any section of a State Highway with a speed limit of ~~7~~60 km/hr or more.

Matters of discretion are restricted to:

‘5. Any adverse effects on ~~driver, cyclist and pedestrian~~ the transport network and its user's safety; and’ […]</td></tr>
<tr><td>SIGN-Table 1</td><td>Waka Kotahi NZ Transport Agency</td><td>82.202</td><td>Support in part</td><td>Supports the inclusion of requirements for separation distances between freestanding sign installations. Seeks the addition of the terminology ‘minimum’ separation distances. Seeks the speed environment between 51-70km/hr to have an additional row to identified that those freestanding signs within this speed environment must meet the 60m minimum separation distance.</td><td>Amend provision:

SIGN-Table 1, Freestanding sign minimum separation distances
<table><tr><td>Speed limit of road (km/hr)</td><td>Separation distance (m)</td></tr><tr><td>0-~~70~~50</td><td>50</td></tr><tr><td>51-70</td><td>60</td></tr><tr><td>71-80</td><td>70</td></tr><tr><td>>80</td><td>80</td></tr></table></td></tr>
<tr><td>SIGN-Table 2</td><td>Waka Kotahi NZ Transport Agency</td><td>82.203</td><td>Support</td><td>Supports the minimum lettering heights identified in this table.</td><td>Retain as notified</td></tr>
<tr><td>SIGN-Table 3</td><td>Waka Kotahi NZ Transport Agency</td><td>82.204</td><td>Support in part</td><td>Supports the inclusion of requirement for separation distances between signs. Notes that the location of advertising signs or devices in close proximity to traffic sign, pedestrian crossing, curves with chevron signing, railway crossing, or intersection may result in the advertising sign detracting from the road environment where attention is required. As such, to help avoid safety issues advertising signs should not be located within 100m of those mentioned above in lower speed environments and 200m in higher speed environments.</td><td>Amend provision:

Separation distances from a traffic sign, pedestrian crossing, curves with chevron signing, railway crossing or intersection
<table><tr><td>Speed limit of road (km/hr)</td><td>Separation distance (m)</td></tr></table></td></tr>
</table>

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					0-70 ~~50~~ 100 ~~71-80~~ ~~100~~ >71 200
SIGN-S7	Waka Kotahi NZ Transport Agency	82.206	Support in part	Supports the identifying the provisions for veranda signs. Seeks for the matters of discretion to incorporate consideration of the adverse effects on the transport network and its users. Signs that exceed the maximum sign standards within their respective zones have the potential to increase the distraction for users of the transport network (and therefore the safety) and proliferation of signs resulting in visual clutter. As part of assessing any non-compliance, consideration of these impacts on the whole transport network and its users should be assessed.	Amend provision: Matters of discretion are restricted to: '6. Any adverse effects on ~~traffic~~ the transport network and its user's safety'
SIGN-S8	Waka Kotahi NZ Transport Agency	82.207	Support in part	Supports identifying provisions for temporary signs associated with temporary activities and events. Seeks the timeframe for temporary signs to be removed (being one week as drafted) and be amended to 48 hours. This is considered to be sufficient and reasonable time for temporary signs to be removed. Displaying temporary signs longer than is necessary exposes drivers to a message that is no longer relevant and only serves to increase unnecessary driver distraction. Seeks for the matters of discretion to incorporate consideration of the adverse effects on the transport network and its users. Signs that exceed the maximum sign standards within their respective zones have the potential to increase the distraction for users of the transport network (and therefore the safety) and proliferation of signs resulting in visual clutter.	Amend provision: 2. The sign must be removed no later than ~~one week~~48 hours after the temporary event or activity with which it is associated taking place. Matters of discretion are restricted to: '7. Any adverse effects on ~~traffic~~ the transport network and its user's safety'
SIGN-S9	Waka Kotahi NZ Transport Agency	82.208	Support in part	Supports the provisions for Real Estate Signs. Seeks for the matters of discretion to incorporate consideration of the adverse effects on the transport network and its users. Signs that exceed the maximum sign standards within their respective zones have the potential to increase the distraction for users of the transport network (and therefore the safety) and proliferation of signs resulting in visual clutter.	Amend provision: Matters of discretion are restricted to: '7. Any adverse effects on ~~traffic~~ the transport network and its user's safety'
SIGN-S10	Waka Kotahi NZ Transport Agency	82.209	Support in part	Supports identifying the provisions for election signs. Seeks that the matters of discretion incorporate consideration of the adverse effects on the transport network and its users. Signs that exceed the maximum sign standards within their respective zones have the potential to increase the distraction for users of the transport network (and therefore the safety) and proliferation of signs resulting in visual clutter.	Amend provision: Matters of discretion are restricted to: '7. Any adverse effects on ~~traffic~~ the transport network and its user's safety'
SIGN-S11	Waka Kotahi NZ Transport Agency	82.210	Support in part	Supports this initiative to identify areas where signs to be located within road reserve must be located. Seeks that the matters of discretion incorporate consideration of the transport network and its users. Signs that exceed the maximum sign standards within their respective zones have the potential to increase the distraction for users of the transport network (and therefore the safety) and proliferation of signs resulting in visual clutter.	Amend provision: Matters of discretion are restricted to: '7. Any adverse effects on ~~traffic~~ the transport network and its user's safety'
SIGN-S12	Waka Kotahi NZ Transport Agency	82.211	Support in part	Supports controlling the location, operation and display of digital billboards. Seeks for the provision relating to digital billboards adjacent to state highways to be extended to include all digital billboards which are visible from a state highway. Digital billboards	Amend provision:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				directed towards roads are, by their nature, designed to capture vehicle occupant attention and inevitably distract drivers from their task of driving. The evidence that advertising signs cause distraction, and that digital signs have an even greater distracting effect, is well-established. Digital billboard effect on drivers when compared to static signs include: • Increases in glance number and duration • Lane discipline / lateral control behaviour deterioration • Reduction in traffic headway compliance; and • Increases in driver response times. Because humans have limited attentional resources it is therefore possible that such advertisements could hamper the safe execution of the driving task. Digital billboards have the potential to contravene two of the four pillars of Waka Kotahi safe system approach, namely safe road use and safe roads & roadsides if not adequately controlled. Seeks for these to be avoided where visible from a state highway. Seeks that the matters of discretion incorporate consideration of the effects on the transport network and its users. Signs that exceed the maximum sign standards within their respective zones have the potential to increase the distraction for users of the transport network (and therefore the safety) and proliferation of signs resulting in visual clutter.	3. Signs with digital displays must not be visible from a state highway or be located on a site that adjoins a state highway. Where the matters of discretion refer to “driver, cyclist and pedestrian safety” this term is sought to be replaced by ‘the transport network and its users’
SIGN-S13	Waka Kotahi NZ Transport Agency	82.212	Support in part	Supports controlling the luminance of signs. Illuminated signs should meet all standards for the Light chapter rather than just light spill standards. Illuminated signs can have the same effects as any other source of lighting and as such needs to be appropriately controlled and align with those standards outlined in the Light chapter. Seeks that the matters of discretion incorporate consideration of the adverse effects on the transport network and its users. Signs that exceed the maximum sign standards within their respective zones have the potential to increase the distraction for users of the transport network (and therefore the safety) and proliferation of signs resulting in visual clutter.	Amend provision: 4. The ~~light spill~~ standards set out in the Light chapter for the relevant zone must be met. Matters of discretion are restricted to: ‘8. Any adverse effects on ~~driver, cyclist and pedestrian safety~~ the transport network and its user's safety’
SIGN-S14	Waka Kotahi NZ Transport Agency	82.213	Support in part	Supports controlling signs within overlays. Seeks for the removal of the restriction of the size of official signs within overlays to ensure that Waka Kotahi is able to erect official signs as required to provide for the safe and efficient function of the state highway network.	Amend provision: 4. The sign must not exceed a single face area as measured in accordance with SIGN-Figure 3 of: i. 1m^2 for interpretation signs; or ii. 3m^2 for ~~official signs or~~ directional signs.
SIGN-S15	Waka Kotahi NZ Transport Agency	82.214	Support in part	Supports the provisions for the restrictions of off-site signs. Seeks an additional provision so off-site signs are not provided for where these face state highways. A large portion of the Mixed Use Zone is located adjacent to the state highway corridor and as such appropriate sign controls to reduce distraction need to be in place to mitigate the impacts on the transport network to ensure the safety of the transport network and all transport network users. Off-site signs permitted adjacent to state highways have the potential to increase the distraction for users of the transport network (and therefore	Amend provision: 5. The sign must not be visible from a state highway Matters of discretion are restricted to:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				the safety) and proliferation of signs resulting in visual clutter. Seeks that the matters of discretion incorporate consideration of the adverse effects on the transport network and its users.	'6. Any adverse effects on ~~driver, cyclist and pedestrian safety~~ the transport network and its user's safety'
SIGN-Figure 1	Waka Kotahi NZ Transport Agency	82.215	Support in part	Supports the intent of SIGN-Figure 1 to identify maximum sign area per tenancy. Seeks for the Mixed Use Zone to be included within the restrictions of the Local Centre and Neighbourhood Centre Zones in SIGN-Figure 2. A large portion of the Mixed Use Zone is located adjacent to the state highway corridor and as such appropriate controls to reduce distraction need to be in place to mitigate impacts on the transport network. Controlling the permitted area of this zone ensures that distraction is reduced where signs face state highway.	Amend provision: SIGN-Figure 1 Illustrative calculation for working out maximum signage area per tenancy for signs City Centre Zone, ~~Mixed Use Zone,~~ Large Format Retail Zone and General Industrial Zone
SIGN-Figure 2	Waka Kotahi NZ Transport Agency	82.216	Support in part	Supports the intent of SIGN-Figure 2 to identify maximum signs area per tenancy. Seeks for the Mixed Use Zone to be included within the restrictions of the Local Centre and Neighbourhood Centre Zones in this section. A large portion of the Mixed Use Zone is located adjacent to the state highway corridor and as such appropriate controls to reduce distraction need to be in place to mitigate impacts on the transport network. Controlling the permitted area of this zone ensures that distraction is reduced where signs face state highway. In addition, there are inconsistencies in the Picture 3 description where these mentions both 20% and 10% of the total building elevation area. Seeks for this to be amended to reflect the 10% value.	Amend provision: SIGN-Figure 2 Illustrative calculation for working out maximum signage area per tenancy for signs in the Local Centre Zone, Neighbourhood Centre Zone, Mixed Use Zone and Settlement Zone Picture 3: ~~20~~10% of building elevation face area (in m2) x tenancy GFA% = Max sign area
SIGN-Figure 3	Waka Kotahi NZ Transport Agency	82.217	Support	Supports the method for determining the area of a sign.	Retain as notified

TEMP- Temporary Activities

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
New provision	New Zealand Defence Force	124.3	Amend	Currently there is no specific Objective to support TMTA in the Plan. There is a Policy (TEMP-P3). Removing TMTA from the nested definition of temporary activities means that the existing objectives in the TEMP chapter do not apply. To avoid this Policy being an 'orphan policy' a new objective specifically providing for TMTA should be inserted into the Plan.	Insert a new objective in the Plan specifically providing for TMTA. Proposed wording as follows: 'O3 – Temporary military training activities contribute to local and national security and provide for the wellbeing of the community'.
TEMP-O1	KiwiRail Holdings Limited (KiwiRail)	86.68	Support	Supports that temporary activities are enabled where there is no adverse effects on the safety and efficiency of the transport network. Notes no standards that apply to temporary activities under TEMP-R3 in relation to traffic. The standards relate to duration and hours of operation. This gap is further support for the inclusion of sightline protection at level crossings to at least provide some level of traffic safety and protection for the rail corridor operations.	Retain as proposed.
TEMP-P2	KiwiRail Holdings Limited (KiwiRail)	86.69	Support	Supports that temporary activities are enabled where there is no adverse effects on the safety and efficiency of the transport network. Notes no standards that apply to temporary activities under TEMP-R3 in relation to traffic. The standards relate to duration and hours of operation. This gap is further support for the inclusion of sightline protection at level crossings to at least provide some level of traffic safety and protection for the rail corridor operations.	Retain as proposed.
TEMP-P3	New Zealand Defence Force	124.4	Support	Supports the inclusion of a TMTA-specific policy. Supports the wording of this policy.	Retain the policy as drafted.
Note	New Zealand Defence Force	124.5	Support	Appropriate that TMTA are not subject to the general Plan rules for noise and light. Noise from TMTA is managed through the specific noise standards provided in APP2 – Noise Standards for Temporary Military Training Activities.	Retain the note in the Rules introduction that states 'The rules and standards in both the Noise and Light Chapters do not apply to TEMP-R5 or TEMP-R6.'
TEMP-R1	New Zealand Defence Force	124.6	Support	TMTA should not be subject to Rules TEMP-R1 – R5 that apply to temporary activities, as they are not relevant to the management of TMTA effects.	Retain the note under the individual Rules TEMP-R1 - R5 that states 'This rule does not apply to temporary military training activities.'
TEMP-R1	Royal Forest and Bird Protection Society	225.209	Oppose	The permitted approach fails to take account of the full effects of the construction activity. This activity could be located within an SNA even if the primary construction activity which it is ancillary to is not within an SNA.	Delete the rule or: • Include a locational constrain that the activity is not within and SNA. • Include a condition that the rule does not apply where a consent is required for the construction activity. Add a matter of discretion for effects on indigenous biodiversity
TEMP-R2	Royal Forest and Bird Protection Society	225.210	Oppose	The permitted approach fails to take account of the full effects of the temporary activity. This activity could be located within an SNA.	Delete.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
TEMP-R2	New Zealand Defence Force	124.7	Support	TMTA should not be subject to Rules TEMP-R1 – R5 that apply to temporary activities, as they are not relevant to the management of TMTA effects.	Retain the note under the individual Rules TEMP-R1 - R5 that states 'This rule does not apply to temporary military training activities.'
TEMP-R3	New Zealand Defence Force	124.8	Support	TMTA should not be subject to Rules TEMP-R1 – R5 that apply to temporary activities, as they are not relevant to the management of TMTA effects.	Retain the note under the individual Rules TEMP-R1 - R5 that states 'This rule does not apply to temporary military training activities.'
TEMP-R3	Royal Forest and Bird Protection Society	225.211	Oppose	The rule fails to address the potential adverse effects on the environment and is inconsistent with sustainable management under the Act. This rule does not provide for the protection of SNAs or the maintenance of indigenous biodiversity.	Change permitted to Non Complying. Include a matter of discretion for effects on indigenous biodiversity Include a condition of the rule that the activity is not within a SCHED7 SNA or wetland Where the condition is not met apply a Discretionary classification.
TEMP-R4	New Zealand Defence Force	124.9	Support	TMTA should not be subject to Rules TEMP-R1 – R5 that apply to temporary activities, as they are not relevant to the management of TMTA effects.	Retain the note under the individual Rules TEMP-R1 - R5 that states 'This rule does not apply to temporary military training activities.'
TEMP-R5	New Zealand Defence Force	124.10	Support	TMTA should not be subject to Rules TEMP-R1 – R5 that apply to temporary activities, as they are not relevant to the management of TMTA effects.	Retain the note under the individual Rules TEMP-R1 - R5 that states 'This rule does not apply to temporary military training activities.'
TEMP-R6	New Zealand Defence Force	124.11	Support	Appropriate to provide for temporary military training activities as a permitted activity in the District wide Plan provisions, subject to permitted activity standards. Supports the proposed rule and standards as drafted.	Retain permitted activity rule and standards TEMP-R6-1.a, TEMP-R6-1.b and TEMP-R6-1.c.
TEMP-R6	New Zealand Defence Force	124.12	Support	A restricted discretionary activity status is appropriate for TMTA where the permitted activity standards are not met. Supports this rule and the proposed matters for discretion. These provide adequate scope to consider the effects of any exercise.	Retain Restricted Discretionary activity status and matters of discretion as notified.

Part 3 Area Specific Matters

Residential Zones

GRZ- General Residential Zone

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Porirua Chamber of Commerce	136.3	Amend	Strongly advocates for Mana Esplanade to maintain a productive throughput of traffic by maintaining two lanes of general traffic in each direction. This gives residents and businesses options for getting around and increases journey time reliability. Any attempts to discourage traffic mobility by reverting Mana Esplanade to just one lane each way will provide for little amenity uplift but introduce significant travel time delays and lower productivity for the people using this route. Residential zones require servicing with adequate transport links so people can move around. Mana Esplanade runs through both the general and medium density zones.	Protect and ensure that Mana Esplanade maintains two general traffic lanes in each direction and does not revert to one general traffic lane in each direction.
General	Kāinga Ora – Homes and Communities	81.522	Support in part	Consistent with its overall submission on the PDP, Kāinga Ora seeks an increased spatial extent of the MRZ throughout Porirua City, which corresponds to a reduced GRZ. Consistent with its overall submission on the PDP, Kāinga Ora opposes the inclusion of Design Guides as statutory elements within the PDP, and policies and matters of discretion that require proposals to be "consistent with" these guides. Kāinga Ora would support an approach whereby the Council's Urban Design Guides are non-statutory tools that sit outside the District Plan. These can be referred to as method/tool that provides best practice guidance regarding an acceptable means of satisfying matters of discretion/assessment. Amendments are sought throughout this chapter to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment. Amendments are also sought to simplify the provisions.	Kāinga Ora seeks consequential changes consistent with its overall submission on the Plan. Key areas of concern are (but not limited to): 1. Inclusion of an additional objective and policy to reflect that *a*menity values should reflect the planned urban built form and that this is expected to change over time. 2. Deletion of reference to Design Guides and requirement that development be "consistent" with these to achieve compliance; 3. Review and re-drafting of notification exclusion clauses; 4. *R*emoval of provisions specific to "multi-unit housing" and integration within policies, rules and standards more generally; 5. Amendment to spatial extent of the GRZ; 6. Change language to align with NPS-UD - "planned built urban form" in anticipation of changing character and associated amenity values; 7. Amend provisions with direct 'avoid' statements. This needs to be qualified in light of the King Salmon meaning of 'avoid; and 8. Consequential changes to the numbering of provisions following changes sought throughout chapter.
General	Titahi Bay Community Group and Pestfree Titahi Bay	94.3	Not specified	General Residential Zone rules and standards are more permissive than the current plan. Concerned about how the new rules and standards will be implemented. There are examples across the Titahi Bay suburb where the current rules are not adhered to.	Council must employ more compliance officers to ensure the current and further District Plan rules and consents issued are being adhered to. Where significant matters are breached enforcement action needs to be taken.
General	Te Rūnanga o Toa Rangatira	264.62	Support in part	Ngāti Toa seeks an amendment to the General Residential Zone in Western Porirua as detailed in section MRZ – Medium Density Residential Zone	Retain as notified subject to the following amendments:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• Amend MRZ to include all Western Porirua residential zone. This is detailed in the Map attached to this submission.
General	Kāinga Ora – Homes and Communities	81.523	Support in part	Kāinga Ora generally supports the intention and direction of the GRZ to provide for residential development, and other land uses that support the primary purpose of the zone. Amendments are sought to recognise the evolving character of the zone.	Amend: The General Residential Zone encompasses the majority of the existing developed areas where people live in the City, as well as areas identified for future residential development. The residential ~~villages~~ neighbourhoods that make up the General Residential Zone have a strong open space framework and have generally developed as spacious living environments characterised by a low to medium density and a strong presence of trees and vegetation. Residential neighbourhoods are internally well connected by roads, pedestrian paths and cycle routes, and these also help connect people to the City's open space and recreational areas. The Zone objectives, policies and rules provide the framework for managing the effects of development and ensuring that residential amenity values and the quality of the built environment are consistent with the planned urban built form ~~maintained and enhanced~~. They seek to ensure that high standards of on-site and neighbourhood amenity are achieved, including by requiring that residential properties are provided with good access to sunlight and daylight and have a reasonable level of privacy. They also provide for a ~~wide~~ range of housing ~~types~~ typologies and living arrangements to meet the diverse needs of the community. This includes stand-alone houses, semi-detached housing, residential conversions, minor residential units, social and community housing and multi-generational living. It does not promote one form of housing over another, but instead provides flexibility to meet the community's diverse housing demands and needs. Home business, retirement villages and other activities that support the social and economic health and wellbeing of the community may also occur in the Zone where these are compatible with the planned urban built form of the zone ~~residential character and amenity values~~. Non-residential activities that are incompatible with the planned urban built form ~~residential character~~ and amenity values~~, or which are more appropriately located within the City Centre Zone, Mixed Use Zone, General Industrial Zone, the Local Centre Zone or the Neighbourhood Centre Zone~~ are discouraged. The Takapūwāhia Precinct applies to a limited number of sites located in the western part of Takapūwāhia. These consist of large lots which have remained undeveloped for some time and which are subject to the Significant Natural Area and Special Amenity Landscape overlays. The presence of these overlays restricts the development potential of these sites. The Precinct recognises these constraints while providing for Ngāti

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Toa Rangatira whānau and hapū to exercise their customary responsibilities as kaitiaki, and to undertake development that supports their cultural, social and economic wellbeing. The Precinct objective needs to be read in conjunction with the ECO - Ecosystems and Indigenous Biodiversity, and NFL - Natural Features and Landscapes chapters. They include policies, rules and standards relevant to the development of land in the Precinct.
General	Transpower New Zealand Ltd	60.96	Amend	The structure of the PDP provides for activities undertaken to be managed within the Infrastructure Chapter. Activities undertaken by other parties within the National Grid Yard and National Grid Subdivision Corridor are managed in the respective activity or zone chapter (i.e. for earthworks, subdivision and in the zone chapters). There are two rules (GRZ-R5 and GRZ-R14) specific to the National Grid. There are no corresponding policies or cross references to the Infrastructure Chapter and therefore the rules appear in isolation of any corresponding policy framework. Following the plan philosophy of users not needing to refer to other chapters, as currently proposed, users would not know to refer to, or be directed to refer to, the Infrastructure chapter to find the related policies. Preference is for a standalone set of provisions within the Infrastructure Chapter as it avoids duplication (in terms of the zone rules) and provides a coherent set of rules which applicants can refer to, noting that the planning maps clearly identify land that is subject to National Grid provisions. A standalone set of provisions as provided in the notified plan is also consistent with the National Planning Standards. Standard 7, District wide Matters Standard provides, as a mandatory direction, that 'provisions relating to energy, infrastructure and transport that are not specific to the Special purpose zones chapter or sections must be located in one or more chapters under the Energy, Infrastructure and Transport heading'. Clause 5.(c) makes specific reference to reverse sensitivity effects between infrastructure and other activities. Notes that within the proposed New Plymouth District Plan 2019, specific National Grid provisions (including associated subdivision and earthworks provisions) are contained in the Energy, Infrastructure and Transpower section of the plan, under the Network Utilities 'chapter'.	Relocate the relevant National Grid rules (R5 and R14) to the Infrastructure Chapter. Or If the National Grid rules be retained within Chapter GRZ insert policies to give effect to Rules R5 and R14, or at the very least provide clear cross referencing to the Infrastructure Chapter. And Any consequential amendments.
New provision	Kāinga Ora – Homes and Communities	81.526	Support	Kāinga Ora seeks the inclusion of an additional objective in the residential zones to reflect that amenity should be considered in the context of the planned urban built form. This new objective is drafted to ensure residential amenity is of a high quality and reflects the planned urban built form for the zone which is described in GRZ-O2 and enabled by the corresponding rule framework. Kāinga Ora also seeks an additional policy (GRZ-P2 Changes to amenity values) to reinforce that amenity values are expected to change over time.	Insert new Objective, with consequential changes to numbering and referencing throughout. **GRZ-03 Residential amenity** Achieve a high level of residential amenity within the zone that reflects the planned urban built form and compact urban settlement pattern.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Objectives New Provision	Waka Kotahi NZ Transport Agency	82.218	Support	Supports the intent of the objectives and policies. Considers that they do not address reverse sensitivity matters. Although noise is addressed within the General District Wide Matters Chapter, considers that reverse sensitivity matters should be addressed within the objectives and policies of the residential zones as it is crucial to the health, safety and wellbeing of people.	Adopt new provision: Objective - Reverse Sensitivity: 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.
GRZ-O1	Fire and Emergency New Zealand	119.51	Support	Supports objective.	Retain as proposed.
GRZ-O1	Ministry of Education	134.18	Support	Supports proposed objectives and policies that provide for non-residential activities that support the health and wellbeing of people and communities.	Retain as proposed.
GRZ-O1	Royal Forest and Bird Protection Society	225.228	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where rural or residential zones have SNA overlays, recognise this in the zone purpose character and value objectives.
GRZ-O1	Royal Forest and Bird Protection Society	225.206	Oppose	Not clear whether placing a covenant to protect an SNA within the GRZ would be incompatible with the purpose, character and amenity values of the zone described in GRZ-O1 and GRZ-O2 and could therefore be prevented by GRZ-P7. Conservation and restoration activities may also be inconsistent with the provisions of the GRZ.	Amend the purpose to recognise the interaction of the zone with overlays.
GRZ-O1	Kāinga Ora – Homes and Communities	81.524	Support in part	Kāinga Ora generally supports this objective. Amendment sought to align language with strategic objectives.	Amend: The General Residential Zone: 1. Primarily consists of residential activities in a range of residential unit ~~types~~ typologies and sizes; and 2. Accommodates other activities that support the health and wellbeing of people and communities, where they are compatible with

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					the ~~character~~ planned urban built form and anticipated amenity values of the Zone.
GRZ-O2	Kāinga Ora – Homes and Communities	81.525	Support in part	Kāinga Ora generally supports this objective, but seeks a change to the objective's title to reflect language within the NPS-UD. Amendments are sought to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment. Amendment is also sought to recognise reduced levels of open space that will be present in development sites accommodating medium density proposals. Removal of reference to trees and landscaping is sought, as there are no standards or rules controlling this matter (aside from SNA and Notable Tree provisions)	Amend: GRZ-O2 Planned urban built environment of the General Residential Zone The ~~character and amenity values, including the scale, form and density of use and development,~~ planned urban form in the General Residential Zone includes: 1. A built form of single and two-storey buildings with openness around and between buildings; ~~2. Landscaping and trees, especially on street frontages;~~ 3. A spacious living environment with high quality on-site residential amenity; and 4. An urban environment that is visually attractive, safe, easy to navigate and convenient to access.
GRZ-O2	Royal Forest and Bird Protection Society	225.207	Oppose	Fails to recognise that many SNAs are included within the GRZ. The value of indigenous biodiversity within residential areas should not be limited to its amenity value. This would fail to recognise intrinsic values would could be overlooked where other amenity values are preferred. Amending the Objective in this way will resolve the conflict which currently existing with the GRZ policy direct which provides for residential activities on the basis of compatibility with character and amenity values set out in GRZ-O2.	Amend GRZ-O2 as follows: The character and amenity values, including the scale, form and density of use and development, in the General Residential Zone include: 1. A built form of single and two-storey buildings with openness around and between buildings; 2. Landscaping and trees, especially on street frontages; 3. A spacious living environment with high quality on-site residential amenity; and 4. An urban environment that is visually attractive, safe, easy to navigate and convenient to access; 5. A flourishing natural environment that protects SCHED7 SNAs; and 6. Provision for maintenance and enhancement of indigenous biodiversity .
GRZ-O2	Royal Forest and Bird Protection Society	225.2	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas	Where rural or residential zones have SNA overlays, recognise this in the zone purpose character and value objectives.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	
GRZ-PREC03-O1	Kāinga Ora – Homes and Communities	81.527	Support	Kāinga Ora supports this objective.	Retain as notified
GRZ-PREC03-O1	Royal Forest and Bird Protection Society	225.208	Oppose	Inconsistent with the need for avoiding, remedying and mitigating adverse effects under the purpose of the Act. Similar wording to MPZ-O5 should be used.	Amend GRZ-O2 as follows: The significant coverage of identified natural environmental overlays across the Takapūwāhia Precinct and the contribution these make to the wider community is recognised, and the appropriate use and development of the Zone, including papakāinga and residential activities are provided for.
Policies New Provision	Waka Kotahi NZ Transport Agency	82.219	Support	Supports the intent of the objectives and policies. Considers that they do not address reverse sensitivity matters. Although noise is addressed within the General District Wide Matters Chapter, considers that reverse sensitivity matters should be addressed within the objectives and policies of the residential zones as it is crucial to the health, safety and wellbeing of people.	Adopt new provision: Policy - Reverse Sensitivity from State Highways and Rail Network: 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 design noise levels in accordance with the applicable standards in the Noise Chapter.
New Provision	Kāinga Ora – Homes and Communities	81.529	Support	Kāinga Ora seeks an additional policy GRZ-P2 (Changes to amenity values) to reinforce that while the provisions aim for a high degree of residential amenity in the zone, the planned urban built form is expected to result in more intensive and compact urban settlement patterns that may change the existing amenity values in the zone. It is important that there is a policy that recognises amenity values can change in the context of the planned urban built form. This is reinforced by Objective 4 and Policy 6 of the NPS-UD.	**GRZ-P2 Changes to amenity values** Recognise that the planned urban built form may result in changes to the amenity values and characteristics of the urban environment over time.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
GRZ-P1	Oranga Tamariki – Ministry of Children	143.4	Amend	Reference is made within the proposed Objectives and Policies of the residential zones to "residential activities". Residential activities are included within the "residential" nest of the PDP and are a defined term both in the PDP and in the National Planning Standards. The purpose of the definition nesting tables is to show the relationship between land uses and activities. By specifically referencing a nested term the objectives and policies inadvertently exclude other uses within that nest. Considers that the objectives and policies should refer to the nest itself rather than a specific term within the nest. This would better reflect the ultimate intent of the objectives and policies which seek to provide for a range of residential land uses.	Amend the policy as follows: Enable residential ~~activities~~ land uses ~~and~~ in a diverse range of ~~residential unit~~ types and sizes where these are compatible with the built form, character and amenity values anticipated in the General Residential Zone.
GRZ-P1	Design Network Architecture Limited	155.1	Support	Supported.	[Not specified, refer to original submission]
GRZ-P1	Kāinga Ora – Homes and Communities	81.528	Support in part	Kāinga Ora generally supports this policy as proposed. Amendments are sought to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment.	Amend: Enable residential activities and a diverse range of residential unit ~~types~~ typologies and sizes where these are compatible with the planned urban form of ~~built form, character and amenity values anticipated in~~ the General Residential Zone.
GRZ-P2	Kāinga Ora – Homes and Communities	81.530	Support in part	Kāinga Ora generally supports this policy as proposed. Amendment is sought to provide wording consistent with the strategic outcome sought by this policy and direction of the PDP.	Amend: ~~Only allow~~ Enable minor residential units where they are of an ancillary scale and form to the principal residential unit on the same site.
GRZ-P2	Design Network Architecture Limited	155.2	Support	Supported.	[Not specified, refer to original submission]
GRZ-P3	Design Network Architecture Limited	155.3	Support	Supported.	[Not specified, refer to original submission]
GRZ-P3	Fire and Emergency New Zealand	119.52	Support	Sought that an additional point be added to GRZ-P3 which relates to the role fire stations have in contributing towards to the wellbeing and safety of persons within this zone in early feedback. Supports Policy GRZ-P3 as proposed.	Retain as proposed.
GRZ-P3	Kāinga Ora – Homes and Communities	81.531	Support in part	Kāinga Ora generally supports this policy as proposed. Amendments are sought to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment.	Recognise the benefits of, and provide for, non-residential activities that contribute to the health and wellbeing of people and communities where: 1. These are compatible with the planned urban built form ~~character and amenity values~~ of the surrounding area; 2. Any adverse effects on the amenity values of adjoining sites can be adequately mitigated, including from the location and scale of utility and external storage areas;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					3. These do not result in adverse effects on the amenity values of adjoining sites from the movement of people and vehicles associated with the activity which cannot be mitigated; 4. The hours of operation are compatible with residential amenity values; and 5. For emergency service facilities, the activity has an operational need or functional need to locate in the Zone.
GRZ-P3	Waka Kotahi NZ Transport Agency	82.220	Support in part	Supports the intent of the policy. Considers that non-residential activities that contribute to the health and wellbeing of people and communities should be provided, where it does not compromise the safety and efficiency of the transport network. A safe and efficient transport network is crucial contribution to the health and wellbeing of people and communities.	Amend provision: "6. The safe, effective and efficient operation of the transport network is not compromised."
GRZ-P4	Waka Kotahi NZ Transport Agency	82.221	Support in part	Notes that commercial activities would be out of zone, as such all effects, not just those considered to be significant should be assessed to determine if those effects should be either remedied, mitigated or avoided.	Amend provision: Only allow commercial activities where they are ancillary to a residential activity and of a scale where ~~significant~~ adverse effects are ~~avoided, and any other adverse effects are appropriately~~ remedied, ~~or~~ mitigated or avoided as appropriate.
GRZ-P4	Kāinga Ora – Homes and Communities	81.532	Support in part	Kāinga Ora generally supports this policy. An amendment is sought to more explicitly provide for commercial activities where the effects are adequately mitigated, or avoided.	Amend: ~~Only allow~~ Provide for commercial activities where they are ancillary to a residential activity and of a scale where significant adverse effects are avoided, and any other adverse effects are appropriately remedied or mitigated.
GRZ-P4	Design Network Architecture Limited	155.4	Support	Supported.	[Not specified, refer to original submission]
GRZ-P5	Design Network Architecture Limited	155.5	Support	Supported.	[Not specified, refer to original submission]
GRZ-P5	Kāinga Ora – Homes and Communities	81.533	Oppose	Kāinga Ora opposes this policy – the outcomes sought can be adequately achieved through GRZ-P1 (including suggested changes by Kāinga Ora). Kāinga Ora opposes the placement of design guides within the District Plan as statutory guidelines. Kāinga Ora also opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules.	Delete: ~~Provide for multi-unit housing where it can be demonstrated that it:~~ ~~1. Responds positively to, and integrates with, the surrounding built environment through high-quality urban design; and~~ ~~2. Is consistent with the Multi-Unit Housing Design Guide contained in APP3-Multi-Unit Housing Design Guide.~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
GRZ-P5	Waka Kotahi NZ Transport Agency	82.222	Support in part	Multi-unit housing can result in an increase of vehicle movements on the transport network resulting in adverse effects upon safety and efficiency of the network. As such, it is considered that multi-unit housing should be provided where it can be demonstrated that it does not compromise the safety and efficiency of the transport network.	Amend provision: "3. Does not compromise the safe, effective and efficient operation of the transport network."
GRZ-P6	Waka Kotahi NZ Transport Agency	82.223	Support in part	Generally supports the intent of this policy. This policy does not consider the adverse effects that retirement villages can have on the transport network. Seeks for an amendment to this policy to provide for retirement villages where these do not compromise the safe and efficient operation of the transport network.	Amend provision: Recognise the benefits of, and provide for, retirement villages where: 5. These do not compromise the safe and efficient operation of the transport network.
GRZ-P6	Kāinga Ora – Homes and Communities	81.534	Support in part	Kāinga Ora generally supports this policy as proposed, but seeks amendment to include a policy point to be consistent with the companion policy framework in the MRZ chapter of the PDP.	Amend: Recognise the benefits of, and provide for, retirement villages where: 1. Significant adverse effects on the residential amenity values of adjoining residential properties and the surrounding neighbourhood are avoided; 2. Other adverse effects on residential amenity values are minimised, including those from: a. The movement of vehicles and people; and b. The layout of buildings, fencing, location and scale of utility areas and external storage areas; 3. On-site amenity, including outdoor living space, for residents is provided, which reflects the nature of and diverse needs of residents of the village; and 4. The site is able to accommodate the scale and intensity of the activity, in terms of its size, topography and location. 5. The overall scale, form, composition and design of buildings does not compromise the planned urban built form of the area.
GRZ-P6	Design Network Architecture Limited	155.6	Support	Supported.	[Not specified, refer to original submission]
GRZ-P7	Design Network Architecture Limited	155.7	Support	Supported.	[Not specified, refer to original submission]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
GRZ-P7	Kāinga Ora – Homes and Communities	81.535	Support in part	Kāinga Ora generally supports this policy with amendments.	Amend: Avoid non-residential activities ~~which~~ that are incompatible with the planned urban built form, role, and function ~~anticipated purpose, character and amenity values~~ of the Zone where effects cannot be mitigated or managed.
GRZ-P8	Kāinga Ora – Homes and Communities	81.536	Oppose	Kāinga Ora opposes policies that seek to retain existing vegetation and trees, as removal of these features is generally a permitted activity. Where these features are of value, they must be identified through specific tree scheduling or overlays. Kāinga Ora supports the general intent of this policy, but considers the policy, as drafted, does not clearly state the outcomes sought. Therefore, deletion of the policy wording is sought, with replacement made using the alternative wording sought. Deletion sought and replacement with alternatively worded policy.	Amend: ~~Ensure that buildings and structures are of a form, scale and design that is compatible with the purpose, character and amenity values of the General Residential Zone, by requiring:~~ ~~1. A generally low rise built form consisting of single and two-storey buildings;~~ ~~2. Separation from site boundaries and heights in respect to site boundaries, that provide:~~ ~~a. Safeguard on-site privacy, and ensure adequate access to sunlight and daylight;~~ ~~b. For adjoining properties, allow appropriate levels of openness between buildings and minimise visual dominance; and~~ ~~c. Maintain openness and spaciousness in the streetscape;~~ ~~3. Landscaping, and where practicable, the retention of established trees;~~ ~~4. Appropriate levels of openness around buildings, which provides for residents' on-site amenity; and~~ ~~5. Appropriate levels of useable and accessible outdoor living space for residential units that have access to sunlight which provides for residents' on-site amenity.~~ Enable buildings and structures that respond to the spacious qualities and characteristics of the residential setting and provide for high quality amenity in accordance with the planned urban built form of the General Residential Zone by: 1. ensuring that the siting, scale and appearance of the building is compatible with surrounding development patterns, planned urban built form and/or the residential setting;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					2. exhibiting the planned visual amenity through enabling one-to-two storey buildings and by controlling the placement of garages in front yards; 3. providing usable outdoor living spaces and controlling building c overage to create space between buildings, minimise enclosure and dominance effects, and provide high-quality onsite amenity; 4. providing reasonable levels of privacy and access to sunlight both onsite and within adjoining properties; 5. allowing passive surveillance of the street or public open space by minimising the use of high fences or walls on road boundaries.
GRZ-P8	Waka Kotahi NZ Transport Agency	82.224	Support in part	Supports the intent of the policy. Considers that it does not address reverse sensitivity matters which is critical to the health and wellbeing of communities within the General Residential Zone.	Amend provision: 6. Appropriate acoustic treatment to ensure that the health and wellbeing of occupants are not compromised by noise generating activities.
GRZ-P8	Design Network Architecture Limited	155.8	Support	Supported.	[Not specified, refer to original submission]
GRZ-P9	Transpower New Zealand Ltd	60.97	Support	Support Policy GRZ-P9 on the basis it recognises non-residential activities that support the health and well-being of people and communities.	Retain
GRZ-P9	Kāinga Ora – Homes and Communities	81.537	Support	Kāinga Ora supports this policy.	Retain as notified
GRZ-P9	Design Network Architecture Limited	155.9	Support	Supported.	[Not specified, refer to original submission]
GRZ-P9	Ministry of Education	134.19	Support	Supports proposed objectives and policies that provide for non-residential activities that support the health and wellbeing of people and communities.	Retain as proposed.
GRZ-P10	Design Network Architecture Limited	155.10	Support	Supported.	[Not specified, refer to original submission]
New Provision	House Movers section of the New Zealand Heavy Haulage Association Inc	167.2	Amend	Wishes to ensure that regulatory controls through District Plans properly reflect the purpose and intentions of the Resource Management Act 1991 as expressed in the decision of the Environment Court in New Zealand Heavy Haulage Association Inc v The Central Otago District Council (Environment Court, C45/2004, Thompson EJ presiding). In this case the Environment Court held that there was no real difference in effect and amenity value terms between the in situ construction of a new dwelling and relocation	Expressly provide for relocation, removal, and re-siting of dwellings as a permitted activity subject to the same zone standards as in situ dwellings.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				of a second-hand dwelling, subject to appropriate permitted activity performance standards. There are several aspects to the shifting of buildings including; relocation (onto a site), removal (off a site), and re-siting (within same site). A new rule and new standards will ensure certainty for plan users who are seeking to relocate, remove or re-site dwellings, and to avoid the unintended application of any default rule to the above activities. Additional performance standards accompanying the permitted activity classification are supported to retain a degree of regulatory control over relocated buildings. The standards proposed are the most appropriate way of achieving the purpose of the RMA, pursuant to s 32, whilst giving effect to the Central Otago decision.	Accompany the permitted activity classification with the following performance standards in addition to the zone performance standards which currently apply to "Construction Activity": a. Any relocated building complies with the relevant standards for Permitted Activities in the District Plan; b. Any relocated dwelling must have been previously designed, built and used as a dwelling; c. A building inspection report shall accompany the building consent for the building/dwelling (refer Schedule 1). The report is to identify all reinstatement work required to the exterior of the building/dwelling; d. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site; e. All work required to reinstate the exterior of any relocated building/dwelling, including the siting of the building/dwelling on permanent foundations, shall be completed within 12 months of the building being delivered to the site. A non-notified restricted discretionary activity status for relocated buildings that do not comply with the performance standards, with the following assessment criteria: Restricted Discretionary Activity (on a non-notified, non-service basis) Where an activity is not permitted by this Rule, Council will have regard to the following matters when considering an application for resource consent: i) Proposed landscaping; ii) the proposed timetable for completion of the work required to reinstate the exterior of the building and connections to services. Provides a suggested pre-inspection report which may either be a non-statutory form, or prescribed into the plan, or to similar effect [Refer to original submission, including appendices].

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Any further or consequential amendments to give effect to this submission in accordance with the reasons for this submission and the relief sought.
GRZ-R1	Design Network Architecture Limited	155.11	Support	Supported.	[Not specified, refer to original submission]
GRZ-R1	Kāinga Ora – Homes and Communities	81.538	Support in part	Kāinga Ora generally supports this rule as proposed, however amendments are sought to the non-notification statements. Kāinga Ora supports the preclusion of public and limited notification for non-compliance with the outdoor living space standard. It is noted that Kāinga Ora has opposed GRZ-S7 and therefore consequential changes are sought to GRZ-R1 in this regard. Kāinga Ora also seeks preclusion of public and limited notification for breaches to GRZ-S4 (front yard setback). The effects being managed by this standard relates to onsite amenity and/or streetscape design – these are not matters requiring input from, or identification of, affected parties.	Amend: **1.Activity status: Permitted** Where: a. Compliance is achieved with: i. GRZ-S1; ii. GRZ-S2; iii. GRZ-S3; iv. GRZ-S4; v. GRZ-S5; and ~~vi. GRZ-S6; and~~ ~~vii. GRZ-S7.~~ Except that: 1. GRZ-S6 ~~and GRZ-S7~~ does not apply to non-residential buildings or structures. **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with GRZ-S1, GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, or GRZ-S6~~, or GRZ-S7.~~ **Matters of discretion are restricted to:** 1. The matters of discretion of any infringed standard.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Notification: • An application under this rule where compliance is not achieved with GRZ-S4, or GRZ-S6~~, or GRZ-S7~~ is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA. • An application under this rule where compliance is not achieved with GRZ-S1, GRZ-S2, GRZ-S3~~, GRZ-S4~~, or GRZ-S5 is precluded from being publicly notified in accordance with section 95A of the RMA.
GRZ-R2	Kāinga Ora – Homes and Communities	81.539	Support	Kāinga Ora supports this rule.	Retain as notified.
GRZ-R2	Design Network Architecture Limited	155.12	Support	Supported.	[Not specified, refer to original submission]
GRZ-R3	Design Network Architecture Limited	155.13	Support	Supported.	[Not specified, refer to original submission]
GRZ-R3	Kāinga Ora – Homes and Communities	81.540	Support	Kāinga Ora supports this rule. Kāinga Ora notes that consequential changes to the numbering of standards will be required, in response to the deletion sought to GRZ-S7.	Retain as notified
GRZ-R4	Design Network Architecture Limited	155.14	Not specified	[No specific reason given beyond decision requested. Refer to original submission]	[Not specified, refer to original submission]
GRZ-R4	Kāinga Ora – Homes and Communities	81.541	Support	Kāinga Ora supports this rule. Kāinga Ora notes that consequential changes to the numbering of standards will be required, in response to the deletion sought to GRZ-S7.	Retain as notified.
GRZ-R5	Kāinga Ora – Homes and Communities	81.542	Oppose	Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended. Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.	Delete: ~~1. Activity status: Permitted~~ ~~Where:~~ ~~a. Where the building or structure is a fence that is no greater than 2m in height and is located no closer than:~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~i. 6m from the outer visible edge of a foundation of a National Grid transmission line tower; or~~ ~~ii. 5m from the outer visible edge of a foundation of a National Grid transmission line pole; or~~ ~~b. The building or structure is an accessory building that is associated with an existing residential activity and is less than 10m2 in area and 2.5m in height; and~~ ~~c. Any alterations to an existing building or structure that is used for a sensitive activity do not increase the building or structure height or footprint.~~ ~~Note:~~ ~~To avoid doubt, GRZ-R1 also applies.~~ ~~Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) is mandatory under the Electricity Act 1992. All activities regulated by NZECP34:2001, including buildings, structures, earthworks and the operation of mobile plant, must comply with that regulation. Activities should be checked for compliance even if they are permitted by the District Plan.~~ ~~2. Activity status: Non-complying~~ ~~Where:~~ ~~a. Compliance is not achieved with GRZ-R5-1.a, GRZ-R5-1.b, or GRZ-R5-1.c.~~ ~~Notification:~~ ~~An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA. When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, Porirua City Council will give specific consideration to any adverse effects on Transpower.~~
GRZ-R5	Transpower New Zealand Ltd	60.98	Amend	Preference is for a standalone set of provisions within the Infrastructure Chapter as it avoids duplication (in terms of the zone rules) and provides a coherent set of rules which plan users can refer to, noting that the planning maps clearly identify land that is subject to National Grid provisions. The 're-housing' of the rule does not change its intent (which is to ensure Policy 10 and Policy 11 of the NPSET are given effect to in terms of managing activities to avoid reverse sensitivity effects on the grid, ensure the operation, maintenance, upgrade and development of the Grid is not compromised,	Amend GRZ-R5 as follows: Delete GRZ-R5 Clause 1 and replace with the following to be located within the Infrastructure chapter, and amend Clause 2 as follows: INF-Ryyy Buildings, structures and activities within the National Grid Yard

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				and provide restrictions on sensitive activities). Ensures a comprehensive framework is provided to manage activities within the National Grid Yard. Amendments are proposed to: • Merge the National Grid Yard rules within the Residential, Rural, Open Space and Future urban zones into one rule. • Include hazardous substances within the rule to reflect the danger non domestic storage can pose to the Grid. • Include the requirement that all permitted buildings and structures under the line must achieve a minimum vertical clearance distance (from the conductors) as required by NZECP34 • Clarification that buildings and structures not explicitly provided for are non-complying activities. • Inclusion of notes relate to compliance with the Electricity (Hazards from Trees) Regulations 2003 and the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).	1. Activity status: Permitted Where: 1. The activity is not a sensitive activity 2. The building or structure is not for the handling or storage of Class 1-4 hazardous substances (Hazardous Substances (Classification) Regulations 2001) with explosive or flammable intrinsic properties (except this does not apply to the accessory use and storage of hazardous substances in domestic scale quantities). 3. The building or structure has a minimum vertical clearance of 10 metres below the lowest point of a conductor or otherwise meets the safe electrical clearance distances required by New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663 under all transmission line and building operating conditions and is: a. a fence not exceeding 2.5 metres in height; b. an uninhabited farm or horticultural structure or building (but not commercial greenhouses, protective canopies, wintering barns, produce packing facilities, or milking/dairy sheds (excluding ancillary stockyards and platforms)); c. for alterations and additions to an existing building or structure for a sensitive activity, does not involve an increase in the building height or building footprint; or d. an accessory building associated with an existing residential activity that is less than 10m2 and 2.5m in height; e. infrastructure (other than for the reticulation and storage of water for irrigation purposes) undertaken by a network utility operator as defined in the Resource Management Act 1991 or any part of electricity infrastructure that connects the National Grid. 4. The building or structure is located at least 12 metres from the outer visible edge of a foundation of a National Grid transmission line tower or pole, except where it: a. is a fence not exceeding 2.5 metres in height that is located at least: i. 6 metres from the outer visible edge of a foundation of a National Grid transmission line tower; or

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					ii. 5 metres from the outer visible edge of a foundation of a National Grid transmission line pole. b. is an artificial crop protection structure or crop support structure not exceeding 2.5 metres in height and located at least 8 metres from a National Grid transmission line pole that: i. is removable or temporary to allow a clear working space of 12 metres from the pole for maintenance; and ii. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane; or c. meets the requirements of clause 2.4.1 of New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663. Note: To avoid doubt, ~~GRZ-R1~~the respective zone rules also apply~~ies~~. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) is mandatory under the Electricity Act 1992. All activities regulated by NZECP34:2001, including buildings, structures, earthworks and the operation of mobile plant, must comply with that regulation. Activities should be checked for compliance even if they are permitted by the District Plan. Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 2. Activity status: Non-complying Where: a. Compliance is not achieved with ~~GRZ-R5-1.~~ INF-Ryyy-1~~a, GRZ-R5-1.b, or GRZ-R5-1.c.~~ or b. The building or structure is not provided for within INF-Ryyy-1. Notification: An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, Porirua City Council will give specific consideration to any adverse effects on Transpower. Or Should the National Grid rule GRZ-R5 be retained within Chapter GRZ amend the rule consistent with the above relief. And Any consequential amendments.
GRZ-R5	Design Network Architecture Limited	155.15	Support	Supported.	[Not specified, refer to original submission]
GRZ-R6	Design Network Architecture Limited	155.16	Support	Supported.	[Not specified, refer to original submission]
GRZ-R6	Waka Kotahi NZ Transport Agency	82.225	Support in part	Understands that in certain circumstances it may be appropriate to have a second residential unit. Does not consider that secondary residential units should be permitted where access is gained from state highways as this does not allow for the consideration of traffic effects associated with the dwellings. There are a number of locations where intensification of the use of accesses may have adverse safety implications.	Amend provision: 1. Activity status: Permitted Where: a. No more than two residential units occupy the site; and b. The site does not have direct access to a state highway. Note: Where more than two residential units will occupy a site, or the site has direct access to a state highway, see multi-unit housing under GRZ-R18.
GRZ-R6	Kāinga Ora – Homes and Communities	81.543	Support in part	Kāinga Ora does not support the current rule framework, whereby multi-unit housing is considered under a separate rule (GRZ-R18 of the PDP). Kāinga Ora seeks integration of rule GRZ-R18 with GRZ-R6. Consistent with its overarching submission, Kāinga Ora oppose the definition of "multi-unit housing" and corresponding rule frameworks. Consequential changes are sought throughout the PDP to reflect this. Kāinga Ora also seeks more specific matters of discretion, as opposed to simply deferring back to a policy.	Amend: GRZ-R6 Residential activity, excluding papakāinga ~~GRZ-R6 Residential activity and residential unit, excluding Papakainga, minor residential unit and multi-unit housing~~ **1. Activity status: Permitted** Where:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					a) No more than two residential units occupy the site. **2. Activity status: Restricted discretionary** Where: b) Compliance is not achieved with GRZ-R6(1)(a). **Matters of discretion are restricted to:** 1. The extent to which building design, siting and external appearance achieves an Urban Design outcome that: a. Achieves the planned urban built form of the zone; b. Achieves attractive and safe streets and public open spaces; c. Achieves high quality onsite living environments; having taken into account the surrounding context, site limitations and planned outcomes for the zone. 2. The extent to which topography, site orientation and planting have been integrated into the site layout and design. **Note**: 1. Acceptable means of compliance and best practice urban design guidance is contained within Porirua City Council's Residential Design Guidelines. **Notification**: An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA. ~~Note: Where more than two residential units will occupy a site, see multi-unit housing under GRZ-R18.~~
GRZ-R7	Kāinga Ora – Homes and Communities	81.544	Oppose	Kāinga Ora opposes this rule as a standalone rule and requests that it is merged with GRZ-R6 above.	Delete: ~~1. Activity status: Permitted~~ ~~Where:~~ ~~a. No more than one minor residential unit occupies the site; and~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~b. The minor residential unit does not exceed a gross floor area of 50m^2.~~ ~~2. Activity status: Discretionary~~ ~~Where:~~ ~~a. Compliance is not achieved with GRZ-R7-1.a or GRZ-R7-1.b.~~ ~~Notification:~~ ~~An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.~~
GRZ-R7	Mike & Christine Jacobson	61.1	Support	This will allow better utilisation of larger residential properties for meeting accommodation needs in the city.	Retain this rule.
GRZ-R7	Waka Kotahi NZ Transport Agency	82.226	Support in part	Understands that in certain circumstances it may be appropriate to have a minor residential unit. Does not consider that minor residential units should be permitted where access is gained from state highways as this does not allow for consideration of traffic effects associated with the dwellings. There are a number of locations where intensification of the use of accesses may have adverse safety implications.	Amend provision: 1. Activity status: Permitted Where: a. No more than one minor residential unit occupies the site; ~~and~~ b. The minor residential unit does not exceed a gross floor area of 50m2; and c. Where the site does not have direct access to a state highway. 2. Activity status: Discretionary Where: Compliance is not achieved with GRZ-R7-1.a, ~~or~~ GRZ-R7-1.b or GRZ-R7-1.c
GRZ-R7	Design Network Architecture Limited	155.17	Support	Supported.	[Not specified, refer to original submission]
GRZ-R8	Design Network Architecture Limited	155.18	Support	Supported.	[Not specified, refer to original submission]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
GRZ-R8	Waka Kotahi NZ Transport Agency	82.227	Support	Supports a permitted activity status for home businesses where there is no more than one full-time employee or equivalent engaged in the home business resides off-site. This ensures that there will be no significant increase of vehicle movements onto the transport network which would affect the safety and efficiency of that network. Supports a discretionary activity status for activities that do not comply with the matters of compliance.	Retain as notified.
GRZ-R8	Kāinga Ora – Homes and Communities	81.545	Support in part	Kāinga Ora generally supports the activity, but opposes the floor area threshold. Effects of home businesses can be adequately managed through the other arms of this rule. Change is also sought to increase the limit on staff engaged in the home businesses where they do not reside at the site to reflect the typical operating scale of many home business activities in residential communities.	Amend: **1. Activity status: Permitted** Where: ~~a. No more than 40m² of total gross floor area of all buildings on site is used for the home business;~~ b. All materials and goods sold, stored, repaired or manufactured in association with the home business must be within buildings on the site or screened from view at ground level; c. The home business does not involve the repair, alteration, restoration or maintenance of motor vehicles; and d. No more than ~~one~~ two full-time employee or equivalent engaged in the home business resides off-site. **2. Activity status: Discretionary** Where: Compliance is not achieved with GRZ-R8-1.a, GRZ-R8-1.b, GRZ-R8-1.c or GRZ-R8-1.d.
GRZ-R9	Kāinga Ora – Homes and Communities	81.546	Support	Kāinga Ora supports this rule.	Retain as notified
GRZ-R9	Design Network Architecture Limited	155.19	Support	Supported.	[Not specified, refer to original submission]
GRZ-R9	Ministry of Education	134.20	Support	Educational Facilities tend to be located within urban environments where population growth leads to roll growth. Considers the proposed activity status flow from Permitted to Restricted Discretionary (should the permitted standards not be met) appropriate within the General Residential Zone. Discussed the proposed four child cap. Understand this to be aligned with the limit on the number of children before requiring licence as an Early Childhood Education provider. Considers this appropriate. Supportive of the preclusion of public notification under this rule.	Retain as proposed.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
GRZ-R10	Design Network Architecture Limited	155.20	Support	Supported.	[Not specified, refer to original submission]
GRZ-R10	Kāinga Ora – Homes and Communities	81.547	Support in part	Kāinga Ora supports enabling papakāinga through a permitted activity rule and then providing a clear consent pathway where compliance with standards cannot be achieved. Kāinga Ora does not support limiting papakāinga only to land held under Te Ture Whenua Māori Act 1993 – noting the definition of papakāinga anticipates this form of housing on land that is also outside of this classification.	Amend: **1. Activity status: Permitted** Where: ~~a. The site is held under Te Ture Whenua Māori Act 1993~~ b. The gross floor area of all commercial activities does not exceed 100m² per site; and c. The gross floor area of all community facilities does not exceed 200m² per site. (.....)
GRZ-R11	Kāinga Ora – Homes and Communities	81.548	Support	Kāinga Ora supports this rule.	Retain as notified
GRZ-R11	Waka Kotahi NZ Transport Agency	82.228	Support in part	Supports providing for sports and recreation facilities as permitted activities. Seeks for additional consideration of these facilities where they front or gain access to state highway as this activity has the potential for significant traffic generation, potentially adversely affecting the safe and efficient operation of the state highway.	Amend provision: 1. Activity status: Permitted Where: a. The sport and recreation facility is or will be vested in Porirua City Council as a reserve under the Reserves Act 1977; and b. The sport and recreation facility does not front or gain direct access from a state highway 2. Activity status: Discretionary Where: Compliance is not achieved with GRZ-R11-1.a or GRZ-R11-1.b.
GRZ-R11	Design Network Architecture Limited	155.21	Support	Supported.	[Not specified, refer to original submission]
GRZ-R12	Design Network Architecture Limited	155.22	Support	Supported.	[Not specified, refer to original submission]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
GRZ-R12	Oranga Tamariki – Ministry of Children	143.7	Support	Supports the Permitted Activity status' of 'supported residential activities' in the General Residential Zone as well as the associated permitted activity standard where, 'the maximum occupancy does not exceed six residents'. Recommends that GRZ-R12 is amended to exclude staff from the occupancy limit to avoid any potential uncertainty in relation to occupancy of residents versus any required support staff.	Amend the rule as follows: The maximum occupancy does not exceed six residents (excluding staff).
GRZ-R12	Ara Poutama Aotearoa the Department of Corrections	135.8	Support	Supports the rule which classifies "supported residential care activities" as a Permitted Activity. Ensure supported and/or transitional residential housing is enabled in appropriate areas without the need to apply for a resource consent. Appropriate areas include all land which is zoned Residential and Mixed Use. These zones, as currently proposed, provide for residential activities. It is therefore appropriate that these zones also enable supported residential care activities for people in care following their release to assist with their transition and integration back into the community.	Retain "supported residential care activities" as a Permitted Activity.
GRZ-R12	Kāinga Ora – Homes and Communities	81.549	Support in part	Kāinga Ora supports the supported residential care activity being enabled as a permitted activity, with a restricted discretionary activity pathway in the GRZ. This will provide a necessary alternative housing option for the wider community. Kāinga Ora seeks a change to the number of people that can occupy a unit, and clarification that this relates to total occupancy of the dwelling (e.g. inclusive of staff). This clarification provides certainty to both housing providers, and the general public. Kāinga Ora suggests clarification is provided in the rule as to whether the limit on residents applies to the "site" or to anyone accommodated in a "residential unit". Amendments are sought to have this clarified within the Permitted Activity rule.	Amend: **1. Activity status: Permitted** Where: a. The maximum occupancy per residential unit does not exceed ~~six~~ ten residents including staff. **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with GRZ-R12-1.a. **Matters of discretion are restricted to:** 1. The matters in GRZ-P3; and 2. The matters in GRZ-P9. **Notification**: An application under this rule is precluded from being publicly and limited notified in accordance with sections 95A and 95B of the RMA.
GRZ-R13	Kāinga Ora – Homes and Communities	81.550	Support	Kāinga Ora supports this rule.	Retain as notified.
GRZ-R13	Design Network Architecture Limited	155.23	Support	Supported.	[Not specified, refer to original submission]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
GRZ-R14 National Grid	Kāinga Ora – Homes and Communities	81.551	Oppose	Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended. Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.	Delete: ~~1. Activity status: Permitted~~ ~~Where:~~ ~~a. The activity is not a sensitive activity.~~ ~~2. Activity status: Non-complying~~ ~~Where:~~ ~~a. Compliance is not achieved with GRZ-R14-1.a.~~ ~~Notification:~~ ~~An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA. When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, Porirua City Council will give specific consideration to any adverse effects on Transpower.~~
GRZ-R14	Transpower New Zealand Ltd	60.99	Amend	Preference is for a standalone set of provisions within the Infrastructure Chapter as it avoids duplication (in terms of the zone rules) and provides a coherent set of rules which applicants can refer to, noting that the planning maps clearly identify land that is subject to National Grid provisions.	Delete Rule GRZ-R14 and insert provision within proposed rule INF-Ryyy as sought to be amended. [Refer to original submission and specific submission points for full decision requested]
GRZ-R14	Design Network Architecture Limited	155.24	Support	Supported.	[Not specified, refer to original submission]
GRZ-R15	Design Network Architecture Limited	155.25	Support	Supported.	[Not specified, refer to original submission]
GRZ-R15	Hamish Tunley	52.10	Support in part	GRZ-R15 is a little unclear, including the interplay or how it interrelates with GRZ-R23. Regarding the second notification point on GRZ-R15: "When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, Porirua City Council will give specific consideration to any adverse effects on First Gas Ltd." What protection if any is there for landowner? Is the intent to require a resource consent, for any activities where the site is used for residential purposes or sensitive use?	GRZ-R15 needs further review and clarification regarding the second notification point on GRZ-R15: *"When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, Porirua City Council will give specific consideration to any adverse effects on First Gas Ltd."* What protection if any is there for landowner. Is the intent to require a resource consent, for any activities where the site is used for residential purposes or sensitive use?

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
GRZ-R15	Kāinga Ora – Homes and Communities	81.552	Support	Kāinga Ora supports this rule.	Retain as notified
GRZ-R15	Firstgas Limited	84.24	Support	Generally supportive of the rule which provides for sensitive activities in all relevant zones within the Gas Transmission Pipeline Corridor as Restricted Discretionary Activity.	Retain as proposed.
GRZ-R16	Kāinga Ora – Homes and Communities	81.553	Support in part	Kāinga Ora generally supports this rule, but seeks a change of the duration from 24 months to 36 months.	Amend: **1. Activity status: Permitted** Where: a. The use of the residential building and land as a show home ceases within ~~24~~36 months from the time of first use as a show home; b. The hours of operation are between: i. 7.00am and 9.00pm Monday to Friday; and ii. 8.00am and 7.00pm Saturday, Sunday and public holidays. **2. Activity status: Discretionary** Where: a. Compliance is not achieved with GRZ-R16-1.a or GRZ-R16-1.b.
GRZ-R16	Waka Kotahi NZ Transport Agency	82.229	Support in part	Understands that it may be appropriate to use a dwelling as a show home in some circumstances. Does not consider that these should be permitted where access is gained from state highways as this does not allow for consideration of traffic effects associated with the activity. There are a number of locations where intensification of the use of accesses may have adverse safety implications.	Amend provision: 1. Activity status: Permitted Where: a. The use of the residential building and land as a show home ceases within 24 months from the time of first use as a show home; b. The hours of operation are between: i. 7.00am and 9.00pm Monday to Friday; and ii. 8.00am and 7.00pm Saturday, Sunday and public holidays; and c. The site does not front or gain access direct to a state highway.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					2. Activity status: Discretionary Where: Compliance is not achieved with GRZ-R16-1.a, ~~or~~ GRZ-R16-1.b or GRZ-R16.1.c.
GRZ-R16	Design Network Architecture Limited	155.26	Support	Supported.	[Not specified, refer to original submission]
GRZ-R17	Kāinga Ora – Homes and Communities	81.554	Support	Kāinga Ora supports this rule.	Retain as notified.
GRZ-R17	Design Network Architecture Limited	155.27	Support	Supported.	[Not specified, refer to original submission]
GRZ-R18	Kāinga Ora – Homes and Communities	81.555	Oppose	As noted at GRZ-R6 – Kāinga Ora opposes "multi-unit housing" being its own rule and instead seeks its integration with GRZ-R6. Deletion of this rule is sought, with the matters noted in Kāinga Ora comments on Rule GRZ-R6 being incorporated	Delete: ~~1. Activity status: Restricted discretionary~~ ~~Matters of discretion are restricted to:~~ ~~1. The matters in GRZ-P5.~~ ~~Notification:~~ ~~An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.~~
GRZ-R18	Waka Kotahi NZ Transport Agency	82.230	Support	Supports a restricted discretionary activity status for multi-unit housing. Considers that the matters to which Council's discretion is restricted to does not address adverse effects upon the safe, effective and efficient operation of the transport network. Seek that the submission point on GRZ-P5 should be adopted to ensure that the safe, effective and efficient operation of the transport network is not compromised as a result of that activity.	Adopt Waka Kotahi submission on GRZ-P5. [Refer to original submission for full decision requested, including attachments]
GRZ-R18	Design Network Architecture Limited	155.28	Support	Supported.	[Not specified, refer to original submission]
GRZ-R18	Survey+Spatial New Zealand	72.25	Support in part	The rule should include a non-notification provision for limited notification under s95B where the multi-unit housing proposal complies with standards GRZ-S1 to GRZ-S8 (except compliance is not required with GRZ-S6).	Add a non-notification provision for precluding limited notification that applies where the multi-unit housing proposal complies with standards GRZ-S1 to GRZ-S8 (except compliance is not required with GRZ-S6).

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
	(Wellington Branch)				
GRZ-R19	Kāinga Ora – Homes and Communities	81.556	Support	Kāinga Ora supports the rule as proposed.	Retain as notified.
GRZ-R19	Design Network Architecture Limited	155.29	Support	Supported.	[Not specified, refer to original submission]
GRZ-R19	Fire and Emergency New Zealand	119.53	Support	Supports GRZ-R19 and the matters of discretion.	Retain as proposed.
GRZ-R20	Design Network Architecture Limited	155.30	Support	Supported.	[Not specified, refer to original submission]
GRZ-R20	Kāinga Ora – Homes and Communities	81.557	Support	Kāinga Ora supports the rule as proposed.	Retain as notified.
GRZ-R21	Kāinga Ora – Homes and Communities	81.558	Support	Kāinga Ora supports the rule as proposed.	Retain as notified.
GRZ-R21	Design Network Architecture Limited	155.31	Support	Supported.	[Not specified, refer to original submission]
GRZ-R22	Design Network Architecture Limited	155.32	Support	Supported.	[Not specified, refer to original submission]
GRZ-R22	Kāinga Ora – Homes and Communities	81.559	Support	Kāinga Ora supports the rule as proposed.	Retain as notified
GRZ-R23	Kāinga Ora – Homes and Communities	81.560	Support	Kāinga Ora generally supports the rule as proposed.	Retain as notified

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
GRZ-R23	Hamish Tunley	52.11	Oppose	The inclusion of this rule GRZ-R23 imposes unknown issues for future development, it also forces landowners carrying out any earthworks within this zone to apply for resource consent, which is an unknown process and a costly exercise. Effectively an additional 10m setback, on top of the 20m wide Gas Transmission Pipeline Corridor seems to be excessive. The wording is unclear when read in context to the definition of the Gas Transmission Corridor. The definitions in relation to the First Gas Designation, Gas Transmission Network, Gas Transmission Pipeline Corridor and habitable buildings is not very clear. It is hard to follow. The proposed changes mean that any building or structure located within 10m of the Gas Transmission Pipeline Corridor will now require resource consent, with matters evaluated under INF-P25. This is an additional financial burden and restriction. Given the matters of discretion it is unclear how an applicant would get approval for resource consent. Uncertainty of seeking resource consent is unclear, and the extent of reports we will need to provide is also unclear. Remain consistent with the objectives, remain consistent with First Gas Designation which has clearly outlined their evaluation of the risks and adverse effects in the Section 32 Designation report. I propose the inclusion of the Gas Transmission Pipeline Corridor remains consistent with the First Gas Designation of 12m (reduced from the proposed 20m) in width.	Remain consistent with the objectives, remain consistent with First Gas Designation which has clearly outlined their evaluation of the risks and adverse effects in the Section 32 Designation report. The inclusion of the Gas Transmission Pipeline Corridor needs to remain consistent with the First Gas Designation of 12m (reduced from the proposed 20m) in width. Removal of the Restricted Discretionary (GRZ-R23) conditions restricting our development of buildings or structures within 10m of the Corridor. GRZ-R23-1a/b needs clarification about what a habitable building or structure is in the definitions. [Refer to original submission for full decision requested]
GRZ-R23	Design Network Architecture Limited	155.33	Support	Supported.	[Not specified, refer to original submission]
GRZ-R23	Michael Wood	25.1	Oppose	First Gas has an easement that is 6m on either side of its transmission pipelines. It is unreasonable to specify a distance of 10m from the pipeline corridor in GRZ-R23 unless there are specific reasons to do so at particular locations. The usual practice worldwide for such restrictions is to relate the required distance for restricted activities to the diameter of the gas pipeline at each location, rather than to specify a fixed distance at all locations.	The distance specified in GRZ-R23 should be the same as half the easement width unless the size of the gas pipeline is large enough to warrant a larger distance on safety grounds, in which case First Gas should widen its easement through the normal commercial processes.
GRZ-R24	Kāinga Ora – Homes and Communities	81.561	Support	Kāinga Ora supports the rule as proposed.	Retain as notified
GRZ-R24	Design Network Architecture Limited	155.34	Support	Supported.	[Not specified, refer to original submission]
GRZ-R25	Kāinga Ora – Homes and Communities	81.562	Support	Kāinga Ora supports the rule as proposed.	Retain as notified

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
GRZ-R25	Design Network Architecture Limited	155.35	Support	Supported.	[Not specified, refer to original submission]
GRZ-R26	Design Network Architecture Limited	155.36	Support	Supported.	[Not specified, refer to original submission]
GRZ-R26	Kāinga Ora – Homes and Communities	81.563	Support	Kāinga Ora supports the rule as proposed.	Retain as notified
GRZ-R27	Kāinga Ora – Homes and Communities	81.564	Support	Kāinga Ora supports the rule as proposed.	Retain as notified
GRZ-R27	Design Network Architecture Limited	155.37	Support	Supported.	[Not specified, refer to original submission]
GRZ-R28	Design Network Architecture Limited	155.38	Support	Supported.	[Not specified, refer to original submission]
GRZ-R28	Kāinga Ora – Homes and Communities	81.565	Support	Kāinga Ora supports the rule as proposed.	Retain as notified
GRZ-R29	Kāinga Ora – Homes and Communities	81.566	Support	Kāinga Ora supports the rule as proposed.	Retain as notified
GRZ-R29	Design Network Architecture Limited	155.39	Support	Supported.	[Not specified, refer to original submission]
GRZ-S1	Design Network Architecture Limited	155.40	Support	Supported.	[Not specified, refer to original submission]
GRZ-S1	Fire and Emergency New Zealand	119.54	Amend	Single-story fire stations are generally a height of 8-9m. In some cases fire stations will have hose drying towers up to 15m. Seeks that the Plan accommodate this height requirement by including an exemption for fire station buildings and associated	Amend the standard as follows: GRZ-S1 Height

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				structures, which provides for the health and safety of the community through enabling the efficient functioning of FENZ.	1. All buildings and structures must not exceed a maximum height above ground level of 8m, except: a. An additional 1m can be added to the maximum height of any building with a roof pitch of between 15° and 45°, which rises to a ridge that is centered or within the middle third of the building footprint, as illustrated in GRZ-Figure 1 below. This standard does not apply to: • Solar water heating components provided these do not exceed the height by more than 500mm; • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m; • Antennas, aerials, and flues provided these do not exceed the height by more than 1m; • Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m; ~~or~~ • Fences and standalone walls — see GRZ-R4; or • Emergency service facilities and hose drying towers up to 15m associated with emergency service facilities.
GRZ-S1	Kāinga Ora – Homes and Communities	81.567	Support in part	Kāinga Ora supports the proposed maximum height. Kāinga Ora seeks amendments to the matters of discretion, which speak more specifically to consideration of a proposal in the context of the planned urban built form.	Amend: 1.All buildings and structures must not exceed a maximum height above ground level of 8m, except: a. An additional 1m can be added to the maximum height of any building with a roof pitch of between 15° and 45°, which rises to a ridge that is centered or within the middle third of the building footprint, as illustrated in GRZ-Figure 1 below. This standard does not apply to: • Solar water heating components provided these do not exceed the height by more than 500mm; • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m; • Antennas, aerials, and flues provided these do not exceed the height by more than 1m; • Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m; or

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• Fences and standalone walls — see GRZ-R4. **Matters of discretion are restricted to:** 1. The location, design and appearance of the building or structure; 2. Any adverse effects on the streetscape taking into account the context, topography of the site and its surrounds and planned urban form; 3. Visual dominance, shading and loss of privacy for adjacent residential sites; ~~4. Compatibility with the anticipated scale, proportion and context of buildings and activities in the surrounding area;~~ ~~5. Retention of established landscaping;~~ 6. Whether an increase in building or structure height results from a response to natural hazard mitigation; and 7. Whether topographical or other site constraints make compliance with the standard impractical.
GRZ-S1 Height	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.67	Support in part	The permitted height is supported. Infringing the height can create reverse sensitivity effects on telecommunications through changing the efficacy of any nearby antennas. It can also create potential health and safety effects on the occupants of the building proposed to extend through the permitted height through radiofrequency exposure. As such, a matter of discretion should be effects on regionally significant network utility operators.	Amend the standard as follows: Matters of discretion are restricted to: 1. The location, design and appearance of the building or structure; 2. Any adverse effects on the streetscape; 3. Visual dominance, shading and loss of privacy for adjacent residential sites; 4. Compatibility with the anticipated scale, proportion and context of buildings and activities in the surrounding area; 5. Retention of established landscaping; 6. Whether an increase in building or structure height results from a response to natural hazard mitigation; and 7. Whether topographical or other site constraints make compliance with the standard impractical.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					8. Any reverse sensitivity effects on regionally significant infrastructure
GRZ-Figure 1	Kāinga Ora – Homes and Communities	81.568	Support	Kāinga Ora supports this diagram/figure.	Retain Figure as notified.
GRZ-S2	Kāinga Ora – Homes and Communities	81.569	Support in part	Kāinga Ora generally supports this standard, but notes that the HRB standard should only apply from the external boundary of any site (noting this aligns with the definition of "Site" in the PDP and National Planning Standards). Providing an exclusion in the standard that this is applicable only in the case of "multi-unit housing residential units and retirement villages" confuses the issue. Unless it is intended that the HRB applies from the notional boundary for a second dwelling and/or minor unit – which Kāinga Ora does not support. Kāinga Ora supports the HRB only applying from external site boundaries (excl front boundary with road). Similarly, Kāinga Ora does not consider that the second exception relating to units that are horizontally or vertically connected by a common wall is necessary in the exception statement, with an amendment suggested in the list of scenarios in which the standard does not apply.	Amend: a. 55° measured into the site from any point 3m vertically above ground level along northern site boundaries; or b. 45° measured into the site from any point 3m vertically above ground level along site boundaries. See GRZ-Figure 2 below to identify a northern boundary. See GRZ-Figure 3 below which demonstrate how the height in relation to boundary is to be measured. Except that: • Where adjacent to a shared access in excess of 2.5m in width, the measurement shall be taken from the furthest side. • ~~For multi-unit housing residential units and retirement villages, the height in relation to boundary standard only applies at the external boundary of the site.~~ • ~~For two or more residential units connected horizontally and/or vertically by a common wall or common floor, the height in relation to boundary standard only applies at the external boundary of the site. The height in relation to boundary standard requirement does not apply:~~ ~~a. on any horizontal or vertical boundary between connected residential units; and~~ ~~b. Any offset between the residential units that project not more than 2m beyond the common wall or common floor.~~ This standard does not apply to:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• A boundary with a road; • Buildings that share a common wall along the boundary; • Solar water heating components provided these do not exceed the height in relation to boundary by more than 500mm; • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m; • Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically; • Boundaries adjoining the City Centre Zone, Local Centre Zone, Hospital Zone, Neighbourhood Centre Zone, Mixed Use Zone, Large Format Retail Zone, General Industrial Zone and General Rural Zone; or • A gable end, dormer or roof where that portion beyond the height in relation to boundary is no greater than 1.5m2 in area and no greater than 1m in height. **Matters of discretion are restricted to:** 1. Visual dominance, shading and loss of privacy for adjacent residential sites; 2. Whether topographical or other site constraints make compliance with the standard impractical; and 3. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation.
GRZ-S2	Design Network Architecture Limited	155.41	Support	Supported.	[Not specified, refer to original submission]
GRZ-S2	Robyn Smith	168.102	Amend	Permitted activity standards GRZ-S2 and MRZ-S2 specify the permitted height of buildings depending on their distance from the boundary. In both cases the restriction is determined from a line commencing 3m above the ground at the boundary. However, activities on residential land adjoining open space land need to be controlled (e.g. so they do not dominate the open space) and affect amenity of the open space (e.g. shading and views).	Amend so that the height control line begins 1.2m above the ground at the boundary where it is a common boundary between the residential land and land that is in the OSZ.
1. All buildings and structures must be contained beneath a line of: 55° measured […]	Survey+Spatial New Zealand (Wellington Branch)	72.5	Support in part	Use of the word "line" in this context does not relate to the definition of line.	Remove hyperlink to definition of line.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
GRZ-Figure 2	Kāinga Ora – Homes and Communities	81.570	Support	Kāinga Ora supports this diagram/figure.	Retain Figure as notified
GRZ-Figure 3	Kāinga Ora – Homes and Communities	81.571	Support	Kāinga Ora supports this diagram/figure.	Retain Figure as notified.
GRZ-S3	Kāinga Ora – Homes and Communities	81.572	Support in part	Amendment is sought to increase building coverage. Kāinga Ora seeks this amendment recognising that the building coverage is applicable only to the "net site area" and therefore the calculable site area excludes driveway areas etc (based on the current definition of "net site area" in the PDP). In this regard, it is noted that Kāinga Ora also opposes the definition of "Net Site Area" in the PDP, noting it will constrain development potential if building coverage is limited to the levels proposed. Consistent with changes sought in the MRZ chapter, Kāinga Ora also seeks amendments to the matters of discretion of this standard, which speak more specifically to consideration of a proposal in the context of the planned urban built form.	Amend: 1. The maximum building coverage must not exceed: a. ~~40%~~ 45% of net site area~~; or~~ ~~b. 45% of net site area for retirement villages and papakāinga.~~ This standard does not apply to: • Pergola structures that are not covered by a roof; • Uncovered decks no more than 300mm in height above ground level; • Uncovered outdoor swimming pools; • Buildings and structures that are no more than 2m^2 in floor area and 2m in height above ground level; or • Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm. **Matters of discretion are restricted to:** 1. Effect on the streetscape amenity of the area, taking into account the context, topography of the site and its surrounds and planned urban built form~~; The visual dominance of the building on the street from the scale of the new building~~; 2. Effect on amenity values of nearby residential properties, especially privacy and outlook of adjoining sites; ~~The visual dominance impact on adjacent residential sites~~; 3. Whether the balance of open space and buildings will maintain the amenity anticipated for the General Residential Zone; and 4. Whether topographical or other site constraints make compliance with the standard impractical.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
GRZ-S3	Design Network Architecture Limited	155.42	Amend	Change to 45%	Amend standard to 45%
GRZ-S3	Peter Wakefield	154.1	Oppose	Identifies the maximum building area site coverage of 35% in the Operative District Plan. States concerns for a proposed structure on a neighbouring site and expresses opinion that it is not in keeping with the residential character of the neighbourhood and would have adverse visual and property value impacts for adjacent properties The proposed increase in the site coverage to 40% and the broad definition of "building" would allow the "inappropriate non-residential structure" to be constructed without seeking approvals from neighbours. Retaining the existing 35% and a tighter definition of "building" would avoid unintended consequences that would arise under the proposed plan. The 35% coverage may cause an issue for even a single residential building structure in newer subdivisions with smaller section sizes. The existing 35% allowable coverage for established subdivisions with larger sections would rarely cause a constraint. The few cases where a proposal requires more than 35% coverage should remain subject to resource consent.	Seeks the maximum building area coverage to be 35%.
GRZ-S3	Peter Scott	109.1	Oppose	Does not agree with a proposal to increase site coverage to more than 35% for an inappropriate structure not in keeping with the residential character of the neighbourhood. Residential neighbourhoods are not designed or intended for residents to build structures for large regular meetings. The increase to a site coverage of 40% and the broad definition of "building" would allow the "inappropriate structure" - non-residential to be constructed without seeking approval from neighbours.	Retain maximum building area coverage of 35% or make definition of "building" more explicit, this is a structure for people to live in or a storage shed.
GRZ-S4	Design Network Architecture Limited	155.43	Amend	Change to 3.00m	Amend standard to 3.00m.
GRZ-S4	Kāinga Ora – Homes and Communities	81.573	Support in part	Kāinga Ora generally supports the proposed minimum setback as proposed, but does not support the setback relating to garages/carports. Kāinga Ora seeks amendments to the matters of discretion, which speak more specifically to consideration of a proposal in the context of the planned urban form. Deletion of MOD(4) is requested, as this duplicates assessment that is managed through the visibility splay standards and associated assessment within the Transport provisions.	Amend: 1. Buildings and structures must not be located within a 4m setback from a boundary with a road except: ~~a.~~ On a site with two or more boundaries to a road, the building or structure must not be located within a 2m setback from the boundary with one road~~; and~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~b. Where any garage and/or carport with a vehicle door or vehicle opening facing the road, it must not be located within a 5m setback from the boundary with the road.~~ This standard does not apply to: • Fences and standalone walls — see GRZ-R4; • Buildings and structures that are no more than $2m^2$ in floor area and 2m in height above ground level; or • Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm. **Matters of discretion are restricted to:** 1. Effect on the streetscape amenity of the area, taking into account the context, topography of the site and its surrounds and planned urban form; ~~The streetscape and amenity of the area~~; 2. The design and siting of the building or structure; 3. Screening, planting and landscaping of the building or structure; ~~4. Pedestrian and cyclist safety (see TR-P3); and~~ 5. Whether topographical or other site constraints that make compliance with the standard impractical.
GRZ-S4	Mike & Christine Jacobson	61.2	Support in part	Seeks clarification in this standard and S5 regarding the requirements where there is a boundary with a public street-to-street walkway (such as the adjacent walkway between Lambley Road and Richard Street). Notes that this walkway is deemed to be a road in relation to fencing costs.	Such a boundary with a public street-to-street walkway should be covered (specifically included in) GRZ-S5. The 1m setback and S2 height in relation to boundary standards should apply et al.
1. Buildings and structures must no t be located within a 4m setback from a boundary with a road […]	Survey+Spatial New Zealand (Wellington Branch)	72.16	Oppose	The front yard setback of 4m is a significant distance and appears to encourage parking in the front yard.	Amend: 1. Buildings and structures must be located within a ~~4m~~ **3m** setback from a boundary with a road except: 1. On a site with two or more boundaries to a road, the building or structure must not be located within a 2m setback from the boundary with one road; and 2. Where any garage and/or carport with a vehicle door or vehicle opening facing the road, it must not be located within a 5m setback from the boundary with the road. This standard does not apply to: • Fences and standalone walls — see GRZ-R4;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• Buildings and structures that are no more than 2m^2 in floor area and 2m in height above ground level; or • Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm. Matters of discretion are restricted to: 1. The streetscape and amenity of the area; 2. The design and siting of the building or structure; 3. Screening, planting and landscaping of the building or structure; 4. Pedestrian and cyclist safety (see TR-P3); and 5. Whether topographical or other site constraints that make compliance with the standard impractical.
GRZ-S5	Kāinga Ora – Homes and Communities	81.574	Support in part	Kāinga Ora generally supports the proposed minimum setbacks of buildings from boundaries (commonly referred to as 'yards'). Kāinga Ora note that the setback standard should only apply from the external boundary of any site (noting this aligns with the definition of "Site" in the PDP and National Planning Standards). Providing an exclusion in the standard that this is applicable only in the case of "multi-unit housing residential units and retirement villages" confuses the issue. Unless it is intended that the setback applies from the notional boundary for a second dwelling and/or minor unit – which Kāinga Ora does not support. Kāinga Ora supports the setback only applying from external site boundaries (excl front boundary with road). Similarly, the second exception relating to units that are horizontally or vertically connected by a common wall is not necessary in the exception statement, with an amendment suggested in the list of scenarios in which the standard does not apply.	Amend: 1. Buildings and structures must not be located within a 1m setback from any site boundary. ~~Except that:~~ • ~~For multi-unit housing residential units and retirement villages, the setback standard only applies at the external boundary of the site.~~ • ~~For two or more residential units connected horizontally and/or vertically by a common wall or common floor, the setback standard only applies at the external boundary of the site. The setback standard requirement does not apply:~~ • ~~On any horizontal or vertical boundary between connected residential units; and~~ • ~~Any offset between the residential units that project not more than 2m beyond the common wall or common floor.~~ This standard does not apply to: • Any part of a building or structure that is 7m or less in length, where this exemption only occurs once per site; • Fences and standalone walls — see GRZ-R4; • Buildings and structures that are no more than 2m^2 in floor area and 2m in height above ground level; • Buildings that share a common wall along the boundary; • Uncovered decks no more than 300mm in height above ground level; or

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm. **Matters of discretion are restricted to:** • Dominance on, and privacy of, adjacent residential sites; • Whether the balance of open space and buildings will maintain the amenity anticipated for the General Residential Zone; and • Whether topographical or other site constraints make compliance with the standard impractical.
GRZ-S5	Design Network Architecture Limited	155.44	Support	Supported.	[Not specified, refer to original submission]
GRZ-S6	Design Network Architecture Limited	155.45	Support	Change to 30m² for residential unit and 3.00m minimum width no circle.	Amend standard to 30m² for residential unit and 3.00m minimum width no circle
GRZ-S6	Kāinga Ora – Homes and Communities	81.575	Support in part	Kāinga Ora seeks simplification of the open space standard – seeking a single standard to specify open space requirements for all residential development typologies. This also reflected in the changes sought to the heading of standard GRZ-S6 to make it clear that the requirements apply to all forms of residential development (noting Kāinga Ora has suggested inclusion of Retirement Village as an activity to which this standard will not apply in the exclusion statement within the standard). Kāinga Ora seeks a reduction in the minimum area requirements of balconies, and ability for open space to be accessed from the kitchen, which also align with the approach taken in the Council's Plan Change for Plimmerton Farms.	Amend: GRZ-S6 Outdoor living space ~~GRZ-S6 outdoor living space – Residential unit and minor residential unit, excluding multi-unit housing~~ 1. A minimum area of outdoor living space must be provided as follows: a. Per residential unit at ground level: 40m² at ground level; b. Per minor residential unit at ground level: 20m² at ground level; c. Per minor residential unit located above ground floor: balcony at least 6m² ~~8m²~~ and minimum dimension of 1.8m; or d. Per residential unit located above ground floor: balcony at least 6m² ~~8m²~~ and minimum dimension of 1.8m. Except that: • A minor residential unit that has direct access to a minimum 40m² of outdoor living space provided for the principal residential unit, does not need to provide additional outdoor living space; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• For ~~multi-unit housing~~ sites with three or more residential units the outdoor living space can be provided as private space and shared space provided that: • Each residential unit is provided with a minimum private space of 20m^2; and • The shared space has minimum area of 40m^2. 2. The outdoor living space must: a. Have a minimum 4m diameter circle with a maximum gradient of less than 1:20, where located on ground level; b. Be directly accessible from a habitable room or kitchen; c. Be free of buildings, parking spaces and manoeuvring areas, except for eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm; and d. Be orientated to the north, west and/east side of the residential unit, as shown in the diagram below; except that: i. Up to 30% of the outdoor living space may be orientated to the south of the residential unit. See GRZ-Figure 4 below which shows the required orientation for outdoor living space. This standard does not apply to non-residential buildings, retirement villages, or papakāinga. Matters of discretion are restricted to: 1. ~~The residential amenity for the occupiers of the residential units~~ Whether adequate useable space is provided to accommodate outdoor activities; 2. Proximity of the residential unit to accessible public open space; 3. The accessibility and convenience of the outdoor living space for occupiers; 4. Whether adequate sunlight is provided to the outdoor living space throughout the year; 5. Whether the balance of open space and buildings will ~~maintain~~ provide reasonable ~~the~~ amenity

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					anticipated for the General Residential Zone considering the context, topography of the site and its surrounds and planned urban built form; and 6. Whether topographical or other site constraints make compliance with the standard impractical.
GRZ-S7	Kāinga Ora – Homes and Communities	81.576	Oppose	Kāinga Ora oppose this standard as it is superfluous to requirements and can be adequately addressed in a single outdoor living space standard. Having a separate standard for residential units and minor residential units, and a separate one for multi-units as proposed unnecessarily complicates the MRZ provisions.	Delete: ~~1. A minimum area of outdoor living space must be provided as follows:~~ ~~a. Per residential unit at ground level: 40m² at ground level; or~~ ~~b. Per minor residential unit at ground level: 20m² at ground level; or~~ ~~c. Per minor residential unit located above ground floor: balcony at least 8m² and minimum dimension of 1.8m; or~~ ~~d. Per residential unit located above ground floor: balcony at least 8m² and minimum dimension of 1.8m.~~ ~~Except that:~~ • ~~A minor residential unit that has direct access to a minimum 40m² of outdoor living space provided for the principal residential unit, does not need to provide additional outdoor living space; and~~ • ~~For multi-unit housing the outdoor living space can be provided as private space and shared space provided that:~~ • ~~Each residential unit is provided with a minimum private space of 20m²; and~~ • ~~The shared space has minimum area of 40m².~~ ~~2. The outdoor living space must:~~ ~~a. Have a minimum 4m diameter circle with a maximum gradient of less than 1:20, where located on ground level;~~ ~~b. Be directly accessible from a habitable room, where provided as private outdoor living space;~~ ~~c. Be free of buildings, parking spaces and manoeuvring areas, except for eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm; and~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~d. Be orientated to the north, west and/east side of the residential unit, as shown in the diagram below; except that:~~ ~~i. Up to 30% of the outdoor living space may be orientated to the south of the residential unit.~~ ~~See GRZ-Figure 4 below which shows the required orientation for outdoor living space.~~ ~~This standard does not apply to non-residential buildings, or papakāinga.~~ ~~**Matters of discretion are restricted to:**~~ ~~1. The residential amenity for the occupiers of the residential units;~~ ~~2. Proximity of the residential unit to accessible public open space;~~ ~~3. The accessibility and convenience of the outdoor living space for occupiers;~~ ~~4. Whether adequate sunlight is provided to the outdoor living space throughout the year;~~ ~~5. Whether the balance of open space and buildings will maintain the amenity anticipated for the General Residential Zone; and~~ ~~6. Whether topographical or other site constraints make compliance with the standard impractical.~~
GRZ-S7	Design Network Architecture Limited	155.46	Support	Supported.	[Not specified, refer to original submission]
GRZ-Figure 4	Kāinga Ora – Homes and Communities	81.577	Support in part	Kāinga Ora generally supports this diagram/figure, but seeks amendment so that reference is made to “outdoor living space”, instead of “outdoor living area”. This will bring consistency to the defined term of the standard.	Amend Figure 4 to refer to "outdoor living space" instead of "outdoor living area"
GRZ-S8	Design Network Architecture Limited	155.47	Not specified	Delete.	Delete standard.
GRZ-S8	Kāinga Ora – Homes and Communities	81.578	Support in part	Kāinga Ora generally supports the standard as proposed, but seeks amendment to increase the permitted raintank size to 7,5000l.	Amend: 1. The volume of any individual rainwater tank must not exceed ~~5000~~7,500litres.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Matters of discretion are restricted to: 1. Visual dominance of adjacent residential sites.
GRZ-S9	Waka Kotahi NZ Transport Agency	82.231	Not specified	Supports the intent of the standard. Considers that adequate consideration has not been provided for transport network user safety at entrances. Seeks the addition of a standard and matter of discretion to this section specifying that at site egress visibility splays and sightlines must be maintained per the Infrastructure Chapter.	Amend provision: 2. All fences and standalone walls must not compromise visibility splays and minimum sight distances per INF-Figure 5 & INF-Table 6. Matters of discretion are restricted to: 5. The safe and efficient operation of the transport network.
GRZ-S9	Kāinga Ora – Homes and Communities	81.579	Support in part	Kāinga Ora generally supports the standard. Amendments are requested to acknowledge the planned urban form of the zone, rather than fixing the assessment to the current 'existing' state. Also simplification of amenity assessment for adjoining residential sites.	Amend: 1. All fences and standalone walls must not exceed a maximum height above ground level of: a. 1.5m ~~1.2m~~ where a site boundary adjoins a public reserve, vested to Porirua City Council under the Reserves Management Act; and b. 2m for all other site boundaries. **Matters of discretion are restricted to:** 1. The streetscape ~~and amenity~~ of the area, including visual dominance, taking into account the context, topography of the site and its surrounds and planned urban form; 2. The amenity of ~~adjacent~~ adjoining residential properties~~, where the over height fence/wall is located on their boundary~~; 3. Whether the reduction in the ability to view the adjacent public reserve reduces a sense of safety for users of the public reserve; and 4. Whether topographical or other site constraints make compliance with the standard impractical.
GRZ-S9	Robyn Smith	168.100	Support	Permitted activity standards GRZ-S9 and MRZ-S10 specify that the maximum height of a fence shall be 1.2m where the site boundary adjoins a public reserve. Activities on residential land adjoining open space land need to be controlled (e.g. so they do not dominate the open space) and affect amenity of the open space (e.g. shading and views).	Supports these provisions.

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GRZ-S9	Design Network Architecture Limited	155.48	Support	Supported.	[Not specified, refer to original submission]

MRZ- Medium Density Residential Zone

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Car parking	Karen Rich	274.1	Oppose	Happy to see opportunities to increase density of housing, but putting houses in with no car parks makes for squalid living conditions. Agrees it is good to use public transport, but letting developers build medium density housing without car parks makes them living quarters for the poor. This takes Porirua back to where it started with mostly social housing and a very poor reputation. It is in everyone's interests to keep the standard of housing high, including green spaces and car parks. No car parks creates ghettos.	Medium density housing must have car parks.
Steyne Ave	Deirdre Dale	194.1	Support	Supports the development of a wider range of housing types to give more flexibility in meeting the diverse needs of the Plimmerton community. Supports developments in Steyne Ave and School Road as providing options where public transport, medical centre and shops are easily accessible for less mobile people. Notes the provision to 'Ensure minimum effect of developments on existing sites'. Some implementation concerns may not be adequately covered in the document. For example: • Additional burden on parking and traffic in Steyne Ave – Roadside parking is at a premium on weekdays. Adds to difficulty of ensuring safe entry onto Steyne Ave from existing properties. As does increased traffic and pedestrian numbers around school hours. • Additional pressure on existing storm water drainage easement across existing properties.	Retain
General	Plimmerton School Board of Trustees	180.1	Oppose	Opposes the provision due to the lack of clarity around future schooling provision. Plimmerton school currently has approximately 1800 households resulting in a current school roll of 500. Medium density housing combined with other proposed developments in North Porirua will generate more students that the school site has capacity for. Traffic congestion is a major health and safety issue for the school with only two access points to the school (one road, one pedestrian) on the same side. The school is bordered by the rail corridor and housing on the other three sides. An increase in student numbers would add to an already dangerous situation. The school site doesn't have land for additional classrooms. Under the draft district plan the bulk of land that is not already used for buildings has been identified as a significant natural area or a flood hazard for ponding. The site is close to capacity with the students we currently have.	Commitment to resolve schooling capacity issues before the district plan is approved.
General	Regional Public Health	263.3	Support	Commends the plans to develop a medium density zone. The medium density residential zone can provide an opportunity to support the health and wellbeing of people and communities in Porirua. Medium density housing (MDH) is recognised as one of the solutions to housing unaffordability. MDH can also meet the needs of diverse communities, such as an ageing population, single-person households and	Recommends that Council: • Continue to invest in supporting warm, dry, safe and affordable, accessible homes, including providing subsidies to retrofit houses, increasing access to an Eco designer.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				smaller families. Furthermore, MDH reduces urban sprawl, protects valuable productive land, and reduces the infrastructure demands on a city. Incorporating housing near transport routes and suburban centres, encourages the use of public transport and active transport (walking, jogging, and cycling). Advantages are: • Reduced dependency on cars and motorised transport reducing congestion • Removes impedances to public transport flow around the city. • Beneficial for the environment by reducing carbon emissions. • Health benefits include encouraging the individual to be physically active in their community. Non-communicable diseases, such as heart disease and cancers, drive most of the ill-health and premature loss of life experienced by New Zealanders.3 Promoting physical activity is one way we can reduce the impact of these diseases.	• Provide additional support to community organisations who work alongside these [homeless] communities, to enhance the services provided.
General	Te Rūnanga o Toa Rangatira	264.63	Support in part	Ngāti Toa's main kāinga is based in Takapūwāhia. The surrounding suburbs of Titahi Bay and Elsdon are significant sites to Ngāti Toa and were formerly Pā sites and Kainga. Te Rūnanga has an iwi Strategic Objective – Oranga – Our Well-being. This objective includes ensuring that Ngāti Toa have access to healthy affordable homes. An amendment to the Medium Density Residential Zone will provide a greater opportunity to maximise land holdings to provide housing.	Retain as notified subject to the following amendments: Amend MRZ to include all Western Porirua residential zone. This is detailed in the Map attached to the submission. [Refer to original submission for full decision requested, including attachment] [Refer also to submission point under 'Planning Maps']
General	Kāinga Ora – Homes and Communities	81.580	Support in part	Consistent with its overall submission on the PDP, Kāinga Ora seeks an increased spatial extent of the MRZ throughout Porirua City. Consistent with its overall submission on the PDP, Kāinga Ora opposes the inclusion of Design Guides as statutory elements within the PDP, and policies and matters of discretion that require proposals to be "consistent with" these guides. Kāinga Ora would support an approach whereby the Council's Urban Design Guides are non-statutory tools that sit outside the District Plan. These can be referred to as method/tool that provides best practice guidance regarding an acceptable means of satisfying matters of discretion/assessment. Consistent with its wider submission, Kāinga Ora seeks further enabling height limits, both within the Eastern Porirua Residential Intensification Precinct generally, and in locations where the MRZ is within a walkable catchment of the City Centre and/or a Rapid Transit Stop, as directed by the NPS-UD. Consistent with its wider submission, Kāinga Ora opposes the definition of "multi-unit housing" and associated rule framework. Consequential amendments are sought throughout to reflect necessary changes. Amendments are sought throughout this chapter to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future	Kāinga Ora seeks consequential changes consistent with its overall submission on the Plan. Key areas of concern are (but not limited to): 1. Inclusion of an additional objective and policy to reflect that amenity values should reflect the planned urban built form and that this expected to change over time; 2. Deletion of reference to Design Guides and requirement that development be "consistent" with these to achieve compliance; 3. Review and re-drafting of notification exclusion clauses; 4. Removal of provisions specific to "multi-unit housing" and integration within policies, rules and standards more generally; 5. Amendment to the spatial extent of the MRZ in accordance with NPS-UD direction and zoning principles of Kāinga Ora; 6. Change language to align with NPS-UD - "planned built urban form" in anticipation of changing character and associated amenity values;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				state of the urban environment. Amendments are also sought to simplify the provisions	7. Amend provisions with direct 'avoid' statements. This needs to be qualified in light of the King Salmon meaning of 'avoid; 8. Incorporate height variation controls to areas of the MRZ where additional height is appropriate, to reflect NPS-UD; 9. Consequential amendments to reflect changes sought specific to eastern Porirua (including zoning changes); and 10. Consequential changes to the numbering of provisions following changes sought throughout chapter.
General	Porirua Chamber of Commerce	136.4	Amend	Ensuring residents and commercial traffic can move around the city easily is a core part of providing an efficient transport network. Transmission Gully will provide a bypass of State Highway One out of the constrained central city and coastal areas. Opportunity to utilise the legacy State Highway One route, or Mana Esplanade effectively. Strongly advocates for Mana Esplanade to maintain a productive throughput of traffic by maintaining two lanes of general traffic in each direction. This gives residents and businesses options for getting around and increases journey time reliability. Any attempts to discourage traffic mobility by reverting Mana Esplanade to just one lane each way will provide for little amenity uplift but introduce significant travel time delays and lower productivity for the people using this route. Residential zones require servicing with adequate transport links so people can move around. Mana Esplanade runs through both the general and medium density zones.	Protect and ensure that Mana Esplanade maintains two general traffic lanes in each direction and does not revert to one general traffic lane in each direction.
General	Titahi Bay Community Group and Pestfree Titahi Bay	94.1	Not specified	Concerned that there is not enough public transport or safe active transport routes from Titahi Bay to other areas of the city and wider region that will accommodate the amount of transportation demand the Medium Density Zoning will bring to Titahi Bay. Moreover, with less provision for off-street parking, there will be more on-street parking.	Council needs to provide a shared Pathway to enable active Transport from Onepoto to Wi Neera Drive. This needs funding provision in the Long-term Plan and a partnership with Waka Kotahi to ensure the initiative is built and ready before any new development can be consented.
General	Titahi Bay Community Group and Pestfree Titahi Bay	94.2	Not specified	Council cannot be pressured by Central Government to allow for more development (through the NPS for Urban Development) until the existing constraints and non-complaints of the existing infrastructure (namely the wastewater treatment plant) is fixed and compliant.	Council and 3-Waters need to resolve the issue of wastewater and pollution entering waterways. Namely, the discharges into Titahi Bay Beach must stop before any new development under the Proposed District Plan is allowed. To this end, the Council must approach Central Government to help to fund the necessary infrastructure and calculate the future capacity of city-wide and adjoining cities growth proposed under both District Plans. Discharge of sewerage into the Titahi Bay Beach water from the wastewater retreatment plant needs to be resolved as a matter of urgency. If necessary, general rates need to increase to help resolve this matter.
General	Kāinga Ora – Homes and Communities	81.581	Support in part	Kāinga Ora generally supports this introduction statement – with noted amendments Consistent with its overall submission on the Plan, Kāinga Ora oppose the inclusion of Residential Design Guidelines as de facto rules to be complied with. Kāinga Ora would support an approach whereby the Council's Urban Design Guidelines are identified as	Amend: The Medium Density Residential Zone ~~is a reasonably high-intensity zone enabling~~ enables a greater intensity of development than in the General Residential Zone. It is a transformative zone that will result in changes to

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				providing best practice guidance regarding an acceptable means of satisfying matters of discretion/assessment (but not where a rule specifically requires designs to be "consistent" with the design guidelines). Kāinga Ora does not support the Design Guides being included in the District Plan as statutory guidelines. Amendments are sought to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment. Amendments are also sought to simplify the provisions. Consistent with its submission on the Plan, Kāinga Ora opposes the definition of multi-unit housing and the applicable framework. Amendment is sought to reflect a broader reference to residential development.	existing densities and built form characteristics and provide a greater diversity of housing ~~options~~ choice ~~for~~ in the City. The Zone supports a higher ~~density~~ intensity of development through its proximity to the Local Centres Zone and/or the City Centre Zone and areas of public open space, providing easy access to shops, services and amenities. ~~It is also well served by public transport.~~ The Zone provides for development within a walkable catchment of existing centres, strategic transport corridors and community facilities. The provisions provide the framework for managing the effects of use and development and ensuring that residential amenity values and the quality of the built environment are consistent with the planned urban built form. ~~the maintenance of residential amenity values and a high quality of built environment in a way that recognises the anticipated character of the Zone~~. ~~Multi-unit housing~~ A variety of housing typologies, including townhouses and apartments, are promoted when there is a high standard of urban design that ~~integrates the development into the surrounding area while contributing~~ contributes positively to its changing character, creates a high level of on-site amenity and minimises the effects of development on adjoining sites. The Medium Density Residential Zone recognises that residential activities encompass a wide range of housing and living arrangements. This includes social and community housing and multi-generational living, as well as traditional family housing. It does not promote one form of housing over another but instead provides flexibility to meet the community's diverse housing preferences ~~demands~~ and needs. Home business and other activities that support the social and economic health and wellbeing of the community may also occur in ~~the~~ this Zone where they are of a compatible scale and nature. Non-residential activities that are incompatible with residential amenity values anticipated in the planned urban environment, or which are more appropriately located within the City Centre Zone, Mixed Use Zone, General Industrial Zone, the Local Centre Zone or the Neighbourhood Centre Zone are discouraged. Some of the Medium Density Residential Zone in Eastern Porirua has been identified as suitable for higher residential development density, subject to scale and design. These areas are identified as the Eastern Porirua Residential Intensification Precinct in the planning map layers. They represent areas that are undergoing a master-planned regeneration process and support a higher intensity planned urban built environment. The precincts, in conjunction with the underlying Medium Density Residential Zone, support the wider regeneration objectives in Eastern Porirua.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					The Eastern Porirua Residential Intensification Precinct has specific objectives and policies that apply in addition to the objectives, policies and rules of the Medium Density Residential Zone. Where there is a conflict with the Medium Density Residential Zone provisions, the precinct provisions prevail.
New Provision	Kāinga Ora – Homes and Communities	81.584	Support	Kāinga Ora seeks the inclusion of an additional objective in the residential zones to reflect that amenity should be considered in the context of the planned urban built form. This new objective is drafted to ensure residential amenity is of a high quality and reflects the planned urban built form for the zone which is described in MRZ-O2 and enabled by the corresponding rule framework. Related to this new proposed objective, Kāinga Ora also seeks an additional policy (MRZ-P2 Changes to amenity values) to reinforce that amenity values are expected to change over time.	Insert new Objective, with consequential changes to numbering and referencing throughout: **MRZ-03 Residential amenity** Achieve a high level of residential amenity within the zone that reflects the planned urban built form and compact urban settlement pattern.
MRZ-O1	Kāinga Ora – Homes and Communities	81.582	Support in part	Kāinga Ora generally supports this objective. Amendment sought to align language with strategic objectives.	Amend: The Medium Density Residential Zone: 1. Primarily consists of residential activities in a range of residential unit ~~types~~ typologies and sizes including apartments, at a higher ~~density~~ intensity than is anticipated in the General Residential Zone; and 2. Accommodates other activities that support the health and wellbeing of people and communities, where they are compatible with the ~~character~~ planned urban built form and anticipated amenity values of the Zone.
MRZ-O1	Design Network Architecture Limited	155.49	Support	Supported.	[Not specified, refer to original submission]
MRZ-O1	Fire and Emergency New Zealand	119.55	Support	Supports objective.	Retain as proposed.
MRZ-O1	Oranga Tamariki – Ministry of Children	143.5	Amend	Reference is made within the proposed Objectives and Policies of the residential zones to “residential activities”. Residential activities are included within the “residential” nest of the PDP and are a defined term both in the PDP and in the National Planning Standards. The purpose of the definition nesting tables is to show the relationship between land uses and activities. By specifically referencing a nested term the objectives and policies inadvertently exclude other uses within that nest. Considers that the objectives and policies should refer to the nest itself rather than a specific	Amend the objective as follows: The Medium Density Residential Zone: 1. Primarily consists of residential ~~activities~~ land uses in a range of ~~residential unit~~ types and sizes including apartments, at a higher density than is anticipated in the General Residential Zone; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				term within the nest. This would better reflect the ultimate intent of the objectives and policies which seek to provide for a range of residential land uses.	2. Accommodates other activities that support the health and wellbeing of people and communities, where they are compatible with the character and amenity values of the Zone.
MRZ-O1	Ministry of Education	134.21	Support	Supports proposed objectives and policies that provide for non-residential activities that support the health and wellbeing of people and communities.	Retain as proposed.
MRZ-O1	Royal Forest and Bird Protection Society	225.229	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where rural or residential zones have SNA overlays, recognise this in the zone purpose character and value objectives.
MRZ-O2	Royal Forest and Bird Protection Society	225.3	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where rural or residential zones have SNA overlays, recognise this in the zone purpose character and value objectives.
MRZ-O2	Design Network Architecture Limited	155.50	Amend	Delete 4. 1,2,3&5 accepted.	Amend the objective by deleting clause MRZ-O2-4.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
MRZ-O2	Paremata Residents Association	190.5	Oppose	Residential dwellings along Mana Esplanade consist of a wide variety of housing styles, apartments and motel accommodation. A significant number of the residential properties have been subdivided. There are a number of small businesses operating from private residences. Understands the need for more medium density development and respect the work done to identify suitable areas for such development. Some Executive Committee members believe Mana would be suitable for medium density housing. Previous expressions of community feelings are that this may not be the case after character and amenity factors are added to the criteria. Believes that most local residents would have difficulty in identifying more than a few properties where medium density development could be acceptable as a permitted activity based on a number of past community surveys and public meetings. Believes that MRZ for the residential areas of Mana Esplanade would be a mistake that would irretrievably change the village environment and compromise the community's vision for the future functioning of this area. Three storey infill housing will not be compatible with the character and qualities of the area and will dominate adjacent sites and the ambiance of the Esplanade. Concerned that the current diversity and character of our existing communities will be lost over time. Unless a community has been specifically designed for higher density living it is virtually inevitable that such a re-zoning will lead to reduced amenity values (sun, views, shading and privacy), increased noise levels, loss of character, less green space and increased run-off. Believes that medium density housing is more appropriate for greenfield and brownfield developments where there is the opportunity to do it well. The limited opportunities for in-fill medium density housing development on the Esplanade does not warrant the problems that will be created by re-zoning. A report by the Property Group identifies that medium density residential development of Paremata and the Esplanade is not financially feasible. Addresses concerns relating to: • Need for Public Transport - The advantage of closeness to Mana and Paremata train stations is overstated. • Resilience - There are resilience issues that raise serious concerns over the suitability of the Esplanade and Paremata area for medium density housing or further commercial development, including sea level rise and coastal inundation, foreshore erosion, tsunami, earthquake and liquefaction. • Impact of NPS-UD - Six storey and above residential units over a wider area, as envisaged by NPS-UD is totally unacceptable. [Refer to original submission for full reasons]	Amend the residential area of Mana Esplanade to a General Residential Zone.
MRZ-O2	Paremata Residents Association	190.6	Oppose	The current sewerage and storm water infrastructure is already at capacity. It is essential that the sewer and storm water infrastructure are renewed and upgraded for current use and must not be expected to cope with additional discharges from more intense residential or commercial development. Many pipes and pumping stations are near to sea level, increasing the possibility of groundwater and seawater infiltration.	Decline any new multi-unit building applications in the Mana area until the sewer main is replaced and upgraded.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				There is major inflow of storm water into the sewers in heavy rain, resulting in surcharging of manholes and discharge of dilute sewage onto the road and into the harbour. Flooding has occurred in parts of the Esplanade and Paremata Crescent.	
MRZ-O2	Paremata Residents Association	190.7	Oppose	It is expected that one lane in each direction along Mana Esplanade will be sufficient once TGM is operating. There are concerns that the proposed development of Plimmerton Farm and other areas north of Plimmerton, together with normal traffic increase, means that four lanes may be required through Mana at some time in the future. Believes that allowing for this possibility would be prudent and should be provided for in the current zoning proposal. The present corridor has always been too narrow for a four lane road that is "fit for purpose", and tolerated by residents on a temporary basis until TGM is open. PCC should be looking ahead at the possible future need to purchase land from properties along the Esplanade. This factor alone is a strong argument against introducing an MRZ along Mana Esplanade at this stage.	Consider the road corridor that may be required in the future and take steps to ensure it can be achieved when necessary
MRZ-O2	Kāinga Ora – Homes and Communities	81.583	Support in part	Kāinga Ora generally supports this objective, but seeks a change to the objective's title to reflect language within the NPS-UD. Amendments are sought to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment. Amendment is also sought to recognise reduced levels of open space that will be present in development sites accommodating medium density proposals.	Amend: The ~~scale, form and density of use and development~~ planned urban built form in the Medium Density Residential Zone is characterised by: 1. A built form of predominantly two and three-storey buildings~~,~~ ~~surrounded by open space~~; 2. A greater intensity of buildings than anticipated in the General Residential Zone; 3. A mixture of housing typologies; 4. Good quality on-site residential amenity; 5. Good quality amenity for adjoining sites; and 6. An urban environment that is visually attractive, safe, easy to navigate and convenient to access.
MRZ-O2	Paremata Business Park Ltd	69.2	Support in part	Point 1 can be interpreted as too narrow in terms of the provision of open space.	Amend: The scale, form and density of use and development in the Medium Density Residential Zone is characterised by: 1. A built form of predominantly two and three-storey buildings, with the provision of/or within walkable proximity of accessible ~~surrounded by~~ open space; 2. A greater intensity of buildings than anticipated in the General Residential Zone; 3. Good quality on-site residential amenity; 4. Good quality amenity for adjoining sites; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					5. An urban environment that is visually attractive, safe, easy to navigate and convenient to access. Or adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission
MRZ-O2	Carrus Corporation Ltd	68.3	Support in part	Point 1 can be interpreted as too narrow in terms of the provision of open space.	Amend: The scale, form and density of use and development in the Medium Density Residential Zone is characterised by: 1. A built form of predominantly two and three-storey buildings, with the provision of/or within walkable proximity of accessible ~~surrounded by~~ open space; 2. A greater intensity of buildings than anticipated in the General Residential Zone; 3. Good quality on-site residential amenity; 4. Good quality amenity for adjoining sites; and 5. An urban environment that is visually attractive, safe, easy to navigate and convenient to access. or; Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.
MRZ-O2	Kenepuru Limited Partnership	59.2	Amend	MRZ-O2 1. Change to "A built form between 1 and 4 storeys, but predominantly 2-3 storeys with each buildings private open space integrated into the surrounding public spaces. Point 1 can be interpreted as too narrow in terms of the provision of open space. A built form of predominantly two and three-storey buildings, with the provision of/or use of close accessible quality surrounded by open space. The Objective needs to be increased density but this can be achieved with well designed single storey houses as well as more storeys. These areas should not be restricted to three storeys. The key is " integrated design". Seeks the Eastern part of the Kenepuru Landing site to have an overlay that allows increased height that would accord with the NPS UD for areas near train stations. Seeks this area of Kenepuru Landing to be added to the Precinct 02 rules and Standards.	Amend the Objective as stated in the Submission 1. A built form of *1-4 storeys but* predominantly two and three-storey buildings, *integrated into well designed public and private* ~~surrounded by~~ open space;
MRZ-PREC02-O1	Waka Kotahi NZ Transport Agency	82.232	Support	Supports the purpose of the Eastern Porirua Residential Intensification Precinct which is to consist of residential activities predominantly in the form of terrace housing and apartment buildings.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
MRZ-PREC02-O1	Kāinga Ora – Homes and Communities	81.585	Support in part	Kāinga Ora generally supports this objective as proposed. Amendment is sought to provide for occasional instances where non-residential activities are sought on ground floor.	Amend: The Eastern Porirua Residential Intensification Precinct primarily consists of residential activities predominantly in the form of terrace housing and apartment buildings.
MRZ-PREC02-O1	Design Network Architecture Limited	155.51	Support	Supported.	[Not specified, refer to original submission]
MRZ-PREC02-O2	Waka Kotahi NZ Transport Agency	82.233	Support	Supports the matters to which the scale, form and density of use and development within the Eastern Porirua Residential Intensification Precinct are characterised by.	Retain as notified.
MRZ-PREC02-O2	Kāinga Ora – Homes and Communities	81.586	Support in part	Kāinga Ora generally supports this objective as proposed. Amendments are sought to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment. Amendment are sought to provide necessary flexibility for increased height in appropriate locations.	Amend: MRZ—PREC02-O2 Planned urban built environment of the Eastern Porirua Residential Intensification Precinct The ~~scale, form and density of use and development~~ planned urban built form in the Eastern Porirua Residential Intensification Precinct is characterised by: 1. ~~A built form of predominantly three and four-storey buildings comprising t~~Terrace housing and apartment buildings; 2. A greater intensity of buildings than anticipated in the Medium Density Residential Zone, particularly where located adjacent to road intersections and public open spaces; and 3. A quality-built environment that provides on-site and off-site residential amenity appropriate to a more intensive living environment and ~~responds~~ contributes positively to the planned urban built form and anticipated ~~character and~~ amenity values of the surrounding area.
MRZ-PREC02-O2	Design Network Architecture Limited	155.52	Support	Supported.	[Not specified, refer to original submission]
MRZ-PREC02-O3	Kāinga Ora – Homes and Communities	81.587	Oppose	Kāinga Ora does not support this objective as MRZ-PREC02-O2(3) adequately speaks to this.	Delete: ~~Use and development within the Eastern Porirua Residential Intensification Precinct has minimal adverse effects on the amenity values of adjacent sites located outside of the Precinct.~~
MRZ-PREC02-O3	Waka Kotahi NZ Transport Agency	82.234	Support	Supports this policy as it manages use and development within the Eastern Porirua Residential Intensification Precinct.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
New Provision	Kāinga Ora – Homes and Communities	81.589	Support	Kāinga Ora seeks the inclusion of new policy MRZ-P2 (Changes to amenity values) to reinforce that while the provisions aim for a high degree of residential amenity in the zone, the planned urban built form is expected to result in more intensive and compact urban settlement patterns that may change the existing amenity values in the Zone. This proposed policy is particularly important where the planned urban built form is different to the existing urban built form, as is the case in the MRZ Zone. New policy MRZ-P2 recognises that a change to amenity values is acceptable where this change reflects the planned urban built environment. New policy MRZ-P2 reinforces Objective 4 and Policy 6 of the NPS-UD	Add new Policy: MRZ-P2 Changes to amenity values Recognise that the planned urban built form may result in changes to the amenity values and characteristics of the urban environment over time.
MRZ-P1	Kāinga Ora – Homes and Communities	81.588	Support in part	Kāinga Ora generally supports this policy as proposed. Amendments are sought to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment.	Amend: Enable residential activities and a diverse range of residential ~~unit types and sizes~~ typologies, that reflect high-quality design and are compatible with the ~~built~~ planned urban built form~~, character~~ and amenity values anticipated in the Medium Density Residential Zone.
MRZ-P1	Design Network Architecture Limited	155.53	Support	Supported.	[Not specified, refer to original submission]
MRZ-P1	Oranga Tamariki – Ministry of Children	143.6	Amend	Reference is made within the proposed Objectives and Policies of the residential zones to "residential activities". Residential activities are included within the "residential" nest of the PDP and are a defined term both in the PDP and in the National Planning Standards. The purpose of the definition nesting tables is to show the relationship between land uses and activities. By specifically referencing a nested term the objectives and policies inadvertently exclude other uses within that nest. Considers that the objectives and policies should refer to the nest itself rather than a specific term within the nest. This would better reflect the ultimate intent of the objectives and policies which seek to provide for a range of residential land uses.	Amend the policy as follows: Enable residential ~~activities~~ land uses and a diverse range of residential ~~unit~~ types and sizes, compatible with the built form, character and amenity values anticipated in the Medium Density Residential Zone.
MRZ-P2	Design Network Architecture Limited	155.54	Support	Supported.	[Not specified, refer to original submission]
MRZ-P2	Kāinga Ora – Homes and Communities	81.590	Support in part	Kāinga Ora generally supports this policy as proposed. Amendment is sought to provide wording consistent with the strategic outcome sought by this policy and direction of the PDP.	Amend: ~~Only allow~~ Enable minor residential units where they are of an ancillary scale and form to the principal residential unit on the same site.
MRZ-P3	Waka Kotahi NZ Transport Agency	82.235	Support in part	Supports the intent of the policy. Considers that non-residential activities that contribute to the health and wellbeing of people and communities should be provided, where it does not compromise the safety and efficiency of the transport network. A safe and efficient transport network is crucial contribution to the health and wellbeing of people and communities.	Amend provision: "6. The safe, effective and efficient operation of the transport network is not compromised."

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
MRZ-P3	Design Network Architecture Limited	155.55	Support	Supported.	[Not specified, refer to original submission]
MRZ-P3	Fire and Emergency New Zealand	119.56	Support	Sought an additional point be added to MRZ-P3 which relates to the role fire stations have in contributing towards to the wellbeing and safety of persons within this zone in initial feedback to the draft Porirua District Plan. Supports policy MRZ-P3 as proposed.	Retain as proposed.
MRZ-P3	Kāinga Ora – Homes and Communities	81.591	Support in part	Kāinga Ora generally supports this policy as proposed. Amendments are sought to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment.	Amend: Recognise the benefits of, and provide for, non-residential activities that contribute to the health and wellbeing of people and communities where: 1. These are compatible with the ~~anticipated character~~ planned urban built form and amenity of the area; 2. Any adverse effects on the amenity values of adjoining sites can be adequately mitigated, including from the location and scale of utility and external storage areas; 3. These do not result in adverse effects on the amenity values of adjoining sites from the movement of people and vehicles associated with the activity which cannot be mitigated; 4. The hours of operation are compatible with residential amenity values; and 5. For Emergency Service Facilities, the activity has an operational need or functional need to locate in the Zone.
MRZ-P4	Design Network Architecture Limited	155.56	Support	Supported.	[Not specified, refer to original submission]
MRZ-P4	Kāinga Ora – Homes and Communities	81.592	Support in part	Kāinga Ora generally supports this policy as proposed. Amendment is sought to wording to "Provide for", as "Only allow" is too restrictive.	Amend: ~~Only allow~~ Provide for commercial activities where they are ancillary to a residential activity and of a scale where significant adverse effects are avoided, and any other adverse effects are appropriately remedied or mitigated.
MRZ-P5	Kāinga Ora – Homes and Communities	81.593	Oppose	Kāinga Ora opposes this policy – the outcomes sought can be adequately achieved through MRZ-P1 (including suggested changes by Kāinga Ora). Similarly, a standalone rule is considered unnecessary. Consistent with its wider submission, it is noted that Kāinga Ora opposes the definition of "Multi-unit housing".	Delete: ~~Provide for multi-unit housing where it can be demonstrated that it:~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Kāinga Ora opposes the placement of design guides within the District Plan as statutory guidelines. Kāinga Ora also opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules.	~~1. Contributes positively to the anticipated built environment through high-quality urban design; and~~ ~~2. Is consistent with the Multi-Unit Housing Design Guide contained in APP3-Multi-Unit Housing Design Guide.~~
MRZ-P5	Draycott Property Holdings Ltd	75.19	Amend	The RMA does not require applications to make a "positive" contribution to the environment. S5(2)(c) seeks to avoid, remedy, or mitigate any adverse effects of activities on the environment, while s104(ab) allows Council to consider positive effects to off-set or compensate adverse effects.	Amend MRZ-P5 by deleting point 1.
MRZ-P5	Kenepuru Limited Partnership	59.3	Support in part	This policy and the Multi-Unit Design Guide seem to contemplate multi-unit housing on single fee-simple Titles. The PDP needs to be reviewed to generally remove the distinctions generated because of the form of ownership. It is possible to have well designed medium density housing that has houses all on their own Fee Simple Titles as well as multiple dwellings on one Title. In general there will not be significant differences in the design standards for both these ownership models.	Review Policy and design Guide to remove distinction between multi units on one fee simple title and medium density housing on individual Titles. The design standards and principles should be the same regardless on the form of land ownership. This may mean an amendment to the definition of Multi-Unit. The Multi Unit Design Guide needs to be applicable to the entire Medium Density Zone and across multiple lots - not just multi units on a single lot. Integrated design across multi -lots that don't comply with the Standards for lot sizes and bulk and location in the MDZ should be able to reference the Guide as a means of compliance under Restricted Discretionary Activity.
MRZ-P5	Waka Kotahi NZ Transport Agency	82.236	Support in part	Multi-unit housing can result in an increase of vehicle movements on the transport network resulting in adverse effects upon safety and efficiency of the network. As such, it is considered that multi-unit housing should be provided where it can be demonstrated that it does not compromise the safety and efficiency of the transport network.	Amend provision: "3. Does not compromise the safe, effective and efficient operation of the transport network."
MRZ-P5	Andrew and Leanne Parsons	97.21	Amend	The RMA does not require applications to make a "positive" contribution to the environment. S5(2)(c) seeks to avoid, remedy, or mitigate any adverse effects of activities on the environment, while s104(ab) allows Council to consider positive effects to off-set or compensate adverse effects.	Amend MRZ-P5 by deleting point 1.
MRZ-P5	Gavin Faulke	107.21	Not specified	The RMA does not require applications to make a "positive" contribution to the environment. S5(2)(c) seeks to avoid, remedy, or mitigate any adverse effects of activities on the environment, while s104(ab) allows Council to consider positive effects to off-set or compensate adverse effects.	Amend MRZ-P5 by deleting point 1.
MRZ-P5	Design Network Architecture Limited	155.57	Support	Supported.	[Not specified, refer to original submission]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
MRZ-P6	Design Network Architecture Limited	155.58	Support	Supported.	[Not specified, refer to original submission]
MRZ-P6	Waka Kotahi NZ Transport Agency	82.237	Support in part	Supports the intent of this policy. This policy does not consider the adverse effects that retirement villages can have on the transport network. Seeks an amendment to this policy to provide for retirement villages where these do not compromise the safe and efficient operation of the transport network.	Amend provision: Recognise the benefits of, and provide for, retirement villages where: […] 6. the safe and efficient operation of the transport network is not compromised.
MRZ-P6	Kāinga Ora – Homes and Communities	81.594	Support in part	Kāinga Ora generally supports this policy as proposed, but seeks amendment to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment.	Amend: Recognise the benefits of, and provide for, retirement villages where: 1) Significant adverse effects on the residential amenity values of adjoining residential properties and the surrounding neighbourhood are avoided; 2) Other adverse effects on residential amenity values are minimised, including those from: a. The movement of vehicles and people; and b. The layout of buildings, fencing, location and scale of utility areas and external storage areas; 3) On-site amenity, including outdoor living space, for residents is provided, which reflects the nature of and diverse needs of residents of the village; 4) The site is able to accommodate the scale and intensity of the activity, in terms of its size, topography and location; and 5) The overall scale, form, composition and design of buildings does not compromise the ~~anticipated character and amenity~~ planned urban built form of the Zone ~~area~~.
MRZ-P7	Waka Kotahi NZ Transport Agency	82.238	Support	Supports avoiding those non-residential activities that are incompatible with the zone.	Retain as notified
MRZ-P7	Kāinga Ora – Homes and Communities	81.595	Support in part	Kāinga Ora generally supports this policy as proposed, but seeks amendment to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment.	Amend: Avoid non-residential activities ~~which~~ that are incompatible with the planned urban built form, role, and function ~~anticipated purpose,~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~character and amenity values~~ of the Zone where effects cannot be mitigated or managed.
MRZ-P7	Design Network Architecture Limited	155.59	Support	Supported.	[Not specified, refer to original submission]
MRZ-P8	Design Network Architecture Limited	155.60	Support	Supported.	[Not specified, refer to original submission]
MRZ-P8	Kāinga Ora – Homes and Communities	81.596	Support in part	Kāinga Ora generally supports this policy as proposed, but seeks amendment to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment.	Amend: ~~Encourage~~ Enable buildings and structures that are of a form, scale and design that achieve the ~~built environment anticipated~~ planned urban built form for the Zone, by ensuring a generally medium rise built form, consisting of buildings up to three storeys that reflect a moderate scale and intensity.~~:~~ ~~1. A generally medium-rise built form, consisting of buildings up to three storeys; and~~ ~~2. Levels of openness around and between buildings that reflect a moderate scale and intensity of built form.~~
MRZ-P8	Waka Kotahi NZ Transport Agency	82.239	Support in part	Supports the intent of the policy. Considers that it does not address reverse sensitivity matters which is critical to the health and wellbeing of communities within the Medium Density Residential Zone.	Adopt provision: "3. The health, safety and wellbeing of the residents are not compromised by noise generating activities."
MRZ-P9	Kāinga Ora – Homes and Communities	81.597	Support in part	Kāinga Ora opposes the use of the term "safeguard" in MRZ-P9(1) as it signals *status quo* protection of privacy levels. This does not accord with strategic direction of zone, which appropriately focuses the assessment on the anticipated amenity and urban form outcomes. It is also not consistent with the direction of the NPS-UD.	Amend: Ensure buildings and structures achieve good quality on-site and off-site residential amenity by requiring: 1. Separation from site boundaries and heights in respect to site boundaries, that ~~safeguard on-site and off-site privacy,~~ minimise adverse privacy and visual dominance effects upon ~~to~~ adjacent sites, and ensure adequate access to sunlight and daylight in accordance with the planned urban built form; and 2. Appropriate levels of useable outdoor amenity space for residential units, that have access to sunlight and can readily accommodate outdoor activities.
MRZ-P9	Carrus Corporation Ltd	68.4	Support in part	• This Policy should not be unit focused but human-focused. • Units should be of varying size and as such will have different outdoor requirements.	Amend:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• Seeks that communal outdoor space be a more prominent solution.	Ensure buildings and structures achieve good quality on-site and off-site residential amenity by requiring: 1. Separation from site boundaries and heights in respect to site boundaries, that safeguard on-site and off-site privacy, minimise visual dominance to adjacent sites, and ensure adequate access to sunlight and daylight; and 2. Appropriate levels of useable quality outdoor amenity space for residential units and/or residents, that have access to sunlight and can readily accommodate outdoor activities. or; Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.
MRZ-P9	Carrus Corporation Ltd	68.5	Support in part	• This Policy should not be unit focused but human-focused. • Units should be of varying size and as such will have different outdoor requirements. • Seeks that communal outdoor space be a more prominent solution.	Amend: Ensure buildings and structures achieve good quality on-site and off-site residential amenity by requiring: 1. Separation from site boundaries and heights in respect to site boundaries, that safeguard on-site and off-site privacy, minimise visual dominance to adjacent sites, and ensure adequate access to sunlight and daylight; and 2. Appropriate levels of useable quality outdoor amenity space for residential units and/or residents, that have access to sunlight and can readily accommodate outdoor activities. or; Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.
MRZ-P9	Paremata Business Park Ltd	69.3	Support in part	This Policy should not be unit focused but human-focused. Units should be of varying size and as such will have different outdoor requirements. Communal outdoor space should also be a more prominent solution.	Amend: Ensure buildings and structures achieve good quality on-site and off-site residential amenity by requiring: 1. Separation from site boundaries and heights in respect to site boundaries, that safeguard on-site and off-site privacy, minimise visual dominance to adjacent sites, and ensure adequate access to sunlight and daylight; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					2. Appropriate levels of useable <u>quality</u> outdoor amenity space for residential units <u>and/or residents</u>, that have access to sunlight and can readily accommodate outdoor activities. Or adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission
MRZ-P9	Paremata Business Park Ltd	69.4		Duplicate of submission point 69.3 above	
MRZ-P9	Design Network Architecture Limited	155.61	Support	Supported.	[Not specified, refer to original submission]
MRZ-P10	Design Network Architecture Limited	155.62	Support	Supported.	[Not specified, refer to original submission]
MRZ-P10	Kāinga Ora – Homes and Communities	81.598	Support in part	Kāinga Ora generally supports this policy as proposed, but seeks amendment to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment.	Amend: Require use and development to contribute to attractive and safe streets and public spaces by: 1. Providing for passive surveillance; 2. Requiring an appropriate level of openness and landscaping in the street scene, taking into account the ~~built environment anticipated for~~ <u>planned urban built form of</u> the Zone; and 3. Minimising visual dominance of garage doors.
MRZ-P11	Ministry of Education	134.22	Support	Supports proposed objectives and policies that provide for non-residential activities that support the health and wellbeing of people and communities.	Retain as proposed.
MRZ-P11	Design Network Architecture Limited	155.63	Support	Supported.	[Not specified, refer to original submission]
MRZ-P11	Kāinga Ora – Homes and Communities	81.599	Support in part	Small amendment suggested to correct typo.	Amend: ~~Recongise~~ <u>Recognise</u> the functional and operational requirements of retirement villages and non-residential activities that support the health and wellbeing of people and communities.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
MRZ-PREC02-P1	Design Network Architecture Limited	155.64	Support	Supported.	[Not specified, refer to original submission]
MRZ-PREC02-P1	Kāinga Ora – Homes and Communities	81.600	Support in part	Kāinga Ora generally supports this policy as proposed, but seeks amendment to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment.	Amend: Enable buildings and structures that are of an intensity, form, scale and design that achieve the ~~built environment anticipated~~ planned urban built form of for the Eastern Porirua Residential Intensification Precinct.
MRZ-PREC02-P1	Waka Kotahi NZ Transport Agency	82.240	Support	Supports the policy as it provides for buildings that aim to achieve the built environment anticipated for the Eastern Porirua Residential Intensification Precinct.	Retain as notified
MRZ-PREC02-P2	Design Network Architecture Limited	155.65	Support	Supported.	[Not specified, refer to original submission]
MRZ-PREC02-P2	Kāinga Ora – Homes and Communities	81.601	Support in part	Kāinga Ora generally supports this policy as proposed, but seeks amendment to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment.	Amend: Ensure buildings and structures within the Eastern Porirua Residential Intensification Precinct achieve quality on-site and off-site residential amenity ~~appropriate to the anticipated living environment,~~ by requiring: 1. Reasonable access to sunlight, daylight and privacy for on-site residents and adjacent residential sites in accordance with the planned urban built form; and 2. Accessible outdoor amenity space, which may include shared amenity space, that is of a sufficient size and amenity for residents.
MRZ-PREC02-P3	Kāinga Ora – Homes and Communities	81.602	Support in part	Kāinga Ora seeks deletion of this entire policy – MRZ-PREC02-P2 adequately speaks to this.	Delete: ~~Ensure buildings are located and designed to minimise dominance, shading and privacy effects on sites located outside of the Eastern Porirua Residential Intensification Precinct.~~
MRZ-PREC02-P3	Design Network Architecture Limited	155.66	Support	Supported.	[Not specified, refer to original submission]
New Provision	House Movers section of the New Zealand Heavy Haulage Association Inc	167.3	Amend	Wishes to ensure that regulatory controls through District Plans properly reflect the purpose and intentions of the Resource Management Act 1991 as expressed in the decision of the Environment Court in New Zealand Heavy Haulage Association Inc v The Central Otago District Council (Environment Court, C45/2004, Thompson EJ presiding). In this case the Environment Court held that there was no real difference in effect and amenity value terms between the in situ construction of a new dwelling and relocation	Expressly provide for relocation, removal, and re-siting of dwellings as a permitted activity subject to the same zone standards as in situ dwellings. Accompany the permitted activity classification with the following performance standards in addition to the zone performance standards which currently apply to "Construction Activity":

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				of a second-hand dwelling, subject to appropriate permitted activity performance standards. There are several aspects to the shifting of buildings including; relocation (onto a site), removal (off a site), and re-siting (within same site). A new rule and new standards will ensure certainty for plan users who are seeking to relocate, remove or re-site dwellings, and to avoid the unintended application of any default rule to the above activities. Additional performance standards accompanying the permitted activity classification are supported to retain a degree of regulatory control over relocated buildings. The standards proposed are the most appropriate way of achieving the purpose of the RMA, pursuant to s 32, whilst giving effect to the Central Otago decision.	a. Any relocated building complies with the relevant standards for Permitted Activities in the District Plan; b. Any relocated dwelling must have been previously designed, built and used as a dwelling; c. A building inspection report shall accompany the building consent for the building/dwelling (refer Schedule 1). The report is to identify all reinstatement work required to the exterior of the building/dwelling; d. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site; e. All work required to reinstate the exterior of any relocated building/dwelling, including the siting of the building/dwelling on permanent foundations, shall be completed within 12 months of the building being delivered to the site. A non-notified restricted discretionary activity status for relocated buildings that do not comply with the performance standards, with the following assessment criteria: Restricted Discretionary Activity (on a non-notified, non-service basis) Where an activity is not permitted by this Rule, Council will have regard to the following matters when considering an application for resource consent: i) Proposed landscaping; ii) the proposed timetable for completion of the work required to reinstate the exterior of the building and connections to services. Provides a suggested pre-inspection report which may either be a non-statutory form, or prescribed into the plan, or to similar effect [Refer to original submission, including appendices]. Any further or consequential amendments to give effect to this submission in accordance with the reasons for this submission and the relief sought.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
MRZ-R1 Notification preclusion	Kāinga Ora – Homes and Communities	81.603	Support in part	Kāinga Ora generally supports this rule as proposed, however amendments are sought to the non-notification statements. Kāinga Ora supports the preclusion of public and limited notification for non-compliance with the outdoor living space standard. It is noted that Kāinga Ora has opposed MRZ-S8 and therefore consequential changes are sought to MRZ-R1 in this regard. Kāinga Ora also seeks preclusion of public and limited notification for breaches to MRZ-S4 (front yard setback) and MRZ-S6 (landscaped areas). The effects being managed by these standards relate to onsite amenity and/or streetscape design – these are not matters requiring input from, or identification of, affected parties.	Amend: **1. Activity status: Permitted** Where: a. Compliance is achieved with: i. MRZ-S1; ii. MRZ-S2; iii. MRZ-S3; iv. MRZ-S4; v. MRZ-S5; vi. MRZ-S6; and vii. MRZ-S7~~; and~~ ~~viii. MRZ-S8.~~ **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with MRZ-S1, MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, orMRZ-S7~~, or MRZ-S8~~. **Matters of discretion are restricted to:** 1) The matters of discretion of any infringed standard. **Notification:** • An application under this rule where compliance is not achieved with MRZ-S4, MRZ-S6, or MRZ-S7~~, or MRZ-S8~~ is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA. • An application under this rule where compliance is not achieved with MRZ-S1, MRZ-S2, MRZ-S3, ~~MRZ-S4,~~ or MRZ-S5~~, or MRZ-S6~~ is precluded from being publicly notified in accordance with section 95A of the RMA.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
MRZ-R1	Design Network Architecture Limited	155.67	Support	Supported.	[Not specified, refer to original submission]
MRZ-R1	Waka Kotahi NZ Transport Agency	82.241	Support	Supports a permitted activity status for buildings and structures where compliance is achieved with the matters listed.	Retain as notified.
MRZ-R2	Kāinga Ora – Homes and Communities	81.604	Support	Kāinga Ora generally supports this rule as proposed	Retain as notified
MRZ-R2	Design Network Architecture Limited	155.68	Support	Supported.	[Not specified, refer to original submission]
MRZ-R3	Kāinga Ora – Homes and Communities	81.605	Support	Kāinga Ora generally supports this rule as proposed	Retain as notified.
MRZ-R3	Design Network Architecture Limited	155.69	Not specified	Delete.	Delete rule.
MRZ-R4	Kāinga Ora – Homes and Communities	81.606	Support	Kāinga Ora generally supports this rule as proposed	Retain as notified.
MRZ-R4	Design Network Architecture Limited	155.70	Support	Supported.	[Not specified, refer to original submission]
MRZ-R5	Design Network Architecture Limited	155.71	Support	Supported.	[Not specified, refer to original submission]
MRZ-R5 Notification preclusion	Kāinga Ora – Homes and Communities	81.607	Support in part	Kāinga Ora does not support the current rule framework, whereby multi-unit housing is considered under a separate rule (MRZ-R15 of notified PDP). Consistent with its overarching submission, Kāinga Ora oppose the definition of "multi-unit housing" and corresponding rule frameworks. Consequential changes are sought throughout the PDP to reflect this. Kāinga Ora considers it appropriate to have a threshold of three permitted units before resource consent is required, to reflect the more enabling framework of the MRZ.	Amend: MRZ-R5 Residential activity, excluding papakāinga **1. Activity status: Permitted** Where: a. No more than ~~two~~ three residential units occupy the site.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Kāinga Ora also seeks more specific matters of discretion, as opposed to simply deferring back to a policy. These changes also assist in reducing unnecessary complexity from the PDP. Kāinga Ora supports a notification exclusion clause applying to residential activities/development, precluding both limited and public notification.	**2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with MRZ-R5-1.a. **Matters of discretion are restricted to:** 1. The extent to which building design and site layout achieves: a) the planned urban built form of the zone; b) Attractive and safe streets and public open spaces; c) high quality onsite living environments; having taken into account the surrounding context, site limitations and planned outcomes for the zone. 2. The extent to which topography, site orientation and planting have been integrated into the site layout and design. **Note:** 1. Acceptable means of compliance and best practice urban design guidance is contained within Porirua City Council's Residential Design Guidelines. Notification: An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA. ~~Note: Where more than two residential units will occupy a site, see MRZ-R15.~~
MRZ-R5	Waka Kotahi NZ Transport Agency	82.242	Support in part	Understands that in certain circumstances it may be appropriate to have a second residential unit. Does not consider that secondary residential units should be permitted where access is gained from state highways as this does not allow for consideration of traffic and safety effects associated with the dwellings. There are a number of locations where intensification of the use of accesses may have adverse safety implications.	Amend provision: 1. Activity status: Permitted Where: a. No more than two residential units occupy the site; and b. The site does not have direct access to a state highway. Note: Where more than two residential units will occupy a site, or the site has direct access to a state highway, see MRZ-R15.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
MRZ-R6	Kāinga Ora – Homes and Communities	81.608	Oppose	Kāinga Ora opposes this rule as a standalone rule and requests that it is merged with MRZ-R5 above.	Delete: ~~1. Activity status: Permitted~~ ~~Where:~~ ~~a. No more than one minor residential unit occupies the site; and~~ ~~b. The minor residential unit does not exceed a gross floor area of 50m2.~~ ~~2. Activity status: Discretionary~~ ~~Where:~~ ~~a. Compliance is not achieved with MRZ-R6-1.a or MRZ-R6-1.b.~~ ~~Notification:~~ ~~An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.~~
MRZ-R6	Waka Kotahi NZ Transport Agency	82.243	Support in part	Understands that in certain circumstances it may be appropriate to have a minor residential unit. Does not consider that minor residential units should be permitted where access is gained from state highways as this does not allow for consideration of traffic effects associated with the dwellings. There are a number of locations where intensification of the use of accesses may have adverse safety implications.	Amend provision: 1. Activity status: Permitted Where: a. No more than one minor residential unit occupies the site; ~~and~~ b. The minor residential unit does not exceed a gross floor area of 50m2; and c. where the site does not have direct access to a state highway. 2. Activity status: Discretionary Where: a. Compliance is not achieved with MRZ-R6-1.a, ~~or~~ MRZ-R6-1.b or MRZ-R6-1.c
MRZ-R6	Design Network Architecture Limited	155.72	Support	Supported.	[Not specified, refer to original submission]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
MRZ-R7	Design Network Architecture Limited	155.73	Support	Supported.	[Not specified, refer to original submission]
MRZ-R7	Kāinga Ora – Homes and Communities	81.609	Support	Kāinga Ora generally supports the activity as proposed.	Retain as notified.
MRZ-R7	Waka Kotahi NZ Transport Agency	82.244	Support in part	Supports providing for sports and recreation facilities as permitted activities. Seeks for additional consideration of these facilities where they front or gain access to state highway as this activity has the potential for significant traffic generation, potentially adversely affecting the safe and efficient operation of the state highway.	Amend provision: 1. Activity status: Permitted Where: a. The sport and recreation facility is or will be vested in Porirua City Council as a reserve under the Reserves Act 1977; and b. The sport and recreation facility does not front or gain direct access from a state highway 2. Activity status: Discretionary Where: Compliance is not achieved with MRZ-R7-1.a or MRZ-R7-1.b.
MRZ-R8 Notification preclusion	Kāinga Ora – Homes and Communities	81.610	Support in part	Kāinga Ora generally supports supported accommodation as a permitted activity with a restricted discretionary pathway in the MRZ. This will adequately provide a necessary alternative housing option for the wider community. Kāinga Ora seeks a change to the number of people that can occupy a unit, and clarification that this relates to total occupancy of the dwelling (e.g. inclusive of staff). This clarification provides certainty to both housing providers, and the general public. Kāinga Ora suggests clarification is provided in the rule as to whether the limit on residents applies to the “site” or to anyone accommodated in a “residential unit”. Amendments are sought to have this clarified within the Permitted Activity rule. Kāinga Ora supports the preclusion of public notification – and also seeks preclusion also from limited notification. Any perceived nuisance related effects, such as noise are adequately dealt with in those chapters.	Amend: **1. Activity status: Permitted** Where: a. The maximum occupancy per residential unit does not exceed ~~six~~ ten residents including staff. **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with MRZ-R8-1.a. **Matters of discretion are restricted to:** 1. The matters in MRZ-P3 and 2. The matters in MRZ-P11.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Notification: An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.
MRZ-R8	Design Network Architecture Limited	155.74	Support	Supported.	[Not specified, refer to original submission]
MRZ-R8	Design Network Architecture Limited	155.75	Support	Supported.	[Not specified, refer to original submission]
MRZ-R8	Oranga Tamariki – Ministry of Children	143.8	Amend	Supports the Permitted Activity status' of 'supported residential activities' in the Medium Density Residential Zone as well as the associated permitted activity standard where, 'the maximum occupancy does not exceed six residents'. Recommends that MRZ-R8 is amended to exclude staff from the occupancy limit to avoid any potential uncertainty in relation to occupancy of residents versus any required support staff.	Amend the rule as follows: The maximum occupancy does not exceed six residents (excluding staff).
MRZ-R8	Ara Poutama Aotearoa the Department of Corrections	135.9	Support	Supports the rule which classifies "supported residential care activities" as a Permitted Activity. Ensure supported and/or transitional residential housing is enabled in appropriate areas without the need to apply for a resource consent. Appropriate areas include all land which is zoned Residential and Mixed Use. These zones, as currently proposed, provide for residential activities. It is therefore appropriate that these zones also enable supported residential care activities for people in care following their release to assist with their transition and integration back into the community.	Retain "supported residential care activities" as a Permitted Activity.
MRZ-R9	Design Network Architecture Limited	155.76	Support	Supported.	[Not specified, refer to original submission]
MRZ-R9	Waka Kotahi NZ Transport Agency	82.245	Support	Supports a permitted activity status for home businesses where there is no more than one full-time employee or equivalent engaged in the home business resides off-site. This ensures that there will be no significant increase of vehicle movements onto the transport network which would affect the safety and efficiency of that network. Supports a discretionary activity status for activities that do not comply with the matters of compliance.	Retain as notified.
MRZ-R9	Kāinga Ora – Homes and Communities	81.611	Support in part	Kāinga Ora generally supports the activity as proposed, but opposes the floor area threshold. Effects of home businesses can be adequately managed through the other arms of this rule. An increase in the number of staff is also sought.	Amend: **1. Activity status: Permitted** Where: ~~a. No more than 40m² of total gross floor area of all buildings on site is used for the home business;~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					b. All materials and goods sold, stored, repaired or manufactured in association with the home business must be within buildings on the site or screened from view at ground level; c. The home business does not involve the repair, alteration, restoration or maintenance of motor vehicles; and d. No more than ~~one~~ two full-time employee or equivalent engaged in the home business resides off-site. **2. Activity status: Discretionary** Where: a. Compliance is not achieved with MRZ-R9-1.a, MRZ-R9-1.b, MRZ-R9-1.c, or MRZ-R9-1.d.
MRZ-R10	Kāinga Ora – Homes and Communities	81.612	Support	Kāinga Ora generally supports the activity as proposed.	Retain as notified.
MRZ-R10	Design Network Architecture Limited	155.77	Support	Supported.	[Not specified, refer to original submission]
MRZ-R10	Ministry of Education	134.23	Support	Educational Facilities tend to be located within urban environments where population growth leads to roll growth. Considers the proposed activity status flow from Permitted to Restricted Discretionary (should the permitted standards not be met) appropriate within the General Residential Zone. Discussed the proposed four child cap. Understand this to be aligned with the limit on the number of children before requiring licence as an Early Childhood Education provider. Considers this appropriate. Supportive of the preclusion of public notification under this rule.	Retain as proposed.
MRZ-R11	Design Network Architecture Limited	155.78	Support	Supported.	[Not specified, refer to original submission]
MRZ-R11	Kāinga Ora – Homes and Communities	81.613	Support	Kāinga Ora generally supports the activity as proposed.	Retain as notified.
MRZ-R12	Design Network Architecture Limited	155.79	Support	Supported.	[Not specified, refer to original submission]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
MRZ-R12	Kāinga Ora – Homes and Communities	81.614	Support in part	Kāinga Ora supports enabling papakāinga through a permitted activity rule and then providing a clear consent pathway where compliance with standards cannot be achieved. Kāinga Ora does not support limiting papakāinga only to land held under Te Ture Whenua Māori Act 1993 – noting the definition of papakāinga anticipates this form of housing on land that is also outside of this classification.	Amend: **1. Activity status: Permitted** Where: a. ~~The site is held under Te Ture Whenua Māori Act 1993;~~ b. The gross floor area of all commercial activities does not exceed 100m² per site; and c. The gross floor area of all community facilities does not exceed 200m² per site. **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with MRZ-R12-1.a. **Matters of discretion are restricted to:** 1. The matters in PK-P2. **Notification:** An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA. **3. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with MRZ-R12-1.c. **Matters of discretion are restricted to:** 1. The matters in MRZ-P3. 2. The matters in MRZ-P11. **Notification:** An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					4. Activity status: Discretionary Where: a. Compliance is not achieved with MRZ-R12-1.b.
MRZ-R13	Design Network Architecture Limited	155.80	Support	Supported.	[Not specified, refer to original submission]
MRZ-R13	Kāinga Ora – Homes and Communities	81.615	Support in part	Kāinga Ora generally supports this rule, but seeks a change of the duration from 24 months to 36 months.	Amend: **1. Activity status: Permitted** Where: a. The use of the residential building and land as a show home ceases within ~~24~~ 36 months from the time of first use as a show home; b. The hours of operation are between: i. 7.00am and 9.00pm Monday to Friday; and ii. 8.00am and 7.00pm Saturday, Sunday and public holidays. **2. Activity status: Discretionary** Where: 1. Compliance is not achieved with MRZ-R13-1.a, or MRZ-R13-1.b.
MRZ-R14	Kāinga Ora – Homes and Communities	81.616	Support	Kāinga Ora supports the inclusion of a permitted activity rule for community gardens, which was an activity that was highlighted as being important to the community through the Eastern Porirua Regeneration Programme engagement.	Retain as notified.
MRZ-R14	Design Network Architecture Limited	155.81	Support	Supported.	[Not specified, refer to original submission]
MRZ-R15	Kāinga Ora – Homes and Communities	81.617	Oppose	Consistent with its overall submission Kāinga Ora opposes the definition of “multi-unit housing” and as noted at MRZ-R5 Kāinga Ora oppose residential development being classified under this rule and instead seeks its integration with MRZ-R5. Deletion of this rule is sought, with the matters noted in Kāinga Ora comments on Rule MRZ-R5 being incorporated.	Delete: ~~1. Activity status: Restricted discretionary~~ ~~Matters of discretion are restricted to~~:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~1. The matters in MRZ-P5~~ ~~Notification:~~ ~~An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.~~
MRZ-R15	Waka Kotahi NZ Transport Agency	82.246	Support	Supports a restricted discretionary activity status for multi-unit housing. Considers that the matters to which Council's discretion is restricted to does not address adverse effects upon the safe, effective and efficient operation of the transport network. Seeks that the submission point on MRZ-P5 should be adopted to ensure that the safe, effective and efficient operation of the transport network is not compromised as a result of that activity.	Adopt submission on MRZ-P5. [Refer to original submission for full decision requested, including attachments]
MRZ-R15	Design Network Architecture Limited	155.82	Support	Supported.	[Not specified, refer to original submission]
MRZ-R16	Kāinga Ora – Homes and Communities	81.618	Support	Kāinga Ora generally supports the activity as proposed.	Retain as notified.
MRZ-R16	Design Network Architecture Limited	155.83	Support	Supported.	[Not specified, refer to original submission]
MRZ-R16	Fire and Emergency New Zealand	119.57	Support	Supports Rule MRZ-R16 and the matters of discretion, subject to MRZ-P3 being amended as sought in initial feedback to the draft Porirua District Plan. Supports this rule MRZ-R16 as drafted.	Retain as proposed.
MRZ-R17	Design Network Architecture Limited	155.84	Support	Supported.	[Not specified, refer to original submission]
MRZ-R17	Kāinga Ora – Homes and Communities	81.619	Support in part	Kāinga Ora supports the provision of Community Facilities in residential context as a Restricted Discretionary Activity status. Kāinga Ora does also note that the PDP commercial zones have a max permitted floor area available to Healthcare activities as a permitted activity. Without a commensurate threshold in the residential zone under the RDIS rule, Kāinga Ora questions appropriateness to preclude these activities from public notification. A recommended approach would be to provide for these activities as an RDIS up to a particular threshold (with preclusion of public notification) after which the activity would escalate to DIS.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
MRZ-R18	Kāinga Ora – Homes and Communities	81.620	Support in part	Kāinga Ora supports the provision of Healthcare Activities in residential context as a Restricted Discretionary Activity status. Kāinga Ora does also note that the PDP commercial zones have a max permitted floor area available to Healthcare activities as a permitted activity. Without a commensurate threshold in the residential zone under the RDIS rule, Kāinga Ora questions appropriateness to preclude these activities from public notification. A recommended approach would be to provide for these activities as an RDIS up to a particular threshold (with preclusion of public notification) after which the activity would escalate to DIS.	Retain as notified
MRZ-R18	Design Network Architecture Limited	155.85	Support	Supported.	[Not specified, refer to original submission]
MRZ-R19	Design Network Architecture Limited	155.86	Support	Supported.	[Not specified, refer to original submission]
MRZ-R19	Kāinga Ora – Homes and Communities	81.621	Support	Kāinga Ora generally supports the activity as proposed. Support the preclusion from public notification. Retirement villages provide alternative housing choice.	Retain as notified.
MRZ-R20	Kāinga Ora – Homes and Communities	81.622	Support	Kāinga Ora generally supports the activity as proposed.	Retain as notified.
MRZ-R20	Design Network Architecture Limited	155.87	Support	Supported.	[Not specified, refer to original submission]
MRZ-R21	Design Network Architecture Limited	155.88	Support	Supported.	[Not specified, refer to original submission]
MRZ-R21	Kāinga Ora – Homes and Communities	81.623	Support	Kāinga Ora generally supports the activity as proposed.	Retain as notified
MRZ-R22	Kāinga Ora – Homes and Communities	81.624	Support	Kāinga Ora generally supports the activity as proposed.	Retain as proposed.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
MRZ-R22	Design Network Architecture Limited	155.89	Support	Supported.	[Not specified, refer to original submission]
MRZ-R23	Design Network Architecture Limited	155.90	Support	Supported.	[Not specified, refer to original submission]
MRZ-R23	Kāinga Ora – Homes and Communities	81.625	Support	Kāinga Ora generally supports the activity as proposed.	Retain as notified.
MRZ-R24	Kāinga Ora – Homes and Communities	81.626	Support	Kāinga Ora generally supports the activity as proposed.	Retain as notified.
MRZ-R24	Design Network Architecture Limited	155.91	Support	Supported.	[Not specified, refer to original submission]
MRZ-R25	Design Network Architecture Limited	155.92	Support	Supported.	[Not specified, refer to original submission]
MRZ-R25	Kāinga Ora – Homes and Communities	81.627	Support	Kāinga Ora generally supports the activity as proposed.	Retain as notified.
MRZ-S1	Kāinga Ora – Homes and Communities	81.628	Support in part	Kāinga Ora generally supports a maximum height. Kāinga Ora propose an 16m height limit in the eastern Porirua Residential Intensification Precinct consistent with its overall submission on the MRZ. A greater height limit will enable the variation in housing typologies and sizes while remaining of a Medium Density Residential scale (noting BRANZ define medium-density housing as being a multi unit up to 6 storeys in height). Kāinga Ora supports the inclusion of an allowance for roof form exceedance and lift shaft overrun, will also provide sufficient design flexibility to enable a mixture of housing typologies, sizes and heights with differing roof forms within the MRZ. Kāinga Ora seeks amendments to the matters of discretion, which speak more specifically to consideration of a proposal in the context of the planned urban form.	Amend: 1. All buildings and structures must not exceed a maximum height above ground level of: a. 11m; or b. ~~15m~~16m in the Eastern Porirua Residential Intensification Precinct. Except that: a. An additional 1m can be added to the maximum height of any building with a roof pitch of between 15° and 45°, which rises to a ridge that is centred or within the middle third of the building footprint, as illustrated in MRZ-Figure 1 below.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					This standard does not apply to: • Solar water heating components provided these do not exceed the height by more than 500mm; • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m; • Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or • Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m. • Lift overruns provided these do not exceed the height by more than 1m. **Matters of discretion are restricted to:** 1. The location, design and appearance of the building or structure; 2. Any adverse effects on the streetscape <u>taking into account the context, topography of the site and its surrounds and planned urban form;</u> 3. Visual dominance, shading and loss of privacy for adjacent residential sites; ~~4. Compatibility with the anticipated scale, proportion and context of buildings and activities in the surrounding area;~~ ~~5. Retention of established landscaping;~~ 6. Whether an increase in building or structure height results from a response to natural hazard mitigation; and 7. Whether topographical or other site constraints make compliance with the standard impractical.
MRZ-S1	Paremata Business Park Ltd	69.5	Amend	The height restriction is not aligned with the NPS-UD. The height would therefore need to be either increased, a new zone is created or specific overlay provisions need to be created.	Adopt any other such relief, including additions, deletions, or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission that will enable the objectives and policies of the NPS-UD.
MRZ-S1	Carrus Corporation Ltd	68.6	Support in part	• The height restriction is not aligned with the NPS-UD. • The height therefore needs to be either increased, a new zone created or specific overlay provisions needed to be created.	Any method that will enable the objectives and policies of the NPS-UD.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
MRZ-S1	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.68	Support in part	The permitted height is supported. Infringing the height can create reverse sensitivity effects on telecommunications through changing the efficacy of any nearby antennas. It can also create potential health and safety effects on the occupants of the building proposed to extend through the permitted height through radiofrequency exposure. As such, a matter of discretion should be effects on regionally significant network utility operators.	Amend the standard as follows: Matters of discretion are restricted to: 1. The location, design and appearance of the building or structure; 2. Any adverse effects on the streetscape; 3. Visual dominance, shading and loss of privacy for adjacent residential sites; 4. Compatibility with the anticipated scale, proportion and context of buildings and activities in the surrounding area; 5. Retention of established landscaping; 6. Whether an increase in building or structure height results from a response to natural hazard mitigation; and 7. Whether topographical or other site constraints make compliance with the standard impractical. <u>8. Any reverse sensitivity effects on regionally significant infrastructure</u>
MRZ-S1 EPRIP	Kāinga Ora – Homes and Communities	81.947	Oppose	Kāinga Ora opposed the 15m maximum height limit applicable in the EPRIP and seeks an increase to 16m. This will provide better design flexibility and will better enable the delivery of residential intensification at a variety of different scales and typologies.	Increase height limit in the EPRIP to 16m.
MRZ-S1	Fire and Emergency New Zealand	119.58	Amend	In some cases fire stations will have hose drying towers up to 15m. As such, FENZ seeks that the Plan accommodate this height requirement by including an exemption for fire station buildings and associated structures, which provides for the health and safety of the community through enabling the efficient functioning of FENZ.	Amend standard as follows: … This standard does not apply to: • Solar water heating components provided these do not exceed the height by more than 500mm; • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m; • Antennas, aerials, and flues provided these do not exceed the height by more than 1m; • Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m; ~~or~~ • Lift overruns provided these do not exceed the height by more than 1m; <u>or</u>

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• Emergency service facilities and hose drying towers up to 15m associated with emergency service facilities.
MRZ-S1	Steve Grant	158.1	Not specified	Would not like the maximum height above ground level (11 metres) reduced by other requirements relating to finished floor level and any other identified natural hazards.	The maximum height above ground level (11 metres) not to be compromised (reduced) by any other requirement for a higher relative lower finished floor level for any future development due to any other identified natural hazard , i.e. flooding / ponding and/or coastal hazards.
MRZ-S1	Steve Grant	159.1	Not specified	[No specific reason given beyond decision requested - refer to original submission]	Would not like any additional building conditions regarding the maximum height above ground level (11 metres) compromised (reduced) by any other Council requirement for a higher relative lower finished floor level for any future development due to any other identified natural hazard, ie, Coastal Hazards.
MRZ-S1	Design Network Architecture Limited	155.95	Support	Supported.	[Not specified, refer to original submission]
MRZ-Figure 1	Kāinga Ora – Homes and Communities	81.629	Support	Kāinga Ora supports this diagram/figure.	Retain Figure as notified
MRZ-S2	Kāinga Ora – Homes and Communities	81.630	Support in part	Kāinga Ora generally supports this standard, but notes that the HRB standard should only apply from the external boundary of any site (noting this aligns with the definition of "Site" in the PDP and National Planning Standards). Providing an exclusion in the standard that this is applicable only in the case of "multi-unit housing residential units and retirement villages" confuses the issue. Unless it is intended that the HRB applies from the notional boundary for a second dwelling and/or minor unit – which Kāinga Ora does not support. Kāinga Ora supports the HRB only applying from external site boundaries (excl front boundary with road). Similarly, Kāinga Ora does not consider that the second exception relating to units that are horizontally or vertically connected by a common wall is necessary in the exception statement, with an amendment suggested in the list of scenarios in which the standard does not apply. Kāinga Ora also seeks amendments to clarify that the 55º angle inclination is also applicable in the eastern Porirua Residential Intensification Precinct where the alternative height in relation to boundary is not applicable (consistent with the wider MRZ)	Amend: 1. All buildings and structures must be contained beneath a line of: a. 55° measured into the site from any point 3m vertically above ground level along northern boundaries; and b. 45° measured into the site from any point 3m vertically above ground level along any other site boundaries; or c. Within the Eastern Porirua Residential Precinct only: i. 60° measured from a point 8m vertically above ground level along the first 20m of the side boundary as measured from the road frontage, and that part of any site boundary that adjoins the Open Space Zone or Sport and Active Recreation Zone; and ii. 55° measured into the site from any point 3m vertically above ground level along northern boundaries and 45° measured from a point 3m vertically above ground level along any other site boundary at: a. Any rear boundary except as identified in c.i. above;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					b. The side boundary further than 20m from the road frontage; and c. Any common boundary where the lot adjoins the Medium Density Residential Zone. See MRZ-Figure 2 below for defining the northern boundary. See MRZ-Figure 3 below which demonstrate how the height in relation to boundary is to be measured. See MRZ-Figure 4 below for the alternative height in relation to boundary standard in the Eastern Porirua Residential Intensification Precinct. Except that: • Where adjacent to a shared access in excess of 2.5m in width, the measurement shall be taken from the furthest side. • ~~For multi-unit housing residential units and retirement villages, the height in relation to boundary standard only applies at the external boundary of the site.~~ • ~~For two or more residential units connected horizontally and/or vertically by a common wall or common floor, the height in relation to boundary standard only applies at the external boundary of the site. The height in relation to boundary standard requirement does not apply:~~ ~~o On any horizontal or vertical boundary between connected residential units; and~~ ~~o Any offset between the residential units that project not more than 2m beyond the common wall or common floor.~~ This standard does not apply to: • A boundary with a road; • Buildings that share a common wall along the boundary; • Solar water heating components provided these do not exceed the height in relation to boundary by more than 500mm; • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m; • Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• Boundaries adjoining the City Centre Zone, Local Centre Zone, Hospital Zone, Neighbourhood Centre Zone, Mixed Use Zone, Large Format Retail Zone, General Industrial Zone and General Rural Zone; and • A gable end, dormer or roof where that portion beyond the height in relation to boundary is no greater than 1.5m² in area and no greater than 1m in height. **Matters of discretion are restricted to:** • Visual dominance, shading and loss of privacy for adjacent residential sites; • Whether topographical or other site constraints make compliance with the standard impractical; and • Whether an increase in height in relation to boundary results from a response to natural hazard mitigation.
MRZ-S2	Paremata Business Park Ltd	69.8	Support in part	This restriction is not aligned with the NPS-UD. The height in relation to boundary provisions would therefore need to be either increased, a new zone be created or specific overlay provisions need to be created.	Adopt any such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission that will enable the objectives and policies of the NPS-UD.
MRZ-S2	Carrus Corporation Ltd	68.7	Support in part	• This restriction is not aligned with the NPS-UD. • The height in relation to boundary provisions therefore needs to be either increased, a new zone created or specific overlay provisions need to be created.	Adopt any such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission that will enable the objectives and policies of the NPS-UD.
MRZ-S2	Draycott Property Holdings Ltd	75.20	Amend	What adverse effects is Council trying to mitigate? Taking the HRB from the far side of any access would allow the building to be built closer to the property boundary. The property would still need to comply in relation to the net site area of the adjacent property. Considers that potential adverse effects on the occupiable portion of the adjoining property would be the same as if the access did not exist. Allowing the HRB to be measured from the far side of any access or walkway would allow houses to overlook the walkway and so improve safety.	Amend as follows: Where adjacent to an access the measurement shall be taken from the furthest side of the access.
MRZ-S2	Draycott Property Holdings Ltd	75.9	Amend	Given the width of properties in the EPRIP the likely result is that there will be a lot of tall thin buildings with largely undeveloped rear lots. Consideration should be given to allowing higher site coverage in the EPRIP where the design guide is met, and appropriate open space can be provided, and to allowing the 8m vertical and 60 degree height recession plan along the full length of a the side and rear boundaries.	Amend MRZ-S2 to all the 8m and 60 degree HRP to be taken from all side and rear boundaries. Retain the exception for a common boundary with a MRZ.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
MRZ-S2	Gavin Faulke	107.22	Not specified	What adverse effects is Council trying to mitigate? Taking the HRB from the far side of any access would allow the building to be built closer to the property boundary. The property would still need to comply in relation to the net site area of the adjacent property. Considers that potential adverse effects on the occupiable portion of the adjoining property would be the same as if the access did not exist. Allowing the HRB to be measured from the far side of any access or walkway would allow houses to overlook the walkway and so improve safety.	Amend MRZ-S2 - Height in relation to boundary, as follows: *"Where adjacent to a shared access ~~in excess of 2.5m in width,~~ the measurement shall be taken from the furthest side."*
MRZ-S2	Andrew and Leanne Parsons	97.22	Amend	What adverse effects is Council trying to mitigate? Taking the HRB from the far side of any access would allow the building to be built closer to the property boundary. The property would still need to comply in relation to the net site area of the adjacent property. Considers that potential adverse effects on the occupiable portion of the adjoining property would be the same as if the access did not exist. Allowing the HRB to be measured from the far side of any access or walkway would allow houses to overlook the walkway and so improve safety.	Amend MRZ-S2 - Height in relation to boundary, as follows: *"Where adjacent to a shared access ~~in excess of 2.5m in width,~~ the measurement shall be taken from the furthest side."*
MRZ-S2 EPRIP	Andrew and Leanne Parsons	97.11	Amend	Given the width of properties in the EPRIP the likely result is that there will be a lot of tall thin buildings with largely undeveloped rear lots. Consideration should be given to allowing higher site coverage in the EPRIP where the design guide is met, and appropriate open space can be provided, and to allowing the 8m vertical and 60 degree height recession plan along the full length of a the side and rear boundaries.	Amend MRZ-S2 to allow the 8m and 60 degree HRP to be taken from all side and rear boundaries. Retain the exception for a common boundary with a MRZ.
MRZ-S2	Design Network Architecture Limited	155.96	Support in part	Should not apply to street boundaries. Should apply to other side of accessway and rows adjacent to boundary	Amend standard to: • Not apply to street boundaries; and • Apply to the other side of accessways and rows adjacent to boundary.
MRZ-S2	Gavin Faulke	107.11	Not specified	Given the width of properties in the EPRIP the likely result is that there will be a lot of tall thin buildings with largely undeveloped rear lots. Consideration should be given to allowing higher site coverage in the EPRIP where the design guide is met, and appropriate open space can be provided, and to allowing the 8m vertical and 60 degree height recession plan along the full length of a the side and rear boundaries.	Amend MRZ-S2 to all the 8m and 60 degree HRP to be taken from all side and rear boundaries. Retain the exception for a common boundary with a MRZ.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
MRZ-S2	Kenepuru Limited Partnership	59.4	Amend	The height to boundary standard should not apply to the boundary of a private road - same as for a public road. The shading effect relates to the neighbouring houses on the opposite side of a private road.	Amend Point 1 to add the words "or private road" after "road"
MRZ-Figure 2	Kāinga Ora – Homes and Communities	81.631	Support	Kāinga Ora supports this diagram/figure.	Retain Figure as notified
MRZ-Figure 3	Kāinga Ora – Homes and Communities	81.632	Support	Kāinga Ora supports this diagram/figure.	Retain Figure as notified.
MRZ-Figure 4	Kāinga Ora – Homes and Communities	81.633	Support	Kāinga Ora supports this diagram/figure.	Retain Figure as notified.
MRZ-S3	Design Network Architecture Limited	155.97	Not specified	Prefers 50%	Prefers 50%.
MRZ-S3 EPRIP	Gavin Faulke	107.10	Not specified	Given the width of properties in the EPRIP the likely result is that there will be a lot of tall thin buildings with largely undeveloped rear lots. Consideration should be given to allowing higher site coverage in the EPRIP where the design guide is met, and appropriate open space can be provided, and to allowing the 8m vertical and 60 degree height recession plan along the full length of a the side and rear boundaries.	Amend MRZ-S3 to increase the permitted site coverage in the EPRIP to 50%
MRZ-S3 EPRIP	Andrew and Leanne Parsons	97.10	Amend	Given the width of properties in the EPRIP the likely result is that there will be a lot of tall thin buildings with largely undeveloped rear lots. Consideration should be given to allowing higher site coverage in the EPRIP where the design guide is met, and appropriate open space can be provided, and to allowing the 8m vertical and 60 degree height recession plan along the full length of a the side and rear boundaries.	Amend MRZ-S3 to increase the permitted site coverage in the EPRIP to 50%
MRZ-S3	Carrus Corporation Ltd	68.8	Support in part	• This restriction is not aligned with the NPS-UD. The coverage therefore needs to be either increased, a new zone created or specific overlay provisions need to be created. • Uncovered decks are often more than 300mm above ground. It is difficult to build one that is not 300mm above ground once the structure is accounted for. Uncovered decks and/or patios should not be counted as site coverage unless they are more than 1m above ground.	Any method that will enable the objectives and policies of the NPS-UD 2. Amend S3 as follows: MRZ-S3 | Building coverage 1. The maximum building coverage must not exceed 45% of net site area. Matters of discretion are restricted to: 1. The visual dominance of the building on the street from the scale of the new building; 2. The visual dominance impact on adjacent residential sites; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					This standard does not apply to: • Pergola structures that are not covered by a roof; • Uncovered decks no more than ~~300m~~1m in height above ground level; • Uncovered outdoor swimming pools; • Buildings and structures that are no more than 2m^2 in floor area and 2m in height above ground level; or • Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm. 3. Whether topographical or other site constraints make compliance with the standard impractical. or; Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.
MRZ-S3	Paremata Business Park Ltd	69.9	Support in part	• This restriction is not aligned with the NPS-UD. The coverage would therefore need to be either increased, a new zone should be created or specific overlay provisions need to be created. • Uncovered decks are often more than 300mm above ground. It is difficult to build one that is not 300mm above ground once the structure is accounted for. Uncovered decks and/or patios should not be counted as site coverage unless they are more than 1m above ground.	Amend: 1. The maximum building coverage must not exceed 45% of net site area. This standard does not apply to: • Pergola structures that are not covered by a roof;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• Uncovered decks no more than ~~300m~~1m in height above ground level; • Uncovered outdoor swimming pools; • Buildings and structures that are no more than 2m^2 in floor area and 2m in height above ground level; or • Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm. Or adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission. Any method that will enable the objectives and policies of the NPS-UD
MRZ-S3 EPRIP	Draycott Property Holdings Ltd	75.8	Amend	Given the width of properties in the EPRIP the likely result is that there will be a lot of tall thin buildings with largely undeveloped rear lots. Consideration should be given to allowing higher site coverage in the EPRIP where the design guide is met, and appropriate open space can be provided, and to allowing the 8m vertical and 60 degree height recession plan along the full length of a the side and rear boundaries.	Amend MRZ-S3 to increase the permitted site coverage in the EPRIP to 50%.
MRZ-S3	Kāinga Ora – Homes and Communities	81.634	Support in part	In the context of the MRZ, Kāinga Ora consider it appropriate that all development sites have sufficient flexibility to enable the planned medium density built urban form of the zone. Amendment is sought to increase building coverage. Kāinga Ora seeks this amendment recognising that the building coverage is applicable only to the “net site area” and therefore the calculable site area excludes driveway areas etc (based on the definition of “net site area” in the PDP). In this regard, it is noted that Kāinga Ora also opposes the definition of “Net Site Area” in the PDP, noting it will constrain development potential if building coverage is limited to 45% as proposed. Kāinga Ora also seeks amendments to the matters of discretion, which speak more specifically to consideration of a proposal in the context of the planned urban built form.	Amend: 1. The maximum building coverage must not exceed ~~45~~55% of net site area. This standard does not apply to: • Pergola structures that are not covered by a roof; • Uncovered decks no more than 300mm in height above ground level; • Uncovered outdoor swimming pools; • Buildings and structures that are no more than 2m² in floor area and 2m in height above ground level; or • Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm. **Matters of discretion are restricted to:** 1. Effect on the streetscape amenity of the area, taking into account the context, topography of the site and its surrounds and planned urban built form~~; The visual dominance of the building on the street from the scale of the new building~~;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					2. Effect on amenity values of nearby residential properties, especially privacy and outlook of adjoining sites; ~~The visual dominance impact on adjacent residential sites;~~ and 3. Whether topographical or other site constraints make compliance with the standard impractical.
MRZ-S3	Kenepuru Limited Partnership	59.5	Amend	Amend site coverage to allow up to 50% in MDZ. The outdoor open space, yards and sunlight access standards are the key factors in amenity for medium density areas. Questions point of site coverage standard if these standards are met.. Considers that 45% is quite low for medium density.	Amend 45% to 50% or remove requirement completely and allow other Standards to take care of this issue.
MRZ-S4	Kāinga Ora – Homes and Communities	81.635	Support in part	Kāinga Ora generally supports the proposed minimum setback, but does not support the setback relating to garages/carports. Kāinga Ora seeks amendments to the matters of discretion, which speak more specifically to consideration of a proposal in the context of the planned urban form. Deletion of MOD(4) is requested, as this duplicates assessment that is managed through the visibility splay standards and associated assessment within the Transport provisions.	Amend: 1.Buildings and structures must not be located within a 2m setback from a boundary with a road. 2. ~~Garages and/or carports with a vehicle door or vehicle opening facing the road must not be located within a 5m setback from the boundary with the road.~~ This standard does not apply to: • Fences and standalone walls — see MRZ-R4; • Buildings and structures that are no more than 2m² in floor area and 2m in height above ground level; or • Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm. **Matters of discretion are restricted to:** 1. Effect on the streetscape amenity of the area, taking into account the context, topography of the site and its surrounds and planned urban form; ~~The streetscape and amenity of the area;~~ 2. The design and siting of buildings or structures; 3. Screening, planting and landscaping of the building or structure; ~~4. Pedestrian and cyclist safety (see policy TR-P3); and~~ 5. Whether topographical or other site constraints make compliance with the standard impractical.
MRZ-S4	Carrus Corporation Ltd	68.9	Support in part	• If a comprehensive development of multi-units is designed there should be an ability to offset the buildings by more than 2m in both the horizontal and vertical direction. This rule as currently written promotes a more monolithic	Amend:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested	

				form. Offsetting the buildings can enhance privacy and amenity on both sides of the notional boundary. Delete the offset standards (fourth bullet point).
				• As per Standard 3 comments, uncovered decks are often more than 300mm above ground. It is difficult to build one that is not 300mm above ground once the structure is accounted for. Uncovered decks and/or patios should not be counted as site coverage unless they are more than 1m above ground.
					1.Buildings and structures must not be located within a 1m setback from any site boundary (other than a boundary with a road).
					
					Except that:
					
					• For multi-unit housing residential units and retirement villages, the setback standard only applies at the external boundary of the site.
					• For two or more residential units connected horizontally and/or vertically by a common wall or common floor, the setback standard only applies at the external boundary of the site. The setback standard requirement does not apply:
					  • On any horizontal or vertical boundary between connected residential units, and
					  • ~~Any offset between the residential units that project not more than 2m beyond the common wall or common floor.~~
					
					This standard does not apply to:
					
					• Buildings and structures that are no more than 2m^2 in floor area and 2m in height above ground level;
					• Fences and standalone walls — see MRZ-R4;
					• Any part of a building or structure that is 7m or less in length, where this exemption only occurs once per site;
					• Uncovered decks no more than ~~300m~~ 1m in height above ground level; or
					• Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their
						Matters of discretion are restricted to:
						
						1. Dominance on, and privacy of, adjacent residential sites; and
						2. Whether topographical or other site constraints make compliance with the standard impractical.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					brackets) up to an additional width of 150mm. | or; Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.
MRZ-S4	Design Network Architecture Limited	155.98	Support	Supported.	[Not specified, refer to original submission]
MRZ-S5	Design Network Architecture Limited	155.93	Support	Supported.	[Not specified, refer to original submission]

MRZ-S5	Paremata Business Park Ltd	69.10	Support in part	If a comprehensive development of multi-units is designed there should be an ability to offset the buildings by more than 2m in both the horizontal and vertical direction. This rule as currently written promotes a more monolithic form. Offsetting the buildings can enhance privacy and amenity on both sides of the notional boundary. Delete the offset standards (fourth bullet point).
				
				As per our Standard 3 comments, uncovered decks are often more than 300mm above ground. It is difficult to build one that is not 300mm above ground once the structure is accounted for. Uncovered decks and/or patios should not be counted as site coverage unless they are more than 1m above ground.
					Amend:
					
					1.Buildings and structures must not be located within a 1m setback from any site boundary (other than a boundary with a road).
					
					Except that:
					
					• For multi-unit housing residential units and retirement villages, the setback standard only applies at the external boundary of the site.
					• For two or more residential units connected horizontally and/or vertically by a common wall or common floor, the setback standard only applies at the external boundary of the site. The setback standard requirement does not apply:
					  • On any horizontal or vertical boundary between connected residential units, and
					  • ~~Any offset between the residential units that project not more than 2m beyond the common wall or common floor.~~
					
					This standard does not apply to:
					
					• Buildings and structures that are no more than $2m^2$ in floor area and 2m in height above ground level;
					• Fences and standalone walls — see MRZ-R4;
					• Any part of a building or structure that is 7m or less in length, where this exemption only occurs once per site;
					• Uncovered decks no more than ~~300m~~ 1m in height above ground level; or

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm. Or adopt any other such relief, including additions, deletions, or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.

MRZ-S5	Kāinga Ora – Homes and Communities	81.636	Support in part	Kāinga Ora generally supports the proposed minimum setbacks of buildings from boundaries (commonly referred to as 'yards').
				
				Kāinga Ora note that the setback standard should only apply from the external boundary of any site (noting this aligns with the definition of "Site" in the PDP and NPS). Providing an exclusion in the standard that this is applicable only in the case of "multi-unit housing residential units and retirement villages" confuses the issue. Unless it is intended that the setback applies from the notional boundary for a second dwelling and/or minor unit – which Kāinga Ora does not support. Kāinga Ora supports the setback only applying from external site boundaries (excl front boundary with road).
				
				Similarly, the second exception relating to units that are horizontally or vertically connected by a common wall is not necessary in the exception statement, with an amendment suggested in the list of scenarios in which the standard does not apply.
					Amend:
					
					1.Buildings and structures must not be located within a 1m setback from any site boundary (other than a boundary with a road).
					
					~~Except that:~~
					
					• ~~For multi-unit housing residential units and retirement villages, the setback standard only applies at the external boundary of the site.~~
					• ~~For two or more residential units connected horizontally and/or vertically by a common wall or common floor, the setback standard only applies at the external boundary of the site. The setback standard requirement does not apply:~~
					  ○ ~~On any horizontal or vertical boundary between connected residential units, and~~
					  ○ ~~Any offset between the residential units that project not more than 2m beyond the common wall or common floor.~~
					
					This standard does not apply to:
					
					• Buildings and structures that are no more than 2m² in floor area and 2m in height above ground level;
					• Fences and standalone walls — see MRZ-R4;
					• Buildings that share a common wall along the boundary;
					• Any part of a building or structure that is 7m or less in length, where this exemption only occurs once per site;
					• Uncovered decks no more than 300mm in height above ground level; or
					• Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm.
					
					Matters of discretion are restricted to:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					1. Dominance on, and privacy of, adjacent residential sites; and 2. Whether topographical or other site constraints make compliance with the standard impractical.
MRZ-S6	Kāinga Ora – Homes and Communities	81.637	Support in part	Kāinga Ora generally supports the proposed standard. Amendment requested to acknowledge the planned character of development in the zone, rather than fixing the assessment to the current 'existing' state.	Amend: 1. The front setback required under MRZ-S4 must consist of a minimum of: • 40% landscaped area excluding a driveway or other means of access to the building; or • 20% landscaped area excluding a driveway or other means of access to the building within the Eastern Porirua Residential Intensification Precinct. Except that: On a site with two or more boundaries with a road, the landscaped area is only required to one boundary with a road. **Matters of discretion are restricted to:** 1. Effect on the streetscape amenity of the area, taking into account the context, topography of the site and its surrounds and planned urban built form; ~~The streetscape and amenity of the area;~~ and 2. Whether topographical or other site constraints make compliance with the standard impractical.
MRZ-S6	Design Network Architecture Limited	155.94	Support	Supported.	[Not specified, refer to original submission]
MRZ-S7	Design Network Architecture Limited	155.99	Support	Supported.	[Not specified, refer to original submission]
MRZ-S7	Kāinga Ora – Homes and Communities	81.638	Support in part	Kāinga Ora seeks simplification of the open space standard – seeking a single standard to specify open space requirements for all residential development typologies. This also reflected in the changes sought to the heading of standard MRZ-S7 to make it clear that the requirements apply to all forms of residential development (noting Kāinga Ora has suggested inclusion of Retirement Village as an activity to which this standard will not apply in the exclusion statement within the standard).	Amend: MRZ-S7 Outdoor living space 1. A minimum area of outdoor living space must be provided as follows: a. Per residential unit located at ground floor:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Kāinga Ora seeks a reduction in the minimum area requirements of balconies, and ability for open space to be accessed from the kitchen, which also align with the approach taken in the Council's Plan Change for Plimmerton Farms. Reference to the Residential design guide, which Kāinga Ora submits should sit outside of the District Plan, to help determine best practice is also suggested as a way in which to determine the proposal.	i. 30m² at ground level; or ii. 20m² at ground level in the Eastern Porirua Residential Intensification Precinct; and b. Per minor residential unit located at ground floor: 15m² at ground level; and c. Per minor residential unit located above ground floor: Balcony at least 6m² ~~8m²~~ and a minimum dimension of 1.8m. d. Per residential unit located above ground floor: Balcony at least 6m² ~~8m²~~ and a minimum dimension of 1.8m. Except that: • The outdoor living space can be provided as private space and shared space provided that: o Each residential unit at ground level is provided with a minimum private space of 16m²; and o The shared space has minimum area of 30m². • A minor residential unit that has direct access to a minimum 30m² of outdoor living space provided for the primary residential unit, is not required to provide a separate outdoor living space. 2. The outdoor living space must: a. Have a minimum 4m diameter circle with a maximum gradient of less than 1:20, where located on ground level; b. Be directly accessible to a habitable room or kitchen~~, where provided as private outdoor living space~~; c. Be free of buildings, parking spaces and manoeuvring areas; d. Be orientated to the north, west and/east side of the residential unit, as shown in the diagram below; except that: i. Up to 30% of the outdoor living area may be orientated to the south of the residential unit. ~~Except that:~~ • ~~A minor residential unit that has direct access to a minimum 30m² of outdoor living space provided for the primary residential unit, is not required to provide a separate outdoor living space.~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					See MRZ-Figure 5 below which shows the required orientation for outdoor living space. This standard does not apply to non-residential buildings, retirement villages, or papakāinga. **Matters of discretion are restricted to:** 1. Whether adequate useable space is provided to accommodate outdoor activities; 2. Proximity of the residential unit to accessible public open space; 3. The accessibility and convenience of the outdoor living space for occupiers; 4. Whether adequate sunlight is provided to the outdoor living space throughout the year; 5. Whether the balance of open space and buildings maintains the openness on the site considering the context, topography of the site and its surrounds and planned urban built form; and 6. Whether topographical or other site constraints make compliance with the standard impractical. Note:1. Acceptable means of compliance and best practice urban design guidance is contained within Porirua City Council's Residential Design Guidelines.
MRZ-S7	Paremata Business Park Ltd	69.11	Support in part	Wellington weather does not always lend itself to outdoor spaces being used. Providing medium density developments with spaces that can double up as indoor and outdoor spaces will have better outcomes. The Medium Density Design Guide does refer to Juliet Balconies, but there is value in providing wider solutions in the Standards that allow for this more flexibility in this area.	Amend: 1. A minimum area of outdoor living space must be provided as follows: 1. Per residential unit located at ground floor: i. 30m^2 at ground level; or ii. 20m^2 at ground level in the Eastern Porirua Residential Intensification Precinct; and 2. Per minor residential unit located at ground floor: 15m^2 at ground level; and 3. ~~Per~~ All minor residential units located above ground floor~~: Balcony at least 8m^2 and a minimum dimension of1.8m.~~ must be provided with a space that is multifunctional and can be used as an outdoor and indoor living space in the form of a balcony, juliet balcony, deck roof terrace, or sunroom that has a minimum area of 8m^2 and has a minimum dimension of 1.8m;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					4. Per All residential units located above ground floor must be provided with a space that is multifunctional and can be used as an outdoor and indoor living space in the form of a balcony, deck, roof terrace, or sunroom that has a minimum area of 8m^2 and as a minimum dimension of 1.8m; (....) Or adopt any other such relief, including additions, deletions, or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.
MRZ-S7	Carrus Corporation Ltd	68.10	Support in part	Wellington weather does not always lend itself to outdoor spaces being used. Providing medium density developments with spaces that can double up as indoor and outdoor spaces will have better outcomes. The Medium Density Design Guide does refer to Juliet Balconies, but there is value in providing wider solutions in the Standards that allow for this more flexibility in this area.	Amend: 1. A minimum area of outdoor living space must be provided as follows: 1. Per residential unit located at ground floor: 1. 30m^2 at ground level; or 2. 20m^2 at ground level in the Eastern Porirua Residential Intensification Precinct; and 2. Per minor residential unit located at ground floor: 15m^2 at ground level; and 3. ~~Per~~ All minor residential units located above ground floor~~: Balcony at least 8m^2 and a minimum dimension of1.8m.~~ must be provided with a space that is multifunctional and can be used as an outdoor and indoor living space in the form of a balcony, juliet balcony, deck roof terrace, or sunroom that has a minimum area of 8m^2 and has a minimum dimension of 1.8m; 4. ~~Per~~ All residential units located above ground floor must be provided with a space that is multifunctional and can be used as an outdoor and indoor living space in the form of a balcony, deck, roof terrace, or sunroom that has a minimum area of 8m^2 and as a minimum dimension of Matters of discretion are restricted to: 1. Whether adequate useable space is provided to accommodate outdoor activities; 2. Proximity of the residential unit to accessible public open space; 3. The accessibility and convenience of the outdoor living space for occupiers; 4. Whether adequate sunlight is provided to the outdoor living space throughout the year; 5. Whether the balance of open space and buildings

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					1.8m; 2. The outdoor living space must: 1. Have a minimum 4m diameter circle with a maximum gradient of less than 1:20, where located on ground level; 2. Be directly accessible to a habitable room, where provided as private outdoor living space; 3. Be free of buildings, parking spaces and manoeuvring areas; 4. Be orientated to the north, west and/east side of the residential unit, as shown in the diagram below; except that: 1. Up to 30% of the outdoor living area may be orientated to the south of the residential unit. Except that: • A minor residential unit that has direct access to a minimum 30m² of outdoor living space provided for the primary residential unit, is not required to provide a separate outdoor living space. See MRZ-Figure 5 below which shows the required orientation for outdoor living space. This standard does not apply to non-residential buildings or papakainga. maintains the openness on the site; and 6. Whether topographical or other site constraints make compliance with the standard impractical. or; Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
MRZ-S8	Design Network Architecture Limited	155.100	Not specified	Prefers 20m^2.	Prefers 20m^2.
MRZ-S8	Carrus Corporation Ltd	68.11	Support in part	Wellington weather does not always lend itself to outdoor spaces being used. Providing medium density developments with spaces that can double up as indoor and outdoor spaces will have better outcomes. The Medium Density Design Guide does refer to Juliet Balconies, but there is value in providing wider solutions in the Standards that allow for this more flexibility in this area.	Amend: 1. A minimum area of outdoor living space must be provided as follows: 1. Per residential unit at ground floor level: 1. 30m^2 at ground level; or 2. 20m^2 at ground level within the Eastern Porirua Residential Intensification Precinct; and 2. Per minor residential unit located at ground floor: 15m^2 at ground level; and 3. ~~Per~~ All minor residential units located above ground floor~~: Balcony at least 8m^2 and a minimum dimension of1.8m.~~ must be provided with a space that is multifunctional and can be used as an outdoor and indoor living space in the form of a balcony, juliet balcony, deck roof terrace, or sunroom that has a minimum area of 8m^2 and has a minimum dimension of 1.8m; 4. ~~Per~~ All residential units located above ground floor must be provided with a space that is multifunctional and can be used as an outdoor and indoor living space in the form of a balcony, deck, roof terrace, or sunroom that has a minimum area of 8m^2 and as a minimum dimension of 1.8m; Except that: • For multi-unit housing, the outdoor living space can be provided as private space and shared space provided that: Matters of discretion are restricted to: 1. Whether adequate useable space is provided to accommodate outdoor activities; 2. Proximity of the residential unit to accessible public open space; 3. The accessibility and convenience of the outdoor living space for occupiers; 4. Whether adequate sunlight is provided to the outdoor living space throughout the year; 5. Whether the balance of open space and buildings maintains the openness on the site; and 6. Whether topographical or other site constraints make compliance with

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					○ Each residential unit at ground level is provided with a minimum private space of 16m^2; and ○ The shared space has minimum area of 30m^2<u>for 10 units and less, 60m^2 for 10-20 units and 90m^2 for more than 20 units</u> • A minor residential unit that has direct access to a minimum 30m^2 of outdoor living space provided for the primary residential unit, is not required to provide a separate outdoor living space. 2. The outdoor living space must: 1. Have a minimum 4m diameter circle with a maximum gradient of less than 1:20, where located on ground level; 2. Be directly accessible from a habitable room, where provided as private outdoor living space; 3. Be free of buildings, parking spaces and manoeuvring areas; and 4. Be orientated to the north, west and/east side of the residential unit, as shown in the diagram below; except that: 1. Up to 30% of the outdoor living space may be orientated to the south of the residential unit. See MRZ-Figure 5 below which shows the required orientation for outdoor living space. This standard does not apply to non-residential buildings or papakainga.	the standard impractical. or; Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
MRZ-S8	Paremata Business Park Ltd	69.12	Support in part	Wellington weather does not always lend itself to outdoor spaces being used. Providing medium density developments with spaces that can double up as indoor and outdoor spaces will have better outcomes. The Medium Density Design Guide does refer to Juliet Balconies, but there is value in providing wider solutions in the Standards that allow for this more flexibility in this area. Any communal outdoor space should be sized proportionately with the number of residential units that have access to it. Providing 30m^2 is acceptable for a small number of units but not sufficient for a more than 10 or 20 units complex. There also should be an emphasis on the quality of the shared space and the provision of high amenity value.	Amend: 1. A minimum area of outdoor living space must be provided as follows: 1. Per residential unit at ground floor level: i. 30m^2 at ground level; or ii. 20m^2 at ground level within the Eastern Porirua Residential Intensification Precinct; and 2. Per minor residential unit located at ground floor: 15m^2 at ground level; and 3. ~~Per~~ All minor residential units located above ground floor~~: Balcony at least 8m² and a minimum dimension of1.8m.~~ must be provided with a space that is multifunctional and can be used as an outdoor and indoor living space in the form of a balcony, juliet balcony, deck roof terrace, or sunroom that has a minimum area of 8m^2 and has a minimum dimension of 1.8m; 4. ~~Per~~ All residential units located above ground floor must be provided with a space that is multifunctional and can be used as an outdoor and indoor living space in the form of a balcony, deck, roof terrace, or sunroom that has a minimum area of 8m^2 and as a minimum dimension of 1.8m; Except that: • For multi-unit housing, the outdoor living space can be provided as private space and shared space provided that: ○ Each residential unit at ground level is provided with a minimum private space of 16m^2; and ○ The shared space has minimum area of 30m^{2}for 10 units and less, 60m^2 for 10-20 units and 90m^2 for more than 20 units • A minor residential unit that has direct access to a minimum 30m^2 of outdoor living space provided for the primary residential unit, is not required to provide a separate outdoor living space. (.....) Or adopt any other such relief, including additions, deletions, or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
MRZ-S8	Kāinga Ora – Homes and Communities	81.639	Oppose	Kāinga Ora oppose this standard as it is superfluous to requirements and can be adequately addressed in a single outdoor living space standard. Having a separate standard for residential units and minor residential units, and a separate one for multi-units as proposed unnecessarily complicates the MRZ provisions.	Delete: ~~1. A minimum area of outdoor living space must be provided as follows:~~ ~~a. Per residential unit at ground floor level:~~ ~~i. 30m² at ground level; or~~ ~~ii. 20m² at ground level within the Eastern Porirua Residential Intensification Precinct; and~~ ~~b. Per minor residential unit located at ground floor: 15m² at ground level; and~~ ~~c. Per minor residential unit located above ground floor: Balcony at least 8m² and a minimum dimension of 1.8m.~~ ~~d. Per residential unit located above ground floor: Balcony at least 8m² and a minimum dimension of 1.8m.~~ ~~Except that:~~ • ~~For multi-unit housing, the outdoor living space can be provided as private space and shared space provided that:~~ • ~~Each residential unit at ground level is provided with a minimum private space of 16m²; and~~ • ~~The shared space has minimum area of 30m².~~ • ~~A minor residential unit that has direct access to a minimum 30m² of outdoor living space provided for the primary residential unit, is not required to provide a separate outdoor living space.~~ ~~2. The outdoor living space must:~~ ~~a. Have a minimum 4m diameter circle with a maximum gradient of less than 1:20, where located on ground level;~~ ~~b. Be directly accessible from a habitable room where provided as private outdoor living space;~~ ~~c. Be free of buildings, parking spaces and manoeuvring areas; and~~ ~~d. Be orientated to the north, west and/east side of the residential unit, as shown in the diagram below; except that:~~ ~~i. Up to 30% of the outdoor living space may be orientated to the south of the residential unit.~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~See MRZ-Figure 5 below which shows the required orientation for outdoor living space.~~ ~~This standard does not apply to non-residential buildings or papakāinga.~~ ~~Matters of discretion are restricted to:~~ ~~1. Whether adequate useable space is provided to accommodate outdoor activities;~~ ~~2. Proximity of the residential unit to accessible public open space;~~ ~~3. The accessibility and convenience of the outdoor living space for occupiers;~~ ~~4. Whether adequate sunlight is provided to the outdoor living space throughout the year;~~ ~~5. Whether the balance of open space and buildings maintains the openness on the site; and~~ ~~6. Whether topographical or other site constraints make compliance with the standard impractical.~~
MRZ-Figure 5	Kāinga Ora – Homes and Communities	81.640	Support in part	Kāinga Ora generally supports this diagram/figure, but seeks amendment so that reference is made to “outdoor living space”, instead of “outdoor living area”. This will bring consistency to the defined term of the standard.	Amend Figure 5 to refer to "outdoor living space" instead of "outdoor living area"
MRZ-S9	Design Network Architecture Limited	155.101	Not specified	Delete.	Delete standard.
MRZ-S9	Kāinga Ora – Homes and Communities	81.641	Support in part	Kāinga Ora generally supports the standard as proposed, but seeks amendment to increase the permitted rain tank size to 7,5000l.	Amend: 1. The volume of any individual rainwater tank must not exceed ~~5000~~ 7,500 litres per site. **Matters of discretion are restricted to:** 1. Visual dominance of adjacent residential sites.
MRZ-S10	Design Network Architecture Limited	155.102	Not specified	Delete. Cover more options under Design Guide.	Delete standard. Cover more options under Design Guide.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
MRZ-S10	Robyn Smith	168.101	Support	Permitted activity standards GRZ-S9 and MRZ-S10 specify that the maximum height of a fence shall be 1.2m where the site boundary adjoins a public reserve. Activities on residential land adjoining open space land need to be controlled (e.g. so they do not dominate the open space) and affect amenity of the open space (e.g. shading and views).	Supports these provisions.
MRZ-S10	Kāinga Ora – Homes and Communities	81.642	Support in part	Kāinga Ora generally supports the standard, but seeks an increase in fence height to 1.5m. Amendment requested to acknowledge the planned urban form of the zone, rather than fixing the assessment to the current 'existing' state. Also simplification of amenity assessment for adjoining residential sites.	Amend: 1. All fences and standalone walls must not exceed a maximum height above ground level of: a. 1.5m ~~1.2m~~ for the length of the site boundary where that boundary is located between the front of a principal building and a road, except that the height above ground level can be up to 2m for up to 30% of the length of the boundary with a road; b. 1.5m ~~1.2m~~ where a site boundary adjoins a public reserve, vested to Porirua City Council under the Reserves Management Act; and c. 2m for all other site boundaries. **Matters of discretion are restricted to:** 1. The streetscape ~~and amenity~~ of the area, including visual dominance, taking into account the context, topography of the site and its surrounds and planned urban built form; 2. Whether the reduction in the ability to view the adjacent road or public reserve reduces a sense of safety for pedestrian users of the road and for users of the public reserve; 3. The amenity of ~~adjacent~~ adjoining residential properties~~, where the over height fence/wall is located on their boundary~~; and 4. Whether topographical or other site constraints make compliance with the standard impractical.
MRZ-S10	Waka Kotahi NZ Transport Agency	82.247	Support in part	Supports the intent of the standard. Considers that adequate consideration has not been provided for transport network user safety at entrances. Seeks the addition of a standard and matter of discretion to this section specifying that at site egress visibility splays and sightlines must be maintained per the Infrastructure Chapter.	Amend provision: 2. All fences and standalone walls must not compromise visibility splays and minimum sight distances per INF-Figure 5 & INF-Table 6 Matters of discretion are restricted to: 5. The safe and efficient operation of the transport network.

Rural Zones

GRUZ- General Rural Zone

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Te Rūnanga o Toa Rangatira	264.64	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.
General	Fulton Hogan	262.34	Support	Proposes the use of the definition 'primary production activities' rather than 'rural activities' for clarity.	Use of the definition 'primary production activities' rather than 'rural activities'.
General	Fulton Hogan	262.3	Support	Supportive of the proposed policy setting that the General Rural Zone is primarily for primary production, which includes quarrying and mining.	[Not specified, refer to original submission].
Multiple provisions, National Grid	Kāinga Ora – Homes and Communities	81.643	Support in part	Kāinga Ora generally supports the chapter as proposed. Kāinga Ora seeks consequential amendments, consistent with its overall submission on the PDP.	Kāinga Ora seeks amendments consistent with its overall submission on the Plan. Key areas of concern are (but not limited to): 1. Deletion of provisions relating to the National Grid 2. Amend provisions with direct 'avoid' statements. This needs to be qualified in light of the King Salmon meaning of 'avoid'.
General	Aggregate and Quarry Association	104.6	Support	Support the use of the term 'primary production activities' in this section. This is preferable to the term 'rural activities' because quarrying and mining are specified in the definition of primary production activities and so it is clearer.	[Not specified, refer to original submission]
General	Transpower New Zealand Ltd	60.100	Amend	Refer comments provided above for *General submission point on Chapter GRZ*	Refer relief sought for *General submission point on Chapter GRZ.* [Refer to original submission for full decision requested]
General	Tiaki and Amanda Pritchard	220.1	Amend	The proposed district plan identifies GRUZ as areas suitable for quarrying/extraction/mining activities, with those protected under Significant, or Outstanding status, given some slight protection, making these discretionary activities. The only way it can be guaranteed that Outstanding Natural Areas, and Special Amenity Landscapes are preserved for future generations, is to designate certain activities prohibited – not-allowed. Clear statements must be made regarding such activities. Porirua City Council is assigning the designation of significant natural areas over parcels of land that will severely restrict what those private land owners can do with that land, while on the other hand is not adequately protecting landscapes where "It is highly unlikely quarrying would be permitted" as a discretionary activity. While the likelihood of such permission being granted is indeed low for Outstanding Natural Landscapes and Significant Natural Areas, for the General Rural Zone, the protection that is needed in the case of Special Amenity landscapes is not clear. Taupo Swamp has been recognised as a 'wetland with outstanding indigenous biodiversity values' and the protection that this offers. The swamp catchment area bounded by the skyline, formed by the ranges running toward Pukerua Bay must be	Quarrying/mining/extraction to be changed for Lot 14 and Lot 16 DP 88001 to 'non-complying' activities, due to its location within the Taupo Swamp catchment (an outstanding natural wetlands). Specifically, Wairaka Farm. Work should be done between PCC and Government to purchase this specific parcel of land, and retire it into a public reserve for future generations to enjoy.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				recognised in the plan as an area in which quarrying and mining/extraction activities are prohibited. [Refer to original submission for full reason]	
Objectives New Provision	Waka Kotahi NZ Transport Agency	82.248	Support in part	Supports the intent of the objectives and policies. Considers that they do not address reverse sensitivity matters. Although noise is addressed within the General District Wide Matters Chapter, considers that reverse sensitivity matters should be addressed within the objectives and policies of the residential zones as it is crucial to the health, safety and wellbeing of people.	Adopt new provision: GRUZ-Oxx - Reverse Sensitivity 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.
GRUZ-O1	Transpower New Zealand Ltd	60.101	Support	Support Policy GRUZ-O1 on the basis it recognises other (non primary production) activities that require a rural location.	Retain
GRUZ-O1	Willowbank Trustee Limited	164.17	Support	Support the characteristics of the General Rural Zone as being primarily for primary production, including quarrying and mining.	Retain as proposed.
GRUZ-O1	Oranga Tamariki – Ministry of Children	143.3	Amend	Reference is made within the proposed Objectives and Policies of the residential zones to “residential activities”. Residential activities are included within the “residential” nest of the PDP and are a defined term both in the PDP and in the National Planning Standards. The purpose of the definition nesting tables is to show the relationship between land uses and activities. By specifically referencing a nested term the objectives and policies inadvertently exclude other uses within that nest. Considers that the objectives and policies should refer to the nest itself rather than a specific term within the nest. This would better reflect the ultimate intent of the objectives and policies which seek to provide for a range of residential land uses.	Amend the objective as follows: The General Residential Zone: 1. Primarily consists of residential ~~activities~~ land uses in a range of ~~residential uni~~t types and sizes; and 2. Accommodates other activities that support the health and wellbeing of people and communities, where they are compatible with the character and amenity values of the Zone
GRUZ-O1	Royal Forest and Bird Protection Society	225.230	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council’s other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where rural or residential zones have SNA overlays, recognise this in the zone purpose character and value objectives.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
GRUZ-O1	Fulton Hogan	262.25	Support	Primary use of General Rural Zone for primary production, including quarrying and mining.	Retain as proposed.
GRUZ-O2	Royal Forest and Bird Protection Society	225.4	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where rural or residential zones have SNA overlays, recognise this in the zone purpose character and value objectives.
GRUZ-O2	Willowbank Trustee Limited	164.18	Support	Support the recognition and maintenance of the character and amenity values of the General Rural Zone.	Retain as proposed.
GRUZ-O2	Porirua City Council	11.63	Amend	The drafting of this objective is inconsistent with the approach taken in other zones and is too prescriptive. The intent of the objective is to maintain a rural environment dominated by rural activity and not residential activity. Hence the change to "residential units ancillary to rural activities". This way it doesn't change the outcome sought by the objective, but better articulates that outcome. As such it comes within the intent identified by the s32 and the resource management issue it seeks to address. The rule still specifies one principal and one minor unit is appropriate as a permitted activity.	Amend the policy as follows: The predominant character and amenity values of the General Rural Zone are maintained, which include: 1. A working environment where rural activities generate noise, smells, light overspill and traffic, including heavy vehicles, often on a cyclic and seasonal basis; 2. Rugged hill country with a predominance of pasture for grazing and vegetation of varying types, including crops, forestry and native bush; 3. A low-density built form with open space between buildings that are predominantly used for rural activities, buildings include barns and sheds, and residential units ancillary to rural activities; and~~generally one residential unit per site and one minor residential unit per site; and~~ 4. The presence of rural infrastructure, including rural roads and the on-site disposal of wastewater, and a general lack of urban infrastructure, such as street lighting, solid fences and footpaths.
GRUZ-O2	Diane Strugnell	71.3	Support	Porirua has very limited space for primary production activities. The presence of these activities is an important backdrop to the city landscape and also is "an enabler" of the rural lifestyle blocks. Without the presence of rural services and knowledge for the	GRUZ-O2 | Character and amenity values of the General Rural Zone

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				larger rural blocks, it would be much more difficult for the rural lifestyle blocks to retain their services and character.	The predominant character and amenity values of the General Rural Zone are maintained, which include: 1. A working environment where rural activities generate noise, smells, light overspill and traffic, including heavy vehicles, often on a cyclic and seasonal basis; 2. Rugged hill country with a predominance of pasture for grazing and vegetation of varying types, including crops, forestry and native bush; 3. A low-density built form with open space between buildings that are predominantly used for rural activities, buildings include barns and sheds, and generally one residential unit per site and one minor residential unit per site; and 4. The presence of rural infrastructure, including rural roads and the on-site disposal of wastewater, and a general lack of urban infrastructure, such as street lighting, solid fences and footpaths.
GRUZ-O4	Aggregate and Quarry Association	104.7	Support	Support that the benefits of mineral extraction and processing activities to the city and the region are recognised and provided for in the General Rural Zone.	[Not specified, refer to original submission]
GRUZ-O4	Willowbank Trustee Limited	164.19	Amend	Support the benefits of mineral extraction and processing activities to the city and the region being recognised but amend to include specific recognition of the benefits of quarrying activities.	Amend: GRUZ-04 Recognising the benefits of mineral extraction and processing and quarrying activities The benefits of mineral extraction and processing activities and quarrying activities to the city and region are recognised and provided for in the General Rural Zone.
GRUZ-O4	Fulton Hogan	262.26	Support	Supports the benefits of mineral extraction and processing activities to the city and the region being recognised and provided for in the General Rural Zone.	Retain as proposed.
Policies New Provision	Waka Kotahi NZ Transport Agency	82.249	Support in part	Support the intent of the objectives and policies. Considers that they do not address reverse sensitivity matters. Although noise is addressed within the General District Wide Matters Chapter. considers that reverse sensitivity matters should be addressed within the objectives and policies of the residential zones as it is crucial to the health, safety and wellbeing of people.	Adopt new provision: GRUZ-Pxx- Reverse Sensitivity from State Highways and Rail Network: Enable noise-sensitive activities locating adjacent to existing State Highways and the Rail Network that are designed, constructed and maintained to achieve indoor design noise levels in accordance with the applicable standards in the Noise Chapter.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
GRUZ-P1	Fulton Hogan	262.27	Support	Support inclusion of primary production.	Retain as proposed.
GRUZ-P1	Willowbank Trustee Limited	164.20	Support	Support inclusion of primary production.	Retain as proposed.
GRUZ-P2	Willowbank Trustee Limited	164.21	Support	Support the enabling of appropriate buildings.	Retain as proposed.
GRUZ-P3	Waka Kotahi NZ Transport Agency	82.250	Support in part	Understands that in some instances home-based commercial activities might be appropriate. Seeks for this policy to consider providing for these only where they do not adversely affect the Transport network.	Amend provision: Enable some home-based commercial activity including visitor accommodation, home business, and childcare services where these activities are compatible with the Zone's character and amenity values, do not adversely affect the transport network and are located within residential units, minor residential units, and accessory buildings.
GRUZ-P4	Waka Kotahi NZ Transport Agency	82.251	Support in part	Supports the intent of this policy. Considers that intensive indoor primary production and rural industry should be provided for where it is demonstrated that adverse effects on the safety and efficiency of the transport network are mitigated. This will ensure that the safety and efficiency of the transport network is not compromised as a result of those activities which tend to generate heavy vehicle movements and may require different treatments.	Amend provision: Provide for intensive indoor primary production and rural industry where it can be demonstrated that: 6. Adverse effects on the safe, effective and efficient operation of the transport network are mitigated.
GRUZ-P4	Willowbank Trustee Limited	164.22	Support	Support the provision of intensive indoor primary production and rural industry within the General Rural Zone.	Retain as proposed.
GRUZ-P5	Willowbank Trustee Limited	164.23	Support	Support provision for quarrying within the General Rural Zone.	Retain as proposed.
GRUZ-P5 Judgeford Flat	Victoria and Nick Coad	162.5	Amend	The policy is inadequate in its intention to protect residents closer to proposed new quarry activities and it is inconsistent with current Operative District Plan provisions. The benefits from permitting new quarry activities, particularly when linked to regionally significant transport routes, are negated. [Refer to original submission for full reason.]	• Insert the following objectives and provisions from the Operative District Plan: Objective C11.1, Policies C11.1.1, C11.1.2, C11.2.2. • The policy should contain specifications around the blast values to be expected within 500 metres of a new quarry activity and that a new quarry activity should not be consented where there are consented, occupied dwellings within 500 metres of a new or any quarry activity. • Remove the provision for new quarry activities. • Amend current provision to ensure a strictly adhered to policy regarding, noise and vibration nuisance and distance from properties as discussed. • Amend GRUZ-P5 with policies specific to nuisance values such as vibration and noise.
GRUZ-P5	Fulton Hogan	262.28	Amend	Supports provision for quarrying within the General Rural Zone, and seek minor amendments to the provisions, including deleting proposed point 5 relating to waterbodies and their margins which is managed through regional plans.	Amend policy as follows:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Provide for new or expanded quarrying activities or mining activity in the General Rural Zone where it can be demonstrated that: 1. The siting and scale of buildings and visual screening of buildings maintains the character and amenity values of the Zone; 2. There are measures to minimise any adverse noise, vibration, access and lighting effects, recognising that some offsite effects may occur; 3. There are measures to minimise any adverse effects on character and amenity values of the Zone from the movement of vehicles on the site; 4. Areas of indigenous vegetation are retained where practicable and where doing so will not compromise the effective and efficient extraction of aggregate; ~~5. It avoids or mitigates any adverse effects on waterbodies and their margins; and~~ 6. It internalises adverse environmental effects as far as practicable using industry best practice and management plans, including monitoring and self-reporting.
GRUZ-P5	Judgeford Environmental Protection Society Incorporated	246.3	Oppose	New mining activities are opposed. Enabling new mining activities is not supported, This activity is entirely inappropriate and is not consistent with the existing use of land and the surrounding environment. Addresses the following points: • The high amenity value of Judgeford area must be protected • Mining and quarrying are also inappropriate activities for areas where people are residing • Traffic safety concerns arising from the activity • Council has demonstrated that it is unable to effectively oversee the management of large-scale mining operations • The updated District Plan should include additional protections • GRU-P5 is inconsistent with the current operative plan • 'Activities' should not drive a District Plan • A mining and extraction policy should be developed by Council [See original submission for full reasons]	Council should: • Provide protective measures in the District Plan, preferably by prohibiting all large-scale mining and extraction activities in Judgeford • Ensure that the revised District Plan contains objectives, policies, and methods to control the effects of quarrying • Develop a mining and extraction policy that will provide transparency and accountability in Council decision making in future. Mining and quarrying activities should be prohibited activities in Judgeford.
GRUZ-P5	Waka Kotahi NZ Transport Agency	82.252	Support in part	Supports the intent of this policy. Considers that quarrying activities and mining should be provided for where it is demonstrated that adverse effects on the safety and efficiency of the transport network are mitigated. This will ensure that the safety and efficiency of the transport network is not compromised as a result of those activities which tend to generate heavy vehicle movements and may require different treatments.	Amend provision: Provide for new quarrying activities or mining activity in the General Rural Zone where it can be demonstrated that:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					7. Adverse effects on the safe, effective and efficient operation of the transport network are mitigated.
GRUZ-P5	Aggregate and Quarry Association	104.8	Oppose	This policy provides for new quarrying activities or mining activity in the General Rural Zone where a number of conditions can be demonstrated. In general, support this and most of the conditions stipulated. For clarity, criteria 4 and 5 should be amended so there is the ability to remedy, mitigate, offset or compensate.	Amend criteria 4 and 5 so there is the ability to remedy, mitigate, offset or compensate.
GRUZ-P5	Graham Twist	93.2	Amend	Policy is inadequate in its intention to protect residents closer to proposed new quarry activities and it is inconsistent with current Operative District Plan provisions. [Refer to original submission for full reason]	Insert the following objectives and provisions from the Operative District Plan: Objective C11.1, Policies C11.1.1, C11.1.2, C11.2.2. The policy should contain specifications around the blast values to be expected within 500 metres of a new quarry activity and that a new quarry activity should not be consented where there are consented, occupied dwellings within 500 metres of a new or any quarry activity. Remove the provision for new quarry activities. Amend current provision to ensure a strictly adhered to policy regarding, noise and vibration nuisance and distance from properties as discussed. Amend GRUZ-P5 with policies specific to nuisance values such as vibration and noise.
GRUZ-P5	Derek and Kristine Thompson	90.2	Amend	Policy is inadequate in its intention to protect residents closer to proposed new quarry activities and it is inconsistent with current Operative District Plan provisions. [Refer to original submission for full reason]	• Insert the following objectives and provisions from the Operative District Plan: Objective C11.1, Policies C11.1.1, C11.1.2, C11.2.2. • The policy should contain specifications around the blast values to be expected within 500 metres of a new quarry activity and that a new quarry activity should not be consented where there are consented, occupied dwellings within 500 metres of a new or any quarry activity. • Remove the provision for new quarry activities. Amend current provision to ensure a strictly adhered to policy regarding, noise and vibration nuisance and distance from properties as discussed. • Amend GRUZ-P5 with policies specific to nuisance values such as vibration and noise.
GRUZ-P5	Sandra Johnston	89.1	Amend	Policy is inadequate in its intention to protect residents closer to proposed new quarry activities and it is inconsistent with current Operative District Plan provisions. The benefits from permitting new quarry activities, particularly when linked to regionally significant transport routes, are negated. [Refer to original submission for full reason.]	• Insert the following objectives and provisions from the Operative District Plan: Objective C11.1, Policies C11.1.1, C11.1.2, C11.2.2. • The policy should contain specifications around the blast values to be expected within 500 metres of a new quarry activity and that a new quarry activity should not be consented where there are consented, occupied dwellings within 500 metres of a new or any quarry activity. • Remove the provision for new quarry activities.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• Amend current provision to ensure a strictly adhered to policy regarding, noise and vibration nuisance and distance from properties as discussed. • Amend GRUZ-P5 with policies specific to nuisance values such as vibration and noise.
GRUZ-P5 Judgeford Flat	John Hungerford	76.5	Amend	The policy is inadequate in its intention to protect residents closer to proposed new quarry activities and it is inconsistent with current Operative District Plan provisions. The benefits from permitting new quarry activities, particularly when linked to regionally significant transport routes, are negated. [Refer to original submission for full reason.]	• Insert the following objectives and provisions from the Operative District Plan: Objective C11.1, Policies C11.1.1, C11.1.2, C11.2.2. • The policy should contain specifications around the blast values to be expected within 500 metres of a new quarry activity and that a new quarry activity should not be consented where there are consented, occupied dwellings within 500 metres of a new or any quarry activity. • Remove the provision for new quarry activities. • Amend current provision to ensure a strictly adhered to policy regarding, noise and vibration nuisance and distance from properties as discussed. • Amend GRUZ-P5 with policies specific to nuisance values such as vibration and noise.
GRUZ-P5	Nadine Steffens	14.1	Amend	Policy is inadequate in its intention to protect residents closer to proposed new quarry activities and it is inconsistent with current Operative District Plan provisions. [Refer to original submission for full reason.]	The Proposed Plan should contain these clear statements: Objective C11.1, Policies C11.1.1, C11.1.2, C11.2.2. In particular C11.2.2 about providing greater protection to rural zones is not included. This policy in particular should be carried through. The policy should contain specifications around the blast values to be expected within 500 metres of a new quarry activity and that a new quarry activity should not be consented where there are consented, occupied dwellings within 500 metres of a new or any quarry activity. Remove the provision for new quarry activities. Amend current provision to ensure a strictly adhered to policy regarding, noise and vibration nuisance and distance from properties as discussed. Amend GRUZ-P5 with policies specific to nuisance values such as vibration and noise.
GRUZ-P5	Gwynn Family Trust	12.2	Amend	Quarrying activities are not well enough restricted to protect the environment and the residents. [Refer to original submission for full reason]	Amend Quarry rules GRUZ-P5 to provide 500m separation from existing dwellings and add specific requirements on noise, vehicle numbers, noise, vibration etc such that specific measures must be met and adhered to.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
GRUZ-P5	Lyle and Tracey Davies	10.2	Oppose	Reasons include: • The high amenity value of the Judgeford Area must be protected from inappropriate activities • Mining and quarrying are not appropriate activities for areas where people are residing • Safety and traffic concerns arising from the activity • Council has demonstrated that it is unable to effectively oversee the management of large-scale mining operations [Refer to original submission for full reason.]	Mining and quarrying activities should be deemed prohibited activities. Irrespective of zoning, quarry and mining activities should not be permitted in the Judgeford Area, particularly so close to established residential dwellings and SNA areas.
GRUZ-P5	Stephen Smith	1.1	Amend	Policy is inadequate in its intention to protect residents closer to proposed new quarry activities and it is inconsistent with current Operative District Plan provisions. [Refer to original submission for full reason.]	The Proposed Plan should contain these clear statements: Objective C11.1, Policies C11.1.1, C11.1.2, C11.2.2. In particular C11.2.2 about providing greater protection to rural zones is not included. This policy in particular should be carried through. The policy should contain specifications around the blast values to be expected within 500 metres of a new quarry activity and that a new quarry activity should not be consented where there are consented, occupied dwellings within 500 metres of a new or any quarry activity. Remove the provision for new quarry activities. Amend current provision to ensure a strictly adhered to policy regarding, noise and vibration nuisance and distance from properties as discussed. Amend GRUZ-P5 with policies specific to nuisance values such as vibration and noise.
GRUZ-P5	Jennifer Blake	17.1	Amend	Policy is inadequate in its intention to protect residents closer to proposed new quarry activities and it is inconsistent with current Operative District Plan provisions. [Refer to original submission for full reason.]	The Proposed Plan should contain these clear statements: Objective C11.1, Policies C11.1.1, C11.1.2, C11.2.2. In particular C11.2.2 about providing greater protection to rural zones is not included. This policy in particular should be carried through. The policy should contain specifications around the blast values to be expected within 500 metres of a new quarry activity and that a new quarry activity should not be consented where there are consented, occupied dwellings within 500 metres of a new or any quarry activity. Remove the provision for new quarry activities. Amend current provision to ensure a strictly adhered to policy regarding, noise and vibration nuisance and distance from properties as discussed. Amend GRUZ-P5 with policies specific to nuisance values such as vibration and noise.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
GRUZ-P5	Magdalena Conradie	45.1	Oppose	The policy is inadequate in its intention to protect residents closer to proposed new quarry activities and it is inconsistent with current Operative District Plan provisions. The benefits from permitting new quarry activities, particularly when linked to regionally significant transport routes, are negated. [Refer to original submission for full reason]	• Insert the following objectives and provisions from the Operative District Plan: Objective C11.1, Policies C11.1.1, C11.1.2, C11.2.2. • The policy should contain specifications around the blast values to be expected within 500 metres of a new quarry activity and that a new quarry activity should not be consented where there are consented, occupied dwellings within 500 metres of a new or any quarry activity. • Remove the provision for new quarry activities. • Amend current provision to ensure a strictly adhered to policy regarding, noise and vibration nuisance and distance from properties as discussed. • Amend GRUZ-P5 with policies specific to nuisance values such as vibration and noise.
GRUZ-P6	Aggregate and Quarry Association	104.9	Not specified	If the site is to be rehabilitated to be primary production-based activity land, the land use zone will not change	[Not specified, refer to original submission]
GRUZ-P6	Fulton Hogan	262.29	Amend	Supports provision for site rehabilitation. Seeks clarity that this does not need to occur/be agreed at the outset of the project, but should include conditions requiring these matters to be addressed towards the end of the quarrying activity which is standard practice.	Amend the policy as follows: Require any new quarrying activities or mining activities and changes of use on existing quarry sites <u>to require the development of a management plan 5 years prior to the completion of quarrying or mining activities,</u> to demonstrate how the site will be rehabilitated, having particular regard to: …
GRUZ-P6	Willowbank Trustee Limited	164.24	Support	Support provision for site rehabilitation; however, seek clarity that this does not need to occur/be agreed at the outset of the project, but rather that conditions can be imposed requiring these matters to be addressed towards the end of the quarrying activity as is standard practice.	Retain as proposed.
GRUZ-P7	Aggregate and Quarry Association	104.10	Support	Support the inclusion of this reverse sensitivity policy.	[Not specified, refer to original submission]
GRUZ-P7	Waka Kotahi NZ Transport Agency	82.253	Support in part	Supports the intent of this policy. Considers that matter 2. should be amended to read “transport network” which is broader than the term “road network”.	Amend provision: “2. It will not adversely impact the safe, <u>effective</u> and efficient operation of the ~~road~~ <u>transport network</u>, and there is suitable loading, manoeuvring and access provided on-site."
GRUZ-P8	Willowbank Trustee Limited	164.25	Support	Support the protection of the General Rural Zone from inappropriate activities.	Retain as proposed.
GRUZ-P9	Willowbank Trustee Limited	164.26	Support	Acknowledge that there is often a conflict of activities on zone boundaries, particularly between the rural/urban boundary. Support the requirement for a separation distance to avoid reverse sensitivity effects.	Retain as proposed.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
New Provision	Rural Contractors New Zealand Inc	179.2	Support in part	The definition of "rural industry" would include a rural contractor depot. A restricted discretionary activity resource consent would be required for a rural contractor depot in the General Rural Zone under Rule GRUZ-R18 regardless of scale and associated environmental effects. In many cases, small-scale rural contractor depots are established as a logical business extension of an existing farming operation for seasonal work. Seeks a new rule in the General Rural Zone permitting small-scale rural contractor depots (with a consequential amendment to Rule GRUZ-R18) consistent with other District Plans.	Include the following new permitted activity rule: **GRUZ-R15A Rural contractor depot** 1. Activity status: Permitted Where: a. The maximum number of staff is five (other than persons living on the site) b. The rural contractor depot (including associated vehicle access, parking and manoeuvring areas) is located at least 50m from an existing noise-sensitive activity or place of worship on a site under separate ownership. 2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with GRUZR15A. a or GRUZ-R15A.b. Matters of discretion are restricted to: 1. The matters in GRUZ-P4.
New Provision	House Movers section of the New Zealand Heavy Haulage Association Inc	167.4	Amend	Wishes to ensure that regulatory controls through District Plans properly reflect the purpose and intentions of the Resource Management Act 1991 as expressed in the decision of the Environment Court in New Zealand Heavy Haulage Association Inc v The Central Otago District Council (Environment Court, C45/2004, Thompson EJ presiding). In this case the Environment Court held that there was no real difference in effect and amenity value terms between the in situ construction of a new dwelling and relocation of a second-hand dwelling, subject to appropriate permitted activity performance standards. There are several aspects to the shifting of buildings including; relocation (onto a site), removal (off a site), and re-siting (within same site). A new rule and new standards will ensure certainty for plan users who are seeking to relocate, remove or re-site dwellings, and to avoid the unintended application of any default rule to the above activities. Additional performance standards accompanying the permitted activity classification are supported to retain a degree of regulatory control over relocated buildings. The standards proposed are the most appropriate way of achieving the purpose of the RMA, pursuant to s 32, whilst giving effect to the Central Otago decision.	Expressly provide for relocation, removal, and re-siting of dwellings as a permitted activity subject to the same zone standards as in situ dwellings. Accompany the permitted activity classification with the following performance standards in addition to the zone performance standards which currently apply to "Construction Activity": a. Any relocated building complies with the relevant standards for Permitted Activities in the District Plan; b. Any relocated dwelling must have been previously designed, built and used as a dwelling; c. A building inspection report shall accompany the building consent for the building/dwelling (refer Schedule 1). The report is to identify all reinstatement work required to the exterior of the building/dwelling;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					d. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site; e. All work required to reinstate the exterior of any relocated building/dwelling, including the siting of the building/dwelling on permanent foundations, shall be completed within 12 months of the building being delivered to the site. A non-notified restricted discretionary activity status for relocated buildings that do not comply with the performance standards, with the following assessment criteria: Restricted Discretionary Activity (on a non-notified, non-service basis) Where an activity is not permitted by this Rule, Council will have regard to the following matters when considering an application for resource consent: i) Proposed landscaping; ii) the proposed timetable for completion of the work required to reinstate the exterior of the building and connections to services. Provides a suggested pre-inspection report which may either be a non-statutory form, or prescribed into the plan, or to similar effect [Refer to original submission, including appendices]. Any further or consequential amendments to give effect to this submission in accordance with the reasons for this submission and the relief sought.
GRUZ-R1	Willowbank Trustee Limited	164.27	Support	Support the relevant standards for buildings and structures in the General Rural Zone.	Retain as proposed.
GRUZ-R2	Transpower New Zealand Ltd	60.102	Amend	Refer comments provided for General Residential Zone GRZ-R5 and R14. [See original submission for full reasons]	Refer relief sought for General Residential Zone GRZ-R5 and R14. [Refer to original submission for full decision requested]
GRUZ-R4	Willowbank Trustee Limited	164.28	Support	Support the provision of fences and standalone walls.	Retain as proposed.
GRUZ-R6	Aggregate and Quarry Association	104.11	Oppose	Do not agree with the separate treatment of quarrying activities from the rest of primary production.	[Not specified, refer to original submission]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
GRUZ-R6	Willowbank Trustee Limited	164.29	Support	Support the permitted activity status of primary production.	Retain as proposed.
GRUZ-R7	Willowbank Trustee Limited	164.30	Support	Support the permitted activity status of rural activities.	Retain as proposed.
GRUZ-R9	Willowbank Trustee Limited	164.31	Support	Support the provision for a minor residential unit per site while maintain the rural character and amenity of the General Rural Zone by allowing only one residential unit per site.	Retain as proposed.
GRUZ-R9	Waka Kotahi NZ Transport Agency	82.254	Support in part	Understands that in certain circumstances it may be appropriate to have a second residential unit. Does not consider that secondary residential units should be permitted where access is gained from state highways as this does not allow for consideration of traffic effects associated with the dwellings. There are a number of locations where intensification of the use of accesses may have adverse safety implications.	Amend provision: 1. Activity status: Permitted Where: a. There is no more than one principal residential unit per site; b. There is no more than one minor residential unit per site; and c. Any minor residential unit shares a driveway with the site's principal residential unit. d. <u>There is no more than one residential unit per site where the site has direct access to a state highway.</u> 2. Activity status: Discretionary Where compliance is not achieved with: a. GRUZ-R9-1.a, GRUZ-R9-1.b, or GRUZ-R9-1.c<u>, or GRUZ-R9-1.d.</u>
GRUZ-R10	Waka Kotahi NZ Transport Agency	82.255	Support	Supports a permitted activity status for home businesses where there is no more than one full-time employee or equivalent engaged in the home business resides off-site. This ensures that there will be no significant increase of vehicle movements onto the transport network which would affect the safety and efficiency of that network.	Retain as notified.
GRUZ-R10	Waka Kotahi NZ Transport Agency	82.256	Support	Supports a restricted discretionary activity status and the matters to which Council's discretion is restricted to, for home business that do not comply with the permitted activity standard.	Retain as notified.
GRUZ-R11	Waka Kotahi NZ Transport Agency	82.257	Support in part	Understands that in certain circumstances it may be appropriate to provide for visitor accommodation. Does not consider that visitor accommodation should be permitted where access is gained from state highways as this does not allow for consideration of traffic effects associated with this activity. There are a number of locations where intensification of the use of accesses may have adverse safety implications.	Amend provision 1. Activity status: Permitted Where:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					a. The visitor accommodation is undertaken within a residential unit, minor residential unit or accessory building; and b. The maximum number of paying visitors per night is 10 people. c. The site does not have direct access to a state highway. 2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with GRUZ-R11-1.a, ~~or~~ GRUZ-R11-1.b, or GRUZ-R11-1.c.
GRUZ-R11	Aggregate and Quarry Association	104.12	Oppose	Concerned about the increased reverse sensitivity issues that arise with this activity in a rural zone especially if the cap is lifted and there is an opportunity for growth.	[Not specified, refer to original submission]
GRUZ-R12	Ministry of Education	134.24	Oppose	Acknowledges the primary purpose of the General Rural Zone is to provide for primary production and supporting activities. Notes that the intent of this rule is to provide for small scale home-based childcare. Concerned the non-complying activity status upon non-compliance with the permitted standards which no Ministry managed site would comply with. Currently no schools within the General Rural Zone. In future there may be a functional need to locate Educational Facilities in this zone in certain instances. Seeks that the non-complying activity status is changed to discretionary.	Amend the rule as follows: GRUZ-R12 Educational facility 1. Activity status: Permitted Where: a. The activity is undertaken within a residential unit, minor residential unit or accessory building; b. The maximum number of children on-site is four; and c. The hours of operation are between 7.00am and 7.00pm Monday to Friday. Except that GRUZ-R12-1.b and GRUZ-R12-1.c do not apply to any children who are normally resident at the site or who are otherwise guests of the occupants of the site. Note: This rule applies to home-based childcare services. 2. Activity status: ~~Non-complying~~ Discretionary Where: a. Compliance is not achieved with GRUZ-R12-1.a, GRUZ-R12-1.b or GRUZ-R12-1.c.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
GRUZ-R13	Transpower New Zealand Ltd	60.103	Amend	Refer comments provided for General Residential Zone GRZ-R5 and R14. [See original submission for full reasons]	Refer relief sought for General Residential Zone GRZ-R5 and R14. [Refer to original submission for full decision requested]
GRUZ-R14	Firstgas Limited	84.25	Support	Generally supportive of the rule which provides for sensitive activities in all relevant zones within the Gas Transmission Pipeline Corridor as Restricted Discretionary Activity	Retain as proposed.
GRUZ-R17	Waka Kotahi NZ Transport Agency	82.258	Support in part	Supports a restricted discretionary status for each activity and the matters to which Council's discretion is restricted to. Waka Kotahi however considers that the matters to which Council's discretion is restricted to does not address adverse effects upon the safe, effective and efficient operation of the transport network. Seek that the submission points on GRUZ-P4 and GRUZ-P5 should be adopted; and section GRUZ-P7 should be included to ensure that the safe, effective and efficient operation of the transport network is not compromised as a result of the activity.	Adopt Waka Kotahi submission on GRUZ-P4 and GRUZ-P7; and amend provision: Matters of discretion are restricted to: The matters in GRUZ-P4 and GRUZ-P7. [Refer to original submission for full decision requested, including attachments]
GRUZ-R17	Willowbank Trustee Limited	164.32	Support	Support the classification of intensive indoor primary production as a restricted discretionary activity to appropriately manage effects.	Retain as proposed.
GRUZ-R18	Willowbank Trustee Limited	164.33	Support	Support the classification of rural industry as a restricted discretionary activity to appropriately manage effects.	Retain as proposed.
GRUZ-R18	Rural Contractors New Zealand Inc	179.3	Support in part	The definition of "rural industry" would include a rural contractor depot. A restricted discretionary activity resource consent would be required for a rural contractor depot in the General Rural Zone under Rule GRUZ-R18 regardless of scale and associated environmental effects. In many cases, small-scale rural contractor depots are established as a logical business extension of an existing farming operation for seasonal work. Seeks a new rule in the General Rural Zone permitting small-scale rural contractor depots (with a consequential amendment to Rule GRUZ-R18) consistent with other District Plans.	Amend GRUZ-R18 as follows: **GRUZ-R18 Rural industry, excluding a rural contractor depot** 1. Activity status: Restricted discretionary Matters of discretion are restricted to: 1. The matters in GRUZ-P4.
GRUZ-R18	Waka Kotahi NZ Transport Agency	82.259	Support in part	Supports a restricted discretionary status for each activity and the matters to which Council's discretion is restricted to. Considers that the matters to which Council's discretion is restricted to does not address adverse effects upon the safe, effective and efficient operation of the transport network. Waka Kotahi seek that the submission points on GRUZ-P4 and GRUZ-P5 should be adopted; and section GRUZ-P7 should be included to ensure that the safe, effective and efficient operation of the transport network is not compromised as a result of the activity.	Adopt Waka Kotahi submission on GRUZ-P4 and GRUZ-P7; and amend provision: Matters of discretion are restricted to: The matters in GRUZ-P4 and GRUZ-P7. [Refer to original submission for full decision requested, including attachments]
GRUZ-R19	Waka Kotahi NZ Transport Agency	82.260	Support in part	Supports a restricted discretionary status for each activity and the matters to which Council's discretion is restricted to. Considers that the matters to which Council's discretion is restricted to does not address adverse effects upon the safe, effective and efficient operation of the transport network. Seeks that the submission points on GRUZ-P4 and GRUZ-P5 be adopted; and section GRUZ-P7 should be included to ensure	Adopt Waka Kotahi submission on GRUZ-P5 and GRUZ-P7; and amend provision: Matters of discretion are restricted to: The matters in GRUZ-P5, ~~and~~ GRUZ-P6 and GRUZ-P7.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				that the safe, effective and efficient operation of the transport network is not compromised as a result of the activity.	
GRUZ-R19	Willowbank Trustee Limited	164.34	Support	Support the classification of quarrying as a restricted discretionary activity.	Retain as proposed.
GRUZ-R19	Fulton Hogan	262.30	Support	Supports the classification of quarrying as a Restricted discretionary activity.	Retain as proposed.
GRUZ-R20	Waka Kotahi NZ Transport Agency	82.261	Support in part	Supports a restricted discretionary status for each activity and the matters to which Council's discretion is restricted to. Considers that the matters to which Council's discretion is restricted to does not address adverse effects upon the safe, effective and efficient operation of the transport network. Seeks that the submission points on GRUZ-P4 and GRUZ-P5 be adopted; and section GRUZ-P7 should be included to ensure that the safe, effective and efficient operation of the transport network is not compromised as a result of the activity.	Adopt Waka Kotahi submission on GRUZ-P5 and GRUZ-P7; and amend provision: Matters of discretion are restricted to: The matters in GRUZ-P5, ~~and~~ GRUZ-P6 and GRUZ-P7. [Refer to original submission for full decision requested, including attachments]
GRUZ-R21	Fire and Emergency New Zealand	119.59	Support	Supports Rule GRUZ-R21.	Retain as proposed.
GRUZ-S1	Fire and Emergency New Zealand	119.60	Amend	In some cases fire stations will have hose drying towers up to 15m. As such, FENZ seeks that the Plan accommodate this height requirement by including an exemption for fire station buildings and associated structures, which provides for the health and safety of the community through enabling the efficient functioning of FENZ.	Amend standard as follows: 1. All buildings and structures must not exceed a maximum height above ground level of 10m. This standard does not apply to: • Solar water heating components provided these do not exceed the height by more than 500mm; • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m; • Antennas, aerials, and flues provided these do not exceed the height by more than 1m; ~~or~~ • Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m~~.~~; or • Emergency service facilities and hose drying towers up to 15m associated with emergency service facilities.
GRUZ-S1	Spark New Zealand Trading Limited, Chorus New Zealand Limited,	51.72	Support in part	The permitted height is supported. Infringing the height can create reverse sensitivity effects on telecommunications through changing the efficacy of any nearby antennas. It can also create potential health and safety effects on the occupants of the building proposed to extend through the permitted height through radiofrequency exposure. As such, a matter of discretion should be effects on regionally significant network utility operators.	Amend the standard as follows: Matters of discretion are restricted to: 1. Design and siting of the building or structure;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
	Vodafone New Zealand Limited				2. Any shading of, or loss of privacy for, residential units on adjacent sites; 3. Screening, planting, and landscaping of the building or structure; 4. Whether an increase in building or structure height results from a response to natural hazard mitigation; and 5. Whether topographical or other site constraints make compliance with the standard impractical. 6. Any reverse sensitivity effects on regionally significant infrastructure
GRUZ-S2	Diane Strugnell	71.8	Amend	The discretion in relation to screening, planting and landscaping has previously led to unrealistic and inappropriate demands placed on landowners. Buildings within the rural area are part of the character and as long as design and siting are not inconsistent with the opening statement that "their location, height, scale do not dominate the landscape or compromise the open space qualities". The interpretation of this discretion by Council officers has led to planting that is inconsistent with other requirements such as that for fire safety by restricting vegetation close to a building. It has also been applied inconsistently across different properties within the rural zone. Most people building within the rural zone will choose to add planting and landscaping that is consistent with the characteristics of the site and this should be enabled but not directed.	Amend: Matters of discretion are restricted to: 1. Design and siting of the building or structure; 2. Any shading of, or loss of privacy for, residential units on adjacent sites; 3. ~~Screening, planting, and landscaping of the building or structure;~~ ~~and~~ 4. Whether topographical or other site constraints make compliance with the standard impractical.
GRUZ-S3	Diane Strugnell	71.4	Amend	The discretion in relation to screening, planting and landscaping has previously led to unrealistic and inappropriate demands placed on landowners. Buildings within the rural area are part of the character and as long as design and siting are not inconsistent with the opening statement that "their location, height, scale do not dominate the landscape or compromise the open space qualities". The interpretation of this discretion by Council officers has led to planting that is inconsistent with other requirements such as that for fire safety by restricting vegetation close to a building. It has also been applied inconsistently across different properties within the rural zone. Most people building within the rural zone will choose to add planting and landscaping that is consistent with the characteristics of the site and this should be enabled but not directed.	Amend: Matters of discretion are restricted to: 1. Design and siting of the building or structure; 2. Any shading of, or loss of privacy for, residential units on adjacent sites; 3. ~~Screening, planting, and landscaping of the building or structure;~~ ~~and~~ 4. Whether topographical or other site constraints make compliance with the standard impractical.
GRUZ-S4	Diane Strugnell	71.9	Amend	The discretion in relation to screening, planting and landscaping has previously led to unrealistic and inappropriate demands placed on landowners. Buildings within the rural area are part of the character and as long as design and siting are not inconsistent with the opening statement that "their location, height, scale do not dominate the landscape or compromise the open space qualities". The interpretation of this discretion by Council officers has led to planting that is inconsistent with other requirements such as that for fire safety by restricting vegetation close to a building. It has also been applied inconsistently across different properties within the rural zone. Most people building within the rural zone will choose to add planting and landscaping that is consistent with the characteristics of the site and this should be enabled but not directed.	Amend: Matters of discretion are restricted to: 1. Design and siting of the building or structure; 2. Any shading of, or loss of privacy for, residential units on adjacent sites; 3. ~~Screening, planting, and landscaping of the building or structure;~~ ~~and~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					4. Whether topographical or other site constraints make compliance with the standard impractical.
GRUZ-S7	Waka Kotahi NZ Transport Agency	82.262	Support in part	Supports the intent of the standard. Considers that adequate consideration has not been provided for transport network user safety at entrances. Seeks the addition of a standard and matter of discretion to this section specifying that at site egress visibility splays and sightlines must be maintained per the Infrastructure Chapter.	Amend provision: 2. All fences and standalone walls must not compromise visibility splays and minimum sight distances per INF-Figure 5 & INF-Table 6 Matters of discretion are restricted to: 4. The safe and efficient operation of the transport network.

RLZ- Rural Lifestyle Zone

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Anita and Fraser Press	253.18	Support in part	The RLZ will provide for opportunities for people to live in a rural setting but within a small allotment size. Requests the RLZ be retained but extended over the land. [139 Paekākāriki Hill Road, Pāuatahanui (Lot 3 DP 33209 (CT WN17B/265))]	Retain the RLZ and extend it to the land. [139 Paekākāriki Hill Road, Pāuatahanui (Lot 3 DP 33209 (CT WN17B/265))]
General	Graham and Janet Reidy	234.18	Support in part	The RLZ will provide for opportunities for people to live in a rural setting but within a small allotment size. The submitter requests the RLZ be retained but extended over the submitters land.	Retain the RLZ and extend it to 119 Paekākāriki Hill Road, Pāuatahanui (Pt Lot 1 DP 29219 (CT WN44D/686))
General	Te Rūnanga o Toa Rangatira	264.65	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified.
General	G and Jo Ltd	228.2	Not specified	Entertainment and hospitality activity is to be categorized as non-complying. On the face of it this means that golf courses, ancillary amenities and their facilities necessary to support the use of outdoor, active amenities, will not comply. Interpreted to the letter this means both the Pauatahanui and Judgeford Golf courses for instance will not comply as their viability is critically dependent upon their social and hospitality facilities. Other outdoor activities such as walking, cycling and horse riding are amenities the public enjoys but again if they are supported by facilities the public demand in order to visit such places, they will not comply either. It is not possible to offer outdoor recreational facilities without supporting facilities. To do so will condemn such amenities to be non-viable. The Adventure Park Council is developing to the West of Porirua City is to have such facilities as cafes. The potential for wider future use of the existing clubhouse facilities and/or replacement facilities(Pauatanahui's existing clubhouse is aged and requires replacement, Judgeford's facility is more modern) for dining, functions, meetings, recreational activities, charity events and conferences should be anticipated and provided for with appropriate objectives, policies and rules and with an appropriate activity status e.g. not a Non-Complying Activity. It is common for destinations that provide amenity and recreational services to be sited outside of urban centres and in rural zones, and these to be supported with facilities such as clubhouses, cafes, restaurants, shops and toilets. The phrase 'entertainment and hospitality' excludes the support facilities necessary to operate these amenities.	Consider allowing entertainment and hospitality as a discretionary activity in Rural Lifestyle zones knowing that users of recreational activities want facilities attached.
General	G and Jo Ltd	228.3	Not specified	The introduction, objectives, policies, rules and standards of the Rural Lifestyle Zone do not recognise the longstanding recreational use of the golf course land and its facilities by the community and the significant positive benefits this generates. It is inappropriate that the longstanding recreational use of the land and facilities is not recognised and provided for as a permitted activity. Permitted activity status for recreational activities on the land plus associated ancillary buildings(e.g. clubhouse) is appropriate in view of the significant positive socio-economic effects as well as the	The District Plan should permit the existing recreational uses and associated existing facilities.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				substantial scale of capital investment and ongoing operations and maintenance expenditure required. It is inappropriate that the use of the land for recreational activities and ancillary facilities is exposed to the risks associated with having to operate under the limitations of existing use rights under the RMA.	
General	G and Jo Ltd	228.1	Not specified	NZTA are constructing walking and cycle trails adjacent to new highways, Battle Hill have them and the intention is to create the same on the Pauatahanui Golf Course and forest land so the network can be extended.	The future development and use of walking and cycle trails should be anticipated and provided for as a permitted activity.
General	Quest Projects Limited	233.18	Support in part	The RLZ will provide for opportunities for people to live in a rural setting but within a small allotment size. Requests the RLZ retained but extended in accordance with the submitters plan.	Retain the RLZ and extend it to the parts of the submitters land interest in accordance with its plan attached. [Refer to original submission for full reason, including attachment]
General	Quest Projects Limited	233.2	Oppose	Generally supported the draft Growth Strategy 2048. The Proposed District Plan would benefit from some amendment to give effect to that document. For that reason the submitter opposes parts of the Proposed District Plan. A 1ha minimum and 2ha average has been a feature of earlier versions of the draft District Plan and should be reinstated in the Proposed Plan.	Amendment to the RLZ rules and standards to reinstate a 1ha minimum lot size and an average lot size of 2ha across the subdivision area.
General	Jason Alder	232.9	Support in part	The RLZ and SETZ will provide for opportunities for people to live in a rural setting but within a small allotment size. Requests the RLZ and SETZ be retained but extended over the land [272A Belmont Road, Judgeford (Lot 3 DP 33209 (RoT 547236))].	Retain the RLZ and SETZ and extend one or other over the submitters land [272A Belmont Road, Judgeford (Lot 3 DP 33209 (RoT 547236))] (alternatively add the land to the FUZ).
General	Jason Alder	232.2	Amend	A 1ha minimum and 2ha average has been a feature of earlier versions of the draft District Plan and should be reinstated in the Proposed Plan.	Amend the RLZ rules and standards to reinstate a 1ha minimum lot size and an average lot size of 2ha across the subdivision area. [Refer to original submission for full decision requested]
Multiple provisions, National Grid	Kāinga Ora – Homes and Communities	81.644	Support in part	Kāinga Ora generally supports the chapter as proposed. Kāinga Ora seeks consequential amendments, consistent with its overall submission on the PDP.	Kāinga Ora seeks amendments consistent with its overall submission on the Plan. Key areas of concern are (but not limited to): 1. Deletion of provisions relating to the National Grid 2. Amend provisions with direct 'avoid' statements. This needs to be qualified in light of the King Salmon meaning of 'avoid'.
General	Tim and Nadine Green	78.1	Support	Strongly support the introduction of the Rural Lifestyle Zone in the proposed District Plan.	Retain.
General	Transpower New Zealand Ltd	60.104	Amend	Refer comments provided for General submission point on Chapter GRZ. [See original submission for full relief sought]	Refer relief sought for General submission point on Chapter GRZ. [Refer to original submission for full decision requested]
General	Waka Kotahi NZ Transport Agency	82.263	Oppose	Does not support the intent of this zone and associated decrease in minimum lot size to 2ha to provide primarily for residential intensification of the rural zone, as currently proposed. Although a portion of this zone is on the periphery of the urban area which may be appropriate for more intensive rural residential development, there remains a	Amend the minimum lot size of this zone to reflect the changes sought in Waka Kotahi submission SUB-S1.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				significant portion of this zone that is away from urban periphery. It becomes unwieldy and difficult to reasonably anticipate the cumulative impact of rural residential development at a lower threshold. Intensification should be reserved to urban areas, when proximity to amenities and services are more readily available and connected. In addition, this growth does not align with the principal of a compact a liveable city outlined in the Porirua Growth Strategy 2048 whereby the intent is to create a more compact and connected city and intensify around public transport hub. Providing for rural residential intensification in this area increases reliance on single occupancy private use vehicle; of which a significant portion will have direct or indirect access to the state highway, impacting on Waka Kotahi ability to effectively deliver the safety outcomes and improve the level of service on these routes.	[Refer to original submission for full decision requested, including attachments]
General	James Mclaughlan	237.2	Amend	Growth Strategy 2048 and Proposed District Plan shows the area around the subject land [63 Paekakariki Hill Road, Pauatahanui] as rural residential. Wishes to enjoy the same amenity proposed by Council for the surrounding areas so not to be left as an 'island' of General Rural Zoned land. A 1ha minimum and 2ha average has been a feature of earlier versions of the draft District Plan and should be reinstated in the Proposed District Plan.	Amend RLZ rules and standards to reinstate a 1ha minimum lot size and an average lot size of 2ha across the subdivision area
General	John Carrad	231.31	Support	The RLZ will provide for opportunities for people to live in a rural setting but within a small allotment size. The submitter requests the RLZ retained.	Retain the RLZ
General	John Carrad	231.5	Oppose	[Refer to original submission for full reasons and attachments]	Amendment to the RLZ rules and standards to reinstate a 1ha minimum lot size and an average lot size of 2ha across the subdivision area.
General	Carolyn Vasta and Carole Reus	230.2	Amend	Growth Strategy 2048 and Proposed District Plan shows some areas around the subject land as FUZ. The submitter wishes to enjoy the same amenity as the surrounding areas so not to be left as an 'island' of General Rural Zoned land. A 1ha minimum and 2ha average has been a feature of earlier versions of the draft District Plan and should be reinstated in the Proposed Plan. The NH provisions have the potential to 'taint' applications for subdivision and development envisaged by the Proposed District Plan and consistency in activity status and planning framework will better implement the objectives for the RLZ. The property is at a major planned junction with State Highway 58 (roundabout) with Moonshine Road. There is an option to include the properties in the FUZ for future employment land in the area in a similar manner to BRANZ.	Amendment to the RLZ rules and standards to reinstate a 1ha minimum lot size and an average lot size of 2ha across the subdivision area;
General	James Mclaughlan	237.18	Support in part	The RLZ will provide for opportunities for people to live in a rural setting but within a small allotment size. Request the RLZ is retained but extended in accordance with this submission plan.	Retain the RLZ and extend it to 63 Paekakariki Hill Road, Pauatahanui.
Objectives New Provision	Waka Kotahi NZ Transport Agency	82.264	Support in part	Supports the intent of the objectives and policies. Considers that they do not address reverse sensitivity matters. Although noise is addressed within the General District Wide Matters Chapter, considers that reverse sensitivity matters should be addressed within the objectives and policies of the residential zones as it is crucial to the health, safety and wellbeing of people.	Adopt new provision: Objective - Reverse Sensitivity 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.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
RLZ-O1	Royal Forest and Bird Protection Society	225.231	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where rural or residential zones have SNA overlays, recognise this in the zone purpose character and value objectives.
RLZ-O2	Royal Forest and Bird Protection Society	225.5	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where rural or residential zones have SNA overlays, recognise this in the zone purpose character and value objectives.
General New Provision	Waka Kotahi NZ Transport Agency	82.265	Support in part	Supports the intent of the objectives and policies. Considers that they do not address reverse sensitivity matters. Although noise is addressed within the General District Wide Matters Chapter, considers that reverse sensitivity matters should be addressed within the objectives and policies of the residential zones as it is crucial to the health, safety and wellbeing of people.	Adopt new provision: Policy - Reverse Sensitivity from State Highways and Rail Network: Enable noise-sensitive activities locating adjacent to existing State Highways and the Rail Network that are designed, constructed and maintained to achieve indoor design noise levels in accordance with the applicable standards in the Noise Chapter.
RLZ-P4	Waka Kotahi NZ Transport Agency	82.266	Support in part	Supports the intent of this policy. Considers that potentially incompatible activities should demonstrate that they do not compromise the safe, effective and efficient operation of the transport network. A safe and efficient transport network contributes	Amend provision: "7. The safe, effective and efficient operation of the transport network is not compromised."

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				to the health and wellbeing of a community which is crucial to ensuring the character and amenity values of the zone is not compromised by inappropriate activities.	
New Provision	House Movers section of the New Zealand Heavy Haulage Association Inc	167.5	Amend	Wishes to ensure that regulatory controls through District Plans properly reflect the purpose and intentions of the Resource Management Act 1991 as expressed in the decision of the Environment Court in New Zealand Heavy Haulage Association Inc v The Central Otago District Council (Environment Court, C45/2004, Thompson EJ presiding). In this case the Environment Court held that there was no real difference in effect and amenity value terms between the in situ construction of a new dwelling and relocation of a second-hand dwelling, subject to appropriate permitted activity performance standards. There are several aspects to the shifting of buildings including; relocation (onto a site), removal (off a site), and re-siting (within same site). A new rule and new standards will ensure certainty for plan users who are seeking to relocate, remove or re-site dwellings, and to avoid the unintended application of any default rule to the above activities. Additional performance standards accompanying the permitted activity classification are supported to retain a degree of regulatory control over relocated buildings. The standards proposed are the most appropriate way of achieving the purpose of the RMA, pursuant to s 32, whilst giving effect to the Central Otago decision.	Expressly provide for relocation, removal, and re-siting of dwellings as a permitted activity subject to the same zone standards as in situ dwellings. Accompany the permitted activity classification with the following performance standards in addition to the zone performance standards which currently apply to “Construction Activity”: a. Any relocated building complies with the relevant standards for Permitted Activities in the District Plan; b. Any relocated dwelling must have been previously designed, built and used as a dwelling; c. A building inspection report shall accompany the building consent for the building/dwelling (refer Schedule 1). The report is to identify all reinstatement work required to the exterior of the building/dwelling; d. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site; e. All work required to reinstate the exterior of any relocated building/dwelling, including the siting of the building/dwelling on permanent foundations, shall be completed within 12 months of the building being delivered to the site. A non-notified restricted discretionary activity status for relocated buildings that do not comply with the performance standards, with the following assessment criteria: Restricted Discretionary Activity (on a non-notified, non-service basis) Where an activity is not permitted by this Rule, Council will have regard to the following matters when considering an application for resource consent: i) Proposed landscaping; ii) the proposed timetable for completion of the work required to reinstate the exterior of the building and connections to services.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Provides a suggested pre-inspection report which may either be a non-statutory form, or prescribed into the plan, or to similar effect [Refer to original submission, including appendices]. Any further or consequential amendments to give effect to this submission in accordance with the reasons for this submission and the relief sought.
RLZ-R2	Transpower New Zealand Ltd	60.105	Amend	Refer comments provided for General Residential Zone GRZ-R5 and R14. [Refer to original submission for full reasons]	Refer relief sought for General Residential Zone GRZ-R5 and R14. [Refer to original submission for full decision requested]
RLZ-R9	Waka Kotahi NZ Transport Agency	82.267	Support in part	Understands that in certain circumstances it may be appropriate to have a second residential unit. Does not consider that secondary residential units should be permitted where access is gained from state highways as this does not allow for consideration of traffic effects associated with the dwellings. There are a number of locations where intensification of the use of accesses may have adverse safety implications.	Amend provision: 1. Activity status: Permitted Where: a. There is no more than one principal residential unit per site; b. There is no more than one minor residential unit per site; and c. Any minor residential unit shares a driveway with the site's principal residential unit. d. <u>There is no more than one residential unit per site where the site has direct access to a state highway.</u> 2. Activity status: Discretionary Where: a. Compliance not achieved with RLZ-R9-1.a, RLZ-R9-1.b ~~or~~ RLZ-R9-1.c <u>or RLZ-R9-1.d</u>.
RLZ-R10	Waka Kotahi NZ Transport Agency	82.268	Support in part	Supports a restricted discretionary activity status for any home business that do not comply with the permitted activity status. Considers that the matters to which Council's discretion is restricted to does not address adverse effects upon the safe, effective and efficient operation of the transport network. Seeks that the submission point on RLZ-P4 should be adopted to ensure that the safe, effective and efficient operation of the transport network is not compromised as a result of a non-compliance with RLZ-R10.2, specially, the number of staff members who live off-site.	Adopt submission on RLZ-P4. [Refer to original submission for full decision requested, including attachments]
RLZ-R11	Waka Kotahi NZ Transport Agency	82.269	Support in part	Understands that in certain circumstances it may be appropriate to provide for visitor accommodation. Does not consider that visitor accommodation should be permitted where access is gained from state highways as this does not allow for consideration of traffic effects associated with this activity. In addition, there are a number of locations where intensification of the use of accesses may have adverse safety implications.	Amend provision: 1. Activity status: Permitted Where:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					a. The visitor accommodation is undertaken within a residential unit, minor residential unit or accessory building; and b. The maximum number of paying visitors per night is ten people. c. The site does not have direct access to a state highway. 2. Activity status: Restricted discretionary Where: Compliance not achieved with RLZ-R11-1.a ~~or~~ RLZ-R11-1.b or RLZ-R11-1.c.
RLZ-R12	Ministry of Education	134.25	Oppose	Acknowledges that the primary purpose of the Rural Zone is to provide for rural residential and primary production activities. Notes that the intent of this rule is to provide for small scale home-based childcare. Concerned the non-complying activity status upon non-compliance with the permitted standards which no Ministry managed site would comply with. Currently no schools within the Rural Lifestyle Zone. In future there may be a functional need to locate Educational Facilities in this zone in certain instances. Seeks that the non-complying activity status is changed to discretionary.	Amend the rule as follows: RLZ-R12 Educational facility 1. Activity status: Permitted Where: a. The activity is undertaken within a residential unit, minor residential unit or accessory building; b. The maximum number of children on site is four; and c. The hours of operation are between 7.00am to 7.00pm Monday to Friday. Except that RLZ-R12-1.b and RLZ-R12-1.c do not apply to any children who are normally resident at the site or who are otherwise guests of the occupants of the site. 2. Activity status: ~~Non-complying~~ Discretionary Where: a. Compliance is not achieved with RLZ-R12-1.a, RLZ-R12-1.b or RLZ-R12-1.c.
RLZ-R13	Transpower New Zealand Ltd	60.106	Amend	Refer comments provided for General Residential Zone GRZ-R5 and R14. [Refer to original submission for full reasons]	Refer relief sought for General Residential Zone GRZ-R5 and R14. [Refer to original submission for full decision requested]
RLZ-R14	Firstgas Limited	84.26	Support	Generally supportive of the rule which provides for sensitive activities in all relevant zones within the Gas Transmission Pipeline Corridor as Restricted Discretionary Activity	Retain as proposed.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
RLZ-R16	Transpower New Zealand Ltd	60.136	Amend	Preference is for a standalone set of provisions within the Infrastructure Chapter as it avoids duplication (in terms of the zone rules) and provides a coherent set of rules which plan users can refer to, noting that the planning maps clearly identify land that is subject to National Grid provisions. The 're-housing' of the rule does not change its intent (which is to ensure Policy 10 and Policy 11 of the NPSET are given effect to in terms of managing activities to avoid reverse sensitivity effects on the grid, ensure the operation, maintenance, upgrade and development of the Grid is not compromised, and provide restrictions on sensitive activities) but rather it ensures a comprehensive framework is provided to manage activities within the National Grid Yard. Amendments are proposed to amend the activity status to restricted discretionary, thereby allowing consent to be declined. While the proposed rule provides a controlled activity status defaulting to restricted discretionary, it is not clear as to the rationale for compliance with RLZ-R1 determining the activity status given RLZ-R16 is specific to the National Grid. Matters of discretion are referenced in INF-P24. Preference that the matters are listed with the rule. Accepts this is a drafting approach adopted throughout the PDP.	Amend RLZ-R16 as follows: Delete RLZ-R16 and replace with the following to be located in the Infrastructure chapter: INF-Ryx New buildings for sensitive activities in the National Grid Pauatahanui Substation Yard Activity status: Restricted Discretionary - Matters of discretion are restricted to: 1. The matters in INF-P24; and Notification: An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA. When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, the Council will give specific consideration to any adverse effects on Transpower. Or Should the National Grid rule R16 be retained within Chapter RLZ amend the rule consistent with the above relief. And Any consequential amendments.
RLZ-R17	Transpower New Zealand Ltd	60.107	Oppose	Support the deletion of Rule RLZ-R17 on the basis of amendments to RLZ-R16 and its replacement with proposed INF-Rxy.	Delete Rule RLZ-R17 on the basis of amendments to RLZ-R16 and its replacement with proposed INF-yx.
RLZ-R19	Fire and Emergency New Zealand	119.61	Support	Supports that fire stations are assessed as restricted discretionary activities under this rule RLZ-R19. Considers that the matters of discretion are reasonable for the Rural lifestyle zone.	Retain as proposed.
RLZ-S1	Fire and Emergency New Zealand	119.62	Amend	Fire stations will have hose drying towers up to 15m. Seeks that the Plan accommodate this height requirement by including an exemption for fire station buildings and associated structures, which provides for the health and safety of the community through enabling the efficient functioning of FENZ.	Amend standard as follows: 1. All buildings and structures must not exceed a maximum height above ground level of 10m.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					This standard does not apply to: • Solar water heating components provided these do not exceed the height by more than 500mm. • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m. • Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or • Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m. • Emergency service facilities and hose drying towers up to 15m associated with emergency service facilities.
RLZ-S1	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.73	Support in part	The permitted height is supported. Infringing the height can create reverse sensitivity effects on telecommunications through changing the efficacy of any nearby antennas. It can also create potential health and safety effects on the occupants of the building proposed to extend through the permitted height through radiofrequency exposure. As such, a matter of discretion should be effects on regionally significant network utility operators.	Amend the standard as follows: Matters of discretion are restricted to: 1. Design and siting of the building or structure; 2. Any shading of, or loss of privacy for, residential units on adjacent sites; 3. Screening, planting, and landscaping of the building or structure; 4. Whether an increase in building or structure height results from a response to natural hazard mitigation; and 5. Whether topographical or other site constraints make compliance with the standard impractical. 6. Any reverse sensitivity effects on regionally significant infrastructure
RLZ-S4	Jalna Wilkins	41.1	Oppose	Given current minimum lot size is 5 hectares, and the proposed minimum size is 2 hectares there is absolutely no justification to have a building/structure/water tank/sewage field or anything else as close as 1.5 meters from a neighbouring boundary. There is something wrong if a landowner could not accommodate all their structures within the 50,000 or 20,000m^2 site, without resorting to being on their neighbour's boundary. The Rural lifestyle zone is supposed to support not degrade the rural aspect of an area. Rural life is one of open green space with minimum visual/noise pollution. Having any structure or intrusion closer than 5m, 10m even, would mean the area would be rural in name only and not in lifestyle which is contrary to the rhetoric in the District Plan.	Retain the minimum setback in the Rural Lifestyle Zone at 5m, or even increase to 10m.
RLZ-S4	Anne Lee	191.1	Amend	The sloping nature of the land behind Motukaraka Point might cause flooding or damage to neighbouring properties, particularly if sewage or septic tank systems are placed too close to the boundary. There have already been issues with flooding through properties on Motukaraka Point and onto the road.	Amend the provision so that it only applies to fences or standalone walls.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Furthermore, placing buildings or structures close to neighbouring properties would not be in keeping with the rural nature of the area.	
RLZ-S4	John and Shirley Cameron	196.2	Oppose	Farmland on Motukaraka Point generally slopes down to houses below with runoff in wet conditions. The underlying soil is hard yellow clay with little ability to absorb waste or sewage water. A boundary setback of less than 5m would materially impact the rural environment. The impact of roading, housing and hardstand areas would require a very complete facility to handle wastewater and sewage without compromising existing properties.	Oppose any rear boundary setback of less than 5m.
RLZ-S4	Robert Lee	185.1	Amend	Given the compact and impermeable nature of the soils and subsoils at Motukaraka Point, structures this close to the boundary of neighbouring properties would give rise to significant surface flooding of neighbouring properties from surface runoff from these structures during heavy rain. Furthermore that it be made clear that any building or structure related to sewage disposal, including septic tanks and disposal fields must not encroach on any setback. There is sufficient area within the proposed or existing plot size for such structures and systems to be placed elsewhere within the plot.	That this provision be amended to only specify "Fences or standalone walls".
RLZ-S4	Jill and Andrew Weeks	254.1	Not specified	The submission is specific to the Motukaraka Point area. The general standard for the residential properties is a 10 meter setback from a boundary with a road and a 5 meter setback from a side or rear boundary. For properties that front Motukaraka Road, the side and rear boundaries is reduced to 1.5m. This standard excludes up to two rainwater tanks and up to two accessory buildings with a floor area of less than 10 square meters. These changes have a minimal impact on the community living at Motukaraka Point, other than increasing the potential number of additional homes that could be built on the currently undeveloped land at the rear of the existing houses from zero to three. Notes that over many years PCC has resisted further development at the Point, preferring to retain the existing rural nature of the area: a position overwhelmingly supported by the residents of Motukaraka point. Opposes the proposition to reduce the minimum plot size for development from 5 hectares to 2 hectares.	[Not specified, refer to original submission]
RLZ-S5	Jill and Andrew Weeks	254.3	Not specified	The core standard specifies that "...all water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves, and be connected to a septic tank or soakage field or an approved alternative means to dispose of sewage in a sanitary manner..." The nature of the unimproved land at Motukaraka Point is that it slopes and drains from the Grays Road boundary towards the existing housing stock. PCC has, in the past, addressed run-off and flooding issues from the Reserve into 33 Motukaraka Point by installing a drainage ditch at the boundary of the Reserve. Interprets from the Standard that if there is to be any future development, PCC will ensure that all soakage fields and septic tanks are sited in a manner that ensures that the run-off is contained within the section and that it does not leak into the adjoining properties. Given the slope of the land, this would most likely preclude the siting of such facilities anywhere near the existing homes and require that they be sited towards the northern end of the land. Appreciates as a long-term resident in the rural lifestyle zone the efforts that are made to both "move with the times" and to vigorously protect the rurality of the community.	[Not specified, refer to original submission]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
RLZ-S5	Jalna Wilkins	39.1	Amend	This section should be expanded to include consideration to the land contour and the possible impact to neighbours. With waste water and sewage lines disposed to ground, it is important that adjacent lower level neighbouring properties are not adversely affected. Any potential drainage/seepage must be prevented/mitigated.	Add clause to ensure seepage/drainage of to adjacent lower level properties is prevented/mitigated. The development of any RLZ site should include contour information so that Council can ensure measures are put in place to prevent waste water/sewage seepage to neighbouring properties.
RLZ-S5	Porirua City Council	11.64	Amend	The intention of this standard is to address water supply along with wastewater.	Amend the standard as follows: **On-site services** 1. Where a connection to Council's reticulated water and/or wastewater systems is not available, all water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves, and be connected to a septic tank or soakage field or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services May 2019.
RLZ-S7	Waka Kotahi NZ Transport Agency	82.270	Support in part	Supports the intent of the standard. Considers that adequate consideration has not been provided for transport network user safety at entrances. Seeks the addition of a standard and matter of discretion to this section specifying that at site egress visibility splays and sightlines must be maintained per the Infrastructure Chapter.	Amend provision: 2. All fences and standalone walls must not compromise visibility splays and minimum sight distances per INF-Figure 5 & INF-Table 6 - Matters of discretion are restricted to: 4. The safe and efficient operation of the transport network.

SETZ- Settlement Zone

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Anita and Fraser Press	253.19	Support in part	The SETZ will provide for opportunities for people to live in a rural setting but within a small allotment size. Requests the SETZ be retained but extended over the land. [139 Paekākāriki Hill Road, Pāuatahanui (Lot 3 DP 33209 (CT WN17B/265))]	Retain the SETZ and extend it to the land. [139 Paekākāriki Hill Road, Pāuatahanui (Lot 3 DP 33209 (CT WN17B/265))]
General	Te Rūnanga o Toa Rangatira	264.66	Support in part	[No specific reason given beyond decision requested - refer to original submission]	Retain as notified subject to the amendments in other submission points.
Introduction	Te Rūnanga o Toa Rangatira	264.109	Support in part	[No specific reason given beyond decision requested - refer to original submission]	Amend the introduction: Development potential within the Pāuatahanui Village is limited by the following factors: 1. Small land parcels which limit the scale of possible redevelopment; 2. The community's desire to retain the historic heritage <u>and sites of significance to tangata whenua including wāhi tapu and wāhi tupuna</u>, amenity values and character of the Village. Archaeological sites include the former Matai Taua Pā which became the fortified Pā of Ngāti Toa chief, Te Rangihaeata and part of the Crown's campaign to undermine Ngāti Toa's leadership in the Wellington region culminating in the 1846 Battle Hill conflict.
General	Graham and Janet Reidy	234.19	Support in part	The SETZ will provide for opportunities for people to live in a rural setting but within a small allotment size. The submitter requests the RLZ be retained but extended over the submitters land.	Retain the SETZ and extend it to 119 Paekākāriki Hill Road, Pāuatahanui (Pt Lot 1 DP 29219 (CT WN44D/686))
General	Jason Alder	232.10	Support in part	The RLZ and SETZ will provide for opportunities for people to live in a rural setting but within a small allotment size. Requests the RLZ and SETZ be retained but extended over the land [272A Belmont Road, Judgeford (Lot 3 DP 33209 (RoT 547236))]	Retain the RLZ and SETZ and extend one or other over the submitters land [272A Belmont Road, Judgeford (Lot 3 DP 33209 (RoT 547236))] (alternatively add the land to the FUZ).
Multiple provisions National Grid	Kāinga Ora – Homes and Communities	81.645	Support in part	Kāinga Ora generally supports the chapter as proposed. Kāinga Ora seeks consequential amendments, consistent with its overall submission on the PDP.	Kāinga Ora seeks amendments consistent with its overall submission on the Plan. Key areas of concern are (but not limited to): 1. Deletion of provisions relating to the National Grid 2. Amend provisions with direct 'avoid' statements. This needs to be qualified in light of the King Salmon meaning of 'avoid'.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SETZ-O1	PHR Limited	20.2	Support	Supports the proposed objectives which provides for residential activities within the Settlement Zone;	Objective SETZ-01 be confirmed as notified
SETZ-O1	Royal Forest and Bird Protection Society	225.232	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where rural or residential zones have SNA overlays, recognise this in the zone purpose character and value objectives.
SETZ-O2	Royal Forest and Bird Protection Society	225.6	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where rural or residential zones have SNA overlays, recognise this in the zone purpose character and value objectives.
SETZ-O2	Te Rūnanga o Toa Rangatira	264.110	Support in part	[No specific reason given beyond decision requested - refer to original submission]	Amend SETZ-02: SETZ-02 The predominant character and amenity values of the Settlement Zone are maintained, which include: 1. A strong presence of historic heritage buildings and <u>sites of significance to tangata whenua including wāhi tapu and wāhi tupuna</u>.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SETZ-O2	PHR Limited	20.3	Support	Supports the proposed objective which provides for residential activities within the Settlement Zone	Objective SETZ-02 be confirmed as notified
SETZ-P1	PHR Limited	20.4	Support	Supports the proposed objectives contained within Section SETZ-01 and SETZ-02 and the proposed policies contained within SETZ-P1 and SETZ-P2, which provides for residential activities within the Settlement Zone	Policy SETZ-P1 be confirmed as notified
SETZ-P2	PHR Limited	20.5	Support	Supports the proposed objectives contained within Section SETZ-01 and SETZ-02 and the proposed policies contained within SETZ-P1 and SETZ-P2, which provides for residential activities within the Settlement Zone	Policy SETZ-P2 be confirmed as notified.
New Provision	House Movers section of the New Zealand Heavy Haulage Association Inc	167.6	Amend	Wishes to ensure that regulatory controls through District Plans properly reflect the purpose and intentions of the Resource Management Act 1991 as expressed in the decision of the Environment Court in New Zealand Heavy Haulage Association Inc v The Central Otago District Council (Environment Court, C45/2004, Thompson EJ presiding). In this case the Environment Court held that there was no real difference in effect and amenity value terms between the in situ construction of a new dwelling and relocation of a second-hand dwelling, subject to appropriate permitted activity performance standards. There are several aspects to the shifting of buildings including; relocation (onto a site), removal (off a site), and re-siting (within same site). A new rule and new standards will ensure certainty for plan users who are seeking to relocate, remove or re-site dwellings, and to avoid the unintended application of any default rule to the above activities. Additional performance standards accompanying the permitted activity classification are supported to retain a degree of regulatory control over relocated buildings. The standards proposed are the most appropriate way of achieving the purpose of the RMA, pursuant to s 32, whilst giving effect to the Central Otago decision.	Expressly provide for relocation, removal, and re-siting of dwellings as a permitted activity subject to the same zone standards as in situ dwellings. Accompany the permitted activity classification with the following performance standards in addition to the zone performance standards which currently apply to “Construction Activity”: a. Any relocated building complies with the relevant standards for Permitted Activities in the District Plan; b. Any relocated dwelling must have been previously designed, built and used as a dwelling; c. A building inspection report shall accompany the building consent for the building/dwelling (refer Schedule 1). The report is to identify all reinstatement work required to the exterior of the building/dwelling; d. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site; e. All work required to reinstate the exterior of any relocated building/dwelling, including the siting of the building/dwelling on permanent foundations, shall be completed within 12 months of the building being delivered to the site. A non-notified restricted discretionary activity status for relocated buildings that do not comply with the performance standards, with the following assessment criteria: Restricted Discretionary Activity (on a non-notified, non-service basis)

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Where an activity is not permitted by this Rule, Council will have regard to the following matters when considering an application for resource consent: i) Proposed landscaping; ii) the proposed timetable for completion of the work required to reinstate the exterior of the building and connections to services. Provides a suggested pre-inspection report which may either be a non-statutory form, or prescribed into the plan, or to similar effect [Refer to original submission, including appendices]. Any further or consequential amendments to give effect to this submission in accordance with the reasons for this submission and the relief sought.
SETZ-R1	PHR Limited	20.6	Support	Supports the proposed rules contained within SET-R1	[Not specified, refer to original submission]
SETZ-R10	Ministry of Education	134.26	Support	Considers the proposed flow of activity status from permitted to discretionary for Educational Facilities in the Settlement Zone is appropriate given the very small area that the zone covers. Notes that Pauatahanui School is located within this zone.	Retain as proposed
SETZ-R18	Firstgas Limited	84.27	Support	Generally supportive of the rule which provides for sensitive activities in all relevant zones within the Gas Transmission Pipeline Corridor as Restricted Discretionary Activity	Retain as proposed.
SETZ-R19	Transpower New Zealand Ltd	60.108	Amend	Refer comments provided above for Rural Lifestyle Zone RLZ-R16 and R17. [Refer to original submission for full reasons]	Refer relief sought for Rural Lifestyle Zone RLZ-R16 and R17. [Refer to original submission for full decision requested]
SETZ-R20	Transpower New Zealand Ltd	60.109	Oppose	Refer comments provided above for Rural Lifestyle Zone RLZ-R16 and R17. [See original submission for full reasons]	Refer relief sought for Rural Lifestyle Zone RLZ-R16 and R17. [Refer to original submission for full decision requested]
SETZ-R22	Fire and Emergency New Zealand	119.63	Support	Supports that fire stations are assessed as restricted discretionary activities under this rule. Considers that the matters of discretion are reasonable for the Settlement zone.	Retain as proposed.
SETZ-S1	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.66	Support in part	The permitted height is supported. Infringing the height can create reverse sensitivity effects on telecommunications through changing the efficacy of any nearby antennas. It can also create potential health and safety effects on the occupants of the building proposed to extend through the permitted height through radiofrequency exposure. As such, a matter of discretion should be effects on regionally significant network utility operators.	Amend the standard as follows: Matters of discretion are restricted to: 1. Design and siting of the building or structure; 2. Any shading of, or loss of privacy for, residential units on adjacent sites; 3. Screening, planting, and landscaping of the building or structure;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					4. Whether an increase in building or structure height results from a response to natural hazard mitigation; and 5. Whether topographical or other site constraints make compliance with the standard impractical. 6. Any reverse sensitivity effects on regionally significant infrastructure
SETZ-S1	Fire and Emergency New Zealand	119.64	Amend	Single-story fire stations are generally a height of 8-9m. In some cases fire stations will have hose drying towers up to 15m. Seeks that the Plan accommodate this height requirement by including an exemption for fire station buildings and associated structures, which provides for the health and safety of the community through enabling the efficient functioning of FENZ.	Amend standard as follows: SETZ-S1 Height 1. All buildings and structures must not exceed a maximum height above ground level of 8m. This standard does not apply to: • Solar water heating components provided these do not exceed the height by more than 500mm; • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m; • Antennas, aerials, and flues provided these do not exceed the height by more than 1m. • Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m. • Emergency service facilities and hose drying towers up to 15m associated with emergency service facilities.
SETZ-S3	PHR Limited	20.7	Support	Supports the proposed standard contained within SETZ-S3 as it relates to building coverage, including the associated matters of discretion. Specifically this includes: 1. The maximum coverage of buildings and structures must not exceed 30% of net site area or 350m2, whichever is the lesser; and 2. Any minor residential unit must not exceed a maximum gross floor area of 60m2.	Standard SETZ-S3 to be confirmed as notified
SETZ-S5	Porirua City Council	11.65	Amend	The intention of this standard is to address water supply along with wastewater.	Amend the standard as follows: **On-site services** 1. Where a connection to Council's reticulated water and/or wastewater systems is not available, all water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves, and be connected to a septic tank or soakage field or an approved alternative means to dispose of sewage in a sanitary manner in

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services May 2019.

Commercial and Mixed Use Zones

NCZ- Neighbourhood Centre Zone

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Multiple provisions Notification preclusion	Kāinga Ora – Homes and Communities	81.646	Support in part	Kāinga Ora generally supports the Neighbourhood Centre zone and spatial extent as proposed. Amendments are sought throughout this chapter to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment. Amendments are also sought to simplify the provisions.	Kāinga Ora seeks consequential changes consistent with its overall submission on the Plan. Key areas of concern are (but not limited to): 1. Review and re-drafting of notification exclusion clauses; 2. Removal of provisions specific to "multi-unit housing" and integration within policies, rules and standards more generally; 3. Change language to align with NPS-UD - "planned built urban form" in anticipation of changing character and associated amenity values; and 4. Consequential changes to the numbering of provisions following changes sought throughout chapter.
General	Kāinga Ora – Homes and Communities	81.647	Support in part	Kāinga Ora generally supports the overview of the zone as proposed. Amendments are sought to align the introduction description in terms of the planned urban built form (as opposed to referencing existing state), in recognition of the evolving nature of the urban environment. Amendments are sought throughout this chapter to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment. Amendments are also sought to simplify the provisions.	Amend: The Neighbourhood Centre Zone provides for a range of small-scale commercial, retail and community activities that service the day-to-day needs of the surrounding residential neighbourhood. Neighbourhood Centres provide a limited range of services, employment, and living opportunities at a scale appropriate to the residential neighbourhoods they are located in. In general, Neighbourhood Centres are of a low to medium scale ~~density~~ that aligns well with the planned urban built form of the surrounding residential neighbourhood. ~~Most of~~ Porirua's Neighbourhood Centre Zones ~~usually~~ typically comprise of ~~three to five~~ small-scale shops and services. ~~and are characterised by buildings that are of a very similar scale to the surrounding residential neighbourhood~~. Neighbourhood Centres are generally located near the street edge sometimes with verandas and retail display windows along the frontage. ~~Typically buildings are~~ The planned urban built form of the zone anticipates buildings up to three storeys high, which typically reflects the planed urban built form of the surrounding residential neighbourhood. Parking is usually available on the street and while some Neighbourhood Centres have designated parking areas, these are mostly located in front of the shops. ~~Some Neighbourhood Centres include residential units.~~ Residential units are anticipated in Neighbourhood Centres. Due to the small ~~size~~ spatial footprint and the location within residential neighbourhoods (often abutting residential sites) any non-residential activities and developments have the potential to generate adverse effects on surrounding residential areas and accordingly effects at the zone interface are managed through District Plan controls.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NCZ-O1	Royal Forest and Bird Protection Society	225.233	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where other zones [not rural or residential zones] have SNA overlays, recognise this in the zone purpose character and value objectives.
NCZ-O1	Kāinga Ora – Homes and Communities	81.648	Support	Kāinga Ora supports this objective.	Retain as notified.
NCZ-O2	Kāinga Ora – Homes and Communities	81.649	Support in part	Kāinga Ora generally supports this objective, with amendments requested to recognise the evolving nature of the urban environment.	Amend: NCZ-O2 Planned urban built environment of the Neighbourhood Centre Zone Built development in the Neighbourhood Centre Zone: 1. Is of low to medium density and reflects the ~~character~~ planned urban built form of the surrounding residential neighbourhood; and 2. Is well-designed and contributes positively to the residential environment ~~context~~.
NCZ-O2	Royal Forest and Bird Protection Society	225.7	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA	Where other zones [not rural or residential zones] have SNA overlays, recognise this in the zone purpose character and value objectives.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	
NCZ-O2	Foodstuffs North Island Limited	122.9	Support in part	Acknowledges the passage "Due to the small size and the location within residential neighbourhoods (often abutting residential sites) any non-residential activities and developments have the potential to generate adverse effects on surrounding residential areas." from the zone description and for this to be aligned with objective NCZ-O2. Considers that there is sufficient consideration of the operational and functional requirements for particular activities in the objectives and policies framework.	Amend objective as follows: Built development in the Neighbourhood Centre Zone: 1. Is of low to medium density and reflects the character of the surrounding residential neighbourhood; and 2. Is well-designed, responds and contributes positively to the residential context. Where preferred built form outcomes are not achieved, development needs to achieve a quality built environment by positively contributing to public open space.
NCZ-O3	Kāinga Ora – Homes and Communities	81.650	Support in part	Kāinga Ora generally supports the intent of this objective, with amendments requested to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment. Amendments are also sought to simplify the statements within the objective.	Amend: Use and development within the Neighbourhood Centre Zone: 1. Are of an appropriate scale and proportion for the purpose and planned urban built form of the zone ~~and the surrounding residential environment~~; and 2. ~~Have minimal adverse~~ Minimise adverse effects on the amenity values of adjacent sites in Residential Zones and Open Space and Recreation Zones.
NCZ-P1	Kāinga Ora – Homes and Communities	81.651	Support in part	Kāinga Ora generally supports this policy, with amendments requested to recognise the evolving nature of the urban environment and simplify the policy.	Amend: Enable activities that are compatible with the planned purpose, ~~character and amenity values~~ and urban built form of the Neighbourhood Centre Zone~~. and:~~ ~~1. Service the day-to-day needs of the immediate residential neighbourhood; and~~ ~~2. Minimise any adverse effects on the use and amenity of adjoining sites in Residential Zones and Open Space and Recreation Zones.~~
NCZ-P2	Kāinga Ora – Homes and Communities	81.652	Support in part	Kāinga Ora supports the enabling policy direction that explicitly provides for residential activities in the Neighbourhood Centre Zone. Amendments are sought to simplify the policy.	Amend: Provide for residential activity where:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					1. It is located above ground floor or to the rear of the commercial frontage; 2. It does not ~~interrupt or preclude~~ compromise an active ~~building~~ frontage that addresses the street; and 3. Any residential unit is designed to~~:~~ incorporate adequate provision of onsite amenity for the occupants and minimise reverse sensitivity effects on commercial activities. ~~a. Ensure that indoor noise and ventilation levels are appropriate for occupants, thereby minimising reverse sensitivity on existing commercial activities; and~~ ~~b. Provide amenity for occupants in respect to outlook, privacy and daylight.~~
NCZ-P3	Kāinga Ora – Homes and Communities	81.653	Support in part	Kāinga Ora generally supports this policy, with amendments requested to align with consistent language with regard to the evolving nature of the urban environment.	Amend: ~~Only allow~~ Provide for other activities, including larger-scale commercial activities and retail activities, where: 1. Any significant adverse effects, including reverse sensitivity effects, can be avoided, remedied or mitigated; 2. The intensity and scale of the activity is consistent with the ~~anticipated character and amenity values~~ planned urban built form of the Neighbourhood Centre Zone and the surrounding area; 3. The design and location of any onsite parking areas, vehicle access and servicing arrangements maintain streetscape amenity and do not compromise pedestrian and cyclist safety; and 4. They are of a size and scale that: a. Does not compromise activities that are enabled within the Zone; and b. Does not undermine the role and function of the City Centre Zone.
NCZ-P4	Kāinga Ora – Homes and Communities	81.654	Support in part	Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment. Amendments are also sought to simplify the policy.	Amend: Avoid activities that are incompatible with the planned urban built form, role, and function ~~size and anticipated purpose, character and amenity values~~ of the Neighbourhood Centre Zone and the surrounding environment.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NCZ-P5	Foodstuffs North Island Limited	122.10	Support in part	Acknowledges the passage "Due to the small size and the location within residential neighbourhoods (often abutting residential sites) any non-residential activities and developments have the potential to generate adverse effects on surrounding residential areas." from the zone description and for this to be aligned with objective NCZ-O2. Considers that there is sufficient consideration of the operational and functional requirements for particular activities in the objectives and policies framework.	Amend NCZ-P5 Built development to be read as follows: Provide for built development that: 1. Is compatible with the purpose of the Neighbourhood Centre Zone; 2. Reflects the low to medium density scale and built character of the Neighbourhood Centre Zone; 3. Is well designed and contributes to an attractive urban environment; ~~and~~ 4. Is of a scale that is consistent with the anticipated character and amenity values of the surrounding residential area~~.~~; and 5. Recognise the functional and operational requirements of these activities.
NCZ-P5	Kāinga Ora – Homes and Communities	81.655	Support in part	Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment. Amendments are also sought to simplify the policy.	Amend: Provide for built development that: 1. Is compatible with the purpose and planned urban built form, of the Neighbourhood Centre Zone; ~~2. Reflects the low to medium density scale and built character of the Neighbourhood Centre Zone;~~ 3. Is well designed and contributes to an attractive urban environment; and 4. Is of a scale that is consistent with the ~~anticipated character~~ planned urban built form and amenity values of the surrounding residential area.
NCZ-P6	Kāinga Ora – Homes and Communities	81.656	Support	Kāinga Ora supports this policy.	Retain as notified
NCZ-P7	Kāinga Ora – Homes and Communities	81.657	Support	Kāinga Ora supports this policy.	Retain as notified
General	Foodstuffs North Island Limited	122.37	Support in part	Considers that explicit provision should be made for supermarkets in the NCZ. The zone description and objective NCZ-O1 describes the purpose of the NCZ to "service the day-to-day needs of surrounding residential neighbourhoods". The very nature of supermarkets is to provide for the day-to-day needs of people and communities. Considers that supermarkets meet the purpose and intent of the NCZ. This has not	Insert new rule providing for supermarkets in the NCZ as a permitted activity.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				been appropriately reflected in the rules of this zone by specifically providing for supermarkets as a permitted activity.	
New Provision	House Movers section of the New Zealand Heavy Haulage Association Inc	167.7	Amend	Wishes to ensure that regulatory controls through District Plans properly reflect the purpose and intentions of the Resource Management Act 1991 as expressed in the decision of the Environment Court in New Zealand Heavy Haulage Association Inc v The Central Otago District Council (Environment Court, C45/2004, Thompson EJ presiding). In this case the Environment Court held that there was no real difference in effect and amenity value terms between the in situ construction of a new dwelling and relocation of a second-hand dwelling, subject to appropriate permitted activity performance standards. There are several aspects to the shifting of buildings including; relocation (onto a site), removal (off a site), and re-siting (within same site). A new rule and new standards will ensure certainty for plan users who are seeking to relocate, remove or re-site dwellings, and to avoid the unintended application of any default rule to the above activities. Additional performance standards accompanying the permitted activity classification are supported to retain a degree of regulatory control over relocated buildings. The standards proposed are the most appropriate way of achieving the purpose of the RMA, pursuant to s 32, whilst giving effect to the Central Otago decision.	Expressly provide for relocation, removal, and re-siting of dwellings as a permitted activity subject to the same zone standards as in situ dwellings. Accompany the permitted activity classification with the following performance standards in addition to the zone performance standards which currently apply to “Construction Activity”: a. Any relocated building complies with the relevant standards for Permitted Activities in the District Plan; b. Any relocated dwelling must have been previously designed, built and used as a dwelling; c. A building inspection report shall accompany the building consent for the building/dwelling (refer Schedule 1). The report is to identify all reinstatement work required to the exterior of the building/dwelling; d. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site; e. All work required to reinstate the exterior of any relocated building/dwelling, including the siting of the building/dwelling on permanent foundations, shall be completed within 12 months of the building being delivered to the site. A non-notified restricted discretionary activity status for relocated buildings that do not comply with the performance standards, with the following assessment criteria: Restricted Discretionary Activity (on a non-notified, non-service basis) Where an activity is not permitted by this Rule, Council will have regard to the following matters when considering an application for resource consent: i) Proposed landscaping; ii) the proposed timetable for completion of the work required to reinstate the exterior of the building and connections to services.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Provides a suggested pre-inspection report which may either be a non-statutory form, or prescribed into the plan, or to similar effect [Refer to original submission, including appendices]. Any further or consequential amendments to give effect to this submission in accordance with the reasons for this submission and the relief sought.
NCZ-R1 Notification preclusion	Kāinga Ora – Homes and Communities	81.658	Support in part	Kāinga Ora supports this rule in part – with amendments to the non-notification statements. Kāinga Ora seeks limited notification for non-compliance with NCZ-S4 (Active Street Frontages), and NCZ-S5 (Location of Residential units). Kāinga Ora considers that these standards manage streetscape/public interface issues and amenity of onsite occupants and does not consider that the consent process would benefit from identification of identified parties.	Amend: **1. Activity status: Permitted** Where a. Compliance is achieved with: i. NCZ-S1; ii. NCZ-S2; iii. NCZ-S3; iv. NCZ-S4; v. NCZ-S5; vi. NCZ-S6; and vii. NCZ-S7. **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6 or NCZ-S7. **Matters of discretion are restricted to:** 1. The matters of discretion of any infringed standard. **Notification**: • An application under this rule where compliance is not achieved with NCZ-S2, NCZ-S3, ~~NCZ-S4, NCZ-S5~~ or NCZ-S7 is precluded from being publicly notified in accordance with section 95A of the RMA.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• An application under this rule where compliance is not achieved with NCZ-S4, NCZ-S5, or NCZ-S6 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.
NCZ-R2	Kāinga Ora – Homes and Communities	81.659	Support	Kāinga Ora supports this rule.	Retain as notified
NCZ-R3	Kāinga Ora – Homes and Communities	81.660	Support	Kāinga Ora supports this rule.	Retain as notified.
NCZ-R3	Foodstuffs North Island Limited	122.7	Support in part	Supports the permitted activity status for retail activities in the Neighbourhood Centre Zone (NCZ).	Retain rule NCZ-R3 as notified.
NCZ-R4	Kāinga Ora – Homes and Communities	81.661	Support	Kāinga Ora supports this rule.	Retain as notified.
NCZ-R5	Kāinga Ora – Homes and Communities	81.662	Support	Kāinga Ora supports this rule.	Retain as notified
NCZ-R6	Kāinga Ora – Homes and Communities	81.663	Support	Kāinga Ora supports this rule.	Retain as notified.
NCZ-R7	Kāinga Ora – Homes and Communities	81.664	Support	Kāinga Ora supports this rule.	Retain as notified
NCZ-R7	Ministry of Education	134.27	Support	The proposed flow of activity status starting with a permitted activity and moving to a restricted discretionary activity should the applicable standards not be met is expected and reasonable.	Retain as proposed
NCZ-R8	Kāinga Ora – Homes and Communities	81.665	Support	Kāinga Ora supports this rule.	Retain as notified.
NCZ-R9	Kāinga Ora – Homes and Communities	81.666	Support	Kāinga Ora supports this rule.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NCZ-R10	Kāinga Ora – Homes and Communities	81.667	Oppose	Kāinga Ora opposes a limit being placed on the number of residential units that may be constructed in the Neighbourhood Centre Zone as a Permitted Activity. Porirua is identified as a Tier 1 council in the NPS-UD and accordingly PDP provisions should be enabling of a variety of housing typologies without introducing unnecessary regulatory constraint. The PDP appropriately manages effects associated with residential development in commercial zones, such as minimising reverse sensitivity through minimum noise insulation/mechanical ventilation standards, provision of onsite amenity, and maintenance of active street frontages etc. Resource consent is required where compliance is not achieved with these standards (NCZ-R1), which is sufficient and appropriate. This is also consistent with other Councils in the regional context. Kāinga Ora does not consider it necessary to specify that compliance must be achieved with NCZ-S5 and NCZ-S6 for a residential development, as these are already controlled through NCZ-R1.	Amend: **1. Activity status: Permitted** ~~Where:~~ ~~a. No more than two residential units occupy the site; and~~ ~~b. Compliance is achieved with:~~ ~~i. NCZ-S5; and~~ ~~ii. NCZ-S6.~~ ~~**2. Activity status: Restricted discretionary**~~ ~~Where:~~ ~~a. Compliance is not achieved with NCZ-R10-1.a.~~ ~~**Matters of discretion are restricted to:**~~ ~~1. The matters in NCZ-P2 and NCZ-P6.~~ ~~Notification:~~ ~~An application under this rule is precluded from being publicly and limited notified in accordance with sections 95A and 95B of the RMA.~~ - ~~**3. Activity status: Restricted discretionary**~~ ~~Where:~~ ~~a. Compliance is not achieved with NCZ-S5 and NCZ-S6.~~ ~~Matters of discretion are restricted to~~ ~~1. The matters of discretion of any infringed standard.~~ ~~Notification:~~ • ~~An application under this rule where compliance is not achieved with NCZ-S5 is precluded from being publicly notified in accordance with section 95A of the RMA.~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• ~~An application under this rule where compliance is not achieved with NCZ-S5 and~~~~NCZ-S6~~ ~~is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.~~
NCZ-R11	Kāinga Ora – Homes and Communities	81.668	Support	Kāinga Ora supports this rule.	Retain as notified.
NCZ-R11	Fire and Emergency New Zealand	119.65	Support	Supports that fire stations are assessed as restricted discretionary activities under this rule. Considers that the matters of discretion are reasonable for the Neighbourhood centre zone.	Retain as proposed.
NCZ-R12	Kāinga Ora – Homes and Communities	81.669	Support	Kāinga Ora supports this rule.	Retain as notified.
NCZ-R13	Kāinga Ora – Homes and Communities	81.670	Support	Kāinga Ora supports this rule.	Retain as notified.
NCZ-R14	Kāinga Ora – Homes and Communities	81.671	Support	Kāinga Ora supports this rule.	Retain as notified.
NCZ-R15	Kāinga Ora – Homes and Communities	81.672	Support	Kāinga Ora supports this rule.	Retain as notified.
NCZ-R16	Kāinga Ora – Homes and Communities	81.673	Support	Kāinga Ora supports this rule.	Retain as notified.
NCZ-R17	Kāinga Ora – Homes and Communities	81.674	Support	Kāinga Ora supports this rule.	Retain as notified.
NCZ-R18	Kāinga Ora – Homes and Communities	81.675	Support	Kāinga Ora supports this rule.	Retain as notified.
NCZ-R18	Bunnings Limited	9.5	Support	Non-complying activity.	Retain rule as a non-complying.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NCZ-R19	Kāinga Ora – Homes and Communities	81.676	Support	Kāinga Ora supports this rule.	Retain as notified.
NCZ-R20	Kāinga Ora – Homes and Communities	81.677	Support	Kāinga Ora supports this rule.	Retain as notified.
NCZ-R21	Kāinga Ora – Homes and Communities	81.678	Support	Kāinga Ora supports this rule.	Retain as notified.
NCZ-S1	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.75	Support in part	The permitted height is supported. Infringing the height can create reverse sensitivity effects on telecommunications through changing the efficacy of any nearby antennas. It can also create potential health and safety effects on the occupants of the building proposed to extend through the permitted height through radiofrequency exposure. As such, a matter of discretion should be effects on regionally significant network utility operators.	Amend the standard as follows: Matters of discretion are restricted to: 1. The location, design and appearance of the building or structure; 2. Any adverse effects on the streetscape; 3. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites; 4. Compatibility with the anticipated scale, proportion and context of buildings, structures and activities in the surrounding area; and 5. Whether an increase in building height results from a response to natural hazard mitigation. 6. Any reverse sensitivity effects on regionally significant infrastructure
NCZ-S1	Fire and Emergency New Zealand	119.66	Amend	Fire stations will have hose drying towers up to 15m. Seeks that the Plan accommodate this height requirement by including an exemption for fire station buildings and associated structures, which provides for the health and safety of the community through enabling the efficient functioning of FENZ.	Amend standard as follows: NCZ-S1 Height 1. All buildings and structures must not exceed a maximum height above ground level of 11m, except that: An additional 1m can be added to the maximum height of any building with a roof slope of 15° or greater; and • Any fence or standalone wall along a side or rear boundary which adjoins a site zoned General Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone must not exceed 2m in height.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					This standard does not apply to: • Solar water heating components provided these do not exceed the height by more than 1m. • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m. • Antennas, aerials, and flues provided these do not exceed the height by more than 1m. • Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m. • Lift overruns provided these do not exceed the height by more than 1m. • Emergency service facilities and hose drying towers up to 15m associated with emergency service facilities.
NCZ-S1	Kāinga Ora – Homes and Communities	81.679	Support in part	Kāinga Ora generally supports this standard, but seeks amendments to the matters of discretion, which speak more specifically to consideration of a proposal in the context of the planned urban built form.	Amend: 1. All buildings and structures must not exceed a maximum height above ground level of 11m, except that: a. An additional 1m can be added to the maximum height of any building with a roof slope of 15° or greater; and b. Any fence or standalone wall along a side or rear boundary which adjoins a site zoned General Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone must not exceed 2m in height. This standard does not apply to: • Solar water heating components provided these do not exceed the height by more than 1m. • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m. • Antennas, aerials, and flues provided these do not exceed the height by more than 1m. • Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m. • Lift overruns provided these do not exceed the height by more than 1m. **Matters of discretion are restricted to:** 1. The location, design and appearance of the building or structure;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					2. Any adverse effects on the streetscape taking into account the context, topography of the site and its surrounds and planned urban built form*;* 3. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites; 4. Compatibility with the anticipated scale, proportion and context of buildings, structures and activities in the surrounding area; and 5. Whether an increase in building height results from a response to natural hazard mitigation.
NCZ-S2	Kāinga Ora – Homes and Communities	81.680	Support	Kāinga Ora supports this standard.	Retain as notified.
NCZ-S3	Kāinga Ora – Homes and Communities	81.681	Support in part	Kāinga Ora generally supports this standard, but seeks a reduced setback of 1.5m, noting that the height in relation to boundary control will also manage boundary interface effects. Kāinga Ora also seeks deletion of point 1 within the matters of discretion as the other matters of discretion adequately address this.	Amend: 1.Buildings and structures must not be located within a 1.5m ~~3m~~ setback from a side or rear boundary where that boundary adjoins a General Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone. This standard does not apply to: • One accessory building or structure less than 2m in height and less than 7m long per site. • Fences and standalone walls. **Matters of discretion are restricted to:** ~~1. The visual amenity of adjoining Residential and Open Space and Recreation sites;~~ 2. The location, design and appearance of the building or structure; 3. Whether any architectural features or steps are proposed in the building façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation sites; and 4. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
NCZ-S4	Kāinga Ora – Homes and Communities	81.682	Support	Kāinga Ora supports this standard.	Retain as notified.
NCZ-S4	Foodstuffs North Island Limited	122.8	Oppose	Acknowledges the intent of the active street frontages controls. Considers that they do not appropriately recognise existing development. Considers that these controls should only apply to new buildings and new development only.	Amend standard as follows: 1. All new buildings must be built up to and oriented towards the front boundary of the site. 2. At least 55% of the ground floor frontage of a new building fronting a street, pedestrian mall or other public space must be display windows or transparent glazing. 3. The principal public entrance to the new building must be ~~located on~~ orientated to the front boundary.
NCZ-S5	Kāinga Ora – Homes and Communities	81.683	Support	Kāinga Ora supports this standard.	Retain as notified.
NCZ-S6	Kāinga Ora – Homes and Communities	81.684	Support in part	Kāinga Ora generally supports this standard but seeks amendments to align the open space requirements with the Council's Plimmerton Farms Plan Change standards and achieve consistency between Kāinga Ora comments in relation to the open space provisions elsewhere in the PDP. Consistent with its overall submission, Kāinga Ora does not support the definition of "multi-unit housing" and seeks consequential changes to the PDP	Amend: 1. Each residential unit located on the ground floor must be provided with an outdoor living space that: a. Has a minimum area of 20m^2; b. Has a minimum dimension of 3m; c. Is directly accessible from a habitable room or kitchen in the residential unit to which it relates; and d. Is free of buildings, parking spaces and manoeuvring areas. 2. Each residential unit located entirely above ground floor must be provided with an outdoor living space in the form of a balcony, deck or roof terrace that: a. Has a minimum area of 6m^2 ~~10m^2~~; b. Has a minimum dimension of 1.8m ~~2m~~; and c. Is directly accessible from a habitable room or kitchen in the residential unit to which it relates.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					3. ~~For multi-unit housing, t~~The outdoor living space can be provided as private space and shared space provided that: a. Each residential unit is provided with a private outdoor living space that has a minimum area of 6m² ~~10m²~~ with a minimum dimension of 1.8m ~~2m~~, that is directly accessible from a habitable room or kitchen in the residential unit to which it relates; b. The shared outdoor living space has a minimum area of 20m² with a minimum dimension of 3m; and c. Any ground floor outdoor living space is free of buildings, parking spaces and manoeuvring areas. **Matters of discretion are restricted to:** 1. Whether adequate useable space is provided to accommodate outdoor activities; 2. Whether there are topographical or other site constraints that make compliance with the standard impractical; and 3. The proximity of the residential unit to accessible public open space.
NCZ-S7	Kāinga Ora – Homes and Communities	81.685	Support	Kāinga Ora supports this standard.	Retain as notified.
NCZ-S7	Bunnings Limited	9.6	Support in part	Supports the approach in principle to provide screening or landscaping around service, outdoor storage and parking areas to ensure that an appropriate level of inter-site amenity with adjacent sites is achieved. Considers that greater specificity can be introduced in terms of the requirement to be achieved and clearly demonstrate compliance or not.	Amend the standard as follows: 1. Any on-site service areas, including rubbish collection areas, and areas for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be ~~fully~~ adequately screened by a 1.8m fence or 2m landscaping buffer where they are visible from any: a. Public road; b. Other public space; and c. Directly adjoining site zoned General Residential, Medium Density Residential, Open Space or Sport and Active Recreation. 2. Any on-site parking areas must be ~~fully~~ adequately screened by a 1.8m fence or 2m landscaping buffer from any directly adjoining site

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					zoned General Residential, Medium Density Residential, Open Space or Sport and Active Recreation.
NCZ-S7	Foodstuffs North Island Limited	122.11	Support in part	Supports the approach in principle to provide screening or landscaping around service, outdoor storage and parking areas to ensure that an appropriate level of inter-site amenity with adjacent sites is achieved. Considers that the current drafting of the rule does not provide sufficient direction to clearly measure compliance or otherwise with this rule and therefore has the potential to lead to unintended consequences.	Amend the standard as follows: 1. Any on-site service areas, including rubbish collection areas, and areas for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be ~~fully~~ adequately screened by a 1.8m fence or 2m landscaping buffer where they are visible from any: a. Public road; b. Other public space; and c. Directly adjoining site zoned General Residential, Medium Density Residential, Open Space or Sport and Active Recreation. 2. Any on-site parking areas must be ~~fully~~ adequately screened by a 1.8m fence or 2m landscaping buffer from any directly adjoining site zoned General Residential, Medium Density Residential, Open Space or Sport and Active Recreation.

LCZ- Local Centre Zone

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Multiple provisions Notification preclusion	Kāinga Ora – Homes and Communities	81.686	Support in part	Kāinga Ora generally supports the Local Centre Zone and spatial extent as proposed. Consistent with its overall submission on the PDP, Kāinga Ora opposes the inclusion of Design Guides as statutory elements within the PDP, and policies and matters of discretion that require proposals to be "consistent with" these guides. Kāinga Ora would support an approach whereby the Council's Urban Design Guides are non-statutory tools that sit outside the District Plan. These can be referred to as method/tool that provides best practice guidance regarding an acceptable means of satisfying matters of discretion/assessment. Consistent with its wider submission, Kāinga Ora seeks further enabling height limits, both within the LCZ generally, and further height increases in locations where the LCZ is within a walkable catchment of the City Centre and/or a Rapid Transit Stop, as directed by the NPS-UD. Amendments are sought throughout this chapter to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment. Amendments are also sought to simplify the provisions.	Kāinga Ora seeks consequential changes consistent with its overall submission on the Plan. Key areas of concern are (but not limited to): 1. Deletion of reference to Design Guides and requirement that development be "consistent" with these to achieve compliance; 2. Review and re-drafting of notification exclusion clauses; 3. Removal of provisions specific to "multi-unit housing" and integration within policies, rules and standards more generally; 4. Review of height limits, both generally and in accordance with walkable catchments within proximity of the City Centre and Rapid Transit Stops. In places, this will require the introduction of a height variation control; 5. Change language to align with NPS-UD - "planned built urban form" in anticipation of changing character and associated amenity values; 6. Amend provisions with direct 'avoid' statements. This needs to be qualified in light of the King Salmon meaning of 'avoid; and 7. Consequential changes to the numbering of provisions following changes sought throughout chapter.
General	Kāinga Ora – Homes and Communities	81.687	Support in part	Kāinga Ora generally supports the overview of the zone as proposed. Amendments are sought to provide greater clarification around the scale of buildings and activities anticipated in this zone. This also aligns with changes sought by Kāinga Ora with regard to the height limits in the LCZ. Amendments are also sought to clarify the context within which potential effects on adjoining residential land are to be 'managed', and to align with the overview of Kāinga Ora's overall submission.	Amend: Local Centres are medium-scale commercial centres that are located conveniently to service the needs of the surrounding residential catchment. They provide for a range of retail, commercial and community activities, and offer services, employment and living opportunities. These can include supermarkets and medical centres. The actual size of the centres depends largely on the catchment they serve. Local Centres are at a scale that is appropriate to the surrounding residential area, while not undermining the primacy function, vitality, amenity, or viability of the City Centre. In general Local Centres are of medium scale ~~density~~. Most of Porirua's Local Centre Zones have buildings located near the street edge with verandas and retail display windows along the frontage. ~~While the scale of the built form varies between each centre, buildings are typically two to three storeys high~~. The zone generally allows for buildings up to four commercial storeys. ~~Parking is usually available on the street and some Local Centres have designated parking areas.~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					The Local Centre Zone provides for residential activities above ground floor promoting alternative housing options close to services and amenities. ~~Being mostly located within residential catchments, non-residential activities and developments have the potential to generate adverse environmental effects on adjoining Residential and Open Space and Recreation Zones.~~ Most large format retail, larger commercial and light industrial activities are not anticipated within this zone as they are more appropriately located in the Large Format Retail Zone, the Mixed Use Zone or the City Centre Zone. The interface of the local centres with the adjoining residential area is managed to ensure the planned outcomes for the adjacent residential zone are not significantly compromised.
Objectives	Ara Poutama Aotearoa the Department of Corrections	135.14	Support	The objectives proposed in the Local Centre zone anticipate 'community activities' (and other activities). In particular: *"LCZ-O1 Purpose of the Local Centre Zone … 2. Accommodate a range of medium-scale commercial and community activities as well as residential activities."* The provisions therefore are supported as notified given the alignment with community corrections activities. The objectives and policies in the Local Centre zone are supported as notified as they provide for community corrections activities within the zones.	Retain.
LCZ-O1	Royal Forest and Bird Protection Society	225.234	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where other zones [not rural or residential zones] have SNA overlays, recognise this in the zone purpose character and value objectives.
LCZ-O1	Kāinga Ora – Homes and Communities	81.688	Support	Kāinga Ora supports this objective.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
LCZ-O2	Royal Forest and Bird Protection Society	225.8	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where other zones [not rural or residential zones] have SNA overlays, recognise this in the zone purpose character and value objectives.
LCZ-O2	Kāinga Ora – Homes and Communities	81.689	Support in part	Kāinga Ora generally supports this objective, but seeks a change to the objective's title to reflect language within the NPS-UD. Amendment is also sought to include further direction with regard to the outcome that is sought with the planned urban built form in the LCZ.	Amend: LCZ-O2 Planned urban built environment of the Local Centre Zone Local Centres are safe and attractive urban environments, containing well-designed buildings that: 1. Are generally of a medium-density scale; 2. Provide good quality commercial and residential environments; 3. Are designed to minimise the opportunities for crime; and 4. Contribute positively to the surrounding. streetscape and residential environment.
LCZ-O3	Waka Kotahi NZ Transport Agency	82.278	Support in part	Supports the intent of the objective but considers that as part of management the scale of use and development consideration should be provided for the effects on the transport network.	Amend provision: "3. Does not compromise the safety or efficiency of the transport network"
LCZ-O3	Kāinga Ora – Homes and Communities	81.690	Support in part	Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment. Amendments are also sought to simplify the statements within the objective.	Amend: Use and development within the Local Centre Zone:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					1. Are of an appropriate scale and proportion for the purpose and planned urban built form of thezone ~~and the surrounding residential environment~~; and 2. ~~Have minimal~~ Minimises adverse effects on ~~the amenity values of~~ adjacent sites in Residential Zones and Open Space and Recreation Zones.
Policies	Ara Poutama Aotearoa the Department of Corrections	135.15	Support	The objectives and policies in the Local Centre Zone are supported as notified as they provide for community corrections activities within the zones.	Retain.
LCZ-P1	Waka Kotahi NZ Transport Agency	82.279	Support in part	Supports the intent of the policy but considers that appropriate activities should demonstrate that the activity will not adversely affect the safety and efficiency of the transport network.	Amend provision: "3. Does not compromise the safety or efficiency of the transport network"
LCZ-P1	Paremata Residents Association	190.10	Support in part	Notes that the BP site is proposed to be zoned as LCZ. This site should be treated as a special case if it is sold or has a change of use. This would recognize the fact that BP only received approval to use the site for commercial purposes after making a number of concessions relating to operating hours, lighting, size of buildings and putting aside surplus land as green areas. Not appropriate to allow other commercial development on that site without taking the reasons for those concessions into account.	Amend to enable the BP site on Mana Esplanade to be treated as a special case in the event that BP ever proposes to sell the site or change its use.
LCZ-P1	Paremata Residents Association	190.11	Support in part	The undeveloped triangular area of land between the McDonalds Restaurant carpark and Goat Point provides valuable view-shaft out to the north and west. This has treated passing motorists and pedestrian/cyclists to magnificent views taking in Mana Island and Whitirea Park, different water-based activities, outstanding sunsets, etc. Trees now starting to block these views. The existing highway reverting next year to essentially a local road and tourist route. It is important that this area of land is protected from development, allowing vehicles (including vehicles parked on the roadside) to enjoy the views from around Goat Point.	Amend to give priority to discussing possible options with Z Energy to ensure the views from the north end of their site between McDonalds restaurant and Goat Point are retained into the future.
LCZ-P1	Kāinga Ora – Homes and Communities	81.691	Support in part	Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment. Amendments are also sought to simplify the policy.	Amend: Enable activities that are compatible with the planned purpose~~, character and amenity values~~ and urban built form of the Local Centre Zone ~~and:~~ ~~1. Service the needs of the surrounding residential catchment; and~~ ~~2. Minimise any adverse effects on the use and amenity of adjoining sites in Residential Zones and Open Space and Recreation Zones.~~
LCZ-P2	Paremata Business Park Ltd	69.13	Support in part	Providing no housing at ground floor level is not realistic in areas to be developed as a Local Centre Zone.	Amend: Provide for residential activity where:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				A mix of commercial and residential could have positive outcomes so long as the amenity of ground floor units is managed. Residential activities should be encouraged to improve the mixed-use nature of the area.	1. It is located ~~entirely~~ predominantly above ground floor, where located along a primary frontage identified on the planning maps; 2. It mostly does not interrupt or preclude an ongoing active building frontage that provides a positive interface with the public space; 3. Any residential unit is designed to: 1. Ensure that indoor noise and ventilation levels are appropriate for occupants; and 2. Provide amenity for residents in respect to outlook, privacy and daylight; 4. It is consistent with the Local Centre Zone Design Guide contained in APP7-Local Centre Zone Design Guide; and 5. Reverse sensitivity effects on commercial activities are minimised. Or adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.
LCZ-P2	Kāinga Ora – Homes and Communities	81.692	Support in part	Kāinga Ora supports the enabling policy direction that explicitly provides for residential activities in the Local Centre Zone. Consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework. Kāinga Ora also opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules. Rewording of point 3 and deletion of point 5 is also sought, to simplify the policy.	Amend: Provide for residential activity where: 1. It is located ~~entirely~~ above ground floor, ~~where~~ when located along a primary frontage identified on the planning maps; 2. It does not ~~interrupt or preclude~~ compromise an ongoing active ~~building~~ frontage that provides a positive interface with the public space; and 3. Any residential unit is designed to incorporate adequate provision of onsite amenity for the occupants and minimise reverse sensitivity effects on commercial activities.~~:~~ ~~a. Ensure that indoor noise and ventilation levels are appropriate for occupants; and~~ ~~b. Provide amenity for residents in respect to outlook, privacy and daylight.;~~ ~~4. It is consistent with the Local Centre Zone Design Guide contained in APP7-Local Centre Zone Design Guide; and~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~5. Reverse sensitivity effects on commercial activities are minimised.~~
LCZ-P3	Waka Kotahi NZ Transport Agency	82.280	Support in part	Supports the intent of the policy but considers that potentially inappropriate activities should demonstrate that the activity will not adversely affect the safety and efficiency of the transport network.	Amend provision: "7. The activity does not compromise the safety or efficiency of the transport network"
LCZ-P3	Kāinga Ora – Homes and Communities	81.693	Support in part	Kāinga Ora supports the general intent of this policy, but consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework. Kāinga Ora also opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules.	Amend: ~~Only allow~~ Provide for other activities including larger-scale activities where: 1. Any significant adverse effects, including reverse sensitivity effects, can be avoided, remedied or mitigated; 2. The intensity and scale of the activity is consistent with the planned urban built form ~~anticipated character and amenity values~~ of the Local Centre Zone and the surrounding area; 3. The design and location of any onsite parking areas, vehicle access and servicing arrangements maintain streetscape amenity and do not compromise pedestrian safety; 4. For any retirement village: a. On-site amenity for residents is provided, which reflects the nature of and diverse needs of residents of the village; and b. Any potential reverse sensitivity effects on the continued operation of non-residential activities are minimised; 5. Activation is achieved along identified street frontages; ~~Any change to an active street frontage identified on the planning maps is consistent with the relevant frontage provisions of the Local Centre Zone Design Guide contained in APP7 Local Centre Zone Design Guide~~; and 6. They are of a size and scale that: a. Does not compromise activities that are enabled within the zone; and b. Does not undermine the role and function of the City Centre Zone.
LCZ-P4	Paremata Business Park Ltd	69.14	Support in part	Using the term avoid is too restrictive and it will be more appropriate to use the word minimise adverse effects.	Amend:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~Avoid~~ Minimise adverse effects from activities that are incompatible with the anticipated purpose, character and amenity values of the Local Centre Zone and the surrounding environment. Or adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.
LCZ-P4	Waka Kotahi NZ Transport Agency	82.281	Support in part	Supports the intent of the policy but considers that activities that compromise the transport network should be avoided.	Amend provision: Avoid activities that are incompatible with the anticipated purpose, character and amenity values of the Local Centre Zone and the surrounding environment; or compromise the safety or efficiency of the transport network.
LCZ-P4	Kāinga Ora – Homes and Communities	81.694	Support in part	Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment.	Amend: Avoid activities that are incompatible with the planned urban built form, role, and function ~~anticipated purpose, character and amenity values~~ of the Local Centre Zone and the surrounding environment where effects cannot be mitigated or managed.
LCZ-P5	Paremata Business Park Ltd	69.15	Support in part	There is value in aligning these objective and policies better with the NPSUD, while keeping them relevant to other zones.	Amend: Provide for built development that: 1. Is of a scale that is compatible with the anticipated role and function of the Local Centre Zone and the surrounding area; 2. Reflects the anticipated medium to higher-density scale and built character of the Local Centre Zone; 3. Is well designed and contributes to an attractive urban environment; 4. Provides active street frontages in locations identified on the planning maps; and 5. Is consistent with the Local Centre Zone Design Guide contained in APP7-Local Centre Zone Design Guide. Or adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.
LCZ-P5	Kāinga Ora – Homes and Communities	81.695	Support in part	Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment. Amendments are also sought to simplify the policy.	Amend: Provide for built development that:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework. Kāinga Ora also opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules.	1. Is ~~of a scale that is~~ compatible with the ~~anticipated~~ planned urban built form, role and function of the Local Centre Zone ~~and the surrounding area~~; ~~2. Reflects the anticipated medium-density scale and built character of the Local Centre Zone;~~ 3. Is well designed and contributes to an attractive urban environment; and 4. Provides active street frontages in locations identified on the planning maps.~~; and~~ ~~5. Is consistent with the Local Centre Zone Design Guide contained in APP7-Local Centre Zone Design Guide.~~
LCZ-P6	Kāinga Ora – Homes and Communities	81.696	Support in part	Kāinga Ora generally supports the intent of this policy, however, Consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework. Kāinga Ora also opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules.	Amend: Provide for development that: 1. Creates an attractive ~~a positive~~ interface with the public space through high quality building designs; 2. Ensures any parking, storage and servicing areas are visually unobtrusive and preferably located within or to the back of the building; 3. Where located along an active street frontage identified on the planning maps, creates a positive interface with the public space and ~~contributes to~~ the streetscape ~~well-defined open spaces through~~ by ensuring: a. Buildings ~~that~~ are oriented towards the front boundary of the site; b. A veranda or other form of shelter for pedestrians is provided; c. Transparent glazing is incorporatedon the ground floor that allows visibility into and out of commercial frontages and reflects whether it is a primary or secondary frontage; and d. An obvious public entrance is provided~~; and~~ ~~4. Is consistent with the Local Centre Zone Design Guide contained in APP7-Local Centre Zone Design Guide.~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
LCZ-P7	Kāinga Ora – Homes and Communities	81.697	Support	Kāinga Ora supports this policy.	Retain as notified.
LCZ-P7	Paremata Business Park Ltd	69.16	Support in part	The policy as it stands does not encourage a positive relationship between the open space zone and the mixed-use zones but only focus on the management of adverse effects. Sites adjacent to open space zones should be encouraged to take advantage of the aspect and outlook to the open space and recreation zones, not screen them off. Passive surveillance opportunities should also be encouraged.	Amend: Minimise the adverse effects from use and development within the Local Centre Zone on directly adjoining sites that are zoned General Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone by ensuring that: 1. Buildings and activities are located and designed to achieve a transition at the zone interface; 2. Buildings are located and designed to minimise shading and privacy effects on adjoining sites zoned Residential or Open Space and Recreation; 3. Buildings are of a bulk, height and form that minimises dominance and enclosure effects on adjoining sites zoned Residential or Open Space and Recreation; and 4. Screening and landscaping minimise adverse visual effects on adjoining sites zoned Residential or Open Space and Recreation. Development of sites adjacent to open space zones should be encouraged to take advantage of the aspect and outlook to the open space and recreation zones and development should be orientated to increase passive surveillance. Or adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.
Rules	Ara Poutama Aotearoa the Department of Corrections	135.6	Oppose	Opposes in part the proposed Local Centre Zone Permitted Activity rules insofar as they do not provide a specific activity status for community corrections activities within the appropriate zones. Community corrections activities are a compatible and appropriate activity in commercial centres and industrial areas. They are essential social infrastructure that play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. To offer certainty to the community and the Department around the establishment, operation and upgrade of community corrections facilities, the Department seeks that they be permitted activities within the appropriate zones, subject to achieving compliance with the relevant performance standards. In other zones [zones other than City Centre, Mixed Use, Local Centre and General Industrial zones], community corrections activities are appropriately provided for as discretionary activities. Under the zoning maps as part of the Proposed District Plan the	Amend the rules to include community corrections activities as a Permitted Activity.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Department's one community corrections facility is located in the General Industrial Zone. [Refer also to submission points on City Centre, Mixed Use and General Industrial Zones]	
LCZ-R1 Notification preclusion	Kāinga Ora – Homes and Communities	81.698	Support in part	Kāinga Ora supports this rule in part – with amendments as follows: 1. Rule LCZ-R1(1)(2)(a) – seek amendment to introduce a non-notification statement for limited notification where development exceeds the 450m² GFA threshold. Kāinga Ora considers that this rule this is in place to require a design-based assessment, and does not consider that the consent process would benefit from identification of identified parties. 2. Rule LCZ-R1(1)(3)(a) – seek amendment to introduce a non-notification statement for limited notification where non-compliance with LCZ-S4 (Active Street Frontages), and LCZ-S5 (Location of Residential units). Kāinga Ora considers that these standards manage streetscape/public interface issues and the provision of onsite amenity and does not consider that the consent process would benefit from identification of identified parties. 3. Seek inclusion of a note statement, which recognises that the Council's design guidance for Local Centres is a tool that can be used to assist in assessing proposals against. Consistent with the overarching submission, Kāinga Ora does not support Design Guides being included in the District Plan as statutory documents.	Amend: **1. Activity status: Permitted** Where: a. The gross floor area of the new building does not exceed 450m^2; b. Any addition to an existing building does not result in the total gross floor area of the building exceeding 450m^2; and c. Compliance is achieved with i. LCZ-S1; ii. LCZ-S2; iii. LCZ-S3; iv. LCZ-S4; v. LCZ-S5; vi. LCZ-S6; and vii. LCZ-S7. **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with LCZ-R1-1.a or LCZ-R1-1.b. **Matters of discretion are restricted to:** 1. The matters in LCZ-P5 and LCZ-P6. Notification:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					An application under this rule is precluded from being publicly and limited notified in accordance with sections 95A and 95B of the RMA. **3. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4 LCZ-S5, LCZ-S6 or LCZ-S7. **Matters of discretion are restricted to:** 1. The matters of discretion of any infringed standard. **Notification:** • An application under this rule where compliance is not achieved with LCZ-S2, LCZ-S3, ~~LCZ-S4, LCZ-S5~~ or LCZ-S7 is precluded from being publicly notified in accordance with section 95A of the RMA. • An application under this rule where compliance is not achieved with LCZ-S4, LCZ-S5,LCZ-S6 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA. Note: Acceptable means of achieving best practice urban design guidance is contained within Porirua City Council's Local Centre Design Guidelines.
LCZ-R1	Woolworths New Zealand Limited	120.9	Oppose	Considers that the requirement for any new building, addition or alteration to be less than 450m^2 is an unnecessary control. All effects relating to building design and location are adequately addressed through standards LCZ-S1 to LCZ-S7. These standards must be complied with for any new development and set the minimum bulk, location and design requirements for the Local Centre Zone. There is no need for a control on the gross floor area for new development.	Amend the standard to remove the requirement that any new building, addition or alteration be less than 450m^2.
LCZ-R1	Foodstuffs North Island Limited	122.12	Oppose	Considers a consistent approach and clear terminology should be adopted for the construction of new buildings and structures in the Commercial and Mixed Use Zones. The matters of discretion for supermarkets in LCZ-P3 also concern site layout and design considerations. Considers it would be appropriate to assess these matters for the construction of new buildings or structures in the LCZ itself, as opposed to the land use activity.	Amend the rule as follows: "LCZ-R1 New ~~B~~buildings and structures, including additions and alterations ~~1. Activity status: Permitted~~ ~~Where:~~ ~~a. The gross floor area of the new building does not exceed 450m2;~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~b. Any addition to an existing building does not result in the total gross floor area of the building exceeding 450m2; and~~ ~~c. Compliance is achieved with~~ ~~i. LCZ-S1;~~ ~~ii. LCZ-S2;~~ ~~iii. LCZ-S3;~~ ~~iv. LCZ-S4;~~ ~~v. LCZ-S5;~~ ~~vi. LCZ-S6; and~~ ~~vii. LCZ-S7.~~ ~~2~~ 1. Activity status: Restricted discretionary Where: a. Compliance is not achieved with LCZ-R1-1.a or LCZ-R1-1.b. Matters of discretion are restricted to: 1. The matters in LCZ-P5 and LCZ-P6. Notification: An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA. ~~3~~ 2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4 LCZ-S5, LCZ-S6 or LCZ-S7. Matters of discretion are restricted to: 1. The matters of discretion of any infringed standard. Notification:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• An application under this rule where compliance is not achieved with LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5 or LCZ-S7 is precluded from being publicly notified in accordance with section 95A of the RMA. • An application under this rule where compliance is not achieved with LCZ-S6 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.
LCZ-R1	Paremata Business Park Ltd	69.17	Support in part	• The minimum GFA requirement will not result in the outcomes sought and does not take into consideration that buildings can be constructed up to three levels. • Notes that any three level building with each level a 150m^2 is not permitted and considers that this is too restrictive. • It is understood that the Council want to restrict big bulk retail in this zone, but a better method to the gross floor area should be looked at for example refer to ground floor area. • Other methods could include management through bulk and character.	Amend: 1. Activity status: **Permitted** Where: a. The gr~~oss~~ound floor area of the new building does not exceed 450m^2; b. Any addition to an existing building does not result in the total gross floor area of the building exceeding 450m^2; and c. Compliance is achieved with i. LCZ-S1; ii. LCZ-S2; iii. LCZ-S3; iv. LCZ-S4; v. LCZ-S5; vi. LCZ-S6; and vii. LCZ-S7.
LCZ-R2	Kāinga Ora – Homes and Communities	81.699	Support	Kāinga Ora supports this rule.	Retain as notified.
LCZ-R3	Kāinga Ora – Homes and Communities	81.700	Support	Kāinga Ora supports this rule.	Retain as notified.
LCZ-R4	Kāinga Ora – Homes and Communities	81.701	Support	Kāinga Ora supports this rule.	Retain as notified.
LCZ-R5	Kāinga Ora – Homes and Communities	81.702	Support in part	Kāinga Ora seeks additional floor area for office related activities. The requested increase to 450m² is considered to strike the balance between providing adequate floor space per office tenancy and encouraging vibrant centres, while managing effects on the City Centre.	Amend: **1. Activity status: Permitted** Where:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					a. The gross floor area per tenancy does not exceed 450m^2 ~~200m^2~~; and b. Compliance is achieved with LCZ-S7. **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with LCZ- R5-1.a. **Matters of discretion are restricted to:** 1. The matters in LCZ-P3. **3. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with LCZ-S7. **Matters of discretion are restricted to:** 1. The matters of discretion of any infringed standard. **Notification:** An application under this rule where compliance is not achieved with LCZ-S7 is precluded from being publicly notified in accordance with section 95A of the RMA.
LCZ-R6	Kāinga Ora – Homes and Communities	81.703	Support	Kāinga Ora supports this rule.	Retain as notified.
LCZ-R7	Kāinga Ora – Homes and Communities	81.704	Support	Kāinga Ora supports this rule.	Retain as notified.
LCZ-R8	Kāinga Ora – Homes and Communities	81.705	Support	Kāinga Ora supports this rule.	Retain as notified.
LCZ-R8	Ministry of Education	134.38	Support	The proposed flow of activity status is as expected and reasonable, starting with a permitted activity and moving to a restricted discretionary activity should the standards not be met.	Retain as proposed.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
LCZ-R9	Kāinga Ora – Homes and Communities	81.706	Support	Kāinga Ora supports this rule.	Retain as notified.
LCZ-R10	Kāinga Ora – Homes and Communities	81.707	Support	Kāinga Ora supports this rule.	Retain as notified.
LCZ-R11	Kāinga Ora – Homes and Communities	81.708	Oppose	Kāinga Ora opposes this rule, with the exception that it supports residential activity being a permitted activity. Kāinga Ora also seeks explicit permitted activity status for supported residential care activity in the LCZ. A change to the rule title is requested to reflect this. Kāinga Ora opposes a limit being placed on the number of residential units that may be constructed in the Local Centre Zone as a Permitted Activity. Porirua is identified as a Tier 1 council in the NPS-UD and accordingly PDP provisions should be enabling of a variety of housing typologies without introducing unnecessary regulatory constraint. The PDP appropriately manages effects associated with residential development in commercial zones, such as minimising reverse sensitivity through minimum noise insulation/mechanical ventilation standards, provision of onsite amenity, and maintenance of active street frontages etc. Resource consent is required where compliance is not achieved with these standards (LCZ-R1), which is sufficient and appropriate. This is also consistent with other Councils in the regional context. Kāinga Ora does not consider it necessary to specify that compliance must be achieved with LCZ-S5 and LCZ-S6 for a residential development, as these are already controlled through LCZ-R1.	Amend: LCZ-R11 Residential activity, residential unit, and supported residential care activity **1. Activity status: Permitted** ~~Where:~~ ~~a. No more than two residential units occupy the site; and~~ ~~b. Compliance is achieved with~~ ~~i. LCZ-S5; and~~ ~~ii. LCZ-S6.~~ ~~2. Activity status: Restricted discretionary~~ ~~Where:~~ ~~a. Compliance is not achieved with LCZ-R11-1.a.~~ ~~**Matters of discretion are restricted to:**~~ ~~1. The matters in LCZ-P2 and LCZ-P6.~~ ~~Notification:~~ ~~An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.~~ ~~3. Activity status: Restricted discretionary~~ ~~Where:~~ ~~a. Compliance is not achieved with LCZ-S5 and LCZ-S6.~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~**Matters of discretion are restricted to**~~ ~~1. The matters of discretion of any infringed standard.~~ ~~Notification:~~ • ~~An application under this rule where compliance is not achieved with LCZ-S5 is precluded from being publicly notified in accordance with section 95A of the RMA.~~ • ~~An application under this rule where compliance is not achieved with LCZ-S6 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.~~
LCZ-R12	Foodstuffs North Island Limited	122.13	Oppose	Opposes the restricted discretionary activity status for supermarkets in the Local Centre Zone (LCZ). Notes the zone description for the LCZ states the following, note underlined emphasis added: "*Local Centres are medium-scale commercial centres... These can include supermarkets and medical centres*." This zone description clearly suggests that supermarkets are provided for and anticipated within the LCZ. This is not appropriately reflected in the activity status for this activity.	Amend the activity status for the rule from restricted discretionary to permitted activity.
LCZ-R12	Woolworths New Zealand Limited	120.10	Oppose	Note that the Proposed District Plan only provides for supermarkets as a Permitted Activity in the Large Format Zone and Mixed Use Zone. Both of these zones cover only a small area of land in Porirua City. Supermarket activities are appropriately located within Local Centre Zones, servicing the needs of the surrounding residential catchments. The majority of existing supermarkets in Porirua being located within the Local Centre Zone. Any adverse effects from a supermarket are appropriately controlled through rules and standards applying to the buildings, carparking and associated activities that are provided by a supermarket. Notes that resource consent will be required under Rule LCZ-R1 for any new supermarket building, including additions and alterations, that exceed 450m^2, which is significantly less than the gross floor area of a typical supermarket. Should Council not consider that supermarkets to be a Permitted Activity in the Local Centre Zone, considers it appropriate for a non-notification clause for both limited and public notification to apply to Rule LCZ-R12 for supermarkets. There are multiple other activities within the Local Centre Zone that are provided with a non-notification clause despite having potentially greater adverse effects than would be anticipated from a supermarket. The lack of certainty on notification would affect decisions on the location of future stores in Porirua.	Amend the rule to be a Permitted Activity. Alternatively if Council pursues a Restricted Discretionary Activity status, include a non-notification clause for both public and limited notification be inserted for the rule.
LCZ-R12	Kāinga Ora – Homes and Communities	81.709	Support	Kāinga Ora supports this rule.	Retain as notified.
LCZ-R13	Kāinga Ora – Homes and Communities	81.710	Support	Kāinga Ora supports this rule.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
LCZ-R13	Fire and Emergency New Zealand	119.67	Support	Supports that fire stations are assessed as restricted discretionary activities under this rule. Considers that the matters of discretion are reasonable for the Local Centre Zone.	Retain as proposed.
LCZ-R14	Kāinga Ora – Homes and Communities	81.711	Support	Kāinga Ora supports this rule.	Retain as notified.
LCZ-R15	Kāinga Ora – Homes and Communities	81.712	Support	Kāinga Ora supports this rule.	Retain as notified
LCZ-R16	Kāinga Ora – Homes and Communities	81.713	Support	Kāinga Ora supports this rule.	Retain as notified.
LCZ-R17	Kāinga Ora – Homes and Communities	81.714	Support	Kāinga Ora supports this rule.	Retain as notified.
LCZ-R17	Z Energy Limited	92.5	Support	Service stations are captured within the definition of Drive-through activities which are discretionary under the proposed plan.	Retain Rule LCZ-R17 insofar as it provides for drive through activities including service stations as a discretionary activity.
LCZ-R18	Kāinga Ora – Homes and Communities	81.715	Support	Kāinga Ora supports this rule.	Retain as notified.
LCZ-R19	Kāinga Ora – Homes and Communities	81.716	Support	Kāinga Ora supports this rule.	Retain as notified
LCZ-R19	Bunnings Limited	9.7	Oppose	Opposes the non-complying activity status for trade suppliers in the Local Centre Zone (LCZ). Considers trade suppliers to be a form of retail activities notwithstanding that it is a separately nested term in the definitions section of the PDP. The zone description for the LCZ states the following, note underlined emphasis added: *"Local Centres are medium-scale commercial centres that are located conveniently to service the needs of the surrounding residential catchment. They provide for a range of retail, commercial and community activities, and offer services, employment and living opportunities. These can include supermarkets and medical centres."*	Delete rule. Insert new rules providing for trade suppliers as a discretionary activity in the LCZ.
LCZ-R20	Kāinga Ora – Homes and Communities	81.717	Support	Kāinga Ora supports this rule.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
LCZ-R21	Kāinga Ora – Homes and Communities	81.718	Support	Kāinga Ora supports this rule.	Retain as notified.
LCZ-S1	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.76	Support in part	The permitted height is supported. Infringing the height can create reverse sensitivity effects on telecommunications through changing the efficacy of any nearby antennas. It can also create potential health and safety effects on the occupants of the building proposed to extend through the permitted height through radiofrequency exposure. As such, a matter of discretion should be effects on regionally significant network utility operators.	Amend the standard as follows: Matters of discretion are restricted to: 1. The location, design and appearance of the building or structure; 2. Any adverse effects on the streetscape; 3. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites; 4. Compatibility with the anticipated scale, proportion and context of buildings, structures and activities in the surrounding area; 5. Whether an increase in building height results from a response to natural hazard mitigation; and 6. Consistency with the Local Centre Zone Design Guide. 7. Any reverse sensitivity effects on regionally significant infrastructure
LCZ-S1	Kāinga Ora – Homes and Communities	81.719	Support in part	Consistent with its wider submission, Kāinga Ora seeks further enabling height limit within the LCZ generally. In addition, Kāinga Ora also seeks further height increases in locations where the LCZ is within a walkable catchment of the City Centre and/or a Rapid Transit Stop, as directed by the NPS-UD. This will require the introduction of a height variation control in specific locations. Consequential changes are sought to the provisions to introduce this so that the provisions reflect the NPS-UD. Kāinga Ora seeks amendments to the matters of discretion, which speak more specifically to consideration of a proposal in the context of the planned urban built form. Consistent with its overall submission on the PDP, Kāinga Ora opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules.	Amend: 1. All buildings and structures must not exceed a maximum height above ground level of 16m ~~12m~~, except that: a. An additional 1m can be added to the maximum height of any building with a roof slope of 15° or greater; and b. Any fence or standalone wall along a side or rear boundary which adjoins a site zoned General Residential, Medium Density Residential, Open Space or Sport and Active Recreation must not exceed 2m in height. This standard does not apply to: • Solar water heating components provided these do not exceed the height by more than 1m; • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m; • Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m. • Lift overruns provided these do not exceed the height by more than 1m. **Matters of discretion are restricted to:** 1. The location, design and appearance of the building or structure; 2. Any adverse effects on the streetscape taking into account the context, topography of the site and its surrounds and planned urban built form; 3. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites; 4. Compatibility with the anticipated scale, proportion and context of buildings, structures and activities in the surrounding area; and 5. Whether an increase in building height results from a response to natural hazard mitigation.~~; and~~ ~~6. Consistency with the Local Centre Zone Design Guide.~~
LCZ-S1	Paremata Business Park Ltd	69.18	Support in part	This height restriction is not aligned with the NPS-UD. The height would therefore need to be either increased, a new zone be created or specific overlay provisions need to be created.	Any method that will enable the objectives and policies of the NPS-UD.
LCZ-S1	Kāinga Ora – Homes and Communities	81.948	Oppose	Kāinga Ora opposes the maximum height limit in the Local Centre Zone and Mixed Use Zone and seeks an increase to 16m. This is relevant city-wide, but of particular importance to the Local Centres within Cannons Creek and Waitangirua in eastern Porirua.	Increase height limit in the Local Centre Zone to 16m.
LCZ-S1	Fire and Emergency New Zealand	119.68	Amend	Fire stations will have hose drying towers up to 15m. Seeks that the Plan accommodate this height requirement by including an exemption for fire station buildings and associated structures, which provides for the health and safety of the community through enabling the efficient functioning of FENZ.	Amend standard as follows: … This standard does not apply to: • Solar water heating components provided these do not exceed the height by more than 1m; • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m; • Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m. • Lift overruns provided these do not exceed the height by more than 1m. • Emergency service facilities and hose drying towers up to 15m associated with emergency service facilities.
LCZ-S1	Foodstuffs North Island Limited	122.16	Oppose	Opposes the inclusion of Local Centre Zone Design Guide in the matters of discretion for the standards. These are intended to guidelines only and should not be matters of discretion or assessment criteria.	Amend matters of discretion for the standard as follows: Matters of discretion are restricted to: 1. The location, design and appearance of the building or structure; 2. Any adverse effects on the streetscape; 3. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites; 4. Compatibility with the anticipated scale, proportion and context of buildings, structures and activities in the surrounding area; 5. Whether an increase in building height results from a response to natural hazard mitigation; and ~~6. Consistency with the Local Centre Zone Design Guide.~~
LCZ-S2	Paremata Business Park Ltd	69.19	Support in part	This height restriction is not aligned with the NPS-UD. The height would therefore need to be either increased, a new zone be created or specific overlay provisions need to be created.	Any method that will enable the objectives and policies of the NPS-UD.
LCZ-S2	Kāinga Ora – Homes and Communities	81.720	Support	Kāinga Ora supports this standard.	Retain as notified.
LCZ-S3	Kāinga Ora – Homes and Communities	81.721	Support in part	Kāinga Ora generally supports this standard, but seeks a reduced setback of 1.5m, noting that the height in relation to boundary control will also manage boundary interface effects. Kāinga Ora also seeks deletion of point 1 within the matters of discretion as the other matters of discretion adequately address this.	Amend: 1. Buildings and structures must not be located within a 1.5m ~~3m~~ setback from a side or rear boundary where that boundary adjoins a General Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone. This standard does not apply to: • One accessory building or structure less than 2m in height and less than 7m long per site; or

<table>
<tr><th>Specific provision/matter</th><th>Submitter name</th><th>Submission point number</th><th>Position</th><th>Reasons</th><th>Decisions requested</th></tr>
<tr><td></td><td></td><td></td><td></td><td></td><td>• Fences or standalone walls.

Matters of discretion are restricted to:

<s>1. The visual amenity of adjoining Residential and Open Space and Recreation sites;</s>

2. The location, design and appearance of the building or structure;

3. Whether any architectural features or steps are proposed in the building façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation sites; and

4. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site.</td></tr>
<tr><td>LCZ-S3</td><td>Paremata Business Park Ltd</td><td>69.20</td><td>Support in part</td><td>The side yard requirements are overly restrictive and will not be conducive to creating compact local centres.

There should be no side yard requirements between this zone and the Medium Density Residential.

Side yards with other zones should be reduced to 1.5m.</td><td>Amend:

<table><tr><td>1. Buildings and structures must not be located within a 1.5<s>3</s>m setback from a side or rear boundary where that boundary adjoins a General Residential Zone, <s>Medium Density Residential Zone</s>, Open Space Zone or Sport and Active Recreation Zone.

This standard does not apply to:

• One accessory building or structure less than 2m in height and less than 7m long per site; or
• Fences or standalone walls.</td><td>Matters of discretion are restricted to:

1. The visual amenity of adjoining Residential and Open Space and Recreation sites;
2. The location, design and appearance of the building or structure;
3. Whether any architectural features or steps are proposed in the building façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation sites; and</td></tr></table></td></tr>
</table>

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					4. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site.
LCZ-S4	Kāinga Ora – Homes and Communities	81.722	Support in part	Kāinga Ora generally supports this standard but seeks a change to the language to align with that used in the planning maps. Alternatively, Kāinga Ora would accept the terms used to label the planning maps being altered to reflect consistency of terminology. Consistent with its overall submission on the PDP, Kāinga Ora opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules.	Amend: 1. ~~Along~~ For sites with primary frontages and building lines identified on the planning maps all buildings must be built up to and oriented towards the identified building line and provide a veranda that: a. Extends along the entire length of the building frontage; b. Provides continuous shelter with any adjoining veranda; and c. Has a minimum setback of 500mm from any kerb face. 2. For sites with primary ~~street-facing façade~~ frontage controls identified on the planning maps: a. At least 55% of the ground floor building frontage must be display windows or transparent glazing; and b. The principal public entrance to the building must be located on the front boundary. 3. For sites with secondary ~~street-facing façade~~ frontage controls identified on the planning maps: a. At least 35% of the ground floor building frontage for non-residential activities must be display windows or transparent glazing. **Matters of discretion are restricted to:** 1. The amenity and quality of the streetscape; and 2. The ability to reuse and adapt the building for a variety of activities.~~; and~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~3. Consistency with the Local Centre Zone Design Guide.~~
LCZ-S4	Z Energy Limited	92.6	Oppose	The rule fails to appreciate that there are certain activities with functional and/or operational requirements that mean that compliance with active street frontage rules, and therefore also consistency with the Local Centre Zone Design Guide (which promotes the type of development envisaged by the standards), is not practicable.	Amend Rule LCZ-S4 so that it does not apply to existing service station developments. This could be achieved by the following: LCZ – S4 Active street frontages This rule does not apply to existing service stations. 1. Along… And Amend the Matters of discretion to remove the requirement for a development to be consistent with the Local Centre Design Guide, as follows: 3. The extent to which the building is consistent ~~Consistency~~ with the Local Centre Zone Design Guide.
LCZ-S4	Foodstuffs North Island Limited	122.17	Oppose	Opposes the inclusion of Local Centre Zone Design Guide in the matters of discretion for the standards. These are intended to guidelines only and should not be matters of discretion or assessment criteria.	Amend matters of discretion for the standard as follows: Matters of discretion are restricted to: 1. The amenity and quality of the streetscape; 2. The ability to reuse and adapt the building for a variety of activities; and ~~3. Consistency with the Local Centre Zone Design Guide.~~
LCZ-S4	Foodstuffs North Island Limited	122.14	Oppose	Acknowledges the intent of the active street frontages controls. Considers that they do not appropriately recognise existing development. Considers that these controls should only apply to new buildings and new development only.	Amend the rule as follows: 1. Along building lines identified on the planning maps all new buildings must be built up to and oriented towards the identified building line and provide a veranda that: a. Extends along the entire length of the building frontage; b. Provides continuous shelter with any adjoining veranda; and c. Has a minimum setback of 500mm from any kerb face. 2. For sites with primary street-facing façade controls identified on the planning maps new buildings shall provide the following: a. At least 55% of the ground floor building frontage must be display windows or transparent glazing; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					b. The principal public entrance to the building must be ~~located on~~ orientated to the front boundary. 3. For sites with secondary street-facing façade controls identified on the planning maps: a. For new buildings ~~A~~at least 35% of the ground floor building frontage for non-residential activities must be display windows or transparent glazing.
LCZ-S4	Woolworths New Zealand Limited	120.11	Oppose	Understands that the purpose of the standard is to encourage the provision of active street frontages in the Local Centre Zone. Supermarkets have an operational need to provide carparking for its customers. This rule encourages carparking to be located at the rear of buildings on sites with building lines identified on planning maps. This is specifically discouraged through CPTED principles as it creates large open areas at the rear of buildings. Requests that the standard be amended to include a provision for supermarkets to provide landscaping along the identified building lines where it is not feasible to provide a verandah or continuous shelter to avoid conflict with CPTED principles. Countdown Aotea is the only site in the vicinity zoned Local Centre Zone. All adjoining sites are within the General Residential Zone. It is not clear why this site is recognised as having active street frontages. It is a single site that is not signaled by the Proposed District Plan as developing into a larger Local Centre in the future. Requiring active street frontages along a single site is unnecessarily onerous and will create little benefit to the surrounding area. A core part of the operation of a supermarket is the large scale storage of the goods that are sold on-site. It is entirely impractical to for a supermarket building to have an active frontage on all sides of a site where it has multiple frontages to streets subject to building lines, as is the case of the Countdown Aotea site.	Amend the standard to enable landscaping to be provided along the building line where it is not feasible to build a building up to the identified building line.
LCZ-S5	Kāinga Ora – Homes and Communities	81.723	Support	Kāinga Ora supports this standard.	Retain as notified.
LCZ-S5	Paremata Business Park Ltd	69.21	Support in part	This standard is not realistic in terms of the areas that are proposed to be developed as Local Centre Zone. A mix of commercial and residential uses at ground floor level can have positive outcomes in the Local Centre Zone areas while there is a need to protect the amenity of the residential units at ground floor level.	Amend: 1. Along boundaries with primary street-facing façade controls identified in the planning maps, ~~all~~35 % of the street frontage may contain residential units at ground~~residential units must be located above ground~~ floor. Matters of discretion are restricted to: 1. The amenity and quality of the streetscape; 2. The amenity for the occupiers of the residential units; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					3. Consistency with the Local Centre Zone Design Guide. Or adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.
LCZ-S6	Paremata Business Park Ltd	69.22	Support in part	Wellington weather does not always lend itself to outdoor spaces being used and that providing medium density developments with spaces that can double up as indoor and outdoor spaces will have better outcomes. Standards that allow for this flexibility will be more suitable.	Amend: 1. Each residential unit located on the ground floor must be provided with an outdoor living space that: 1. Has a minimum area of 20m^2; 2. Has a minimum dimension of 3m; 3. Is directly accessible from a habitable room in the residential unit to which it relates; and 4. Is free of buildings, parking spaces and manoeuvring areas. 2. Each residential unit located entirely above ground floor must be provided with a space that is multifunctional and can be used as an outdoor and indoor living space in the form of a balcony, a juliet balcony deck or roof terrace or sunroom~~than outdoor living space in the form of a balcony, deck or roof terrace~~ that: 1. Has a minimum area of 10m^2; 2. Has a minimum dimension of 2m; and 3. Is directly accessible from a habitable room in the residential unit to which it relates. Matters of discretion are restricted to: 1. Whether adequate useable space is provided to accommodate outdoor activities; 2. Whether there are topographical or other site constraints that make compliance with the standard impractical; 3. The proximity of the residential unit to accessible public open space; and 4. Consistency with the Local Centre Zone Design Guide.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					3. For multi-unit housing, the outdoor living space can be provided as private space and shared space provided that: 1. Each residential unit is provided with a private outdoor living space that has a minimum area of 10m^2 with a minimum dimension of 2m, that is directly accessible from a habitable room in the residential unit to which it relates; 2. The shared outdoor living space has a minimum area of 20m^2 with a minimum dimension of 3m; and 3. Any ground floor outdoor living space is free of buildings, parking spaces and manoeuvring areas. Or adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.
LCZ-S6	Kāinga Ora – Homes and Communities	81.724	Support in part	Kāinga Ora generally supports this standard, but seeks amendments to align the open space requirements with the Council's Plimmerton Farms Plan Change standards and achieve consistency between Kāinga Ora comments in relation to the open space provisions in the MRZ. Consistent with its overall submission, Kāinga Ora does not support the definition of "multi-unit housing" and seeks consequential changes to the PDP. Consistent with its overall submission on the PDP, Kāinga Ora opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules.	Amend: 1. Each residential unit located on the ground floor must be provided with an outdoor living space that: a. Has a minimum area of 20m^2; b. Has a minimum dimension of 3m; c. Is directly accessible from a habitable room or kitchen in the residential unit to which it relates; and d. Is free of buildings, parking spaces and manoeuvring areas. 2. Each residential unit located entirely above ground floor must be provided with an outdoor living space in the form of a balcony, deck or roof terrace that: a. Has a minimum area of 6m^2 ~~10m^2~~; b. Has a minimum dimension of 1.8m ~~2m~~; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					c. Is directly accessible from a habitable room or kitchen in the residential unit to which it relates. 3. ~~For multi-unit housing,~~ tThe outdoor living space can be provided as private space and shared space provided that: a. Each residential unit is provided with a private outdoor living space that has a minimum area of 6m² ~~10m²~~ with a minimum dimension of 1.8m ~~2m~~, that is directly accessible from a habitable room or kitchen in the residential unit to which it relates; b. The shared outdoor living space has a minimum area of 20m² with a minimum dimension of 3m; and c. Any ground floor outdoor living space is free of buildings, parking spaces and manoeuvring areas. **Matters of discretion are restricted to:** 1. Whether adequate useable space is provided to accommodate outdoor activities; 2. Whether there are topographical or other site constraints that make compliance with the standard impractical; and 3. The proximity of the residential unit to accessible public open space.~~; and~~ ~~4. Consistency with the Local Centre Zone Design Guide.~~
LCZ-S7	Kāinga Ora – Homes and Communities	81.725	Support in part	Consistent with its overall submission on the PDP, Kāinga Ora opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules.	Amend: 1. Any on-site service area, including rubbish collection areas, and area for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be fully screened by a fence or landscaping where it is visible from any: a. Public road; b. Other public space; and c. Directly adjoining site zoned General Residential, Medium Density Residential, Open Space or Sport and Active Recreation. 2. Any on-site parking area must:

<table>
<tr><th>Specific provision/matter</th><th>Submitter name</th><th>Submission point number</th><th>Position</th><th>Reasons</th><th>Decisions requested</th></tr>
<tr><td></td><td></td><td></td><td></td><td></td><td>a. Be fully screened by a fence or landscaping from any directly adjoining site zoned General Residential, Medium Density Residential, Open Space or Sport and Active Recreation.

b. Where located along a street edge, provide a landscaping strip that extends at least 1.5m from the boundary with the road and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point to the site.

Except that:

• The landscaping requirement for on-site parking areas along a street edge does not apply to individual parking spaces for residential development, if provided.

Matters of discretion are restricted to:

1. Any adverse effects on the streetscape;

2. The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading;

3. The service, storage and parking needs of the activity; <u>and</u>

4. The size and location of service, storage and parking areas<u>.</u><s>; and</s>

<s>5. Consistency with the Local Centre Zone Design Guide.</s></td></tr>
<tr><td>LCZ-S7</td><td>Paremata Business Park Ltd</td><td>69.23</td><td>Support in part</td><td>Parking areas should not need to be screened from open space or recreation zones. These areas have their own associated parking and therefore viewing parking form these areas is not out of place.

Screening parking will also reduce passive surveillance and does not support a sense of openness.</td><td>Amend:

<table><tr><td>1. Any on-site service area, including rubbish collection areas, and area for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be fully screened by a fence or landscaping where it is visible from any:

a. Public road;
b. Other public space; and
c. Directly adjoining site zoned General Residential, Medium Density Residential, Open Space or Sport and Active Recreation.</td><td>Matters of discretion are restricted to:

1. Any adverse effects on the streetscape;
2. The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading;
3. The service, storage and</td></tr></table></td></tr>
</table>

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					2. Any on-site parking area must: a. Be fully screened by a fence or landscaping from any directly adjoining site zoned General Residential, Medium Density Residential, ~~Open Space or Sport and Active Recreation~~. b. Where located along a street edge, provide a landscaping strip that extends at least 1.5m from the boundary with the road and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point to the site. Except that: • The landscaping requirement for on-site parking areas along a street edge does not apply to individual parking spaces for residential development, if provided. parking needs of the activity; 4. The size and location of service, storage and parking areas; and 5. Consistency with the Local Centre Zone Design Guide. Or adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.
LCZ-S7	Bunnings Limited	9.8	Support in part	Supports the approach in principle to provide screening or landscaping around service, outdoor storage and parking areas to ensure that an appropriate level of inter-site amenity with adjacent sites is achieved. Considers that greater specificity can be introduced in terms of the requirement to be achieved and clearly demonstrate compliance or not.	Amend standard as follows: 1. Any on-site service area, including rubbish collection areas, and area for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be ~~fully~~ adequately screened by a 1.8m fence or 2m landscaping buffer where they are visible from any: a. Public road; b. Other public space; and c. Directly adjoining site zoned General Residential, Medium Density Residential, Open Space or Sport and Active Recreation.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					2. Any on-site parking area must: a. Be ~~fully~~ adequately screened by a 1.8m fence or 2m landscaping from any directly adjoining site zoned General Residential, Medium Density Residential, Open Space or Sport and Active Recreation. b. Where located along a street edge, provide a landscaping strip that extends at least 1.5m from the boundary with the road and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point to the site. Except that: • The landscaping requirement for on-site parking areas along a street edge does not apply to individual parking spaces for residential development, if provided.
LCZ-S7	Z Energy Limited	92.8	Oppose	The rule inappropriately requires full screening of any service, outdoor storage or carparking areas from any directly adjoining site which, noting the 12m height limit, includes full screening of any such areas from upper floors. Considers such screening is neither practicable nor necessary.	Amend the rule to require screening of activities at ground level only from adjoining sites.
LCZ-S7	Foodstuffs North Island Limited	122.18	Oppose	Opposes the inclusion of Local Centre Zone Design Guide in the matters of discretion for the standards. These are intended to guidelines only and should not be matters of discretion or assessment criteria.	Amend the standard as follows: Matters of discretion are restricted to: 1. Any adverse effects on the streetscape; 2. The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading; 3. The service, storage and parking needs of the activity; 4. The size and location of service, storage and parking areas; and ~~5. Consistency with the Local Centre Zone Design Guide.~~
LCZ-S7	Foodstuffs North Island Limited	122.15	Support in part	Supports the approach in principle to provide screening or landscaping around service, outdoor storage and parking areas to ensure that an appropriate level of inter-site amenity with adjacent sites is achieved. Considers that the current drafting of the rule does not provide sufficient direction to clearly measure compliance or otherwise with this rule and therefore has the potential to lead to unintended consequences.	Amend the standard as follows: 1. Any on-site service area, including rubbish collection areas, and area for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be ~~fully~~ adequately screened by a 1.8m fence or 2m landscaping buffer where they are visible from any: a. Public road; b. Other public space; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					c. Directly adjoining site zoned General Residential, Medium Density Residential, Open Space or Sport and Active Recreation. 2. Any on-site parking area must: a. Be ~~fully~~ adequately screened by a 1.8m fence or 2m landscaping from any directly adjoining site zoned General Residential, Medium Density Residential, Open Space or Sport and Active Recreation. b. Where located along a street edge, provide a landscaping strip that extends at least 1.5m from the boundary with the road and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point to the site. Except that: • The landscaping requirement for on-site parking areas along a street edge does not apply to individual parking spaces for residential development, if provided.

LFRZ- Large Format Retail Zone

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Kāinga Ora – Homes and Communities	81.726	Support in part	Kāinga Ora generally supports this chapter, but opposes the spatial extent in the PDP. Kāinga Ora seeks that the Large Format Zone to the north of the City Centre be rezoned as City Centre Zone. This will enable better development opportunity, and will align more accurately with the NPS-UD requirement to enable heights of at least 6 storeys within proximity to the City Centre.	Seek consequential changes to the spatial extent of the LFZ, otherwise retain as notified.
LFRZ-O1	Royal Forest and Bird Protection Society	225.235	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where other zones [not rural or residential zones] have SNA overlays, recognise this in the zone purpose character and value objectives.
LFRZ-O1	Harvey Norman Properties (N.Z.) Limited	144.25	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
LFRZ-O2	Harvey Norman Properties (N.Z.) Limited	144.26	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
LFRZ-O2	Royal Forest and Bird Protection Society	225.9	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA	Where other zones [not rural or residential zones] have SNA overlays, recognise this in the zone purpose character and value objectives.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	
LFRZ-O3	Harvey Norman Properties (N.Z.) Limited	144.27	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
LFRZ-P1	Harvey Norman Properties (N.Z.) Limited	144.28	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
LFRZ-P2	Harvey Norman Properties (N.Z.) Limited	144.29	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
LFRZ-P3	Harvey Norman Properties (N.Z.) Limited	144.30	Support in part	Policies P3.3 and P3.4, which relate to the design of buildings and car parking areas, are better addressed through LFRZ-P5 (Building development), instead of this policy which is concerned with “other activities”.	Delete Policies P3.3 and P3.4 or address these under LFRZ-P5 (Building development).
LFRZ-P4	Harvey Norman Properties (N.Z.) Limited	144.31	Support	This policy complements LFRZ-P1 and LFRZ-P3 and provides a clear framework for determining activity classifications.	Retain as notified.
LFRZ-P5	Harvey Norman Properties (N.Z.) Limited	144.33	Support in part	Unclear what is meant by “medium-density built character”. This is not a commonly used term in describing large commercial buildings. This should be clarified or deleted to avoid confusion. The costs of regulatory intervention need to be proportionate to the benefits such intervention will bring. The PDP requires consent for all new buildings and even minor additions to buildings. Such applications would need to demonstrate consistency with the Large Format Retail Zone Design Guide, likely requiring input from a specialist. Whilst such provisions may be appropriate in the City Centre, they are extremely onerous considering the areas in question are intended to cater for vehicle-oriented activities with a lower level of pedestrian amenity.	Amend policy by removing clause LFRZ-P5-3. Amend policy by removing clause LFRZ-P5-5 unless the related rules and design guides are amended to target more specific activities/areas.
LFRZ-P6	Harvey Norman Properties (N.Z.) Limited	144.34	Support in part	Generally supports the policy. Considers that the key outcomes to be achieved should be specified in the policies (e.g. Policies P6.1 and P6.2), instead of referring to a separate and detailed set of guidelines (e.g. Policy P6.3). Much of the Large Format Retail Zone Design Guide essentially duplicates the key outcomes stated in Policies P6.1 and P6.2.	Amend policy by removing clause LFRZ-P6-3.
New provision	Foodstuffs North Island Limited	122.38	Support in part	Considers that explicit provision should be made for supermarkets in the LFRZ.	Insert new rule providing for supermarkets in the LFRZ as a permitted activity.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
LFRZ-R1	Harvey Norman Properties (N.Z.) Limited	144.35	Support in part	Support the permitted activity status assigned to qualifying developments. Redevelopments that do not qualify under Clause 1 should be treated simply as “new buildings and structures” under LFRZ-R8.	Amend rule to remove clauses LFRZ-R1-2 and LFRZ-R1-3.
LFRZ-R2	Harvey Norman Properties (N.Z.) Limited	144.36	Support in part	Support the permitted activity status assigned to qualifying developments. Redevelopments that do not qualify under Clause 1 should be treated simply as “new buildings and structures” under LFRZ-R8.	Amend rule to remove clauses LFRZ-R2-2 and LFRZ-R2-3.
LFRZ-R5	Harvey Norman Properties (N.Z.) Limited	144.37	Support	Providing for large format retail activities consistent with the purpose of the zone.	Retain as notified.
LFRZ-R7	Bunnings Limited	9.9	Support	Supports the permitted activity status for trade suppliers in the LFRZ.	Retain the rule as notified.
LFRZ-R7	Harvey Norman Properties (N.Z.) Limited	144.38	Support	Trade suppliers are compatible activities within the Large Format Retail Zone	Retain as notified.
LFRZ-R8	Harvey Norman Properties (N.Z.) Limited	144.39	Support in part	It is unusual for large format/vehicle oriented zones to have design triggers for all new buildings. Such controls can be readily justified in the City Centre and Town Centre settings, but less so in other settings. It is accepted that this is a policy decision the Council is making, and the submitter would support this provided that the Council is appropriately resourced to handle a likely influx of such applications. Where compliance is not achieved with the specific standards, a restricted discretionary activity consent should be triggered rather than full discretionary and Clause 2 should be amended accordingly.	Amend rule by removing clauses LFRZ-R8-1 and LFRZ-R8-2 and replace with the following: Activity Status: Restricted Discretionary, where compliance is achieved with LFRZ-S1 to LFRZ-S9. Where compliance is not achieved with the above standards, a restricted discretionary activity resource consent is required in respect of that non-compliance. The matters of assessment include: a. any objective or policy which is relevant to the standard; b. the purpose of the standard and whether that purpose will still be achieved if consent is granted; c. any special or unusual characteristic of the site which is relevant to the standard; d. the effects of the infringement of the standard; and e. where more than one standard will be infringed, the effects of all infringements considered together.
LFRZ-R9	Bunnings Limited	9.10	Support	Supports the permitted activity status for retail activities in the LFRZ.	Retain the rule as notified.
LFRZ-R9	Foodstuffs North Island Limited	122.19	Support in part	Supports the restricted discretionary activity status for retail activities in the LFRZ.	Retain LFRZ as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
LFRZ-R9	Harvey Norman Properties (N.Z.) Limited	144.40	Support in part	Restrictions on general retail activities is supported provided that certain compatible activities, e.g. food and beverage activities, are exempted from this rule.	Retain, subject to the proposed changes to LFRZ-R13.
LFRZ-R13	Harvey Norman Properties (N.Z.) Limited	144.41	Oppose	Food and beverage activities are often complementary to large format and trade retail developments. Some food and beverage activities should be provided for within the zone.	Provide for one food and beverage tenancy up to 250m^2 GFA for each large format retail tenancy on a site as a permitted activity. Where compliance is not achieved, a restricted discretionary activity is required.
LFRZ-R16	Ministry of Education	134.28	Support	Acknowledges that the purpose of the Large Format Retail Zone is to provide for large format retail activity. The proposed flow of activity status starting with a restricted discretionary and moving to a discretionary activity should the standards not be met is reasonable.	Retain as proposed
LFRZ-R18	Fire and Emergency New Zealand	119.69	Support	Supports that fire stations are assessed as restricted discretionary activities under this rule. Considers that the matters of discretion are reasonable for the Large Format Retail Zone.	Retain as proposed.
LFRZ-R22	Harvey Norman Properties (N.Z.) Limited	144.42	Oppose	The Harvey Norman warehouse at 5 John Seddon St is deemed an “industrial activity” and would be non-complying under this rule. This rule is opposed on that basis. Notes that the rule is not inherently wrong but that the incorrect zone has been applied to the Harvey Norman warehouse site and the locality which needs to be remedied.	Amend the rule to permit industrial activities. Alternatively, rezone 5 John Seddon St and the Large Format Retail Zone to the east of the City Centre to General Industrial.
LFRZ-S1	Harvey Norman Properties (N.Z.) Limited	144.43	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
LFRZ-S3	Harvey Norman Properties (N.Z.) Limited	144.44	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
LFRZ-S4	Harvey Norman Properties (N.Z.) Limited	144.45	Oppose	It is not appropriate to have both a prescriptive standard on glazing as well as a default consent trigger for all new buildings. The outcome sought through this rule can be articulated through the relevant policy and assessed case by case.	Delete this standard. Alternatively, make new buildings and structures (LFRZ-R8) a permitted activity, subject to complying with standards.
LFRZ-S4	Foodstuffs North Island Limited	122.20	Oppose	Acknowledges the intent of the active street frontages controls. Considers that they do not appropriately recognise existing development and should only apply to new buildings and new development.	Amend the standard as follows: 1. For sites with primary street-facing façade controls identified on the planning maps, new buildings shall provide the following: a. At least 40% of the primary ground floor building frontage must be display windows or transparent glazing; and b. The principal public entrance to the building must be located on the front boundary.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					2. For sites with secondary street-facing façade controls identified on the planning maps for new buildings at least 20% of the ground floor building frontage must be display windows or transparent glazing.
LFRZ-S6	Foodstuffs North Island Limited	122.21	Support in part	Foodstuffs supports the approach in principle to provide screening of parking areas to ensure that an appropriate level of inter-site amenity with adjacent sites is achieved. However, it is considered that the current drafting of the rule does not provide sufficient direction to clearly measure compliance or otherwise with this rule and therefore has the potential to lead to unintended consequences.	Amend the standard as follows: 1. Any on-site parking area must be ~~fully~~ adequately screened by a 1.8m fence or 2m landscaping from any directly adjoining site zoned General Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone. ~~2. At least 5% of any ground level parking area not contained within a building must be landscaped.~~ 3. Where a ground level parking area adjoins the street edge, a landscaping strip must be provided along the street edge, that extends at least 1.5m from the boundary with a road and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point.
LFRZ-S6	Foodstuffs North Island Limited	122.23	Oppose	Opposes the inclusion of Large Format Retail Zone Design Guide in the matters of discretion for these standards. These are intended to guidelines only and should not be matters of discretion or assessment criteria.	Amend matters of discretion for the standard as follows: Matters of discretion are restricted to: 1. Any adverse effects on the streetscape; 2. The visual amenity of adjoining Residential or Open Space and Recreation sites including shading and loss of privacy; 3. The parking needs of the activity; and ~~4. Consistency with the Large Format Retail Zone Design Guide.~~
LFRZ-S6	Bunnings Limited	9.11	Support in part	Supports the approach in principle to provide screening or landscaping around parking areas to ensure that an appropriate level of inter-site amenity with adjacent sites is achieved. Considers that greater specificity can be introduced in terms of the requirement to be achieved and clearly demonstrate compliance or not.	Amend rule as follows: 1. Any on-site parking area must be ~~fully~~ adequately screened by a 1.8m fence or 2m landscaping from any directly adjoining site zoned General Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone. ~~2. At least 5% of any ground level parking area not contained within a building must be landscaped.~~ 3. Where a ground level parking area adjoins the street edge, a landscaping strip must be provided along the street edge, that extends at least 1.5m from the boundary with a road and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
LFRZ-S7	Bunnings Limited	9.12	Support in part	Supports the approach in principle to provide screening or landscaping around service, areas and outdoor storage to ensure that an appropriate level of inter-site amenity with adjacent sites is achieved. Considers that greater specificity can be introduced in terms of the requirement to be achieved and clearly demonstrate compliance or not.	Amend rule LFRZ-S7 Service areas and outdoor storage to be read as follows: 1. Any on-site service area, including rubbish collection areas, and outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be ~~fully~~ adequately screened by a 1.8m fence or 2m landscaping where it is visible from any: a. Public road; b. Other public space; and c. Directly adjoining site zoned General Residential, Medium Density Residential, Open Space or Sport and Active Recreation.
LFRZ-S7	Foodstuffs North Island Limited	122.24	Oppose	Opposes the inclusion of Large Format Retail Zone Design Guide in the matters of discretion for these standards. These are intended to guidelines only and should not be matters of discretion or assessment criteria.	Amend matters of discretion for the standard as follows: Matters of discretion are restricted to: 1. Any adverse effects on the streetscape; 2. The visual amenity of adjoining Residential or Open Space and Recreation sites including shading and loss of privacy; 3. The service and storage needs of the activity; 4. The size and location of the service and storage areas; and ~~5. Consistency with the Large Format Retail Zone Design Guide.~~
LFRZ-S7	Foodstuffs North Island Limited	122.22	Support in part	Supports the approach in principle to provide screening or landscaping around service and outdoor storage areas to ensure that an appropriate level of inter-site amenity with adjacent sites is achieved. Considers that the current drafting of the rule does not provide sufficient direction to clearly measure compliance or otherwise with this rule and therefore has the potential to lead to unintended consequences.	Amend the standard as follows: 1. Any on-site service area, including rubbish collection areas, and outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be ~~fully~~ adequately screened by a 1.8m fence or 2m landscaping where it is visible from any: a. Public road; b. Other public space; and c. Directly adjoining site zoned General Residential, Medium Density Residential, Open Space or Sport and Active Recreation.

MUZ- Mixed Use Zone

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Porirua Chamber of Commerce	136.2	Amend	Providing for residential housing growth is important. New Zealand is grappling with how to improve housing affordability. Strongly supportive of increasing housing supply as a key method of constraining house prices and making it more affordable for people to buy their own home. New housing construction also benefits homeowners by being built to modern standards, being more energy efficient, and potentially at a higher density. Porirua benefits from having significant areas of greenfield development available for residential housing. The suburbs are a strong part of Porirua's history and a key feature of the city's charm and sense of community. Eastern Porirua has strong state housing history, which is being remade in its modern form through the government-led regeneration project. There is a greater emphasis across New Zealand of making the most of public transport services to support higher population densities, especially along urban commuter rail corridors such as in Porirua. This is to be encouraged as a further spur for providing for new housing stock to address housing affordability. There has to be a countervailing balance within the Mixed Use Zone towards accommodating businesses and commercial activities which cannot be located anywhere else. Understands the desire for more residential supply. It should be incorporated in a way which allows existing businesses to continue growing. Growth or productivity improvements could require significant investment into plant or equipment. Businesses will only invest if they have the confidence they can continue to operate at their premises. Economically harmful for mixed use zones to curtail the economic activity occurring there because the requirements of new residents takes priority. Avoid a situation where new residential neighbours complain about existing or growing commercial activities. Complaints could result from noise, visual impacts, smell, activity hours, activity types, customer types, induced traffic, and provision of support services such as rubbish removal, recycling, cleaning, transport and restocking. Businesses perform an important role providing jobs and incomes to the Porirua community. Other cities have decided to provide residents with additional rights in such areas. Councils often side with residents in use disputes because they have more clout. When mitigation is required so both types of land uses can co-exist, ensure any mitigation for locating new residential developments within mixed use zones fall onto the developments themselves, not onto their existing commercial neighbours. Mitigation could include additional insulation, noise barriers, orientation for views, vehicle access points, lighting shades, fire protections, etc. Mixed use zones provide the city with useful flexibility to manage areas with dual residential and commercial uses which may have intermingled due to historic reasons. The provision for mixed use zones can curtail commercial and light industrial activity in order to cater for higher-density residential buildings and associated amenity requirements.	Consider reinforcing the rights of existing commercial and light industrial land users to continue to grow and expand their businesses in mixed use zones.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Multiple provisions Notification preclusions	Kāinga Ora – Homes and Communities	81.727	Support in part	Kāinga Ora generally supports the Mixed Use Zone and spatial extent as proposed. Consistent with its overall submission on the PDP, Kāinga Ora opposes the inclusion of Design Guides as statutory elements within the PDP, and policies and matters of discretion that require proposals to be "consistent with" these guides. Kāinga Ora would support an approach whereby the Council's Urban Design Guides are non-statutory tools that sit outside the District Plan. These can be referred to as method/tool that provides best practice guidance regarding an acceptable means of satisfying matters of discretion/assessment. Consistent with its wider submission, Kāinga Ora seeks further enabling height limits, both within the MUZ generally, and further height increases in locations where the MUZ is within a walkable catchment of the City Centre and/or a Rapid Transit Stop, as directed by the NPS-UD. Amendments are sought throughout this chapter to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment. Amendments are also sought to simplify the provisions.	Kāinga Ora seeks consequential changes consistent with its overall submission on the Plan. Key areas of concern are (but not limited to): 1. Deletion of reference to Design Guides and requirement that development be "consistent" with these to achieve compliance; 2. Review and re-drafting of notification exclusion clauses; 3. Removal of provisions specific to "multi-unit housing" and integration within policies, rules and standards more generally; 4. Review and increase height limits, both generally and in accordance with walkable catchments within proximity of the City Centre and Rapid Transit Stops. In places, this will require the introduction of a height variation control; 5. Change language to align with NPS-UD - "planned built urban form" in anticipation of changing character and associated amenity values; 6. Amend provisions with direct 'avoid' statements. This needs to be qualified in light of the King Salmon meaning of 'avoid; and 7. Consequential changes to the numbering of provisions following changes sought throughout chapter.
General	Kāinga Ora – Homes and Communities	81.728	Support	Kāinga Ora generally supports the introduction of the zone as proposed.	Retain as notified.
Objectives	Ara Poutama Aotearoa the Department of Corrections	135.12	Support	The objectives proposed in the Mixed Use zone anticipate 'community activities' (and other activities). In particular: *"MUZ-01 Purpose of the Mixed Use Zone … accommodates a wide range of activities, including commercial, recreational, community and compatible light industrial activities, that service both businesses and surrounding residential catchments, as well as residential activities."* The provisions therefore are supported as notified given the alignment with community corrections activities. The objectives and policies in the Mixed Use zone are supported as notified as they provide for community corrections activities within the zones.	Retain.
MUZ-O1	Royal Forest and Bird Protection Society	225.236	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant	Where other zones [not rural or residential zones] have SNA overlays, recognise this in the zone purpose character and value objectives.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	
MUZ-O1	Kāinga Ora – Homes and Communities	81.729	Support in part	Kāinga Ora generally supports this objective, with amendments requested to more readily recognise that residential activities are equally anticipated in this zone.	Amend: The Mixed Use Zone accommodates a wide range of activities, including commercial, residential, recreational, community and compatible light industrial activities, that service both businesses and surrounding residential catchments~~, as well as residential activities~~.
MUZ-O2	Royal Forest and Bird Protection Society	225.10	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where other zones [not rural or residential zones] have SNA overlays, recognise this in the zone purpose character and value objectives.
MUZ-O2	Kāinga Ora – Homes and Communities	81.730	Support in part	Kāinga Ora generally supports this objective, with amendments requested to recognise the evolving nature of the urban environment.	Amend: MUZ-O2 Planned urban built environment of the Mixed Use Zone The Mixed Use Zone is a vibrant, attractive and safe urban environment, with well-designed buildings and sites that: 1. Reflect the mix of activities in the area;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					2. Are generally of a medium-rise scale; and 3. Contribute positively to and integrate well with the planned urban built form of the surrounding area.
MUZ-O3	Waka Kotahi NZ Transport Agency	82.282	Support in part	Supports the intent of the objective but considers that as part of management the scale of use and development consideration should be provided for the effects on the transport network.	Amend provision: "3. Does not compromise the safety or efficiency of the transport network"
MUZ-O3	Kāinga Ora – Homes and Communities	81.731	Support in part	Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment. Amendments are also sought to simplify the statements within the objective.	Amend: Use and development within the Mixed Use Zone: 1. Are of an appropriate scale and proportion for the planned urban form of the zone; and 2. ~~Have minimal~~ Minimise adverse effects on the amenity values of adjacent sites in Residential Zones and Open Space and Recreation Zones.
Policies	Ara Poutama Aotearoa the Department of Corrections	135.13	Support	The objectives and policies in the Mixed Use zone are supported as notified as they provide for community corrections activities within the zones.	Retain.
MUZ-P1	Waka Kotahi NZ Transport Agency	82.283	Support in part	Supports the intent of the policy but considers that appropriate activities should demonstrate that the activity will not adversely affect the safety and efficiency of the transport network.	Amend provision: "3. Does not compromise the safety or efficiency of the transport network"
MUZ-P1	Paremata Residents Association	190.1	Oppose	Does not agree that Mixed Use Zone is appropriate for the area at the southwestern end of the Esplanade. Activities in this area service community and commercial needs, such as a fitness centre, childcare, food and beverage, realty services, retail and office space. This fits comfortably within the definition of Local Centre Zone and the area is complementary to the proposed Local Centre Zone further north on Mana Esplanade.	Amend the proposed Mixed Use Zone at the South Western end of Mana Esplanade to be Local Centre Zone.
MUZ-P1	Kāinga Ora – Homes and Communities	81.732	Support in part	Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment.	Amend: Enable activities that are consistent with the planned purpose~~, character and amenity values~~ and urban built form of the Mixed Use Zone, which provides for a large variety of compatible activities.
MUZ-P2	Kāinga Ora – Homes and Communities	81.733	Support in part	Kāinga Ora supports the enabling policy direction that explicitly provides for residential activities in the Mixed Use Zone. Consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework.	Amend: Provide for residential activity where:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Kāinga Ora also opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules.	1. Any residential unit is designed to incorporate adequate provision of onsite amenity for the occupants and minimise reverse sensitivity effects on commercial activities.~~;~~ ~~a. Ensure that indoor noise and ventilation levels are appropriate for occupants; and~~ ~~b. Provide for the amenity values of occupants in respect of outlook, privacy, daylight and site design;~~ ~~2. It is consistent with the Mixed Use Zone Design Guide contained in APP5-Mixed Use Zone Design Guide; and~~ ~~3. Reverse sensitivity effects on commercial activities are minimised.~~
MUZ-P3	Waka Kotahi NZ Transport Agency	82.284	Support in part	Supports the intent of the policy but considers that potentially inappropriate activities should demonstrate that the activity will not adversely affect the safety and efficiency of the transport network.	Amend provision: "7. The activity does not compromise the safety or efficiency of the transport network"
MUZ-P3	Kāinga Ora – Homes and Communities	81.734	Support in part	Kāinga Ora supports the general intent of this policy, but amendments are requested to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment. Consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework. Kāinga Ora also opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules.	Amend: ~~Only allow~~ Provide for other activities where: 1. ~~Any significant a~~Adverse effects, including reverse sensitivity effects, can be avoided, remedied or mitigated; 2. The intensity and scale of the activity is consistent with the planned urban built environment ~~anticipated character and amenity values~~ of the Mixed Use Zone; 3. The design and location of any onsite parking areas, vehicle access and servicing arrangements maintain streetscape amenity and do not compromise pedestrian and cyclist safety; 4. For any retirement village: a. On-site amenity for residents is provided, which reflects the nature of and diverse needs of residents of the village; and b. Any potential reverse sensitivity effects on the continued operation of non-residential activities are minimised; 5. Activation is achieved along identified street frontages;~~ Any change to an active street frontage identified on the planning maps is consistent with the relevant frontage provisions of the Mixed

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~Use Zone Design Guide contained in APP5-Mixed Use Zone~~ ~~Design Guide~~; and 6. The activity is of a size and scale that: a. Does not compromise activities that are enabled within the zone; and b. Does not undermine the role and function of the Industrial or City Centre Zones .
MUZ-P4	Waka Kotahi NZ Transport Agency	82.285	Support in part	Supports the intent of the policy but considers that activities that compromise the transport network should be avoided.	Amend provision: Avoid activities that are incompatible with the anticipated purpose, character and amenity values of the Mixed Use Zone; or compromise the safety or efficiency of the transport network.
MUZ-P4	Kāinga Ora – Homes and Communities	81.735	Support in part	Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment.	Avoid activities that are incompatible with the planned urban built form, role, and function ~~anticipated purpose, character and amenity values~~ of the Mixed Use Zone where effects cannot be mitigated or managed.
MUZ-P5	Kāinga Ora – Homes and Communities	81.736	Support in part	Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment. Amendments are also sought to simplify the policy. Consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework. Kāinga Ora also opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules.	Provide for built development that: 1. Is ~~of a scale that is~~ compatible with the planned urban built form, role and function of the Mixed Use Zone; 2. ~~Reflects the anticipated medium-density scale and built character of the Mixed Use Zone;~~ 3. Is well designed and contributes to an attractive mixed-use environment; and 4. Provides active street frontages in locations identified on the planning maps.~~; and~~ 5. ~~Is consistent with the Mixed Use Zone Design Guide contained in APP5-Mixed Use Zone Design Guide.~~
MUZ-P6	Kāinga Ora – Homes and Communities	81.737	Support in part	Kāinga Ora generally supports the intent of this policy, however, Consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework. Kāinga Ora also opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules.	Amend: Provide for development that: 1. Creates an attractive ~~a positive~~ interface with the public space through high quality building designs; 2. Ensures any parking, storage and servicing areas are visually unobtrusive and preferably located within or to the rear of the building;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					3. Where located along an active street frontage identified on the planning maps, creates a positive interface with the public space and ~~contributes to~~ the streetscape ~~well-defined open spaces through~~ by ensuring: a. Buildings that are oriented towards the front boundary of the site; b. Transparent glazing on the ground floor that allows visibility into and out of commercial frontages and reflects whether it is a primary or secondary frontage; and c. Obvious and highlighted public entrances; and ~~4. Is consistent with the Mixed Use Zone Design Guide contained in APP5-Mixed Use Zone Design Guide.~~
MUZ-P7	Kāinga Ora – Homes and Communities	81.738	Support	Kāinga Ora supports this policy	Retain as notified.
Rules	Ara Poutama Aotearoa the Department of Corrections	135.5	Oppose	Opposes in part the proposed Mixed Use Zone Permitted Activity rules insofar as they do not provide a specific activity status for community corrections activities within the appropriate zones. Community corrections activities are a compatible and appropriate activity in commercial centres and industrial areas. They are essential social infrastructure that play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. To offer certainty to the community and the Department around the establishment, operation and upgrade of community corrections facilities, the Department seeks that they be permitted activities within the appropriate zones, subject to achieving compliance with the relevant performance standards. In other zones [zones other than City Centre, Mixed Use, Local Centre and General Industrial zones], community corrections activities are appropriately provided for as discretionary activities. Under the zoning maps as part of the Proposed District Plan the Department's one community corrections facility is located in the General Industrial Zone. [Refer also to submission points on City Centre, Local Centre and General Industrial Zones]	Amend the rules to include community corrections activities as a Permitted Activity.
General	Ara Poutama Aotearoa the Department of Corrections	135.19	Amend	Seeks to amend the Mixed Use Zone rules to include "supported residential care activities" as a Permitted Activity. Ensure supported and/or transitional residential housing is enabled in appropriate areas without the need to apply for a resource consent. Appropriate areas include all land which is zoned Residential and Mixed Use. These zones, as currently proposed, provide for residential activities. It is therefore appropriate that these zones also enable supported residential care activities for people in care following their release to assist with their transition and integration back into the community.	Amend the Mixed Use Zone rules to include "supported residential care activities" as a Permitted Activity.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
New Provision	Foodstuffs North Island Limited	122.39	Support in part	Considers that explicit provision should be made for supermarkets in MUZ.	Insert new rule in the MUZ specifically providing for supermarkets as a permitted activity.
New Provision	House Movers section of the New Zealand Heavy Haulage Association Inc	167.8	Amend	Wishes to ensure that regulatory controls through District Plans properly reflect the purpose and intentions of the Resource Management Act 1991 as expressed in the decision of the Environment Court in New Zealand Heavy Haulage Association Inc v The Central Otago District Council (Environment Court, C45/2004, Thompson EJ presiding). In this case the Environment Court held that there was no real difference in effect and amenity value terms between the in situ construction of a new dwelling and relocation of a second-hand dwelling, subject to appropriate permitted activity performance standards. There are several aspects to the shifting of buildings including; relocation (onto a site), removal (off a site), and re-siting (within same site). A new rule and new standards will ensure certainty for plan users who are seeking to relocate, remove or re-site dwellings, and to avoid the unintended application of any default rule to the above activities. Additional performance standards accompanying the permitted activity classification are supported to retain a degree of regulatory control over relocated buildings. The standards proposed are the most appropriate way of achieving the purpose of the RMA, pursuant to s 32, whilst giving effect to the Central Otago decision.	Expressly provide for relocation, removal, and re-siting of dwellings as a permitted activity subject to the same zone standards as in situ dwellings. Accompany the permitted activity classification with the following performance standards in addition to the zone performance standards which currently apply to “Construction Activity”: a. Any relocated building complies with the relevant standards for Permitted Activities in the District Plan; b. Any relocated dwelling must have been previously designed, built and used as a dwelling; c. A building inspection report shall accompany the building consent for the building/dwelling (refer Schedule 1). The report is to identify all reinstatement work required to the exterior of the building/dwelling; d. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site; e. All work required to reinstate the exterior of any relocated building/dwelling, including the siting of the building/dwelling on permanent foundations, shall be completed within 12 months of the building being delivered to the site. A non-notified restricted discretionary activity status for relocated buildings that do not comply with the performance standards, with the following assessment criteria: Restricted Discretionary Activity (on a non-notified, non-service basis) Where an activity is not permitted by this Rule, Council will have regard to the following matters when considering an application for resource consent: i) Proposed landscaping; ii) the proposed timetable for completion of the work required to reinstate the exterior of the building and connections to services.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Provides a suggested pre-inspection report which may either be a non-statutory form, or prescribed into the plan, or to similar effect [Refer to original submission, including appendices]. Any further or consequential amendments to give effect to this submission in accordance with the reasons for this submission and the relief sought.
MUZ-R1 Notification preclusion	Kāinga Ora – Homes and Communities	81.739	Support in part	Kāinga Ora supports this rule in part – with amendments a follows: 1. Rule MUZ-R1(1)(2) – seek amendment to introduce a non-notification statement for limited notification where development exceeds the 450m² GFA threshold. Kāinga Ora considers that this rule this is in place to require a design-based assessment, and does not consider that the consent process would benefit from identification of identified parties. 2. Rule MUZ-R1(1)(3) – seek amendment to introduce a non-notification statement for limited notification where there is non-compliance with MUZ-S4 (Active Street Frontages). Kāinga Ora considers that this standard manages streetscape/public interface issues and does not consider that the consent process would benefit from identification of identified parties. 3. Seek inclusion of a note statement, which recognises that the Council's design guidance for Mixed Use zones is a tool that can be used to assist in assessing proposals against. Consistent with the overarching submission, Kāinga Ora does not support Design Guides being included in the District Plan as statutory documents	Amend: **1. Activity status: Permitted** Where: a. The gross floor area of the new building does not exceed 450m^2; b. Any addition to an existing building does not result in the total gross floor area of the building exceeding 450m^2; and c. Compliance is achieved with: i.MUZ-S1; ii.MUZ-S2; iii.MUZ-S3; iv.MUZ-S4; v.MUZ-S5; and vi.MUZ-S6. **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with MUZ-R1-1.a or MUZ-R1-1.b. **Matters of discretion are restricted to:** 1. The matters in MUZ-P5 and MUZ-P6. **Notification:**

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					An application under this rule is precluded from being publicly and limited notified in accordance with sections 95A and 95B of the RMA. **3. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with MUZ-S1, MUZ-S2, MUZ-S3, MUZ-S4, MUZ-S5 or MUZ-S6. **Matters of discretion are restricted to:** 1. The matters of discretion of any infringed standard. Notification: • An application under this rule where compliance is not achieved with MUZ-S2, MUZ-S3, ~~MUZ-S4~~ or MUZ-S6 is precluded from being publicly notified in accordance with section 95A of the RMA. • An application under this rule where compliance is not achieved with MUZ-S4 and MUZ-S5 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA. Note: Acceptable means of achieving best practice urban design guidance is contained within Porirua City Council's Mixed Use Design Guidelines.
MUZ-R2	Kāinga Ora – Homes and Communities	81.740	Support	Kāinga Ora supports this rule.	Retain as notified.
MUZ-R3	Kāinga Ora – Homes and Communities	81.741	Support	Kāinga Ora supports this rule.	Retain as notified.
MUZ-R3	Bunnings Limited	9.13	Support	Supports the permitted activity status for retail activities in the Mixed Use Zone.	Retain rule as notified.
MUZ-R3	Foodstuffs North Island Limited	122.25	Support in part	Supports the permitted activity status for retail activities in the Mixed Use Zone.	Retain rule MUZ-R3 as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
MUZ-R4	Kāinga Ora – Homes and Communities	81.742	Support	Kāinga Ora supports this rule.	Retain as notified.
MUZ-R5	Kāinga Ora – Homes and Communities	81.743	Support in part	Kāinga Ora opposes the 200m² threshold for office space and seeks an increase to 450m². The Mixed Use Zone should be enabling of a range of activities and Kāinga Ora does not consider that this increase will adversely affect the role and function of the City Centre.	Amend: **1. Activity status: Permitted** Where: a. The gross floor area per tenancy does not exceed 450m²~~200m²;~~ and b. Compliance is achieved with MUZ-S6. **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with MUZ-R5-1.a. **Matters of discretion are restricted to:** 1. The matters in MUZ-P3. **3. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with MUZ-S6. **Matters of discretion are restricted to:** 1. The matters of discretion of any infringed standard. Notification: An application under this rule where compliance is not achieved with MUZ-S6 is precluded from being publicly notified in accordance with section 95A of the RMA.
MUZ-R6	Kāinga Ora – Homes and Communities	81.744	Support	Kāinga Ora supports this rule.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
MUZ-R7	Kāinga Ora – Homes and Communities	81.745	Support	Kāinga Ora supports this rule.	Retain as notified.
MUZ-R8	Kāinga Ora – Homes and Communities	81.746	Support	Kāinga Ora supports this rule.	Retain as notified.
MUZ-R9	Kāinga Ora – Homes and Communities	81.747	Support	Kāinga Ora supports this rule.	Retain as notified.
MUZ-R10	Kāinga Ora – Homes and Communities	81.748	Support	Kāinga Ora supports this rule.	Retain as notified.
MUZ-R10	Ministry of Education	134.29	Support	The proposed flow of activity status starting with a permitted activity and moving to a restricted discretionary activity should the standards not be met is as expected and reasonable.	Retain as proposed.
MUZ-R11	Kāinga Ora – Homes and Communities	81.749	Support	Kāinga Ora supports this rule.	Retain as notified.
MUZ-R12	Kāinga Ora – Homes and Communities	81.750	Support	Kāinga Ora supports this rule.	Retain as notified.
MUZ-R13	Kāinga Ora – Homes and Communities	81.751	Support	Kāinga Ora supports this rule.	Retain as notified.
MUZ-R13	Z Energy Limited	92.10	Support	The permitting of drive through activities, including truckstops, is supported as being appropriate. The inclusion of parking and manouevring areas within the GFA limitation is supported to the extent that the GFA for a trucsktop is nominal and therefore Z Plimmerton Truckstop - State Highway 1 [20 Northpoint Street] is a permitted activity per se in the Mixed Use zone.	Retain the rule.
MUZ-R14	Kāinga Ora – Homes and Communities	81.752	Oppose	Kāinga Ora opposes this rule, with the exception that it supports residential activity being recognised as a permitted activity. Kāinga Ora also seeks explicit permitted activity status for supported residential care activity in the MUZ. A change to the rule title is requested to reflect this. Kāinga Ora opposes a limit being placed on the number of residential units that may be constructed in the Mixed Use Zone as a Permitted Activity. Porirua is identified as a Tier 1 council in the NPS-UD and accordingly PDP provisions should be enabling of a	Amend: MUZ-R14 Residential activity, residential unit, and supported residential care activity **1. Activity status: Permitted**

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				variety of housing typologies without introducing unnecessary regulatory constraint. The PDP appropriately manages effects associated with residential development in commercial zones, such as minimising reverse sensitivity through minimum noise insulation/mechanical ventilation standards and provision of onsite amenity. Resource consent is required where compliance is not achieved with these standards (MUZ-R1), which is sufficient and appropriate. This is also consistent with other Councils in the regional context. Kāinga Ora does not consider it necessary to specify that compliance must be achieved with MUZ-S5 for a residential development, as these are already controlled through MUZ-R1.	~~Where:~~ ~~a. No more than two residential units occupy the site; and~~ ~~b. Compliance is achieved with MUZ-S5.~~ ~~**2. Activity status: Restricted discretionary**~~ ~~Where:~~ ~~a. Compliance is not achieved with MUZ-R14-1.a.~~ ~~**Matters of discretion are restricted to:**~~ ~~1. The matters in MUZ-P2 and MUZ-P6.~~ ~~Notification:~~ ~~An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.~~ ~~**3. Activity status: Restricted discretionary**~~ ~~Where:~~ ~~a. Compliance is not achieved with MUZ-S5.~~ ~~**Matters of discretion are restricted to:**~~ ~~1. The matters of discretion of any infringed standard.~~ ~~Notification:~~ ~~An application under this rule where compliance is not achieved with MUZ-S5 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.~~
MUZ-R15	Kāinga Ora – Homes and Communities	81.753	Support	Kāinga Ora supports this rule.	Retain as notified.
MUZ-R16	Bunnings Limited	9.14	Support in part	Supports the restricted discretionary activity status trade suppliers in the Mixed Use Zone. Does not support limited the GFA of trade suppliers to 1,500m^2 in order to secure this permitted activity status. The store format of trade suppliers is such that they carry building products that are typically large in size and therefore larger building footprints are typically required to accommodate and store all the products. Bunnings store formats are usually larger than 1,500m^2 and would therefore require	Retain the restricted discretionary activity status for trade suppliers under rule MUZ-R16. Delete the qualifying thresholds under MUZ-R16-1 and MUZ-R16-2.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				discretionary activity consent as a consequence. Considers this to be an unnecessarily onerous activity status for the Mixed Use Zone.	
MUZ-R16	Kāinga Ora – Homes and Communities	81.754	Support	Kāinga Ora supports this rule.	Retain as notified.
MUZ-R17	Kāinga Ora – Homes and Communities	81.755	Support	Kāinga Ora supports this rule.	Retain as notified.
MUZ-R17	Paremata Residents Association	190.3	Oppose	Concerned that MUZ-R17 allows light industrial activity of inappropriate scale for this location. The proposed floor area up to 3,500 square metres is excessive for this site. Such a large footprint would be out of scale and dominate other smaller activities existing and permitted in the zone. It is highly unlikely that any objectionable odour, fumes, dust and noise, and any visual impacts could be avoided or satisfactorily mitigated for an activity of that size. The impact on existing residential units and childcare facilities would be unacceptable.	Amend the rule to limit a Light Industrial Activity to 1,500m^2 gross floor area.
MUZ-R18	Fire and Emergency New Zealand	119.70	Support	Supports that fire stations are assessed as restricted discretionary activities under this rule. Considers that the matters of discretion are reasonable for Mixed Use Zone.	Retain as proposed.
MUZ-R18	Kāinga Ora – Homes and Communities	81.756	Support	Kāinga Ora supports this rule.	Retain as notified.
MUZ-R18	Kāinga Ora – Homes and Communities	81.757	***Duplicate of 81.756 above***		
MUZ-R19	Kāinga Ora – Homes and Communities	81.758	Support	Kāinga Ora supports this rule.	Retain as notified.
MUZ-R20	Kāinga Ora – Homes and Communities	81.759	Support	Kāinga Ora supports this rule.	Retain as notified.
MUZ-R21	Kāinga Ora – Homes and Communities	81.760	Support	Kāinga Ora supports this rule.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
MUZ-R22	Kāinga Ora – Homes and Communities	81.761	Support	Kāinga Ora supports this rule.	Retain as notified.
MUZ-S1	Kāinga Ora – Homes and Communities	81.762	Support in part	Consistent with its wider submission, Kāinga Ora seeks further enabling height limit within the MUZ generally. In addition, Kāinga Ora also seeks further height increases in locations where the MUZ is within a walkable catchment of the City Centre and/or a Rapid Transit Stop, as directed by the NPS-UD. This will require the introduction of a height variation control in specific locations. Consequential changes are sought to the provisions so that they reflect the NPS-UD. Kāinga Ora seeks amendments to the matters of discretion, which speak more specifically to consideration of a proposal in the context of the planned urban built form. Consistent with its overall submission on the PDP, Kāinga Ora opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules.	Amend: 1. All buildings and structures must not exceed a maximum height above ground level of 16m ~~12m~~, except that: a. An additional 1m can be added to the maximum height of any building with a roof slope of 15° or greater; and b. Any fence or standalone wall along a side or rear boundary which adjoins a site zoned General Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone must not exceed 2m in height. This standard does not apply to: • Solar water heating components provided these do not exceed the height by more than 1m; • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m; • Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or • Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m. • Lift overruns provided these do not exceed the height by more than 1m. **Matters of discretion are restricted to:** 1. The location, design and appearance of the building or structure; 2. Any adverse effects on the streetscape taking into account the context, topography of the site and its surrounds and planned urban built form; 3. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites; 4. Compatibility with the anticipated scale, proportion and context of buildings, structures and activities in the surrounding area; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					5. Whether an increase in building height results from a response to natural hazard mitigation.; ~~and~~ ~~6. Consistency with the Mixed Use Zone Design Guide.~~
MUZ-S1	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.69	Support in part	The permitted height is supported. Infringing the height can create reverse sensitivity effects on telecommunications through changing the efficacy of any nearby antennas. It can also create potential health and safety effects on the occupants of the building proposed to extend through the permitted height through radiofrequency exposure. As such, a matter of discretion should be effects on regionally significant network utility operators.	Amend the standard as follows: Matters of discretion are restricted to: 1. The location, design and appearance of the building or structure; 2. Any adverse effects on the streetscape; 3. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites; 4. Compatibility with the anticipated scale, proportion and context of buildings, structures and activities in the surrounding area; 5. Whether an increase in building height results from a response to natural hazard mitigation; and 6. Consistency with the Mixed Use Zone Design Guide. 7. Any reverse sensitivity effects on regionally significant infrastructure
MUZ-S1	Kāinga Ora – Homes and Communities	81.949	Oppose	Kāinga Ora opposes the maximum height limit in the Local Centre Zone and Mixed Use Zone and seeks an increase to 16m. This is relevant city-wide, but of particular importance to the Local Centres within Cannons Creek and Waitangirua in eastern Porirua.	Increase height limit in the Mixed Use Zone to 16m.
MUZ-S1	Fire and Emergency New Zealand	119.71	Amend	Fire stations will have hose drying towers up to 15m. Seeks that the Plan accommodate this height requirement by including an exemption for fire station buildings and associated structures, which provides for the health and safety of the community through enabling the efficient functioning of FENZ.	Amend standard as follows: … This standard does not apply to: • Solar water heating components provided these do not exceed the height by more than 1m; • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m; • Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or • Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m. • Lift overruns provided these do not exceed the height by more than 1m.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• Emergency service facilities and hose drying towers up to 15m associated with emergency service facilities.
MUZ-S1	Foodstuffs North Island Limited	122.27	Oppose	Opposes the inclusion of Mixed Use Zone Design Guide in the matters of discretion for these standards. These are intended to guidelines only and should not be matters of discretion or assessment criteria.	Amend matters of discretion for the standard as follows: Matters of discretion are restricted to: 1. The location, design and appearance of the building or structure; 2. Any adverse effects on the streetscape; 3. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites; 4. Compatibility with the anticipated scale, proportion and context of buildings, structures and activities in the surrounding area; 5. Whether an increase in building height results from a response to natural hazard mitigation; and ~~6. Consistency with the Mixed Use Zone Design Guide.~~
MUZ-S2	Kāinga Ora – Homes and Communities	81.763	Support	Kāinga Ora supports this standard.	Retain as notified.
MUZ-S3	Kāinga Ora – Homes and Communities	81.764	Support	Kāinga Ora supports this standard.	Retain as notified.
MUZ-S4	Kāinga Ora – Homes and Communities	81.765	Support in part	Kāinga Ora generally supports this standard but seeks a change to the language to align with that used in the planning maps. Alternatively, Kāinga Ora would accept the terms used to label the planning maps being altered to reflect consistency of terminology. Consistent with its overall submission on the PDP, Kāinga Ora opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules.	Amend: 1. For sites with primary frontage ~~street-facing façade~~ controls identified on the planning maps: a. At least 20% of the ground floor building frontage must be display windows or transparent glazing; and b. The principal public entrance to the building must be located on the front boundary. 2. For sites with secondary frontage ~~street-facing façade~~ controls identified on the planning maps at least 10% of the ground floor building frontage must be display windows or transparent glazing.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Except that: • The active street frontage requirements do not apply to residential activities and residential units on the ground floor. **Matters of discretion are restricted to:** 1. The amenity and quality of the streetscape; and 2. The ability to reuse and adapt the building for a variety of activities.~~; and~~ ~~3. Consistency with the Mixed Use Zone Design Guide.~~
MUZ-S4	Foodstuffs North Island Limited	122.28	Oppose	Opposes the inclusion of Mixed Use Zone Design Guide in the matters of discretion for these standards. These are intended to guidelines only and should not be matters of discretion or assessment criteria.	Amend matters of discretion for the standard as follows: Matters of discretion are restricted to: 1. The amenity and quality of the streetscape; 2. The ability to reuse and adapt the building for a variety of activities; and ~~3. Consistency with the Mixed Use Zone Design Guide.~~
MUZ-S5	Kāinga Ora – Homes and Communities	81.766	Support in part	Kāinga Ora generally supports this standard, but seeks amendments to align the open space requirements with the Council's Plimmerton Farms Plan Change standards and achieve consistency between Kāinga Ora comments in relation to the open space provisions in the LCZ. Consistent with its overall submission, Kāinga Ora does not support the definition of "multi-unit housing" and seeks consequential changes to the PDP. Consistent with its overall submission on the PDP, Kāinga Ora opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules.	Amend: 1. Each residential unit located on the ground floor must be provided with an outdoor living space that: a. Has a minimum area of 20m^2; b. Has a minimum dimension of 3m; c. Is directly accessible from a habitable room or kitchen in the residential unit to which it relates; and d. Is free of buildings, parking spaces and manoeuvring areas. 2. Each residential unit located entirely above ground floor must be provided with an outdoor living space in the form of a balcony, deck or roof terrace that: a. Has a minimum area of 6m^2 ~~10m2;~~ b. Has a minimum dimension of 1.8m ~~2m~~; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					c. Is directly accessible from a habitable room or kitchen in the residential unit to which it relates. 3. ~~For multi-unit housing, t~~The outdoor living space can be provided as private space and shared space provided that: a. Each residential unit is provided with a private outdoor living space that has a minimum area of 6m² ~~10m2~~ with a minimum dimension of 1.8m ~~2m~~, that is directly accessible from a habitable room or kitchen in the residential unit to which it relates; b. The shared outdoor living space has a minimum area of 20m² with a minimum dimension of 3m; and c. Any ground floor outdoor living space is free of buildings, parking spaces and manoeuvring areas. **Matters of discretion are restricted to:** 1. Whether adequate useable space is provided to accommodate outdoor activities; 2. Whether there are topographical or other site constraints that make compliance with the standard impractical; and 3. The proximity of the residential unit to accessible public open space.~~; and~~ ~~4. Consistency with the Mixed Use Zone Design Guide.~~
MUZ-S6	Kāinga Ora – Homes and Communities	81.767	Support in part	Consistent with its overall submission on the PDP, Kāinga Ora opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules.	Amend: 1. Any on-site service area, including rubbish collection areas, and area for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be fully screened by a fence or landscaping where they are visible from any: a. Public road; b. Other public space; and c. Directly adjoining site zoned General Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone. 2. Any on-site parking area must:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					a. Be fully screened by a fence or landscaping from any directly adjoining site zoned General Residential, Medium Density Residential, Open Space or Sport and Active Recreation. b. If located along a street edge, provide a landscaping strip along the frontage, that extends at least 1.5m from the boundary with the road and comprise a mix of trees, shrubs and ground cover plants without preventing the provision of an entry point to the site. Except that: • The landscaping requirement for on-site parking areas along a street edge does not apply to individual parking spaces for residential development, if provided. **Matters of discretion are restricted to:** 1. Any adverse effects on the streetscape; 2. The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading; 3. The service, storage and parking needs of the activity; and 4. The size and location of service, storage and parking areas.~~; and~~ ~~5. Consistency with the Mixed Use Zone Design Guide.~~
MUZ-S6	Bunnings Limited	9.15	Support in part	Supports the approach in principle to provide screening or landscaping around service, outdoor storage and parking areas to ensure that an appropriate level of inter-site amenity with adjacent sites is achieved. Considers that greater specificity can be introduced in terms of the requirement to be achieved and clearly demonstrate compliance or not.	Amend standard to read as follows: 1. Any on-site service area, including rubbish collection areas, and area for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be ~~fully~~ adequately screened by a 1.8m fence or 2m landscaping where they are visible from any: a. Public road; b. Other public space; and c. Directly adjoining site zoned General Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone. 2. Any on-site parking area must:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					a. Be ~~fully~~ adequately screened by a 1.8m fence or 2m landscaping from any directly adjoining site zoned General Residential, Medium Density Residential, Open Space or Sport and Active Recreation. b. If located along a street edge, provide a landscaping strip along the frontage, that extends at least 1.5m from the boundary with the road and comprise a mix of trees, shrubs and ground cover plants without preventing the provision of an entry point to the site. Except that: • The landscaping requirement for on-site parking areas along a street edge does not apply to individual parking spaces for residential development, if provided.
MUZ-S6	Foodstuffs North Island Limited	122.26	Support in part	Supports the approach in principle to provide screening or landscaping around service, outdoor storage and parking areas to ensure that an appropriate level of inter-site amenity with adjacent sites is achieved. Considers that the current drafting of the rule does not provide sufficient direction to clearly measure compliance or otherwise with this rule and therefore has the potential to lead to unintended consequences.	Amend rule MUZ-S6 Screening and landscaping of service areas, outdoor storage areas and parking areas to be read as follows: 1. Any on-site service area, including rubbish collection areas, and area for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be ~~fully~~ adequately screened by a 1.8m fence or 2m landscaping where they are visible from any: a. Public road; b. Other public space; and c. Directly adjoining site zoned General Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone. 2. Any on-site parking area must: a. Be ~~fully~~ adequately screened by a 1.8m fence or 2m landscaping from any directly adjoining site zoned General Residential, Medium Density Residential, Open Space or Sport and Active Recreation. b. If located along a street edge, provide a landscaping strip along the frontage, that extends at least 1.5m from the boundary with the road and comprise a mix of trees, shrubs and ground cover plants without preventing the provision of an entry point to the site. Except that:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• The landscaping requirement for on-site parking areas along a street edge does not apply to individual parking spaces for residential development, if provided.
MUZ-S6	Foodstuffs North Island Limited	122.29	Oppose	Opposes the inclusion of Mixed Use Zone Design Guide in the matters of discretion for these standards. These are intended to guidelines only and should not be matters of discretion or assessment criteria.	Amend matters of discretion for the standard as follows: Matters of discretion are restricted to: 1. Any adverse effects on the streetscape; 2. The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading; 3. The service, storage and parking needs of the activity; 4. The size and location of service, storage and parking areas; and ~~5. Consistency with the Mixed Use Zone Design Guide.~~

CCZ- City Centre Zone

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Multiple provisions Notification preclusions	Kāinga Ora – Homes and Communities	81.768	Support in part	Kāinga Ora generally supports the City Centre Zone but seeks an extension to the spatial extent and amendment to the way height is limited. Consistent with its overall submission on the PDP, Kāinga Ora opposes the inclusion of Design Guides as statutory elements within the PDP, and policies and matters of discretion that require proposals to be "consistent with" these guides. Kāinga Ora would support an approach whereby the Council's Urban Design Guides are non-statutory tools that sit outside the District Plan. These can be referred to as method/tool that provides best practice guidance regarding an acceptable means of satisfying matters of discretion/assessment. Amendments are sought throughout this chapter to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment. Amendments are also sought to simplify the provisions.	Kāinga Ora seeks consequential changes consistent with its overall submission on the Plan. Key areas of concern are (but not limited to): 1. Deletion of reference to Design Guides and requirement that development be "consistent" with these to achieve compliance; 2. Review and re-drafting of notification exclusion clauses; 3. Change language to align with NPS-UD - "planned built urban form" in anticipation of changing character and associated amenity values; 4. Increased spatial extent and consequential changes; 5. Review and amendment to height standard and consequential changes; 6. Amend provisions with direct 'avoid' statements. This needs to be qualified in light of the King Salmon meaning of 'avoid; and 7. Consequential changes to the numbering of provisions following changes sought throughout chapter.
General	Kāinga Ora – Homes and Communities	81.769	Support in part	Kāinga Ora generally supports the overview of the zone as proposed. Amendments are sought to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment.	Amend: The Porirua City Centre is the primary commercial centre at the heart of th e City. ~~It is characterised by a medium to~~ It has a planned urban built form that reflects a high density built environment ~~and~~ with high-quality public spaces. The City Centre Zone provides for a diverse range of commercial, retail, community and recreational activities and offers a variety of employment and living opportunities. The City Centre Zone ~~encourages~~ enables high-density residential developments such as apartments above ground floor that will contribute to providing wider housing choices for the City. There is also the opportunity for redevelopment within the City centre where there are areas of land that are not being used as intensively as is enabled by the planned urban built form of the zone ~~they could be~~. Activities and buildings along identified active street frontages interact wit h the streets and public spaces and contribute to a vibrant and attractive City centre. New buildings and development are well designed and reflect the high-quality urban environment. The land to the west of Titahi Bay Road, bound by Heriot Drive, Lyttleton A venue Titahi Bay Road and Hagley Street and widely referred to as

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Bunnings Bank, is included within the City Centre Zone. Specific provisions for this area support a variety of development options, including residential development, while still enabling development that is consistent with the underlying City Centre Zone.
Objectives	Ara Poutama Aotearoa the Department of Corrections	135.10	Support	The objectives proposed in the City Centre zone anticipate 'community activities' (and other activities). In particular: *"CCZ-01 Purpose of the City Centre Zone … 3. Accommodates a wide range of commercial, community, recreational and residential activities."* The provisions therefore are supported as notified given the alignment with community corrections activities. The objectives and policies in the City Centre zone are supported as notified as they provide for community corrections activities within the zones.	Retain.
CCZ-O1	Harvey Norman Properties (N.Z.) Limited	144.46	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
CCZ-O1	Royal Forest and Bird Protection Society	225.237	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where other zones [not rural or residential zones] have SNA overlays, recognise this in the zone purpose character and value objectives.
CCZ-O1	Kāinga Ora – Homes and Communities	81.770	Support	Kāinga Ora supports this objective.	Retain as notified.
CCZ-O2	Kāinga Ora – Homes and Communities	81.771	Support in part	Kāinga Ora generally supports this objective, but seeks a change to the objective's title to reflect language within the NPS-UD. Amendment is also sought to include further direction with regard to the outcome that is sought with the planned urban built form in the CCZ.	Amend: <u>CCZ-O2 Planned urban built environment of the City Centre Zone</u>

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					The ~~scale, form and design of use and development~~ planned urban built form in the City Centre is characterised by: 1. A built form that is compact and reflects the high-density environment of the City Centre; 2. A built environment that is versatile, well designed and of high quality and contributes to attractive and safe public spaces; and 3. An urban environment that is an attractive place to live, work and visit.
CCZ-O2	Royal Forest and Bird Protection Society	225.11	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where other zones [not rural or residential zones] have SNA overlays, recognise this in the zone purpose character and value objectives.
CCZ-O2	Harvey Norman Properties (N.Z.) Limited	144.47	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
Policies	Ara Poutama Aotearoa the Department of Corrections	135.11	Support	The objectives and policies in the City Centre zone are supported as notified as they provide for community corrections activities within the zones.	Retain.
CCZ-P1	Harvey Norman Properties (N.Z.) Limited	144.48	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
CCZ-P1	Kāinga Ora – Homes and Communities	81.772	Support in part	Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment. Amendments are also sought to simplify the policy.	Amend: Enable activities that are compatible with the planned purpose~~, character and amenity values~~ and urban built form of the City Centre Zone.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
CCZ-P2	Kāinga Ora – Homes and Communities	81.773	Support in part	Kāinga Ora supports the enabling policy direction that explicitly provides for residential activities in the City Centre Zone. Consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework. Kāinga Ora also opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules. Rewording of point 3 and deletion of point 5 is also sought, to simplify the policy.	Amend: Provide for ~~more intensive~~ high densityresidential activity where: 1. It is located above ground floor, except for: a. The Bunnings Bank site as identified in CCZ-Figure 1, where residential activity on the ground floor is enabled; 2. It does not ~~interrupt or preclude~~ compromise an ongoing active street frontage that provides a positive interface with the public space; and 3. Any residential unit is designed to incorporate adequate provision of onsite amenity for the occupants and minimise reverse sensitivity effects on commercial activities. ~~a. Ensure that indoor noise and ventilation levels are appropriate for occupants; and~~ ~~b. Provide for the amenity values of occupants in respect of outlook, privacy, daylight and site design;~~ ~~4. It is consistent with the City Centre Zone Design Guide contained in APP4-City Centre Zone Design Guide; and~~ ~~5. Reverse sensitivity effects on commercial activities are minimised.~~
CCZ-P2	Harvey Norman Properties (N.Z.) Limited	144.49	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
CCZ-P3	Kāinga Ora – Homes and Communities	81.774	Support in part	Kāinga Ora supports the general intent of this policy, but consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework. Kāinga Ora also opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules. Kāinga Ora seeks inclusion of a statement that provides for activities not otherwise anticipated where they support the role and function of the city centre (in alignment with CCZ-O1). Consequential change made to numbering within this policy.	Amend: ~~Only allow~~ Provide for other activities where: 1. Any significant adverse effects, including reverse sensitivity effects on the continued operation of established activities, can be avoided, remedied or mitigated; 2. The intensity and scale of the activity is consistent with the ~~anticipated character and amenity values~~ planned urban built form of the City Centre Zone and does not compromise activities that are enabled within the zone;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					3. The activity supports the role and function of the City Centre; 4. For any retirement village: a. On-site amenity for residents is provided, which reflects the nature of and diverse needs of residents of the village; and b. Any potential reverse sensitivity effects on the continued operation of non-residential activities are minimised; and c. Activation is achieved along identified street frontages. ~~Any change to an active street frontage identified on the planning maps is consistent with the City Centre Zone Design Guide contained in APP4-City Centre Zone Design Guide.~~
CCZ-P3	Harvey Norman Properties (N.Z.) Limited	144.50	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
CCZ-P4	Harvey Norman Properties (N.Z.) Limited	144.51	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
CCZ-P4	Kāinga Ora – Homes and Communities	81.775	Support in part	Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment.	Amend: Avoid activities that are incompatible with the planned urban built form, role, and function ~~anticipated purpose, character and amenity values~~ of the City Centre Zone where effects cannot be mitigated or managed.
CCZ-P5	Harvey Norman Properties (N.Z.) Limited	144.52	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
CCZ-P5	Kāinga Ora – Homes and Communities	81.776	Support in part	Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment. Amendments are also sought to simplify the policy. Consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework. Kāinga Ora also opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules.	Amend: Provide for ~~and encourage~~ high quality and high-density built development that: 1. Acknowledges and reflects the planned purpose and urban built ~~form purpose, scale and context~~ of the City Centre Zone; ~~2. Aligns with the anticipated compact, high-density character envisaged for the City Centre Zone;~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					3. Is well designed and contributes actively to creating safe and vibrant public spaces; 4. Provides active street frontages in locations identified on the planning maps; 5. Provides visual interest by using a variety of building forms, materials and colours; and ~~6. Is consistent with the City Centre Zone Design Guide contained in APP4-City Centre Zone Design Guide; and~~ 7. Where applicable, enhances the connection to the Porirua Stream and addresses potential impacts on the openness and historical and cultural values of the stream.
CCZ-P6	Kāinga Ora – Homes and Communities	81.777	Support in part	Kāinga Ora generally supports the intent of this policy, however, consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework. Kāinga Ora also opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules. Amendments are also sought to simplify the policy.	Amend: Where located along an active street frontage identified on the planning maps, require development to provide an attractive ~~a positive~~ interface with the public space and the streetscape by ensuring :~~contribute to creating well-defined public spaces through:~~ 1. Buildings ~~that are~~ built up to the front boundary of the site; 2. Continuous active street frontages is provided; 3. Verandas or other forms of pedestrian shelter is provided; 4. Transparent glazing is incorporated on the ground floor that allows visibility into and out of commercial frontages and reflects whether it is a primary or secondary frontage; 5. Obvious and highlighted public entrances are provided; and 6. Visually unobtrusive parking, storage and servicing areas~~,~~ are located preferably within or to the rear of the building.~~; and~~ ~~7. Consistency with the City Centre Zone Design Guide contained in APP4-City Centre Zone Design Guide.~~
CCZ-P6	Harvey Norman Properties (N.Z.) Limited	144.53	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
CCZ-P7	Harvey Norman Properties (N.Z.) Limited	144.54	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
CCZ-P7	Kāinga Ora – Homes and Communities	81.778	Support in part	Kāinga Ora generally supports the intent of this policy, however, consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework. Kāinga Ora also opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules.	Amend: Only allow for ground level car parking where: 1. It is not located along a primary frontage identified on the planning maps; and 2. Any adverse effects on the amenity and quality of the streetscape and public open spaces can be minimised~~.; and~~ ~~3. It is consistent with the City Centre Zone Design Guide contained in APP4-City Centre Zone Design Guide.~~
Rules	Ara Poutama Aotearoa the Department of Corrections	135.4	Oppose	Opposes in part the proposed City Centre Zone Permitted Activity rules insofar as they do not provide a specific activity status for community corrections activities within the appropriate zones. Community corrections activities are a compatible and appropriate activity in commercial centres and industrial areas. They are essential social infrastructure that play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. To offer certainty to the community and the Department around the establishment, operation and upgrade of community corrections facilities, the Department seeks that they be permitted activities within the appropriate zones, subject to achieving compliance with the relevant performance standards. In other zones [zones other than City Centre, Mixed Use, Local Centre and General Industrial zones], community corrections activities are appropriately provided for as discretionary activities. Under the zoning maps as part of the Proposed District Plan the Department's one community corrections facility is located in the General Industrial Zone. [Refer also to submission points on Mixed Use, Local Centre and General Industrial Zones]	Amend the rules to include community corrections activities as a Permitted Activity.
New Provision	Foodstuffs North Island Limited	122.40	Support in part	Considers that explicit provision should be made for supermarkets in CCZ. Considers that supermarkets should be encouraged to locate in the City Centre Zone because this activity positively contributes to the economic viability and function of the city centre being Porirua's principal commercial, civic and community centre.	Insert new rule in the CCZ specifically providing for supermarkets as a permitted activity.
New Provision	House Movers section of the New Zealand Heavy Haulage Association Inc	167.9	Amend	Wishes to ensure that regulatory controls through District Plans properly reflect the purpose and intentions of the Resource Management Act 1991 as expressed in the decision of the Environment Court in New Zealand Heavy Haulage Association Inc v The Central Otago District Council (Environment Court, C45/2004, Thompson EJ presiding). In this case the Environment Court held that there was no real difference in effect and amenity value terms between the in situ construction of a new dwelling and relocation	Expressly provide for relocation, removal, and re-siting of dwellings as a permitted activity subject to the same zone standards as in situ dwellings. Accompany the permitted activity classification with the following performance standards in addition to the zone performance standards which currently apply to "Construction Activity":

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				of a second-hand dwelling, subject to appropriate permitted activity performance standards. There are several aspects to the shifting of buildings including; relocation (onto a site), removal (off a site), and re-siting (within same site). A new rule and new standards will ensure certainty for plan users who are seeking to relocate, remove or re-site dwellings, and to avoid the unintended application of any default rule to the above activities. Additional performance standards accompanying the permitted activity classification are supported to retain a degree of regulatory control over relocated buildings. The standards proposed are the most appropriate way of achieving the purpose of the RMA, pursuant to s 32, whilst giving effect to the Central Otago decision. Construction activity is not provided for in the Large Format Retail Zone (LFRZ-R21), nor the City Centre Zone (CCZ-R22) and defaults to a discretionary activity.	a. Any relocated building complies with the relevant standards for Permitted Activities in the District Plan; b. Any relocated dwelling must have been previously designed, built and used as a dwelling; c. A building inspection report shall accompany the building consent for the building/dwelling (refer Schedule 1). The report is to identify all reinstatement work required to the exterior of the building/dwelling; d. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site; e. All work required to reinstate the exterior of any relocated building/dwelling, including the siting of the building/dwelling on permanent foundations, shall be completed within 12 months of the building being delivered to the site. A non-notified restricted discretionary activity status for relocated buildings that do not comply with the performance standards, with the following assessment criteria: Restricted Discretionary Activity (on a non-notified, non-service basis) Where an activity is not permitted by this Rule, Council will have regard to the following matters when considering an application for resource consent: i) Proposed landscaping; ii) the proposed timetable for completion of the work required to reinstate the exterior of the building and connections to services. Provides a suggested pre-inspection report which may either be a non-statutory form, or prescribed into the plan, or to similar effect [Refer to original submission, including appendices]. Any further or consequential amendments to give effect to this submission in accordance with the reasons for this submission and the relief sought.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
CCZ-R1 Notification preclusion	Kāinga Ora – Homes and Communities	81.779	Support in part	Kāinga Ora generally supports this rule but seeks amendment to introduce a non-notification statement for limited notification where development complies with all standards. Kāinga Ora considers that this rule this is in place to require a design-based assessment, and does not consider that the consent process would benefit from identification of affected parties.	Amend: **1. Activity status: Permitted** Where: a. The external building form (floor area and height) of the existing building remains unchanged. **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with CCZ-R1-1.a; and b. Compliance is achieved with i. CCZ-S1; ii. CCZ-S2; iii. CCZ-S3; iv. CCZ-S4; v. CCZ-S5; and vi. CCZ-S6 **Matters of discretion are restricted to:** 1. The matters in CCZ-P5, CCZ-P6, and CCZ-P7. **Notification:** An application under this rule is precluded from being publicly and limited notified in accordance with sections 95A and 95B of the RMA. **3. Activity status: Discretionary** Where: a. Compliance is not achieved with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S5, and CCZ-S6.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
CCZ-R1	Harvey Norman Properties (N.Z.) Limited	144.55	Support in part	Support the permitted activity status assigned to qualifying developments. Redevelopments that do not qualify under Clause 1 should be treated simply as “new buildings and structures” under CCZ-R15.	Amend rule by removing clauses CCZ-R1-2 and CCZ-R1-3.
CCZ-R2	Harvey Norman Properties (N.Z.) Limited	144.56	Support in part	Support the permitted activity status assigned to qualifying developments. Redevelopments that do not qualify under Clause 1 should be treated simply as “new buildings and structures” under CCZ-R15.	Amend rule by removing clauses CCZ-R2-2 and CCZ-R2-3.
CCZ-R2	Woolworths New Zealand Limited	120.6	Oppose	Notes development under Rule CCZ-R2, which complies with CCZ-S1 to CCZ-S6 requires resource consent as a Restricted Discretionary Activity, with discretion restricted to the matters listed in policies CCZ-P5, CCZ-P6 and CCZ-P7. The matters listed under policies CCZ-P5, CCZ-P6 and CCZ-P7 cover a wide range of design related matters with the purpose of providing for high quality development and active street frontages. Notes that CCZ-P7 addresses carparking, which is captured under a separate rule CCZ-R19. It is unclear why discretion under CCZ-R2 also refers to CCZ-P7. Notes policies CCZ-P5, CCZ-P6 and CCZ-P7 all require development to be consistent with the City Centre Zone Design Guide. Requiring consistency with the Design Guide provides the Council with unnecessarily wide matters which may be considered for a proposal. The Design Guide is only a guide with provisions written as such. It is unclear how consistency will be established by Council officers at the time of a resource consent.	Amend rule matters of discretion under Rule CCZ-R2 as follows: • Remove reference to policy CCZ-P7; and • Remove the need under CCZ-P5 and CCZ-P6 for consistency with the Design Guide and replace with the following wording: *Regard should be had to the City Centre Zone Design Guide contained in APP4-City Centre Zone Design Guide*.
CCZ-R2 Notification preclusion	Kāinga Ora – Homes and Communities	81.780	Support in part	Kāinga Ora generally supports this rule but seeks amendment to introduce a non-notification statement for limited notification where development complies with all standards. Kāinga Ora considers that this rule this is in place to require a design-based assessment, and does not consider that the consent process would benefit from identification of affected parties.	Amend: **1. Activity status: Permitted** Where: a. The gross floor area of the additions is less than 5% of the gross floor area of the existing building. **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with CCZ-R2-1.a; and b. Compliance is achieved with i. CCZ-S1; ii. CCZ-S2;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					iii. CCZ-S3; iv. CCZ-S4; v. CCZ-S5; and vi. CCZ-S6 **Matters of discretion are restricted to:** 1. The matters in CCZ-P5, CCZ-P6, and CCZ-P7. **Notification:** An application under this rule is precluded from being publicly and limited notified in accordance with sections 95A and 95B of the RMA. **3. Activity status: Discretionary** Where: a. Compliance is not achieved with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S5, and CCZ-S6.
CCZ-R3 Notification preclusion	Kāinga Ora – Homes and Communities	81.781	Support in part	Kāinga Ora generally supports this rule but seeks amendment to introduce a non-notification statement for limited notification where development complies with all standards. Kāinga Ora considers that this rule this is in place to require a design-based assessment, and does not consider that the consent process would benefit from identification of affected parties.	Amend: **1. Activity status: Permitted** Where: a. The building or structure is ancillary to an activity already established on the site; b. The building or structure is not located along a primary frontage identified on the planning maps; c. The gross floor area of the building or structure is less than 25m^2; d. The height of the building or structure is less than 3m; and e. The building or structure is screened and not visible from any public road or other public space. **2. Activity status: Restricted discretionary**

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Where: a. Compliance is not achieved with CCZ-R3-1; and b. Compliance is achieved with: i. CCZ-S1; ii. CCZ-S2; iii. CCZ-S3; iv. CCZ-S4; v. CCZ-S5; and vi. CCZ-S6. **Matters of discretion are restricted to:** 1. The matters in CCZ-P5, CCZ-P6 and CCZ-P7. **Notification:** An application under this rule is precluded from being publicly and limited notified in accordance with sections 95A and 95B of the RMA. **3. Activity status: Discretionary** Where: a. Compliance is not achieved with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S5 or CCZ-S6.
CCZ-R3	Harvey Norman Properties (N.Z.) Limited	144.57	Not specified	Support the permitted activity status assigned to qualifying developments. Redevelopments that do not qualify under Clause 1 should be treated simply as “new buildings and structures” under CCZ-R15.	Amend rule by removing clauses CCZ-R3-2 and CCZ-R3-3.
CCZ-R4	Harvey Norman Properties (N.Z.) Limited	144.58	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
CCZ-R4	Kāinga Ora – Homes and Communities	81.782	Support	Kāinga Ora supports this rule.	Retain as notified.
CCZ-R5	Harvey Norman Properties (N.Z.) Limited	144.59	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
CCZ-R5	Foodstuffs North Island Limited	122.30	Support in part	Supports the permitted activity status for retail activities in the City Centre Zone.	Retain rule CCZ-R5 Retail activity as notified.
CCZ-R5	Kāinga Ora – Homes and Communities	81.783	Support	Kāinga Ora supports this rule.	Retain as notified.
CCZ-R5	Bunnings Limited	9.16	Support	Supports the permitted activity status for retail activities in the City Centre Zone.	Retain rule as notified.
CCZ-R6	Kāinga Ora – Homes and Communities	81.784	Support	Kāinga Ora supports this rule.	Retain as notified.
CCZ-R6	Harvey Norman Properties (N.Z.) Limited	144.60	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
CCZ-R7	Harvey Norman Properties (N.Z.) Limited	144.61	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
CCZ-R7	Kāinga Ora – Homes and Communities	81.785	Support	Kāinga Ora supports this rule.	Retain as notified.
CCZ-R8	Kāinga Ora – Homes and Communities	81.786	Support	Kāinga Ora supports this rule.	Retain as notified.
CCZ-R8	Harvey Norman Properties (N.Z.) Limited	144.62	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
CCZ-R9	Harvey Norman Properties (N.Z.) Limited	144.63	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
CCZ-R9	Kāinga Ora – Homes and Communities	81.787	Support	Kāinga Ora supports this rule.	Retain as notified.
CCZ-R9	Kāinga Ora – Homes and Communities	81.788	Support	Kāinga Ora supports this rule.	Retain as notified.
CCZ-R10	Kāinga Ora – Homes and Communities	81.789	Support	Kāinga Ora supports this rule.	Retain as notified.
CCZ-R11	Kāinga Ora – Homes and Communities	81.790	Support	Kāinga Ora supports this rule.	Retain as notified
CCZ-R11	Ministry of Education	134.30	Support	The proposed activity status as permitted is reasonable.	Retain as proposed.
CCZ-R12	Kāinga Ora – Homes and Communities	81.791	Support	Kāinga Ora supports this rule.	Retain as notified.
CCZ-R13	Kāinga Ora – Homes and Communities	81.792	Support	Kāinga Ora supports this rule.	Retain as notified.
CCZ-R14	Kāinga Ora – Homes and Communities	81.793	Support in part	Kāinga Ora supports this rule, but seeks explicit permitted activity status to enable "supported residential care activity" in the CCZ. A change to the rule title is requested to reflect this.	Change title of Rule CCZ-R14 to: CCZ-R14 Residential activity, residential unit, and supported residential care activity Otherwise, retain as notified.
CCZ-R14	Harvey Norman Properties (N.Z.) Limited	144.64	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
CCZ-R15 Notification preclusion	Kāinga Ora – Homes and Communities	81.794	Support in part	Kāinga Ora generally supports this rule but seeks amendment to introduce a non-notification statement for limited notification where development complies with all standards. Kāinga Ora considers that this rule this is in place to require a design-based assessment, and does not consider that the consent process would benefit from identification of affected parties.	Amend: **1. Activity status: Restricted discretionary** Where: a. Compliance is achieved with: i. CCZ-S1; ii. CCZ-S2; iii. CCZ-S3; iv. CCZ-S4; v. CCZ-S5; and vi. CCZ-S6. **Matters of discretion are restricted to:** 1. The matters in CCZ-P5, CCZ-P6 and CCZ-P7. **Notification:** An application under this rule is precluded from being publicly and limited notified in accordance with sections 95A and 95B of the RMA. **2. Activity status where compliance not achieved: Discretionary** Where: a. Compliance is not achieved with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S5 or CCZ-S6.
CCZ-R15	Bunnings Limited	9.17	Support	Supports the restricted discretionary activity status for new buildings and structures in the City Centre Zone, and the rule to preclude public notification of an application under this rule.	Retain rule as notified.
CCZ-R15	Harvey Norman Properties (N.Z.) Limited	144.65	Support in part	Where compliance is not achieved with the specific standards, a restricted discretionary activity consent should be triggered (rather than full discretionary). Clause 2 should be amended accordingly.	Amend rule to remove clauses CCZ-R15-1 and CCZ-R15-2 and replace with the following:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Activity Status: Restricted Discretionary, where compliance is achieved with CCZ-S1 to CCZ-S6. Where compliance is not achieved with the above standards, a restricted discretionary activity resource consent is required in respect of that non-compliance. The matters of assessment include: f. any objective or policy which is relevant to the standard; g. the purpose of the standard and whether that purpose will still be achieved if consent is granted; h. any special or unusual characteristic of the site which is relevant to the standard; i. the effects of the infringement of the standard; and j. where more than one standard will be infringed, the effects of all infringements considered together.
CCZ-R15	Foodstuffs North Island Limited	122.31	Support	Supports the restricted discretionary activity status for new buildings and structures in the City Centre Zone, and the rule to preclude public notification of an application under this rule.	Retain the rule as notified.
CCZ-R16	Woolworths New Zealand Limited	120.7	Oppose	Notes that the Proposed District Plan only provides for supermarkets as a Permitted Activity in the Large Format Zone and Mixed Use Zone. Both of these zones cover only a small area of land in Porirua City. Supermarket activities are appropriately located within the City Centre Zone, which seeks to encourage a wide range of activities, as evidenced by many existing supermarkets in Porirua being located within the City Centre Zone. Any adverse effects from a supermarket can be appropriately controlled through rules and standards in the City Centre Zone applying to the buildings, carparking and associated activities that are provided by a supermarket. If supermarkets are not a Permitted Activity in the City Centre Zone, considers it appropriate for a non-notification clause to apply to Rule CCZ-R16 for supermarkets. There are multiple other activities within the City Centre Zone that are provided with a non-notification clause despite having potentially greater adverse effects than would be anticipated from a supermarket. The lack of certainty on notification would affect decisions on the location of future stores in Porirua. Notes policies CCZ-P3 requires development to be consistent with the City Centre Zone Design Guide. Requiring consistency with the Design Guide provides the Council with unnecessarily wide matters which may be considered for a proposal. As the Design Guide is only a guide – with provisions written as such – it is unclear how consistency will be established by Council officers at the time of a resource consent.	Amend the rule as follows: • Supermarkets be made a permitted activity in the City Centre Zone; • If Council do not agree to supermarkets being a Permitted Activity in the City Centre Zone, and thereby require resource consent as a Restricted Discretionary Activity, amend the matters of discretion to remove the requirement for consistency with the City Centre Zone Design Guide, and instead replace with the following wording: *Regard should be had to the City Centre Zone Design Guide contained in APP4-City Centre Zone Design Guide.* • Provide a non-notification clause for both limited and public notification.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
CCZ-R16	Harvey Norman Properties (N.Z.) Limited	144.66	Oppose	The City Centre Zone provisions should primarily focus on regulating the built environment whilst providing an enabling framework with respect to land use activities. Large format retail activities are not inherently incompatible with the outcomes sought within the City Centre Zone. With appropriate consideration given to the design of large format retail buildings and their interface with the surrounding environment (through the implementation of CCZ-R15), a high quality design outcome can be achieved.	Amend the rule as follows: 1. Activity status: ~~Restricted discretionary~~ Permitted ~~Matters of discretion are restricted to the matters in CCZ-P3.~~
CCZ-R16	Kāinga Ora – Homes and Communities	81.795	Support	Kāinga Ora supports this rule.	Retain as notified.
CCZ-R17	Kāinga Ora – Homes and Communities	81.796	Support	Kāinga Ora supports this rule.	Retain as notified.
CCZ-R17	Fire and Emergency New Zealand	119.72	Support	Supports that fire stations are assessed as restricted discretionary activities under this rule. Considers that the matters of discretion are reasonable for the City Centre Zone.	Retain as proposed.
CCZ-R18	Kāinga Ora – Homes and Communities	81.797	Support	Kāinga Ora supports this rule.	Retain as notified.
CCZ-R19	Kāinga Ora – Homes and Communities	81.798	Oppose	Kāinga Ora opposes this rule as notified and considers ground level carparking should be enabled as a permitted activity where compliance is achieved with standard CCZ-S5. Where this is not achieved, Kāinga Ora consider the activity status should be a Restricted Discretionary Activity, with a non-notification statement precluding both public and limited notification. Kāinga Ora considers that this rule this is in place to require a design-based assessment, and does not consider that the consent process would benefit from identification of affected parties.	Amend **1. Activity status: Permitted** Where: a. Compliance is achieved with: CCZ-S5 2. **Activity status: Restricted discretionary** Where: a. Compliance is not achieved with: a. CCZ-R19.1-a. **Matters of discretion are restricted to:** 1. The matters in CCZ-P7.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Notification: An application under this rule where compliance is not achieved is precluded from being publicly and limited notified in accordance with sections 95A and 95B of the RMA. ~~1. Activity status: **Restricted discretionary**~~ ~~Where:~~ ~~b. Compliance is achieved with:~~ ~~a. CCZ-S5 is complied with.~~ ~~Matters of discretion are restricted to:~~ ~~2. The matters in CCZ-P7.~~ ~~**Notification:**~~ ~~An application under this rule where compliance is not achieved with CCZ-S5 is precluded from being publicly notified in accordance with section 95A of the RMA.~~ ~~2. Activity status: **Discretionary**~~ - ~~Where:~~ ~~a. Compliance is not achieved with CCZ-S5.~~
CCZ-R19:	Bunnings Limited	9.19	Oppose	Opposes the rules pertaining to ground level parking and the location of parking which requires the provision of on-site car parking to be located within or at the rear of the building which it serves. These rules do not recognise the specific operational and functional requirement of activities which usually restricts the opportunity to provide parking at the rear of the building to comply with these standards while creating functional site layouts.	Delete rule.
CCZ-R19	Woolworths New Zealand Limited	120.5	Oppose	Notes the policies in the City Centre Zone seek to minimise the adverse effects of carparking on the amenity and quality of the streetscape and public open spaces. This rule appears to apply to any ground level carparking, irrespective of where it is located (e.g. within a building) or whether it is visible from a public space. Requests that a permitted activity be provided to permit the creation of ground level carparking, or	Amend the rule so that the activity status for ground level parking not visible from the road or a public space is a Permitted Activity. If Council do not agree to ground level parking not visible from the road or a public space being provided for as a Permitted Activity, amend the matters of discretion to remove the requirement for consistency with the

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				changes to existing ground level carparking, that is not visible from the road or a public space. Notes that ground level carparking which complies with CCZ-S5 currently requires resource consent as a Restricted Discretionary Activity with discretion restricted to the following matters in CCZ-P7: *Only allow for ground level car parking where:* *1. It is not located along a primary frontage identified on the planning maps;* *2. Any adverse effects on the amenity and quality of the streetscape and public open spaces can be minimised; and* *3. It is consistent with the City Centre Zone Design Guide contained in APP4-City Centre Zone Design Guide.* Notes that the City Centre Zone Design Guide covers a wide range of matters, many of which are unrelated to streetscape matters. Requiring consistency with the Design Guide provides the Council with unnecessarily wide matters which may be considered for a proposal that may involve the provision of carparking which is not visible from a public space due to location or screening.	City Centre Zone Design Guide and be replaced with the following wording: *Regard should be had to the City Centre Zone Design Guide contained in APP4-City Centre Zone Design Guide.*
CCZ-R19	Foodstuffs North Island Limited	122.32	Oppose	Opposes the rules pertaining to ground level parking and the location of parking which requires the provision of on-site car parking to be located within or at the rear of the building which it serves. These rules do not recognise the specific operational and functional requirement of activities, such as supermarkets in particular, which have integral back-of-house and loading requirements as part of their store formats that are usually located at the rear of buildings with the main entrance then located at the front of the building. This restricts the opportunity to provide parking at the rear of the building to comply with these standards while creating functional site layouts.	Delete the rule.
CCZ-R19	Harvey Norman Properties (N.Z.) Limited	144.67	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
CCZ-R20	Harvey Norman Properties (N.Z.) Limited	144.68	Oppose	The City Centre Zone provisions should primarily focus on regulating the built environment whilst providing an enabling framework with respect to land use activities. Trade suppliers are not inherently incompatible with the outcomes sought within the City Centre Zone. With appropriate consideration given to the design of new developments and their interface with the surrounding environment (through the implementation of CCZ-R15), a high quality design outcome can be achieved.	Amend the rule to permit trade suppliers within the City Centre Zone.
CCZ-R20	Bunnings Limited	9.18	Support	Supports the discretionary activity status for trade suppliers in the City Centre Zone.	Retain rule as notified.
CCZ-R20	Kāinga Ora – Homes and Communities	81.799	Support	Kāinga Ora supports this rule.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
CCZ-R21	Kāinga Ora – Homes and Communities	81.800	Support	Kāinga Ora supports this rule.	Retain as notified.
CCZ-R22	Kāinga Ora – Homes and Communities	81.801	Support	Kāinga Ora supports this rule.	Retain as notified.
CCZ-R23	Kāinga Ora – Homes and Communities	81.802	Support	Kāinga Ora supports this rule.	Retain as notified.
CCZ-R22	Harvey Norman Properties (N.Z.) Limited	144.69	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
CCZ-R24	Kāinga Ora – Homes and Communities	81.803	Support	Kāinga Ora supports this rule.	Retain as notified.
CCZ-R25	Kāinga Ora – Homes and Communities	81.804	Support	Kāinga Ora supports this rule.	Retain as notified.
CCZ-S1	Kāinga Ora – Homes and Communities	81.805	Oppose	Kāinga Ora opposes the 30m maximum height limit and seeks complete removal of a height limit in the City Centre Zone. The NPS-UD directs Council's to enable building heights and density to realise as much development capacity as possible. The underlying ground conditions in the City Centre make development in this area expensive, which typically requires greater floor area to make development economically viable. Kāinga Ora seeks no limiting height standard in the City Centre, which can otherwise act as an unnecessary constraining factor to enabling development. Deletion of the existing standard is sought, with amendment made.	Amend: ~~1. All buildings and structures must not exceed a maximum height above ground level of 30m.~~ ~~There are no matters of discretion for this standard.~~ 1. There is no maximum height limit in the City Centre.
CCZ-S1	Harvey Norman Properties (N.Z.) Limited	144.70	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
1. All buildings and structures must not exceed a maximum height above ground level of 30m. […]	TJL Associates - Tom Colman	56.3	Support	Supports the proposed maximum height provision of 30 metres in the City Centre Zone and seeks that this be retained. The increase in height from the current limits will provide significant development and redevelopment commercial opportunities within the CBD.	Retain provision as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
CCZ-S2	Kāinga Ora – Homes and Communities	81.806	Support in part	Kāinga Ora generally supports this standard but seeks a change to the language to align with that used in the planning maps. Alternatively, Kāinga Ora would accept the terms used to label the planning maps being altered to reflect consistency of terminology. Consistent with its overall submission on the PDP, Kāinga Ora opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules.	Amend: 1. ~~Along~~ For sites with primary frontages and building lines identified on the planning maps all buildings must be built up to and oriented towards the identified building line and provide a veranda that: a. Extends along the entire length of the building frontage; b. Provides continuous shelter with any adjoining veranda; and c. Has a minimum setback of 500mm from any kerb face. 2. For sites with primary ~~street-facing façade~~ frontage controls identified on the planning maps: a. At least 55% of the ground floor building frontage must be display windows or transparent glazing; and b. The principal public entrance to the building must be located on the front boundary. 3. For sites with secondary ~~street-facing façade~~ frontage controls identified on the planning maps at least 35% of the ground floor building frontage must be display windows or transparent glazing.
CCZ-S2	Harvey Norman Properties (N.Z.) Limited	144.71	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
CCZ-S2	Foodstuffs North Island Limited	122.34	Oppose	Acknowledges the intent of the active street frontages controls. Consider that they do not appropriately recognise existing development and should only apply to new buildings and new development.	Amend standard CCZ-S2 Active Street Frontages to be read as follows: 1. Along building lines identified on the planning maps all new buildings must be built up to and oriented towards the identified building line and provide a veranda that: a. Extends along the entire length of the building frontage; b. Provides continuous shelter with any adjoining veranda; and c. Has a minimum setback of 500mm from any kerb face. 2. For sites with primary street-facing façade controls identified in the planning maps new buildings shall provide the following:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					a. At least 55% of the ground floor building frontage must be display windows or transparent glazing; and b. The principal public entrance to the building must be located on the front boundary. 3. For sites with secondary street-facing façade controls identified in the planning maps for new buildings at least 35% of the ground floor building frontage must be display windows or transparent glazing.
CCZ-S2	Woolworths New Zealand Limited	120.8	Oppose	Understands that the purpose of Standard CCZ-S2 is to encourage the provision of active street frontages in the City Centre Zone. Supermarkets have an operational need to provide carparking for its customers. This rule encourages carparking to be located at the rear of buildings on sites with building lines identified on planning maps. This is specifically discouraged through CPTED principles as it creates large open areas at the rear of buildings. Request that the standard be amended to include a provision for supermarkets to provide landscaping along the identified building lines where it is not feasible to provide a verandah or continuous shelter to avoid conflict with CPTED principles. A core part of the operation of a supermarket is the large scale storage of the goods that are sold on-site. It is entirely impractical for a supermarket building to have an active frontage on all sides of a sites where it has multiple frontages to streets subject to building lines, as is the case for the Countdown Porirua site.	Amend the standard to enable landscaping to be provided along the building line where it is not feasible to construct a building up to the identified building line or provide a continuous verandah and/or glazing.
CCZ-S3	Kāinga Ora – Homes and Communities	81.807	Support	Kāinga Ora supports this rule.	Retain as notified.
CCZ-S4	Kāinga Ora – Homes and Communities	81.808	Support in part	Kāinga Ora generally supports this standard, but opposes this standard applying generally across the city centre and seeks amendment so that the control applies to identified Active Street Frontages only. Consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework. Kāinga Ora also opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules	Amend: 1. ~~All~~ For sites on an identified Active Street Frontage on the planning maps all residential units must be located above ground floor. This standard does not apply to residential development on the Bunnings Bank site as identified in CCZ-Figure 1. **Matters of discretion are restricted to:** 1. The amenity and quality of the streetscape; and 2. The amenity for the occupiers of the residential units.~~; and~~ ~~3. Consistency with the City Centre Zone Design Guide.~~
CCZ-S5	Kāinga Ora – Homes and Communities	81.809	Support in part	Kāinga Ora generally supports this standard, however, consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework.	Amend: 1. Any on-site ground level car parking must be located within or at the rear of the building that it serves.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Kāinga Ora also opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules.	This standard does not apply to residential development on the Bunnings Bank site as identified in CCZ-Figure 1. **Matters of discretion are restricted to:** 1. The amenity and quality of the streetscape; and 2. The parking needs of the activity.~~; and~~ ~~3. Consistency with the City Centre Zone Design Guide.~~
CCZ-S5	Bunnings Limited	9.20	Oppose	Opposes the rules pertaining to ground level parking and the location of parking which requires the provision of on-site car parking to be located within or at the rear of the building which it serves. These rules do not recognise the specific operational and functional requirement of activities which usually restricts the opportunity to provide parking at the rear of the building to comply with these standards while creating functional site layouts.	Delete standard.
CCZ-S5	Foodstuffs North Island Limited	122.35	Oppose	Opposes the inclusion of City Centre Zone Design Guide in the matters of discretion for these standards. These are intended to guidelines only and should not be matters of discretion or assessment criteria.	Amend matters of discretion for the standard as follows: Matters of discretion are restricted to: 1. The amenity and quality of the streetscape; 2. The parking needs of the activity; and ~~3. Consistency with the City Centre Zone Design Guide~~
CCZ-S5	Foodstuffs North Island Limited	122.33	Oppose	Opposes the rules pertaining to ground level parking and the location of parking which requires the provision of on-site car parking to be located within or at the rear of the building which it serves. These rules do not recognise the specific operational and functional requirement of activities, such as supermarkets in particular, which have integral back-of-house and loading requirements as part of their store formats that are usually located at the rear of buildings with the main entrance then located at the front of the building. This restricts the opportunity to provide parking at the rear of the building to comply with these standards while creating functional site layouts.	Delete the standard.
CCZ-S5	Harvey Norman Properties (N.Z.) Limited	144.72	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
CCZ-S6	Kāinga Ora – Homes and Communities	81.810	Support in part	Kāinga Ora generally supports this standard, however, consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework. Kāinga Ora also opposes any requirement for development to be "consistent" with the design guide as this risks this tool being used as a quasi-set of rules.	Amend: 1. Any on-site service area, including rubbish collection areas, and area for the outdoor storage of goods or materials must: a. Be located to the rear of the building; and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					b. Without preventing the provision of a gate or entry point to the site, be fully screened by a fence or landscaping where it is visible from the road or any other public space. **Matters of discretion are restricted to:** 1. The amenity and quality of the streetscape; and 2. The parking needs of the activity.~~; and~~ ~~3. Consistency with the City Centre Zone Design Guide.~~
CCZ-S6	Foodstuffs North Island Limited	122.36	Oppose	Opposes the inclusion of City Centre Zone Design Guide in the matters of discretion for these standards. These are intended to guidelines only and should not be matters of discretion or assessment criteria.	Amend matters of discretion for the standard as follows: Matters of discretion are restricted to: 1. The amenity and quality of the streetscape or public space; 2. Their service and storage needs of the activity; and ~~3. Consistency with the City Centre Zone Design Guide.~~

Industrial Zones

GIZ- General Industrial Zone

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Kāinga Ora – Homes and Communities	81.811	Support	Kāinga Ora supports this chapter as proposed.	Retain as notified.
Objectives	Ara Poutama Aotearoa the Department of Corrections	135.16	Support	The objectives and policies within the Proposed District Plan for the General Industrial Zone refer to avoiding non-industrial activities, including sensitive activities, except for activities that (as per Policy GIZ-P2): *"1. Are ancillary to an industrial activity;* *2. Provide goods or services essential to industrial activities and have an operational need to locate in the General Industrial Zone; or* *3. Do not result in reverse sensitivity effects that may constrain industrial activities."* Community corrections activities meet exception (3) and as such, these provisions are considered appropriate as drafted in terms of providing for community corrections activities as permitted within the zone. The objectives and policies in the General Industrial zones are supported as notified as they provide for community corrections activities within the zones.	Retain.
GIZ-O1	Harvey Norman Properties (N.Z.) Limited	144.73	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
GIZ-O1	Royal Forest and Bird Protection Society	225.238	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where other zones [not rural or residential zones] have SNA overlays, recognise this in the zone purpose character and value objectives.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
GIZ-O2	Royal Forest and Bird Protection Society	225.12	Amend	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where other zones [not rural or residential zones] have SNA overlays, recognise this in the zone purpose character and value objectives.
GIZ-O2	Harvey Norman Properties (N.Z.) Limited	144.74	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
Policies	Ara Poutama Aotearoa the Department of Corrections	135.17	Support	The objectives and policies within the Proposed District Plan for the General Industrial Zone refer to avoiding non-industrial activities, including sensitive activities, except for activities that (as per Policy GIZ-P2): "1. Are ancillary to an industrial activity; 2. Provide goods or services essential to industrial activities and have an operational need to locate in the General Industrial Zone; or 3. Do not result in reverse sensitivity effects that may constrain industrial activities." Community corrections activities meet exception (3) and as such, these provisions are considered appropriate as drafted in terms of providing for community corrections activities as permitted within the zone. The objectives and policies in the General Industrial Zone are supported as notified as they provide for community corrections activities within the zones.	Retain.
GIZ-P1	Harvey Norman Properties (N.Z.) Limited	144.75	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
Rules	Ara Poutama Aotearoa the	135.7	Oppose	Opposes in part the proposed General Industrial Permitted Activity rules insofar as they do not provide a specific activity status for community corrections activities within the appropriate zones. Community corrections activities are a compatible and	Amend the rules to include community corrections activities as a Permitted Activity.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
	Department of Corrections			appropriate activity in commercial centres and industrial areas. They are essential social infrastructure that play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. To offer certainty to the community and the Department around the establishment, operation and upgrade of community corrections facilities, the Department seeks that they be permitted activities within the appropriate zones, subject to achieving compliance with the relevant performance standards. In other zones [zones other than City Centre, Mixed Use, Local Centre and General Industrial zones], community corrections activities are appropriately provided for as discretionary activities. Under the zoning maps as part of the Proposed District Plan the Department's one community corrections facility is located in the General Industrial Zone. [Refer also to submission points on City Centre, Mixed Use and Local Centre Zones]	
New Provision	Ministry of Education	134.31	Amend	Notes that Educational Facilities within the General Industrial Zone are currently captured under the catch-all Rule GIZ-R10 as Non-complying activities. Seeks that a new rule is added that provides for Educational Facilities as Discretionary Activities within the General Industrial Zone.	Add new rule as follows: GIZ-RXX Educational Facility 1. Activity Status: Discretionary
New Provision	House Movers section of the New Zealand Heavy Haulage Association Inc	167.10	Amend	Wishes to ensure that regulatory controls through District Plans properly reflect the purpose and intentions of the Resource Management Act 1991 as expressed in the decision of the Environment Court in New Zealand Heavy Haulage Association Inc v The Central Otago District Council (Environment Court, C45/2004, Thompson EJ presiding). In this case the Environment Court held that there was no real difference in effect and amenity value terms between the in situ construction of a new dwelling and relocation of a second-hand dwelling, subject to appropriate permitted activity performance standards. There are several aspects to the shifting of buildings including; relocation (onto a site), removal (off a site), and re-siting (within same site). A new rule and new standards will ensure certainty for plan users who are seeking to relocate, remove or re-site dwellings, and to avoid the unintended application of any default rule to the above activities. Additional performance standards accompanying the permitted activity classification are supported to retain a degree of regulatory control over relocated buildings. The standards proposed are the most appropriate way of achieving the purpose of the RMA, pursuant to s 32, whilst giving effect to the Central Otago decision.	Expressly provide for relocation, removal, and re-siting of dwellings as a permitted activity subject to the same zone standards as in situ dwellings. Accompany the permitted activity classification with the following performance standards in addition to the zone performance standards which currently apply to "Construction Activity": a. Any relocated building complies with the relevant standards for Permitted Activities in the District Plan; b. Any relocated dwelling must have been previously designed, built and used as a dwelling; c. A building inspection report shall accompany the building consent for the building/dwelling (refer Schedule 1). The report is to identify all reinstatement work required to the exterior of the building/dwelling; d. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site; e. All work required to reinstate the exterior of any relocated building/dwelling, including the siting of the building/dwelling on permanent foundations, shall be completed within 12 months of the building being delivered to the site.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					A non-notified restricted discretionary activity status for relocated buildings that do not comply with the performance standards, with the following assessment criteria: Restricted Discretionary Activity (on a non-notified, non-service basis) Where an activity is not permitted by this Rule, Council will have regard to the following matters when considering an application for resource consent: i) Proposed landscaping; ii) the proposed timetable for completion of the work required to reinstate the exterior of the building and connections to services. Provides a suggested pre-inspection report which may either be a non-statutory form, or prescribed into the plan, or to similar effect [Refer to original submission, including appendices]. Any further or consequential amendments to give effect to this submission in accordance with the reasons for this submission and the relief sought.
GIZ-R4	Harvey Norman Properties (N.Z.) Limited	144.76	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
GIZ-R13	Bunnings Limited	9.21	Support	Supports the permitted activity status for trade suppliers in the General Industrial Zone.	Retain as notified.
GIZ-R14	Fire and Emergency New Zealand	119.73	Support	Provided initial feedback that emergency service facilities be assessed as a restricted discretionary activity under this rule. This has been adopted in the PPDP. Support this change.	Retain as proposed.
GIZ-S1	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.70	Support in part	The permitted height is supported. Infringing the height can create reverse sensitivity effects on telecommunications through changing the efficacy of any nearby antennas. It can also create potential health and safety effects on the occupants of the building proposed to extend through the permitted height through radiofrequency exposure. As such, a matter of discretion should be effects on regionally significant network utility operators.	Amend the standard as follows; Matters of discretion are restricted to: 1. The location, design and appearance of the building or structure; 2. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites; 3. Bulk and dominance of the building or structure;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					4. Compatibility with the anticipated scale, proportion and context of buildings and activities in the surrounding area; 5. Whether an increase in building height results from a response to natural hazard mitigation; and 6. Whether topographical or other site constraints make compliance with the standard impractical. 7. Any reverse sensitivity effects on regionally significant infrastructure
GIZ-S5	Bunnings Limited	9.22	Support in part	Supports the approach in principle to provide screening or landscaping around service, outdoor storage and parking areas to ensure that an appropriate level of inter-site amenity with adjacent sites is achieved. Considers that greater specificity can be introduced in terms of the requirement to be achieved and clearly demonstrate compliance or not.	Amend standard as follows: 1. Any on-site service area, including rubbish collection areas, and area for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be ~~fully~~ adequately screened by a 1.8m fence or 2m landscaping where they are visible from any: a. Public road; b. Site in the Residential Zone; or c. Site in the Open Space and Recreation Zone.

Open Space and Recreation Zones

OSZ- Open Space Zone

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Titahi Bay	Robyn Smith	168.59	Amend	The PDP needs provisions to manage activities able to have significant adverse effects in terms of section 6(f) of the RMA (e.g. residential use of the Titahi Bay Boatsheds and the occupation of the adjacent public land). The PDP as notified does not acknowledge the historic heritage of the boatsheds as far as it relates to the use of building. The PDP focuses on the building not its use. The boatsheds and the surrounding land are not being treated well and there's a presumption the 'ownership' of the boatshed gives the occupier the right to occupy adjacent public land, contrary to section 6(d) of the RMA, and to discharge wastewater onto the surrounding land and where it seeps onto the beach and beyond. The Titahi Bay Boatsheds are in the Open Space zone (OSZ).	The rules of the District Plan regarding activities on Titahi Bay beach and the use of the Boatsheds need to accord and be consistent with the rules of the regional plan.
General	Royal Forest and Bird Protection Society	225.218	Oppose	Concerned that this zoning does not provide clear direction for the protection of SNAs which are captured within this zone. This zoning creates uncertainty for conservation requirements associated with Taupo swamp.	Recognise SNA as a specific character and value to be protected within the OSP, including for their intrinsic values. Include a focus on conservation of natural values which is apart from and not subject to recreation or other activities. Amend O2 so that there is no expectation for "a low level of development and built form with few structures to support passive and active community activities" Amend all the rules to ensure that permitted activities are not provided for within SNA Require conditions and standards so that activities adjacent to SNA's do not have adverse effects on them.
General	Royal Forest and Bird Protection Society	225.257	Oppose	Concerned that this zoning does not provide clear direction for the protection of SNAs which are captured within this zone. This zoning creates uncertainty for conservation requirements associated with Taupo swamp.	Include a focus on conservation of natural values which is apart from and not subject to recreation or other activities.
General	Royal Forest and Bird Protection Society	225.260	Oppose	Concerned that this zoning does not provide clear direction for the protection of SNAs which are captured within this zone. This zoning creates uncertainty for conservation requirements associated with Taupo swamp.	Require conditions and standards so that activities adjacent to SNAs do not have adverse effects on them.
Multiple provisions National Grid	Kāinga Ora – Homes and Communities	81.812	Support in part	Kāinga Ora generally supports the chapter as proposed. Kāinga Ora seeks deletion of the National Grid provisions in this chapter, consistent with its overall submission on the PDP.	Kāinga Ora seeks the following amendments consistent with its overall submission on the Plan. 1. Review and redrafting of the full package of provisions (objectives, policies, rules and definitions) in relation to the National Grid.
General	Transpower New Zealand Ltd	60.110	Amend	Refer comments provided above for General submission point on Chapter GRZ. [Refer to original submission for full reasons]	Refer relief sought above for General submission point on Chapter GRZ. [Refer to original submission for full decision requested]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Titahi Bay	Robyn Smith	168.60	Amend	The PDP provisions propose that residential use in Open Space land will be a permitted activity. Residential use of the boatsheds and the adjoining land is contrary to sections 6(a), (d) and (f) of the RMA, and does not achieve the consistency required by section 75(4)(b) of the RMA.	Amend the PDP in respect of the Titahi Bay Boatsheds so that: • Residential use of the boatsheds and the immediately adjacent land is explicitly prohibited. • All cabinetry and facilities (including plumbing) inside the buildings that would normally be expected in a kitchen or bathroom is prohibited. • It is clear that there are no existing use rights for residential occupation.
Standards Whitireia Park	Robyn Smith	168.3	Amend	The Open Space provisions do not limit the number of buildings - any number is possible so long as each is less than 50m2 (Refer OSZ-S2) and the combined coverage is no more than 5 percent (refer OSZ-S3). Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the RNZ land. This would be contrary to the objective OSZ-O2 *'a low level of development and built form with few structures to support passive and active community activities.'*	Amend the bulk and location standards as they apply to Whitireia Park so they are consistent with objective OSZ-02. Opposed to any provisions of the PDP as potentially amended by way of submissions by others, or by council officer evidence and/or recommendations, which do not provide for the protection required under section 6(a) of the RMA.
OSZ-O1	Royal Forest and Bird Protection Society	225.239	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where other zones [not rural or residential zones] have SNA overlays, recognise this in the zone purpose character and value objectives.
OSZ-O2	Luke Davia	226.2	Not specified	[See original submission for full reason]	All of Whitireia Park should continue to be consistent with the OSZ-O2 objective, which states: "Large areas of open space with high natural, ecological, landscape and historic heritage value, and A low level of development and built form with few structures to support passive and active community activities. This includes the area owned/leased by Ngāti Toa, Titahi Bay Golf Club, and Radio New Zealand. Development on any of these sites should be prohibited per the Open Space classification
OSZ-O2	Royal Forest and Bird Protection Society	225.258	Oppose	Concerned that this zoning does not provide clear direction for the protection of SNAs which are captured within this zone. This zoning creates uncertainty for conservation requirements associated with Taupo swamp.	Amend O2 so that there is no expectation for "a low level of development and built form with few structures to support passive and active community activities"

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
OSZ-O2	Royal Forest and Bird Protection Society	225.13	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values. Concerned that this zoning does not provide clear direction for the protection of SNAs which are captured within this zone.	Where other zones [not rural or residential zones] have SNA overlays, recognise this in the zone purpose character and value objectives.
OSZ-O2	Radio New Zealand Limited	121.30	Support in part	Seeks to have specific acknowledgment of the need for its network utility operations to be located in the open space zone.	Amend the objective by adding the following subparagraph: 4. Network utilities with a functional or operational need to be located in an open space zone.
OSZ-P2	Porirua City Council	11.66	Amend	Grazing currently takes place on Te Rahui o Rangituhi, even though the area is being rezoned from rural to open space. However as outlined in the outcomes for Te Rahui o Rangituhi in Volume 2 of Reserve Management Plan, grazing is recognised as a management tool to control gorse and weeds.	Amend the policy as follows: Allow for primary production activities that are complementary to the purpose, character and amenity values of Battle Hill Farm Forest Park, ~~and~~ Belmont Regional Park, or Te Rahui o Rangituhi.
OSZ-P3	Radio New Zealand Limited	121.31	Support in part	Seeks to ensure that any use and development in the Open Space Zone does not interfere with the operation of its existing facilities at Titahi Bay.	Amend the policy by adding the following subparagraph: 7. Do not interfere with the operation of network utilities, including avoiding reverse sensitivity effects.
OSZ-P4	Waka Kotahi NZ Transport Agency	82.286	Support in part	Supports the intent of the policy but considers that potentially inappropriate activities should demonstrate that the activity will not adversely affect the safety and efficiency of the transport network.	Amend provision: "8. Not compromising the safety and efficiency of the transport network"
OSZ-P4	Radio New Zealand Limited	121.32	Support in part	References submission point on OSZ-P3. Seeks a subparagraph be added to the policy	Amend the policy by adding the following subparagraph: 8. Not going to interfere with the operation of network utilities, including avoiding reverse sensitivity effects.
OSZ-P5	Radio New Zealand Limited	121.33	Support	Supports the need to avoid inappropriate use and development in the Open Space Zone unless there is a functional need to operate on the site.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
OSZ-P5	Transpower New Zealand Ltd	60.111	Amend	Support policy P5 Seek amendment to also recognise the operational need for infrastructure to operate on a site.	Amend Policy OSZ-P5 as follows: OSZ-P5 Inappropriate use and development Avoid use and development that is incompatible with the purpose, character and amenity values of the Open Space Zone, unless there is a functional need or operational need to operate on the site. And Any consequential amendments.
Rules	Royal Forest and Bird Protection Society	225.259	Oppose	Concerned that this zoning does not provide clear direction for the protection of SNAs which are captured within this zone. This zoning creates uncertainty for conservation requirements associated with Taupo swamp.	Amend all the rules to ensure that permitted activities are not provided for within SNA.
OSZ-R2	Transpower New Zealand Ltd	60.112	Amend	Refer comments provided above for General Residential Zone GRZ-R5 and R14. [Refer to original submission for full reasons]	Refer relief sought above for General Residential Zone GRZ-R5 and R14. [Refer to original submission for full decision requested]
OSZ-R5	Royal Forest and Bird Protection Society	225.219	Oppose	Inappropriate to provide a permitted activity rule without any conditions or standards to ensure that SNAs are protected.	Delete.
OSZ-R10	Porirua City Council	11.67	Amend	Grazing currently takes place on Te Rahui o Rangituhi, even though the area is being rezoned from rural to open space. However as outlined in the outcomes for Te Rahui o Rangituhi in Volume 2 of Reserve Management Plan, grazing is recognised as a management tool to control gorse and weeds.	Amend the rule as follows: The activity is undertaken within the Battle Hill Farm Forest Park, ~~or the~~ Belmont Regional Park, or Te Rahui o Rangituhi.
OSZ-R11	Transpower New Zealand Ltd	60.113	Amend	Refer comments provided above for General Residential Zone GRZ-R5 and R14. [Refer to original submission for full reasons]	Refer relief sought above for General Residential Zone GRZ-R5 and R14. [Refer to original submission for full decision requested]
OSZ-R12	Firstgas Limited	84.28	Support	Generally supportive of the rule which provides for sensitive activities in all relevant zones within the Gas Transmission Pipeline Corridor as Restricted Discretionary Activity	Retain as proposed.
OSZ-R13	Transpower New Zealand Ltd	60.114	Amend	Refer comments provided above for Rural Lifestyle Zone RLZ-R16 and R17. [Refer to original submission for full reasons]	Refer relief sought for Rural Lifestyle Zone RLZ-R16 and R17. [Refer to original submission for full decision requested]
OSZ-R14	Transpower New Zealand Ltd	60.115	Amend	Refer comments provided above for Rural Lifestyle Zone RLZ-R16 and R17. [Refer to original submission for full reasons]	Refer relief sought for Rural Lifestyle Zone RLZ-R16 and R17. [Refer to original submission for full decision requested]
OSZ-R16	Robyn Smith	168.4	Oppose	It is not appropriate to have discretionary (restricted) activity status for residential, visitor accommodation or commercial activities (Refer Rules OSZ-R16, OSZ-R17, and OSR-R18).	Amend OSZ-R16 in relation to Whitireia Park to be a non-complying activity. Opposed to any provisions of the PDP as potentially amended by way of submissions by others, or by council officer evidence and/or

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					recommendations, which do not provide for the protection required under section 6(a) of the RMA.
OSZ-R17	Robyn Smith	168.5	Oppose	It is not appropriate to have discretionary (restricted) activity status for residential, visitor accommodation or commercial activities (Refer Rules OSZ-R16, OSZ-R17, and OSR-R18).	Amend OSZ-R17 in relation to Whitireia Park to be a non-complying activity. Opposed to any provisions of the PDP as potentially amended by way of submissions by others, or by council officer evidence and/or recommendations, which do not provide for the protection required under section 6(a) of the RMA.
OSZ-R18	Robyn Smith	168.6	Oppose	It is not appropriate to have discretionary (restricted) activity status for residential, visitor accommodation or commercial activities (Refer Rules OSZ-R16, OSZ-R17, and OSR-R18).	Amend OSZ-R18 in relation to Whitireia Park to be a non-complying activity. Opposed to any provisions of the PDP as potentially amended by way of submissions by others, or by council officer evidence and/or recommendations, which do not provide for the protection required under section 6(a) of the RMA.
OSZ-R19	Ministry of Education	134.32	Support	No provisions pertaining to the provision of Educational Facilities within the Open Spaces Zone. Educational Facilities within the Open Spaces Zone are considered under Rule OSZ-R19. Agrees with the activity status of Discretionary.	Retain as proposed.
Standards Whitireia Park	Anita Hilliam	269.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than 50m2 and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities'.*	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02.
Standards Whitireia Park	Adibah Saad	270.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than $50m^2$ and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities'.*	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02.
Standards Whitireia Park	Andrew Brunton	221.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possib le so long as each is less than 50m2 and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities'.*	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02.
Standards Whitireia Park	Paula Birnie	236.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possib le so long as each is less than $50m^2$ and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				02 *'a low level of development and built form with few structures to support passive and active community activities'.*	
Standards Whitireia Park	Yasemin Ieana Kavas	268.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than 50m2 and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities'.*	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02.
Standards Whitireia Park	Nathan Cottle	257.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than 50m^2 and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities'.*	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02.
Standards Whitireia Park	Fraser Ebbett	243.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than 50m^2 and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities'.*	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02.
Standards Whitireia Park	Edmund Stephen-Smith	245.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than 50m^2 and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities'.*	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02.
Standards Whitireia Park	Miriam Freeman-Plume	166.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than 50m2 and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities'.*	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02..
Standards Whitireia Park	Emma Weston	142.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than 50m2 and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities'.*	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Standards Whitireia Park	Whitireia Park Restoration Group	150.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than 50m2 and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 '*a low level of development and built form with few structures to support passive and active community activities'.*	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02.
Standards Whitireia Park	Geoff Marshall	161.4	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than 50m2 and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities*'	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02.
Standards Whitireia Park	Friends of Taupo Swamp & Catchment Inc	178.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than 50m^2 and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities'.*	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02.
Standards	Robyn Smith	168.96	Amend	The Open Space provisions do not limit the number of buildings - any number is possible so long as each is less than 50m^2 in area, and the combined coverage is not more than 5 percent (refer OSZ-S3). Objective OSZ-02 refers to a "a low level of development and built form with few structures to support passive and active community activities."	Amend the building bulk conditions to reflect OSZ-02. Opposed to any provision of the PDP by way of submissions by others, or by council officer evidence and/or recommendations, that would result in, or attempt to result in, the provisions of PDP facilitating the use of land in the OSZ for residential, commercial or accommodation purposes.
Standards Whitireia Park	David Nicholson	171.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than 50m2 and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities'.*	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02.
Standards Whitireia Park	Josh Twaddle	206.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than 50m2 and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities'.*	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02.
Standards Whitireia Park	Thomas Graham	208.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than 50m2 and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities'.*	
Standards Whitireia Park	Donna Lee Ford-Tuveve	197.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than 50m2 and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities'.*	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02.
Standards Whitireia Park	Melissa Radford	127.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than 50m^2 and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities'.*	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02.
Standards Whitireia Park	Rebecca Cray	128.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than 50m^2 and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities'.*	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02
Standards Whitireia Park	Sharon Hilling	129.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than 50m^2 and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities'.*	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02
Standards Whitireia Park	Zachariah Paraone Wi-Neera	131.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than 50m2 and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities'*	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02.
Standards Whitireia Park	Tina Watson	132.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than 50m2 and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities'.*	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02.
Standards	Nikita Howe	133.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than 50m2 and the combined coverage	Amend the bulk and location standards as they apply to Whitiriea Park so

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Whitireia Park				is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities'.*	that they are consistent with OSZ-02.
Standards Whitireia Park	Robert Hughes	80.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than 50m^2 and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities'.*	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02.
Standards Whitireia Park	Lesley Wilson	3.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than 50m^2 and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities'.*	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02.
Standards Whitireia Park	Gay Ojaun	105.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than 50m^2 and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities'.*	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02.
Standards Whitireia Park	Chrissie Areora	88.4	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than 50m^2 and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities'.*	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02.
Standards Whitireia Park	Tatiana Areora	87.3	Amend	The Open Space provisions do not limit the number of buildings – any number is possible so long as each is less than 50m^2 and the combined coverage is no more than 5 percent. Under the permitted standard relating to site coverage and floor area, up to 520 buildings could be built on the Radio New Zealand land. This would be contrary to the objective OSZ-02 *'a low level of development and built form with few structures to support passive and active community activities'.*	Amend the bulk and location standards as they apply to Whitiriea Park so that they are consistent with OSZ-02.
OSZ-S1	Fire and Emergency New Zealand	119.74	Amend	Generally expected that Fire Stations are not located in the Open Space Zone. The Plimmerton Fire station is located within this zone. Single story fire stations are generally a height of 8-9m. In some cases fire stations will have hose drying towers up to 15m. Seeks that the Plan accommodate this height requirement by including an exemption for fire station buildings and establishment of associated structures.	Amend the standard as follows: OSZ-S1 Height 1. All buildings and structures must not exceed a maximum height above ground level of 5m, except:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					a. Any building or structure within Battle Hill Farm Forest Park or Belmont Regional Park must not exceed a maximum height above ground level of 8m; b. A light pole must not exceed a maximum height above ground level of 18m; and c. Playground equipment must not exceed a maximum height above ground of 8m. d. Emergency service facilities and hose drying towers associated with hose drying towers must not exceed a maximum height above ground level of 15m.
OSZ-S1	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.74	Support in part	The permitted height is supported. Infringing the height can create reverse sensitivity effects on telecommunications through changing the efficacy of any nearby antennas. It can also create potential health and safety effects on the occupants of the building proposed to extend through the permitted height through radiofrequency exposure. As such, a matter of discretion should be effects on regionally significant network utility operators.	Amend the standard as follows: Matters of discretion are restricted to: 1. Design and siting of the building or structure; 2. Any shading of, or loss of privacy for, residential units on adjacent sites; 3. Screening, planting, and landscaping of the building or structure; 4. Whether an increase in building or structure height results from a response to natural hazard mitigation; and 5. Whether topographical or other site constraints make compliance with the standard impractical. 6. Any reverse sensitivity effects on regionally significant infrastructure
OSZ-S3	Robyn Smith	168.124	Amend	The Open Space provisions do not limit the number of buildings - any number is possible so long as each is less than 50m2 in area, and the combined coverage is not more than 5 percent (refer OSZ-S3).	Amend to limit the number of buildings on a site to one.

SARZ- Sport and Active Recreation Zone

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Kāinga Ora – Homes and Communities	81.813	Support	Kāinga Ora supports this chapter as proposed.	Retain as notified.
General	Alana Bowman	146.1	Not specified	Jet Skis at Pauatahanui Inlet violate the character and amenity values of this recreation zone. The inlet is a fragile environment and over decades has been allowed degradation by runoff from nearby development and government neglect. Recent efforts by both local government and members of the community have vastly improved the quality of the water and the shore environment. Birds and fish are returning to the Inlet, and the Cockle Count conducted by the Guardians of the Pauatahanui Inlet provides evidence of slow and steady recovery. However, the continued recovery of the Inlet is harmed by allowing the Inlet to be used by jet skis. The design and purpose of jet skis is to provide a high-speed thrill experience that is simply not compatible with improving the quality of the Inlet's environment or the quiet enjoyment of this rare body of water. Riders routinely speed around shores, criss-cross around yachts and boaties, and use the Inlet as a daredevil racecourse. They chase after water birds. The noise is a constant interruption to the peaceful enjoyment by recreational users, those who come to experience quiet moments away from the city noises and to hear the sounds of local and migratory waterbirds. Although areas are marked prohibiting jets skis around the shore and vulnerable marshes, jet ski users violate those prohibitions nearly every day. While the Mana Boat Club is specifically exempted, the Wellington Jet Sport Club for jet ski users is not exempted as an adverse use.	Exclude jet skis from the Inlet, and require the Jet Sport Club to be relocated to the more appropriate Porirua Harbour where the water is deeper and the environment is not as fragile and vulnerable as the Pauatahanui Inlet.
General	Louise Child	250.1	Amend	Raises issues around high-speed jet skiing in the Inlet including: • High speeds and rule-breaking • Conflict with other users and safety issues • Stirring up sediment • Disturbing wildlife • Noise. [Refer to original submission for full reason]	Propose that a larger 5 knot zone is created in Pauatahanui Inlet which takes in the area which is intensively used by a wide range of people especially non-motorised craft and swimmers. [Refer to original submission, including map]
General	Tawa Hockey Club	62.1	Support	In order to promote the involvement of the community in sporting and recreational activity, it is important that a range of opportunities (both indoor and outdoor) are provided. Locating these uses together in clusters promotes participation and creates the conditions for facilities to be well resourced and managed, and attractive to use (as well as reducing loading on local transport networks as a single trip can fulfil multiple functions). Increasing the involvement of communities in sport and recreation improves and promotes active participation, healthy communities, as well as allowing for their development and growth in everyday life.	Retain the overall intent of the objectives, including allowing for sport and recreational facilities to develop.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SARZ-O1	Royal Forest and Bird Protection Society	225.240	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where other zones [not rural or residential zones] have SNA overlays, recognise this in the zone purpose character and value objectives.
SARZ-O1	Tawa Hockey Club	62.5	Amend	A building with a footprint of 1250m^2 would provide an indoor sports space (that can be used for indoor hockey, floor ball and any other sport that requires a contained hard floors area) as well as flexi-space that can provide complementary and support facilities. Not aware of any dedicated indoor hockey facility existing in the lower North Island and therefore such a facility will meet a considerable untapped demand. Such a facility can be accommodated at Elsdon, and can be developed to complement the existing astro-turf facility, provide safe access and complements Mana College. The location is very close to a range of leisure and recreation facilities and is complemented by retail and cafes and restaurants. The development of this location will help enhance the emerging leisure and recreation hub at Porirua. Elsdon is particularly important with multiple transport modes operating and multiple leisure and recreation destination uses being in the immediate vicinity and would thereby reduce travel demands for families (and reduce demands placed on transport infrastructure).	The Plan should make specific reference to the opportunity to create a recreational and community facility at Elsdon, and pave the way for the development to occur.
SARZ-O2	Royal Forest and Bird Protection Society	225.14	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and	Where other zones [not rural or residential zones] have SNA overlays, recognise this in the zone purpose character and value objectives.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	
SARZ-O2	Tawa Hockey Club	62.4	Support in part	Support this objective as it allows for the development of sport and recreation facilities which have is imperative to increasing community participation sport and recreation, and which in turn allows communities to thrive. Tawa Hockey Club support the desirability to preserve and enhance character and amenity of areas, and note that this has to be balanced against the competing need to enhance and improve facilities so as to improve community participation. However, for Elsdon Park, it is important that the development of the ground is considered in the context of the sports fields associate with Mana College, when it comes to considering development of sports and recreation facilities. Tawa Hockey Club want to develop a community facility at this location to build on existing facilities and develops the current hub of sport and recreational facilities in the vicinity and which is close to a range of retail, cafe and restaurant facilities.	Specific reference is made to the opportunity to develop a 1250m^2 community facility at Elsdon Park relative to the existing astroturf.
SARZ-P4	Waka Kotahi NZ Transport Agency	82.287	Support in part	Supports the intent of the policy but considers that potentially inappropriate activities should demonstrate that the activity will not adversely affect the safety and efficiency of the transport network.	Amend provision: "8. Not compromising the safety and efficiency of the transport network"
SARZ-R14	Ministry of Education	134.33	Support	No provisions pertaining to the provision of Educational Facilities within the Sport and Active Recreation Zone. Educational Facilities within the Sport and Active Recreation Zone are considered under Rule SARZ-R14. Agrees with the activity status of Discretionary.	Retain as proposed.
SARZ-S1	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.71	Support in part	The permitted height is supported. Infringing the height can create reverse sensitivity effects on telecommunications through changing the efficacy of any nearby antennas. It can also create potential health and safety effects on the occupants of the building proposed to extend through the permitted height through radiofrequency exposure. As such, a matter of discretion should be effects on regionally significant network utility operators.	Amend the standard as follows: Matters of discretion are restricted to: 1. Design and siting of the building or structure; 2. Any shading of, or loss of privacy for, residential units on adjacent sites; 3. Screening, planting, and landscaping of the building or structure; 4. Whether an increase in building or structure height results from a response to natural hazard mitigation; and 5. Whether topographical or other site constraints make compliance with the standard impractical. 6. Any reverse sensitivity effects on regionally significant infrastructure
SARZ-S3	Tawa Hockey Club	62.2	Amend	A building with a footprint of 1250 square metres would provide an indoor sports space (that can be used for indoor hockey, floor ball and any other sport that requires a contained hard floors area) as well as flexi-space that can provide complementary and support facilities for community activities.	Modify SARZ-S3 so that a structure up to 1250m^2 can be constructed at Elsdon Park.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SARZ-S4	Tawa Hockey Club	62.3	Amend	The proposed community facility would promote community involvement in sport and recreation by providing recreational facilities and supporting functions. The rule should be amended to allow this specific facility at Elsdon. [Refer to original submission for full reason]	Amend SARZ-S4 as it applies to Elsdon to allow for the construction of a 1250m^2 building supported by car parking.

Special Purpose Zones

SPZ- Special Purpose Zone (BRANZ)

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Kāinga Ora – Homes and Communities	81.814	Support	Kāinga Ora supports this chapter as proposed.	Retain as notified.
General	Te Rūnanga o Toa Rangatira	264.68	Support in part	Te Rūnanga supports high quality, well planned developments and where and when identified should seek to reflect Tangata Whenua.	Retain as notified subject to the following amendments: Include: Future urban zones should: Tangata whenua values, mātauranga, tikanga and their ability to actively practice kaitiakitanga are recognised and reflected. Cultural expertise to inform design not just provide cultural impact advice.
SPZ-O1	Royal Forest and Bird Protection Society	225.241	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where other zones [not rural or residential zones] have SNA overlays, recognise this in the zone purpose character and value objectives.
SPZ-O2	Royal Forest and Bird Protection Society	225.15	Amend	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the	Where other zones [not rural or residential zones] have SNA overlays, recognise this in the zone purpose character and value objectives.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	
SPZ-R9	Ministry of Education	134.34	Support	No provisions pertaining to the provision of Educational Facilities within the Special Purpose Zone. Educational Facilities within the Special Purpose Zone are considered under Rule SPZ-R9. Agrees with the activity status of Discretionary.	Retain as proposed.
SPZ-S1	Building Research Association of New Zealand (BRANZ)	116.2	Amend	The proposed amendment to SPZ- S1 will better provide for the sustainable management of the Zone and permit nationally important testing and research activities to be undertaken within the required height of the Structures Laboratory building, Shared Storage building and Fire Laboratory building.	Amend SPZ-S1 to provide for permitted building heights for the Structures Laboratory building, Shared Storage building and Fire Laboratory building. Such other consequential amendments, additions or refinements to the SPZ-Special Purpose Zone (BRANZ) deemed necessary to give effect to this submission. [Refer to original submission for full decision requested, including attachments]
SPZ-S1	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.65	Support in part	The permitted height is supported. Infringing the height can create reverse sensitivity effects on telecommunications through changing the efficacy of any nearby antennas. It can also create potential health and safety effects on the occupants of the building proposed to extend through the permitted height through radiofrequency exposure. As such, a matter of discretion should be effects on regionally significant network utility operators.	Amend the standard as follows: Matters of discretion are restricted to: 1. Design and siting of the building or structure; 2. Any shading of, or loss of privacy for, residential units on adjacent sites; 3. Screening, planting, and landscaping of the building or structure; 4. Whether an increase in building or structure height results from a response to natural hazard mitigation; and 5. Whether topographical or other site constraints make compliance with the standard impractical. 6. Any reverse sensitivity effects on regionally significant infrastructure

FUZ- Future Urban Zone

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Te Rūnanga o Toa Rangatira	264.69	Support in part	Te Rūnanga supports high quality, well planned developments and where and when identified should seek to reflect Tangata Whenua.	Retain as notified subject to the following amendments: Include: Future urban zones should: Tangata whenua values, mātauranga, tikanga and their ability to actively practice kaitiakitanga are recognised and reflected. Cultural expertise to inform design not just provide cultural impact advice.
General	Fulton Hogan	262.4	Support	Supportive of Judgeford Flats being proposed as a Future Urban Zone.	[Not specified, refer to original submission]
Consultation	Vic Draper	261.1	Amend	Submission covers matters relating to the flood overlay, zoning, and prior consultation. For clarification purposes reference to Draper Family Land is the below: • 278 Paremata Haywards Road (SH58) also known as Lot 1 DP14428 • 275b Paremata Haywards Road (SH58) also known as Lot 2 DP76421 • 278 Paremata Haywards Road (SH58) also known as Lot 1 DP25982 [Refer to original submission for full reason]	Requests Council consult with the Draper family with regards to any matters seeking changes pertaining to the Draper Family land, including any proposed zone changes.
General	The Neil Group Limited and Gray Family	241.6	Oppose	Generally opposes the restrictive nature of the planning provisions in the FUZ including the objectives, policies and rules. A key principle in policy FUZ-P1 is to ensure residential areas are serviced by existing or planned infrastructure. The Proposed District Plan does not provide for flexibility and private investment into servicing. The land can be effectively serviced according to Neil group Limited's infrastructure experts. That infrastructure report is attached to the submission. [Refer to original submission for supporting documents] The policy direction to require land owners to go through a second plan change process to enable urban expansion is inefficient and will 'sterilise' investment for growth and giving effect to the Growth Strategy.	Amend the FUZ provisions to provide for a more flexible approach to development including the possibility of consenting new residential areas (discretionary activity) and a more flexible approach under policy FUZ-P1.
Rezoning Spatial layer method	The Neil Group Limited and Gray Family	241.21	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	Delete the Future Urban Zone provisions from the District Plan and provide for the submitters land interest in the General Residential Zone: or (in the alternative); Identify the submitters land interest as 'The Kakaho Precinct' and adopt provisions similar to Proposed Plan Change 18 for the precinct for relevant parts of the land:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					or (in the alternative): Amend the objectives, polices and rules to provide a resource consenting path for urban development in the FUZ. [Refer to original submission for full decision requested]
General	Pukerua Property Group Limited	242.4	Oppose	Generally opposes the restrictive nature of the planning provisions in the FUZ including the objectives, pol icies, and rules. A key principle in policy FUZ-P1 is to ensure residential areas are serviced by existing or planned infrastructure. The District Plan does not provide for flexibility and private investment into servicing. The land can be effectively serviced according to Pukerua Property Group Limited's infrastructure experts. The infrastructure report by Orogen is attached to the submission. [See original submission for supporting documents] The policy direction to require landowners to go through a second plan change process to enable urban expansion is inefficient and will 'sterilise' investment for growth and giving effect to the Growth Strategy.	Amend or remove the FUZ provisions to provide for a more flexible approach to development including the possibility of consenting new residential areas (discretionary activity) and a more flexible approach under policy FUZ-P1.
General	Pukerua Property Group Limited	242.12	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	Delete the Future Urban Zone provisions from the District Plan and provide for the submitters land interest in the General Residential Zone: or (in the alternative); Identify the submitters land interest as 'The Mt Welcome Precinct' and adopt provisions similar to Proposed Plan Change 18 for the precinct for relevant parts of the land: or (in the alternative): amend the objectives, polices and rules to provide a resource consenting path for urban development in the FUZ.
General	Jason Alder	232.11	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	Amend the objectives, polices and rules to provide a resource consenting path for urban development in the FUZ including. [Refer to original submission for full decision requested]
General	Royal Forest and Bird Protection Society	225.212	Oppose	SNAs overlays within the FUZ are not adequately recognised and provided for as important values within the zone. The SCHED7 SNA overlay areas should be zones as "natural open space" to better reflect their values. The FUZ zone also does not provide adequate direction for the identification of additional SEAs or for the maintenance of indigenous biodiversity	Rezone the SEA overlay areas within the FRZ as "Natural open space" and provide policy direction for their protection Amend the FUZ provisions to provide direction for the identification of additional SEAs or for the maintenance of indigenous biodiversity.
Judgeford Flat	Victoria and Nick Coad	162.7	Oppose	Due to the site's identified character and context, any building over 450 square metres should trigger a resource consent for design reasons.	In respect of the Judgeford Flat FUZ: • Any building over 450 square metres should trigger a resource consent for design reasons. • The design assessment should consider the proposal against criteria including: reflectivity, form, scale, materials, detailing,

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					landscaping, setbacks, access, etc to ensure the building is sympathetic to the rural surroundings and reduces visual bulk and obtrusive appearance.
Judgeford Flat	Victoria and Nick Coad	162.8	Oppose	Any development should be required to have, and to maintain, landscaping and planting that includes species endemic to the area.	In respect of the Judgeford Flat FUZ: • Any development should be required to have, and to maintain, landscaping and planting that includes species endemic to the area. • Include a minimum landscaping depth of 10m along all road boundaries and the rural zone boundary interface. • Landscaping should include a combination of trees and shrubs, with trees capable of growing to 5m tall at maturity and a minimum of 1.5m at the time of planting. • Storage and service areas should be screened when visible from a road or adjacent Rural Zone boundary. • Landscaping should also be required to improve the amenity of vehicle parking areas at a ratio of one tree per five parks provided.
Judgeford Flat	Victoria and Nick Coad	162.14	Oppose	Traffic on State Highway 58 is already a significant concern. The proposed Future Urban Area will cause increases on the traffic network.	If a FUZ for Judgeford Flats is retained a high trip generator rule should apply, including for heavy vehicles.
Judgeford Flat	Victoria and Nick Coad	162.15	Oppose	Large parts of the Judgeford Flats area are identified as a flood ponding area, and the stream corridors drain directly into Pauatahanui Inlet, which is the largest relatively unmodified estuarine area in the southern North Island. The Pauatahanui Wildlife Management Reserve is a coastal wetland containing a mosaic of tidal flats and indigenous marsh vegetation. Four areas within the Pauatahanui Inlet are managed by the Department of Conservation.	If a FUZ for Judgeford Flats is retained water quality infrastructure and operating requirements and constraints are needed in recognition of the ecological importance and sensitivity of the area. Activities such as depots and contractors' yards should not be permitted activities. Maximum limits should apply to hardstanding area, and first flush treatment should be required to manage contaminants entering the waterway. Treatment could be combined with landscaping requirements.
Judgeford Flat	Victoria and Nick Coad	162.16	Oppose	Appropriateness of the Judgeford Flat area as a FUZ. [Refer to original submission for full reason]	PCC should investigate further other areas for future business/commercial growth with better transport links, more infrastructure ready, less costly to implement, and less impact on the environment. PCC should also investigate and support brownfields developments and make full use of established and well-serviced industrial areas of Porirua.
Judgeford Flat	Victoria and Nick Coad	162.17	Oppose	Appropriateness of the Judgeford Flat area as a FUZ. [Refer to original submission for full reason]	PCC should reconsider the area designated FUZ at Judgeford Flats and reduce the industrial area to flat land and the existing businesses. Murphys Road and lower Mulhern and Flightys areas need to be removed as these are steep areas with narrow road access and vulnerable topographies. Greater constraints need to be imposed currently to protect Judgeford Flats from exploitation.
Plimmerton Farm – Plan Change 18	Robyn Smith	168.104	Oppose	The public notice for the Proposed District Plan includes this statement: *"It applies to all properties in the City except for the area known as Plimmerton Farm that is the subject of Plan Change 18 to the Operative Porirua District Plan."*	Opposed to any provision of the Proposed District Plan by way of submissions by others, or by council officer evidence and/or recommendations, that would result in, or attempt to result in, the provisions of the Proposed District Plan being applicable to subdivision,

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					use and development of land within the Plimmerton Farm site (being Lot 2 DP 489799).
General	Queen Elizabeth the Second National Trust (QEII)	216.46	Amend	Supports the rationale behind inclusion of a Future Urban Zone as this will ensure a well-planned and structured approach to future urban development. Supports the considered approach to urban planning indicated by the inclusion of an FUZ. Believe the FUZ Chapter will lead to improved outcomes for urban development in Porirua provided that changes are made in the FUZ Chapter to align with protections sought elsewhere in our submission. Seeks amendments to align the Objectives, Policies, and Rules with amendments sought elsewhere. For example, to ensure adverse effects on ONFL are avoided, rather than just significant effects.	Amend the FUZ Chapter Objectives, Policies, and Rules to align with amendments sought elsewhere in this submission.
General	John Cody	184.5	Not specified	That PCC enable democratic decision making informed by local experience by including a small, intelligible set of rules in the District Plan that create a process that enables communities to respond to actual housing need, potential for improvement, and global, national and local priorities [Refer to original submission}	Seeks the requirement that any application for housing on a Future Urban Zone (FUZ) is supported by evidence that intensification is not an option
General	John Cody	184.6	Not specified	That PCC enable democratic decision making informed by local experience by including a small, intelligible set of rules in the District Plan that create a process that enables communities to respond to actual housing need, potential for improvement, and global, national and local priorities [Refer to original submission]	Seeks revised criteria for economic 'feasibility' to reassess the scope for redevelopment using forward looking models for providing housing in FUZs and Future Regeneration Zones.
General	John Cody	184.8	Not specified	That PCC enable democratic decision making informed by local experience by including a small, intelligible set of rules in the District Plan that create a process that enables communities to respond to actual housing need, potential for improvement, and global, national and local priorities [Refer to original submission]	In respect of FUZs and Future Regeneration Zones, seeks: Designated reserves and regeneration zones that provide a full off-set of all residual urban environmental impacts, associated with improved public access to reserves within the active travel radius of public transport hubs to off-set any restrictions on activity implied by intensification
General	Vic Draper	189.1	Amend	The Future Urban Zone should reflect the current use and intended use of the area through an appropriate policy and regulatory framework, including provisions for appropriate permitted activity rules for the current and intended use of the land. There is no recognition of the existing businesses within the Judgeford Flats and the rules under the proposed Future Urban Zone prohibit Industrial / commercial.	Amend: • Up-zone the property at 287 Paremata Haywards Road, Judgeford to a live industrial, commercial or employment zone; or • Incorporate an appropriate policy and regulatory framework in the Future Urban Zone, including but not limited to provisions of appropriate permitted activities rules for the current and intended use of the land. [Refer to original submission for full decision requested.]
Multiple provisions National Grid Notification preclusion	Kāinga Ora – Homes and Communities	81.815	Support in part	Kāinga Ora generally supports the Future Urban Zone and spatial extent as proposed. Consistent with its overall submission Kāinga Ora seeks revised wording of the standard notification clauses so that they clearly deliver the intended benefit of the	Kāinga Ora seeks consequential changes consistent with its overall submission on the PDP. Key areas of concern are (but not limited to): 1. Review and re-drafting of notification exclusion clauses;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				tool, redrafting of the full package of objectives, policies and rules in relation to the National Grid and refraining from using the term avoid.	2. Amend provisions with direct 'avoid' statements. This needs to be qualified in light of the King Salmon meaning of 'avoid; 3. Review and redrafting of the full package of provisions (objectives, policies, rules and definitions) in relation to the National Grid. 4. Consequential changes to the numbering of provisions following changes sought throughout chapter.
General	Graham Twist	93.14	Oppose	Traffic on State Highway 58 is already a significant concern. The proposed Future Urban Area will cause increases on the traffic network.	A high trip generator rule should apply to this site, including for heavy vehicles.
General	Graham Twist	93.15	Oppose	Large parts of the Judgeford Flats area are identified as a flood ponding area, and the stream corridors drain directly into Pauatahanui Inlet, which is the largest relatively unmodified estuarine area in the southern North Island. The Pauatahanui Wildlife Management Reserve is a coastal wetland containing a mosaic of tidal flats and indigenous marsh vegetation. Four areas within the Pauatahanui Inlet are managed by the Department of Conservation.	Water quality infrastructure and operating requirements and constraints are needed in recognition of the ecological importance and sensitivity of the area. Activities such as depots and contractors' yards should not be permitted activities. Maximum limits should apply to hardstanding area, and first flush treatment should be required to manage contaminants entering the waterway. Treatment could be combined with landscaping requirements.
General	Derek and Kristine Thompson	90.13	Oppose	Traffic on State Highway 58 is already a significant concern. The proposed Future Urban Area will cause increases on the traffic network.	A high trip generator rule should apply to this site, including for heavy vehicles.
General	Derek and Kristine Thompson	90.14	Oppose	Large parts of the Judgeford Flats area are identified as a flood ponding area, and the stream corridors drain directly into Pauatahanui Inlet, which is the largest relatively unmodified estuarine area in the southern North Island. The Pauatahanui Wildlife Management Reserve is a coastal wetland containing a mosaic of tidal flats and indigenous marsh vegetation. Four areas within the Pauatahanui Inlet are managed by the Department of Conservation.	Water quality infrastructure and operating requirements and constraints are needed in recognition of the ecological importance and sensitivity of the area. Activities such as depots and contractors' yards should not be permitted activities. Maximum limits should apply to hardstanding area, and first flush treatment should be required to manage contaminants entering the waterway. Treatment could be combined with landscaping requirements.
General	Derek and Kristine Thompson	90.7	Oppose	Due to the site's identified character and context, any building over 450 square metres should trigger a resource consent for design reasons.	Any building over 450 square metres should trigger a resource consent for design reasons. The design assessment should consider the proposal against criteria including: reflectivity, form, scale, materials, detailing, landscaping, setbacks, access, etc to ensure the building is sympathetic to the rural surroundings and reduces visual bulk and obtrusive appearance.
General	Derek and Kristine Thompson	90.8	Oppose	[Refer to original submission for full reason]	Any development should be required to have, and to maintain, landscaping and planting that includes species endemic to the area. Include a minimum landscaping depth of 10m along all road boundaries and the rural zone boundary interface. Landscaping should include a combination of trees and shrubs, with trees capable of growing to 5m tall at maturity and a minimum of 1.5m at the time of planting.

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					• Storage and service areas should be screened when visible from a road or adjacent Rural Zone boundary. • Landscaping should also be required to improve the amenity of vehicle parking areas at a ratio of one tree per five parks provided.
General	Sandra Johnston	89.15	Oppose	Large parts of the Judgeford Flats area are identified as a flood ponding area, and the stream corridors drain directly into Pauatahanui Inlet, which is the largest relatively unmodified estuarine area in the southern North Island. The Pauatahanui Wildlife Management Reserve is a coastal wetland containing a mosaic of tidal flats and indigenous marsh vegetation. Four areas within the Pauatahanui Inlet are managed by the Department of Conservation.	Water quality infrastructure and operating requirements and constraints are needed in recognition of the ecological importance and sensitivity of the area. Activities such as depots and contractors' yards should not be permitted activities. Maximum limits should apply to hardstanding area, and first flush treatment should be required to manage contaminants entering the waterway. Treatment could be combined with landscaping requirements.
General	Graham Twist	93.7	Oppose	Due to the site's identified character and context, any building over 450 square metres should trigger a resource consent for design reasons.	Any building over 450 square metres should trigger a resource consent for design reasons. The design assessment should consider the proposal against criteria including: reflectivity, form, scale, materials, detailing, landscaping, setbacks, access, etc to ensure the building is sympathetic to the rural surroundings and reduces visual bulk and obtrusive appearance.
General	Graham Twist	93.8	Oppose	[Refer to original submission for full reason]	Any development should be required to have, and to maintain, landscaping and planting that includes species endemic to the area. Include a minimum landscaping depth of 10m along all road boundaries and the rural zone boundary interface. Landscaping should include a combination of trees and shrubs, with trees capable of growing to 5m tall at maturity and a minimum of 1.5m at the time of planting. Storage and service areas should be screened when visible from a road or adjacent Rural Zone boundary. Landscaping should also be required to improve the amenity of vehicle parking areas at a ratio of one tree per five parks provided.
Judgeford Flat	Sandra Johnston	89.7	Oppose	Due to the site's identified character and context, any building over 450 square metres should trigger a resource consent for design reasons.	In respect of the Judgeford Flat FUZ: • Any building over 450 square metres should trigger a resource consent for design reasons. • The design assessment should consider the proposal against criteria including: reflectivity, form, scale, materials, detailing, landscaping, setbacks, access, etc to ensure the building is sympathetic to the rural surroundings and reduces visual bulk and obtrusive appearance.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Judgeford Flat	Sandra Johnston	89.8	Oppose	Any development should be required to have, and to maintain, landscaping and planting that includes species endemic to the area.	In respect of the Judgeford Flat FUZ: • Any development should be required to have, and to maintain, landscaping and planting that includes species endemic to the area. • Include a minimum landscaping depth of 10m along all road boundaries and the rural zone boundary interface. • Landscaping should include a combination of trees and shrubs, with trees capable of growing to 5m tall at maturity and a minimum of 1.5m at the time of planting. • Storage and service areas should be screened when visible from a road or adjacent Rural Zone boundary. • Landscaping should also be required to improve the amenity of vehicle parking areas at a ratio of one tree per five parks provided.
General	Waka Kotahi NZ Transport Agency	82.300	Amend	The changes requested are made to: a. Ensure that Waka Kotahi can carry out its statutory obligations. b. Reduce interpretation and processing complications for decision makers. c. Provide clarity for all plan users.	Amendments to the Future Urban Zone provisions to remove reference to Future Urban Zoning within the Judgeford Hills area.
General	1010 Homes Ltd	125.2	Support	Clause 21 3(A) of Schedule 1 of the RMA restricts any private party from applying for a change to the District Plan for a period of 3 years after the date on which the Plan becomes operative. It is reasonable to assume that the current Proposed Plan process could well take another 2 years to become operative and it could be longer if there are lengthy appeals to the decision. Therefore, the current wording of FUZ-P2 Clause 2 could result in a restriction on seeking the Judgeford Hills zone changing to urban being delayed for more than 5 years if it required a private Plan Change process. This is inconsistent with the expected development solutions for transport once the Transmission Gully highway is operating, assuming the other infrastructure and Structure Planning process were solved. It is also inconsistent with the current need and demand for more urban supply in the area.	Retains all policies and objectives, except for the current wording of FUZ-P2, where Clause 2 needs to be amended to avoid the risk of an unnecessary potential delay in the future.
General	Porirua Chamber of Commerce	136.1	Amend	The inclusion of future urban zones are an important tool to signal and preserve development opportunities. Supports their inclusion in the District Plan. The provision for future industrial use in Judgeford Flat is too slow. Many social and economic wellbeing reasons why the Judgeford Flat area should be developed more quickly: • Excellent transport links to the region. Transmission Gully is set to open in September 2021 and will provide the region's main link to the significant logistics distribution centre of Palmerston North. It will also provide a gateway to the wider Horowhenua and Manawatu, and the regions further north along State Highway One. Transmission Gully also provides quick and convenient access south to the large population centre in Wellington, as well as key transport hubs at CentrePort and Wellington International Airport.	Speed up the development of Judgeford Flat. Move it from FUZ – Future Urban Zone into GIZ – General Industrial Zone more quickly.

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				• Connected directly by State Highway 58 to the Hutt Valley and its large population centre. Linkages to Lower Hutt are important because industrial land there is constrained and Judgeford Flat offers a viable alternative. State Highway 58 is currently receiving important safety upgrades to improve its usability and reliability. It will continue to grow in importance as a regional link, particularly as the proposed Petone to Grenada link looks unlikely to be constructed before 2035. • Will allow development and construction providing an economic stimulus. Notes New Zealand economy's current recession and the high likelihood of Covid-19 continuing to dampen economic activity throughout 2021. This development can be a catalyst for jobs both through construction of the required infrastructure and buildings, as well as ultimately through the businesses that house themselves within Judgeford Flat. Advocates for prioritising smaller industrial lots which will be more likely to be job rich rather than larger format warehousing which is less job intensive. • Creating a job-rich area is important due to close proximity and easy transport links to Eastern Porirua. Eastern Porirua is specified in the District Plan as an area for regeneration of residential housing, particularly state-owned housing. Providing jobs and economic opportunities is an important aspect of regeneration. Giving residents access to jobs utilising skilled trades often found in industrial areas leads to higher incomes which contributes to the regeneration project being more sustainable. • Location away from coastal areas and any potential risk from sea level rise. Lower Hutt's Seaview area is already developed plus it is in a coastal, river mouth area, meaning it is unlikely to attract regionally significant development or infrastructure. As a region, Wellington should be thinking strategically about where to locate the provision of new industrial plant that performs regionally or nationally significant roles.	
Judgeford Flat	Magdalena Conradie	44.15	Oppose	Appropriateness of the Judgeford Flat area as a FUZ. [Refer to original submission for full reason]	PCC should investigate further other areas for future business/commercial growth with better transport links, more infrastructure ready, less costly to implement, and less impact on the environment. PCC should also investigate and support brownfields developments and make full use of established and well-serviced industrial areas of Porirua.
Judgeford Flat	Magdalena Conradie	44.16	Oppose	Appropriateness of the Judgeford Flat area as a FUZ. [Refer to original submission for full reason]	PCC should reconsider the area designated FUZ at Judgeford Flats and reduce the industrial area to flat land and the existing businesses. Murphys Road and lower Mulhern and Flightys areas need to be removed as these are steep areas with narrow road access and vulnerable topographies. Greater constraints need to be imposed currently to protect Judgeford Flats from exploitation.
Judgeford Flat	Magdalena Conradie	44.13	Oppose	Large parts of the Judgeford Flats area are identified as a flood ponding area, and the stream corridors drain directly into Pauatahanui Inlet, which is the largest relatively unmodified estuarine area in the southern North Island. The Pauatahanui Wildlife Management Reserve is a coastal wetland containing a mosaic of tidal flats and indigenous marsh vegetation. Four areas within the Pauatahanui Inlet are managed by the Department of Conservation.	If a FUZ for Judgeford Flats is retained water quality infrastructure and operating requirements and constraints are needed in recognition of the ecological importance and sensitivity of the area. Activities such as depots and contractors' yards should not be permitted activities. Maximum limits should apply to hardstanding area, and first flush treatment should be

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					required to manage contaminants entering the waterway. Treatment could be combined with landscaping requirements.
Judgeford Flat	Magdalena Conradie	44.12	Oppose	Traffic on State Highway 58 is already a significant concern. The proposed Future Urban Area will cause increases on the traffic network.	If a FUZ for Judgeford Flats is retained a high trip generator rule should apply, including for heavy vehicles.
Judgeford Flat	John Hungerford	76.15	Oppose	Large parts of the Judgeford Flats area are identified as a flood ponding area, and the stream corridors drain directly into Pāuatahanui Inlet, which is the largest relatively unmodified estuarine area in the southern North Island. The Pāuatahanui Wildlife Management Reserve is a coastal wetland containing a mosaic of tidal flats and indigenous marsh vegetation. Four areas within the Pāuatahanui Inlet are managed by the Department of Conservation.	If a FUZ for Judgeford Flats is retained water quality infrastructure and operating requirements and constraints are needed in recognition of the ecological importance and sensitivity of the area. Activities such as depots and contractors' yards should not be permitted activities. Maximum limits should apply to hardstanding area, and first flush treatment should be required to manage contaminants entering the waterway. Treatment could be combined with landscaping requirements.
Judgeford Flat	Magdalena Conradie	44.5	Oppose	Due to the site's identified character and context, any building over 450 square metres should trigger a resource consent for design reasons.	In respect of the Judgeford Flat FUZ: • Any building over 450 square metres should trigger a resource consent for design reasons. • The design assessment should consider the proposal against criteria including: reflectivity, form, scale, materials, detailing, landscaping, setbacks, access, etc to ensure the building is sympathetic to the rural surroundings and reduces visual bulk and obtrusive appearance.
Judgeford Flat	Magdalena Conradie	44.6	Oppose	Any development should be required to have, and to maintain, landscaping and planting that includes species endemic to the area.	In respect of the Judgeford Flat FUZ: • Any development should be required to have, and to maintain, landscaping and planting that includes species endemic to the area. • Include a minimum landscaping depth of 10m along all road boundaries and the rural zone boundary interface. • Landscaping should include a combination of trees and shrubs, with trees capable of growing to 5m tall at maturity and a minimum of 1.5m at the time of planting. • Storage and service areas should be screened when visible from a road or adjacent Rural Zone boundary. • Landscaping should also be required to improve the amenity of vehicle parking areas at a ratio of one tree per five parks provided.
Judgeford Flat	John Hungerford	76.14	Oppose	Traffic on State Highway 58 is already a significant concern. The proposed Future Urban Area will cause increases on the traffic network.	If a FUZ for Judgeford Flats is retained a high trip generator rule should apply, including for heavy vehicles.
Judgeford Flat	John Hungerford	76.7	Oppose	Due to the site's identified character and context, any building over 450 square metres should trigger a resource consent for design reasons.	In respect of the Judgeford Flat FUZ: • Any building over 450 square metres should trigger a resource consent for design reasons.

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					• The design assessment should consider the proposal against criteria including: reflectivity, form, scale, materials, detailing, landscaping, setbacks, access, etc to ensure the building is sympathetic to the rural surroundings and reduces visual bulk and obtrusive appearance.
Judgeford Flat	John Hungerford	76.8	Oppose	Any development should be required to have, and to maintain, landscaping and planting that includes species endemic to the area.	In respect of the Judgeford Flat FUZ: • Any development should be required to have, and to maintain, landscaping and planting that includes species endemic to the area. • Include a minimum landscaping depth of 10m along all road boundaries and the rural zone boundary interface. • Landscaping should include a combination of trees and shrubs, with trees capable of growing to 5m tall at maturity and a minimum of 1.5m at the time of planting. • Storage and service areas should be screened when visible from a road or adjacent Rural Zone boundary. • Landscaping should also be required to improve the amenity of vehicle parking areas at a ratio of one tree per five parks provided.
General	Pauatahanui Residents Association - Strugnell, Diane	74.2	Not specified	The creation of the Future Urban Zone for primarily industrial development would support the businesses that currently operate in this area. However it does not address the concerns raised by residents regarding further development of industry in this area.	Consider the reasons put forward by Pauatahanui residents concerned that the positioning of an urban/industrial zone within the Rural zone is inappropriate.
Judgeford Flat	John Hungerford	76.16	Oppose	Appropriateness of the Judgeford Flat area as a FUZ. [Refer to original submission for full reason]	PCC should investigate further other areas for future business/commercial growth with better transport links, more infrastructure ready, less costly to implement, and less impact on the environment. PCC should also investigate and support brownfields developments and make full use of established and well-serviced industrial areas of Porirua.
Judgeford Flat	John Hungerford	76.17	Oppose	Appropriateness of the Judgeford Flat area as a FUZ. [Refer to original submission for full reason]	PCC should reconsider the area designated FUZ at Judgeford Flats and reduce the industrial area to flat land and the existing businesses. Murphys Road and lower Mulhern and Flightys areas need to be removed as these are steep areas with narrow road access and vulnerable topographies. Greater constraints need to be imposed currently to protect Judgeford Flats from exploitation.
Judgeford Flat	Sandra Johnston	89.16	Oppose	Appropriateness of the Judgeford Flat area as a FUZ. [Refer to original submission for full reason]	PCC should investigate further other areas for future business/commercial growth with better transport links, more infrastructure ready, less costly to implement, and less impact on the environment. PCC should also investigate and support brownfields developments and make full use of established and well-serviced industrial areas of Porirua.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Judgeford Flat	Sandra Johnston	89.17	Oppose	Appropriateness of the Judgeford Flat area as a FUZ. [Refer to original submission for full reason]	PCC should reconsider the area designated FUZ at Judgeford Flats and reduce the industrial area to flat land and the existing businesses. Murphys Road and lower Mulhern and Flightys areas need to be removed as these are steep areas with narrow road access and vulnerable topographies. Greater constraints need to be imposed currently to protect Judgeford Flats from exploitation.
General	Transpower New Zealand Ltd	60.116	Amend	Refer comments provided for General submission point on Chapter GRZ. [Refer to original submission for full reasons]	Refer relief sought for General submission point on Chapter GRZ. [Refer to original submission for full decision requested]
Rezoning	Waka Kotahi NZ Transport Agency	82.271	Support in part	Supports the intent of the Future Urban Zones, specifically to provide for medium to long-term housing supply for the Porirua District. Does not support the Future Urban Zoning of Judgeford Hills. Judgeford Hills promotes a car dependent urban form and does not reinforce the need for a 'compact and liveable' city. It is not consistent with the principles and outcomes in the Porirua Growth Strategy 2048, specifically that it is not accessible from existing and planned infrastructure and does not create a compact urban form. Requests that the Future Urban Zoning of Judgeford Hills is removed from the Proposed District Plan. Supports in principle the future urban zoning of Judgeford Flats, however, there has been no comprehensive structure plan developed. Considers that a comprehensive structure plan needs to be developed prior to the re-zoning of any sites as Future Urban. The structure plan would need to rationalise and manage access onto the state highway network, as well as identify multi-modal options, accessibility and connections to the Transport Network. Funding and implementation of the structure plan would also need to be addressed. Cannot support the urban zoning of Judgeford Flats until an appropriate structure plan has been developed for the area. Understand that a comprehensive structure plan is required under FUZ-P2. Understands that the intended use of Judgeford Flats area is industrial. Considers that the policies of the Special Purpose Zones - Future Urban Zones do not address the need for developers to contribute to the cost of infrastructure upgrades that are a result of growth. Growth as a result of subdivision, use and development is putting pressure on state highway intersections resulting in Waka Kotahi bearing the cost of intersection upgrades.	FUZ-P2 is retained to ensure a comprehensive structure plan is developed prior to any rezoning as a development area which enables urban development. Remove / Delete the Future Urban Zoning of Judgeford Hills.
Rezoning	Melanie and Scott Draper	188.1	Amend	FUZ-P4 recognises Judgeford Flats as being primarily for industrial purposes. However the rules FUZ-R10, FUZ-R20 and FUZ-R22 are in complete contrast to the intended purposes of the Zone. The rules prohibit the activities set out in FUZ-P3 for the intended use of the Judgeford Flats. It is incorrect to zone Judgeford Hills and Judgeford Flats in the same overall zone, as there is clearly a very large difference in how these areas work. Each subcategory (being hills and flats) require very different rules and the rules must reflect the	Amend: • Up-zone the property at 278 Paremata Haywards Road and 275b Paremata Haywards Road to a live industrial, commercial or employment zone; or • Incorporate provisions of appropriate permitted activities rules for the current and intended use of the land. [Refer to original submission for full decision requested.]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				intended use. Being in the same category does not correctly reflect the intended purpose of FUZ-O1 and FUZ-P4. The Future Urban Zone should reflect the current use and intended use of the area through an appropriate policy and regulatory framework, including provisions for appropriate permitted activity rules for the current and intended use of the land. Commercial and industrial activities have been taking place within Judgeford Flats for many years, the provisions fail to provide recognition for existing activities.	
General	Shedlands Limited - Draper, Scott	187.1	Amend	Although the allowance for differentiation between the Judgeford Hills and Judgeford Flats areas is an improvement on the previous Draft District Plan, some of the descriptions are less forthcoming around scope of abilities and leave the area very much still in limbo due to lack of direction. There is no recognition for activities that already operate in the area and have done for many years, because of this existing operations are no better off. FUZ-P4 recognises Judgeford Flats as being primarily for industrial purposes. However the rules FUZ-R10, FUZ-R20 and FUZ-R22 are in complete contrast to the intended purposes of the Zone. The rules prohibit the activities set out in FUZ-P3 for the intended use of the Judgeford Flats.	Amend: • Up-zone the property at 275b Paremata Haywards Road (Lot 1 DP76421) to a live industrial, commercial or employment zone; or • Incorporate provisions of appropriate permitted activities rules for the current and intended use of the land. [Refer to original submission for full decision requested]
General	John Carrad	231.30	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	Delete the Future Urban Zone provisions from the District Plan and provide for the submitters land interest in the General Residential Zone: or (in the alternative): Identify the submitters land interest as 'The Wairaka Precinct' and adopt provisions similar to Proposed Plan Change 18 for the precinct for relevant parts of the land: or (in the alternative): amend the objectives, polices and rules to provide a resource consenting path for urban development in the FUZ
General	John Carrad	231.6	Oppose	Opposes the restrictive nature of the planning provisions in the FUZ including the objectives, policies, and rules. A key principle in policy FUZ-P1 is to ensure residential areas are serviced by existing or planned infrastructure. However, the Proposed District Plan does not provide for flexibility and private investment into servicing. The land can be effectively serviced according to Council. The policy direction to require landowners to go through a second plan change process to enable urban expansion is inefficient and will 'sterilise' investment for growth and giving effect to the Growth Strategy.	Amend or remove the FUZ provisions to provide for a more flexible approach to development including the possibility of consenting new residential areas (discretionary activity) and a more flexible approach under policy FUZ-P1.

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General	John Carrad	231.23	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	Delete the Future Urban Zone provisions from the District Plan and provide for the submitters land interest in the General Residential Zone: or (in the alternative): Identify the submitters land interest as 'The Wairaka Precinct' and adopt provisions similar to Proposed Plan Change 18 for the precinct for relevant parts of the land: or (in the alternative): amend the objectives, polices and rules to provide a resource consenting path for urban development in the FUZ
Introduction	Silverwood Corporation Limited	172.2	Amend	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. [Refer to original submission for Site Evaluation and Rezoning Report and associated appendices.]	Amend to the introductory statement in the FUZ – Future Urban Zone chapter as follows: 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.
Exception: The Proposed Porirua District Plan does not apply to the land known as Plimmerton Farm […]	Kāinga Ora – Homes and Communities	81.816	Support in part	Kāinga Ora generally supports the introductory text for the Future Urban Zone, but considers the text in relation to Plimmerton Farm is not relevant. Plimmerton Farm is excluded from the PDP and is intended to have a unique Plimmerton Farm Zone as opposed to being in the Future Urban Zone.	Amend: Council's Housing and Business Capacity Assessment (2019) identified a need for additional land for housing and business purposes over the next thirty-years. The Future Urban Zone applies to Greenfield land that has been identified as being suitable for these purposes. It is a holding zone where land can continue to be used for a range of rural activities, and subdivision and urban development are discouraged until a structure plan is prepared and the land rezoned. Structure planning helps achieve an optimal type, form and extent of urban development, and demonstrates how future development can be adequately serviced by infrastructure. Rural-lifestyle subdivision, use and development, non-farming related industry and commercial activities are discouraged in the Future Urban Zone along with ad hoc urban development. Subdivision and development is restricted to limit fragmentation of land and to maintain the land's character, amenity and productive capability in the interim. The Future Urban Zone applies to the Northern Growth Area, Judgeford Hills and Judgeford Flat. The Northern Growth Area and Judgeford Hills are identified as being needed and suitable for residential development. Judgeford Flats is identified as being needed and suitable for industrial use. ~~**Exception:**~~ ~~The Proposed Porirua District Plan does not apply to the land known as Plimmerton Farm, being Lot 2 DP 489799, 18 State Highway 1,~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~Plimmerton, which is identified on the planning maps. Lot 2 DP 489799 is subject to Proposed Plan Change 18 to the Operative Porirua District Plan.~~
FUZ-O1	Silverwood Corporation Limited	172.3	Amend	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. [Refer to original submission for Site Evaluation and Rezoning Report and associated appendices.]	Amend Objective FUZ-01 – Purpose of the Future Urban Zone as follows: 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: 1. The Judgeford Hills ~~and~~ Northern Growth Area, and Silverwood to accommodate 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.
FUZ-O1	Royal Forest and Bird Protection Society	225.242	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where other zones [not rural or residential zones] have SNA overlays, recognise this in the zone purpose character and value objectives.
FUZ-O1	John Carrad	231.24	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	FUZ-01 The Future Urban Zone allows … 1. The … Northern Growth Area to accommodate ~~integrated~~, serviced and primarily residential urban development;
FUZ-O1	Jason Alder	232.12	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	Amend the objective as follows: FUZ-01

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					The Future Urban Zone allows … 1. The … Northern Growth Area to accommodate ~~integrated,~~ serviced and primarily residential urban development;
FUZ-O1	Pukerua Property Group Limited	242.13	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	Amend the objective as follows: FUZ-01 The Future Urban Zone allows … 1. The … Northern Growth Area to accommodate ~~integrated,~~ serviced and primarily residential urban development;
FUZ-O1 Rezoning	Judgeford Environmental Protection Society Incorporated	246.1	Oppose	Re-zoning of general Rural Land in Judegford is opposed. The current proposal to rezone will exacerbate the current predicament of residents and is not supported. Addresses the following points • 'Future Urban' creates additional uncertainly and is unfair • 'Future Urban' zoning will entrench existing inappropriate activities • Industrialisation and expectations of living rurally are incompatible • Lack of existing infrastructure and safety risks • Other hazards in the 'Future Urban Zone' make Judgeford Flats unsuitable for industrial use • Rural and rural lifestyle are more appropriate zoning designations [See original submission for full reasons]	Rezoning should only be done if it enables activities that are in keeping with the existing use of the land and surrounding environment, such as supporting a rural lifestyle.
FUZ-O1	The Neil Group Limited and Gray Family	241.22	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	Amend the objective as follows: FUZ-01 The Future Urban Zone allows … 1. The … Northern Growth Area to accommodate ~~integrated,~~ serviced and primarily residential urban development;
FUZ-O1	Fulton Hogan	262.31	Amend	Supports the proposed use of Judgeford Flats area to accommodate integrated, serviced and primarily industrial urban development.	Amend the objective as follows: The Future Urban Zone allows for the continued operation of existing activities and the establishment of new ~~rural use~~ primary production and development that does not compromise the potential of: …
FUZ-O1	Waka Kotahi NZ Transport Agency	82.272	Support in part	Does not support the proposed Future Urban Zoning of the Judgeford Hills. Requests that reference to 'Judgeford Hills' is removed from the objective.	Amend provision: "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:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					1. The ~~Judgeford Hills and~~ Northern Growth Area to accommodate 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.
FUZ-O1	Kāinga Ora – Homes and Communities	81.817	Support in part	Kāinga Ora generally supports this objective but seeks amendments to	Amend: 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: 1. The Judgeford Hills and Northern Growth Area to accommodate 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~~ are subsequently included in the Future Urban Zone, and the ability for these areas ~~are able~~ to accommodate integrated and serviced urban development.
FUZ-O2	Kāinga Ora – Homes and Communities	81.818	Support	Kāinga Ora supports this objective.	Retain as notified.
FUZ-O2	The Neil Group Limited and Gray Family	241.23	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	Amend the objective as follows: FUZ-02 The Future Urban Zone supports appropriate rural use and development, and maintains the character and amenity values of the General Rural Zone until such time as it is rezoned or consented for urban purposes.
FUZ-O2	Pukerua Property Group Limited	242.14	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	Amend the objective as follows: FUZ-02 The Future Urban Zone supports appropriate rural use and development, and maintains the character and amenity values of the General Rural Zone until such time as it is rezoned or consented for urban purposes.
FUZ-O2	Jason Alder	232.13	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	Amend the objective as follows: FUZ-02

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					The Future Urban Zone supports appropriate rural use and development, and maintains the character and amenity values of the General Rural Zone until such time as it is rezoned or consented for urban purposes. FUZ-P1 Identify areas for future urban development as the Future Urban Zone where these: 1. Are of a size, scale and location which could accommodate comprehensive and integrated future development that: 1. Is serviced by infrastructure or planned to be serviced by infrastructure in the Council's Long Term Plan or the effects on existing infrastructure can be mitigated through provision of new services within the development site; 2. Is connected to or planned to be connected to the transportation network where the effects on the network are minor and/or can be mitigated.
FUZ-O2	John Carrad	231.25	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	FUZ-02 The Future Urban Zone supports appropriate rural use and development, and maintains the character and amenity values of the General Rural Zone until such time as it is rezoned or consented for urban purposes.
FUZ-O2	Royal Forest and Bird Protection Society	225.16	Amend	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where other zones [not rural or residential zones] have SNA overlays, recognise this in the zone purpose character and value objectives.
FUZ-O3	Waka Kotahi NZ Transport Agency	82.273	Support in part	Supports this policy, specifically that it ensures that use and development within the Future Urban Zone does not result in the efficient and effective operation of the Transport Network being compromised. Considers that the policy needs to be amended to ensure that the safe and efficient operation of the Transport Network is	Amend provision: "2. The safe, efficient and effective operation of the transport network being compromised".

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				not compromised. This is in line with the Porirua Growth Strategy and the Waka Kotahi Road to Zero which adopts a safe system approach.	
FUZ-O3	Aggregate and Quarry Association	104.4	Oppose	Rural activities should be replaced with primary production activities to be explicitly clear.	Amend: FUZ-O3 Maintaining the development potential of the Future Urban Zone Use and development in the Future Urban Zone does not result in any of the following: 1. Structures and buildings of a scale and form that will restrict or prevent future urban development; 2. The efficient and effective operation of the local and wider transport network being compromised; 3. The need for significant upgrades, provisions or extensions to the wastewater, water supply or stormwater networks, or any other infrastructure in advance of future urban development; 4. The efficient provision of infrastructure being compromised; 5. Reverse sensitivity effects when urban development occurs; 6. Reverse sensitivity effects on proposed and existing ~~rural~~ primary production activities or infrastructure; or 7. The form or nature of future urban development being compromised.
FUZ-O3	Transpower New Zealand Ltd	60.117	Amend	Support Objective FUZ-O3 which recognises the need for use and development within the Future Urban Zone to not compromise infrastructure. Supports amendments to clause 4. to ensure that in the addition to the provision of infrastructure, the operation, maintenance, upgrade or development of infrastructure is not compromised.	Amend Objective FUZ-O3 as follows: FUZ-O3 Maintaining the development potential of the Future Urban Zone Use and development in the Future Urban Zone does not result in any of the following: 1. Structures and buildings of a scale and form that will restrict or prevent future urban development; 2. The efficient and effective operation of the local and wider transport network being compromised; 3. The need for significant upgrades, provisions or extensions to the wastewater, water supply or stormwater networks, or any other infrastructure in advance of future urban development; 4. The efficient operation, maintenance, upgrade development or provision of infrastructure being compromised; 5. Reverse sensitivity effects when urban development occurs; 6. Reverse sensitivity effects on existing rural activities or infrastructure; or 7. The form or nature of future urban development being compromised.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					And Any consequential amendments.
FUZ-O3	Kāinga Ora – Homes and Communities	81.819	Support in part	Kāinga Ora generally supports the proposed objective, but requests it is re-worded to make it clearer.	Amend: FUZ-O3 Maintain~~ing~~ the development potential of the Future Urban Zone Use and development in the Future Urban Zone does not ~~result in any of the following~~: 1. Result in ~~S~~structures and buildings of a scale and form that ~~will~~ restrict or prevent future urban development; 2. Compromise ~~T~~the efficient and effective operation of the local and wider transport network ~~being compromised~~; 3. Result in ~~T~~the need for significant upgrades, provisions or extensions to the wastewater, water supply or stormwater networks, or any other infrastructure in advance of future urban development; 4. Compromise ~~T~~the efficient provision of infrastructure ~~being compromised~~; 5. Result in ~~R~~reverse sensitivity effects when urban development occurs; 6. Result in Rreverse sensitivity effects on existing rural activities or infrastructure; or 7. Compromise ~~T~~the form or nature of future urban development ~~being compromised~~.
FUZ-P1	Royal Forest and Bird Protection Society	225.213	Oppose	The policy suggests that FUZ areas will or have been identified where they will avoid significant adverse effects and avoid, remedy or mitigate any other adverse effects on the identified characteristics and values of any areas identified specified schedules including SCHED7 - Significant Natural Areas. Far from certain that effects will be significant adverse effects will be avoided and that other adverse will be avoided, remedied or mitigated given the provisions for specific activities in other chapters of the plan. For example ECO-P2 as proposed provides for offsets and compensation where adverse effects are not avoided.	Amend the zoning of identified SNAs within the FUZ to “natural open space zone”. Amend the policy direction in the FUZ to: • avoid adverse effects on areas meeting the significance criteria in Policy 23 of the RPS; • maintain indigenous biodiversity; • include a setback from the natural open space zone; and • avoid adverse effects on SNAs from activities in the FUZ.
FUZ-P1	John Carrad	231.26	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	FUZ-P1

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Identify areas for future urban development as the Future Urban Zone where these: 1. Are of a size, scale and location which could accommodate comprehensive and integrated future development that: 1. Is serviced by infrastructure or planned to be serviced by infrastructure in the Council's Long Term Plan or the effects on existing infrastructure can be mitigated through provision of new services within the development site; 2. Is connected to or planned to be connected to the transportation network where the effects on the network are minor and/or can be mitigated.
FUZ-P1	Pukerua Property Group Limited	242.15	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	Amend the policy as follows: FUZ-P1 Identify areas for future urban development as the Future Urban Zone where these: Are of a size, scale and location which could accommodate comprehensive and integrated future development that 1. Is serviced by infrastructure or planned to be serviced by infrastructure in the Council's Long Term Plan or the effects on existing infrastructure can be mitigated through provision of new services within the development site; 2. Is connected to or planned to be connected to the transportation network where the effects on the network are minor and/or can be mitigated.
FUZ-P1	The Neil Group Limited and Gray Family	241.24	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	Amend the policy as follows: FUZ-P1 Identify areas for future urban development as the Future Urban Zone where these: 1. Are of a size, scale and location which could accommodate comprehensive and integrated future development that: 1. Is serviced by infrastructure or planned to be serviced by infrastructure in the Council's Long Term Plan or the effects on existing

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					infrastructure can be mitigated through provision of new services within the development site; 2. Is connected to or planned to be connected to the transportation network where the effects on the network are minor and/or can be mitigated.
FUZ-P1	Waka Kotahi NZ Transport Agency	82.274	Support in part	Supports this policy, specifically identifying areas for future urban development where they are consistent with the Porirua Growth Strategy 2048. Considers that future urban areas should be of a size, scale and location which could accommodate comprehensive and integrated future development that is connected to the transport network, where the transport network has sufficient capacity to do so. The current wording does not reflect the NPS-UD requirements on development capacity.	Amend provision: "2. Is connected to or planned to be connected to the transport network with sufficient capacity"
FUZ-P1	Kāinga Ora – Homes and Communities	81.820	Support in part	Kāinga Ora generally supports this policy, but requests that the PDP is clearer that the intent of this policy is to rezone land to be in the Future Urban Zone. Consistent with its overarching submission, Kāinga Ora does not support the use of Natural Hazard Overlays.	Amend: ~~Identify~~ Rezone 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 area ~~Overlay~~ or a Coastal Hazard Overlay; or 1. Are of a size, scale and location which could accommodate comprehensive and integrated future development that: 1. Is serviced by infrastructure or planned to be serviced by infrastructure in the Council's Long Term Plan; 2. Is connected to or planned to be connected to the transport network; 3. 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

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Natural Character Areas and SCHED10 - Special Amenity Landscapes; and 4. 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.
FUZ-P2	Waka Kotahi NZ Transport Agency	82.275	Support	Supports the requirement of a comprehensive structure plan prior to enabling future urban development. A structure plan would need to rationalise and manage access onto the state highway network, as well as identifying multi-modal options (including travel planning), accessibility and connections to the Transport Network. These matters would need to be assessed prior to any urban development being proposed to ensure that the Future Urban Zoning is appropriate for the site, and that there is funding available in order to implement the structure plan.	Retain as notified.
FUZ-P2	The Neil Group Limited and Gray Family	241.25	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	Amend the policy as follows: FUZ-P2 ~~Only~~ provide for urban development within a Future Urban Zone when: 1. A comprehensive structure plan for the area has been developed in general 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 or consented as a Development Area which enables urban development.
FUZ-P2	Pukerua Property Group Limited	242.16	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	Amend the policy as follows: FUZ-P2 ~~Only~~ provide for urban development within a Future Urban Zone when: 1. A comprehensive structure plan for the area has been developed in general 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 or consented as a Development Area which enables urban development.
FUZ-P2	Jason Alder	232.14	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	Amend the policy as follows: FUZ-P2

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~Only~~ provide for urban development within a Future Urban Zone when: 1. A comprehensive structure plan for the area has been developed in general 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 or consented as a Development Area which enables urban development.
FUZ-P2	John Carrad	231.27	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	FUZ-P2 ~~Only~~ provide for urban development within a Future Urban Zone when: 1. A comprehensive structure plan for the area has been developed in general 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 or consented as a Development Area which enables urban development.
FUZ-P2	Royal Forest and Bird Protection Society	225.214	Oppose	While a structure plan is to be developed there is no certainty that this process (Appendix 11) will result in the protection of indigenous biodiversity that meets the criteria for significance in Policy 23 of the RPS. Separating the currently identified SNAs into a separate zone will avoid conflicting outcomes for development within the FUZ to areas where protection is required under s6 of the RMA. Supports the retention of the structure plan process to further identify environmental constraints within the FUZ and on adjacent areas and receiving environments within or beyond the FUZ. The policy is uncertain with respect to the direction for the area to be rezoned as a Development Area. If this rezoning has been undertaken then the FUZ policy would no longer apply. However it is not clear which rezone would apply to a Development Area. The General Approach section sets out that there are no current development areas in the Plan. The reference to rezoning may be in error given that the definition of an development area does not refer to a zone requirement. A direction to "provide for" urban development on this basis is uncertain.	Amend the zoning of identified SNAs within the FUZ to "natural open space zone". Amend the policy direction in the FUZ to: • avoid adverse effects on areas meeting the significance criteria in Policy 23 of the RPS; • maintain indigenous biodiversity; • include a setback from the natural open space zone; and • avoid adverse effects on SNAs from activities in the FUZ. Amend the FUZ-P2 by changing the words "Only provide for" to Only considered providing for" and to clarify the rezoning requirement in clause 2.
FUZ-P2	Greater Wellington Regional Council	137.66	Support in part	Urban Development should only occur in a Future Urban Zone if it can do so within any contaminant limits set by Greater Wellington as required by the NPS-FM, and if future discharges from the development can comply with conditions on relevant discharge consents held by Wellington Water. Any Future Urban Zones will also need to meet the requirements of the National Environmental Standards for Freshwater, particularly wetland protection and reclamation provisions. Structure Plans should consider these matters, as well as being based on the principles of Water Sensitive Urban Design.	Amend FUZ-P2 and APP-11 to take into account the National Environmental Standards for Freshwater, contaminant limits, conditions on discharge consents held by Wellington Water, and water sensitive urban design.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
FUZ-P2	Kāinga Ora – Homes and Communities	81.821	Support in part	Kāinga Ora generally supports this policy. Small changes sought to the language within this policy.	Amend: ~~Only~~ ~~p~~Provide for urban development ~~with~~in ~~a~~the Future Urban Zone when: 1. A comprehensive structure plan for the 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.
FUZ-P3	Kāinga Ora – Homes and Communities	81.822	Support	Kāinga Ora supports this policy.	Retain as notified.
FUZ-P3	Waka Kotahi NZ Transport Agency	82.276	Support in part	Does not support the proposed Future Urban Zoning of Judgeford Hills. Requests that reference to 'Judgeford hills' is removed from this policy.	Amend provision: "Recognise that the intended use of the Northern Growth Area ~~and Judgeford Hills~~ is primarily for residential purposes, while Judgeford Flats is primarily for industrial purposes."
FUZ-P3	Silverwood Corporation Limited	172.4	Amend	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. [Refer to original submission for Site Evaluation and Rezoning Report and associated appendices.]	Amend Policy FUZ-P3 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.
FUZ-P3	Fulton Hogan	262.32	Support	Supports the zoning of Judgeford Flats as a Future Urban Zone, primarily for industrial purposes.	Retain as proposed.
FUZ-P4	Vic Draper	261.4	Amend	In FUZ-P4 recognises the Judgeford Flats as being primarily for industrial purposes. Under the rules within the Future Urban Zone: • FUZ-R10 Home Business only allows for 100m2 total gross floor area with no more than one staff member who lives off-site • FUZ-R10 Commercial activity excluding home business is activity status - non-complying • FUZ-R22 Indusrial Activity has activity status of Non-Complying Clearly this doesn't match the intended purpose.	Amend.
FUZ-P4	Kāinga Ora – Homes and Communities	81.823	Support	Kāinga Ora supports this policy.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
FUZ-P5	Royal Forest and Bird Protection Society	225.215	Oppose	The policy provides direction for development on the basis of the purpose, character and amenity values on the FUZ. There is no objective or policy direction on what those character and values are.	Recognize indigenous biodiversity as an important characteristic and value within FUZ and the relationship to adjacent SNAs and wetlands, including those within "natural open space zone" as sought above.
FUZ-P5	Waka Kotahi NZ Transport Agency	82.277	Support in part	Supports the intent of the policy but considers that potentially incompatible activities should demonstrate that the activity will not adversely affect the safety and efficiency of the transport network.	Amend provision: "8. The safety and efficiency of the transport network is not compromised."
FUZ-P6	Aggregate and Quarry Association	104.5	Support	Activities that support infrastructure development should not be compromised in a rural zone by future urban development. It is important that reverse sensitivity issues are avoided in future.	Policy should be strengthened so it recognises key infrastructure and future development.
FUZ-P6	Kāinga Ora – Homes and Communities	81.824	Support in part	Kāinga Ora generally supports this policy but consistent with its overall submission does not support the use of 'avoid' without a qualifying statement.	Amend: Discourage ~~Avoid~~ use and development that may result in the future development potential of the Future Urban Zone being compromised.
New rule	John Carrad	231.28	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	FUZ-R16A Subdivision and Development in the Wairaka Precinct Area 1. Activity Status: Discretionary Notification and Natural Hazards: • An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA. • Activities considered under this rule are exempt from the rules relating to Natural Hazards (NH) and those District Wide Matters will be considered under section 106 of the RMA.
General	Royal Forest and Bird Protection Society	225.216	Oppose	The protection afforded SNAs and wetlands in uncertain. A set back of at least 10 metres from wetlands needs to be included for consistency with the NES Freshwater Regulations.	Amend the rules to include a setback from the natural open space zone and any wetlands which may not be identified within that zone. Any activity proposed with that setback to be a Non Complying activity.
Judgeford Flat	Victoria and Nick Coad	162.10	Oppose	• In recognition of the character of the area, the site should not be used for industrial or higher-density activities. • Any activity that would involve increased risks due to the area's specific. geotechnical circumstances such as hazardous facilities and activities involving the use of significant amounts of hazardous substances should be excluded. • Existing businesses and activities as at the date of this submission should be "grand-fathered" ie deemed to be permitted.	In respect of the Judgeford Flat FUZ: • Permitted activities in the zone should be restricted to low density light industrial activities and low-density recreation facilities • Existing businesses and activities should be deemed to be permitted.
Judgeford Flat	Victoria and Nick Coad	162.11	Oppose	Support the proposed activity restrictions that make non-rural type activities non-compliant (such as industrial, large format retail, standalone commercial).	That the proposed restrictions for the Judgeford Flats FUZ that make non-rural type activities non-compliant (such as industrial, large format retail, standalone commercial) remain until such time as there is a Structure Plan developed and publicly consulted on.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
New Provision	House Movers section of the New Zealand Heavy Haulage Association Inc	167.11	Amend	Wishes to ensure that regulatory controls through District Plans properly reflect the purpose and intentions of the Resource Management Act 1991 as expressed in the decision of the Environment Court in New Zealand Heavy Haulage Association Inc v The Central Otago District Council (Environment Court, C45/2004, Thompson EJ presiding). In this case the Environment Court held that there was no real difference in effect and amenity value terms between the in situ construction of a new dwelling and relocation of a second-hand dwelling, subject to appropriate permitted activity performance standards. There are several aspects to the shifting of buildings including; relocation (onto a site), removal (off a site), and re-siting (within same site). A new rule and new standards will ensure certainty for plan users who are seeking to relocate, remove or re-site dwellings, and to avoid the unintended application of any default rule to the above activities. Additional performance standards accompanying the permitted activity classification are supported to retain a degree of regulatory control over relocated buildings. The standards proposed are the most appropriate way of achieving the purpose of the RMA, pursuant to s 32, whilst giving effect to the Central Otago decision. The Future Urban Zone provides for “Building activity including additions and alterations, excluding fences and standalone wall” as a permitted activity where compliance standards are met (FUZ-R1) and provides for “Construction activity” as a permitted activity (FUZ-R5). While the term “building” is defined in the Proposed Plan, the term “Building Activity” is no longer defined	Expressly provide for relocation, removal, and re-siting of dwellings as a permitted activity subject to the same zone standards as in situ dwellings. Accompany the permitted activity classification with the following performance standards in addition to the zone performance standards which currently apply to “Construction Activity”: a. Any relocated building complies with the relevant standards for Permitted Activities in the District Plan; b. Any relocated dwelling must have been previously designed, built and used as a dwelling; c. A building inspection report shall accompany the building consent for the building/dwelling (refer Schedule 1). The report is to identify all reinstatement work required to the exterior of the building/dwelling; d. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site; e. All work required to reinstate the exterior of any relocated building/dwelling, including the siting of the building/dwelling on permanent foundations, shall be completed within 12 months of the building being delivered to the site. A non-notified restricted discretionary activity status for relocated buildings that do not comply with the performance standards, with the following assessment criteria: Restricted Discretionary Activity (on a non-notified, non-service basis) Where an activity is not permitted by this Rule, Council will have regard to the following matters when considering an application for resource consent: i) Proposed landscaping; ii) the proposed timetable for completion of the work required to reinstate the exterior of the building and connections to services.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Provides a suggested pre-inspection report which may either be a non-statutory form, or prescribed into the plan, or to similar effect [Refer to original submission, including appendices]. Any further or consequential amendments to give effect to this submission in accordance with the reasons for this submission and the relief sought.
Judgeford Flat	Sandra Johnston	89.10	Oppose	• In recognition of the character of the area, the site should not be used for industrial or higher-density activities. • Any activity that would involve increased risks due to the area's specific. geotechnical circumstances such as hazardous facilities and activities involving the use of significant amounts of hazardous substances should be excluded. • Existing businesses and activities as at the date of this submission should be "grand-fathered" ie deemed to be permitted.	In respect of the Judgeford Flat FUZ: Permitted activities in the zone should be restricted to low density light industrial activities and low-density recreation facilities, alongside a continuation of existing permitted activities.
Judgeford Flat	Sandra Johnston	89.11	Oppose	Support the proposed activity restrictions that make non-rural type activities non-compliant (such as industrial, large format retail, standalone commercial).	That the proposed restrictions for the Judgeford Flats FUZ that make non-rural type activities non-compliant (such as industrial, large format retail, standalone commercial) remain until such time as there is a Structure Plan developed and publicly consulted on.
General	Derek and Kristine Thompson	90.10	Oppose	In recognition of the character of the area, the site should not be used for industrial or higher-density activities. Any activity that would involve increased risks due to the area's specific. geotechnical circumstances such as hazardous facilities and activities involving the use of significant amounts of hazardous substances should be excluded. Existing businesses and activities as at the date of this submission should be "grand-fathered" ie deemed to be permitted.	Permitted activities in the zone should be restricted to low density light industrial activities and low-density recreation facilities, alongside a continuation of existing permitted activities.
General	Derek and Kristine Thompson	90.11	Oppose	Support the proposed activity restrictions that make non-rural type activities non-compliant (such as industrial, large format retail, standalone commercial).	It is important that such restrictions remain until such time as there is a Structure Plan developed and publicly consulted on.
General	Graham Twist	93.10	Oppose	In recognition of the character of the area, the site should not be used for industrial or higher-density activities. Any activity that would involve increased risks due to the area's specific. geotechnical circumstances such as hazardous facilities and activities involving the use of significant amounts of hazardous substances should be excluded. Existing businesses and activities as at the date of this submission should be "grand-fathered" ie deemed to be permitted.	Permitted activities in the zone should be restricted to low-density light industrial activities and low-density recreation facilities, alongside a continuation of existing permitted activities.
General	Graham Twist	93.11	Oppose	Support the proposed activity restrictions that make non-rural type activities non-compliant (such as industrial, large format retail, standalone commercial).	It is important that such restrictions remain until such time as there is a Structure Plan developed and publicly consulted on.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Judgeford Flat	John Hungerford	76.10	Oppose	• In recognition of the character of the area, the site should not be used for industrial or higher-density activities. • Any activity that would involve increased risks due to the area's specific. geotechnical circumstances such as hazardous facilities and activities involving the use of significant amounts of hazardous substances should be excluded. • Existing businesses and activities as at the date of this submission should be "grand-fathered" ie deemed to be permitted.	In respect of the Judgeford Flat FUZ: • Permitted activities in the zone should be restricted to low density light industrial activities and low-density recreation facilities • Existing businesses and activities should be deemed to be permitted.
Judgeford Flat	John Hungerford	76.11	Oppose	Support the proposed activity restrictions that make non-rural type activities non-compliant (such as industrial, large format retail, standalone commercial).	That the proposed restrictions for the Judgeford Flats FUZ that make non-rural type activities non-compliant (such as industrial, large format retail, standalone commercial) remain until such time as there is a Structure Plan developed and publicly consulted on.
Judgeford Flat	Magdalena Conradie	44.8	Oppose	• In recognition of the character of the area, the site should not be used for industrial or higher-density activities. • Any activity that would involve increased risks due to the area's specific. geotechnical circumstances such as hazardous facilities and activities involving the use of significant amounts of hazardous substances should be excluded. • Existing businesses and activities as at the date of this submission should be "grand-fathered" ie deemed to be permitted.	In respect of the Judgeford Flat FUZ: • Permitted activities in the zone should be restricted to low density light industrial activities and low-density recreation facilities • Existing businesses and activities should be deemed to be permitted.
Judgeford Flat	Magdalena Conradie	44.9	Oppose	Support the proposed activity restrictions that make non-rural type activities non-compliant (such as industrial, large format retail, standalone commercial).	It is important that such restrictions remain until such time as there is a Structure Plan developed and publicly consulted on.
FUZ-R1	Kāinga Ora – Homes and Communities	81.825	Support	Kāinga Ora supports this rule.	Retain as notified.
FUZ-R2 National Grid	Kāinga Ora – Homes and Communities	81.826	Oppose	Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended. Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.	Delete: ~~1. Activity status: Permitted~~ ~~Where:~~ ~~a. The building or structure is a non-habitable farm or horticulture structure or building or a stockyard or platform ancillary to milking/dairy sheds (excluding commercial greenhouses, wintering barns, produce packing facilities and milking/dairy sheds);~~ ~~b. The building or structure is a fence that is no greater than 2.5m in height and is located no closer than:~~ ~~i. 6m from the outer visible edge of a foundation of a National Grid transmission line tower; or~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~ii. 5m from the outer visible edge of a foundation of a National Grid transmission line pole; or~~ ~~c. The building or structure is an artificial crop protection structure or crop support structure is no greater than 2.5m in height and is located at least 8m from a National Grid transmission line pole;~~ ~~d. The building or structure is an accessory building that is associated with an existing residential activity and is less than 10m^2 in area and 2.5m in height; and~~ ~~e. Any alterations to an existing building or structure that is used for a sensitive activity do not result in an increase to the building or structure height or footprint.~~ ~~Note:~~ • ~~To avoid doubt, FUZ-R1 also applies.~~ • ~~Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) is mandatory under the Electricity Act 1992. All activities regulated by NZECP34:2001, including buildings, structures, earthworks and the operation of mobile plant, must comply with that regulation. Activities should be checked for compliance even if they are permitted by the District Plan.~~ ~~2. Activity status: Non-complying~~ ~~Where:~~ ~~a. Compliance is not achieved with FUZ-R2-1.a, FUZ-R2-1.b, FUZ-R2-1.c, FUZ-R2-1.d, or FUZ-R2-1.e.~~ ~~Notification:~~ • ~~An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.~~ • ~~When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, the Council will give specific consideration to any adverse effects on Transpower.~~
FUZ-R2	Transpower New Zealand Ltd	60.118	Amend	Refer comments provided for General Residential Zone GRZ-R5 and R14. [Refer to original submission for full reasons]	Refer relief sought for General Residential Zone GRZ-R5 and R14. [Refer to original submission for full decision requested]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
FUZ-R3	Kāinga Ora – Homes and Communities	81.827	Support	Kāinga Ora supports this rule.	Retain as notified.
FUZ-R4	Kāinga Ora – Homes and Communities	81.828	Support	Kāinga Ora supports this rule.	Retain as notified.
FUZ-R5	Kāinga Ora – Homes and Communities	81.829	Support	Kāinga Ora supports this rule.	Retain as notified.
FUZ-R5	Royal Forest and Bird Protection Society	225.217	Oppose	Inappropriate to provide a permitted activity rule without any conditions or standards to ensure that SNAs are protected.	Delete.
FUZ-R6	Kāinga Ora – Homes and Communities	81.830	Support	Kāinga Ora supports this rule.	Retain as notified.
FUZ-R7	Kāinga Ora – Homes and Communities	81.831	Support	Kāinga Ora supports this rule.	Retain as notified.
FUZ-R8	Kāinga Ora – Homes and Communities	81.832	Support	Kāinga Ora supports this rule.	Retain as notified.
FUZ-R9	Kāinga Ora – Homes and Communities	81.833	Support	Kāinga Ora supports this rule.	Retain as notified.
FUZ-R10	Kāinga Ora – Homes and Communities	81.834	Support	Kāinga Ora supports this rule.	Retain as notified.
FUZ-R11	Kāinga Ora – Homes and Communities	81.835	Support	Kāinga Ora supports this rule.	Retain as notified.
FUZ-R12	Kāinga Ora – Homes and Communities	81.836	Support	Kāinga Ora supports this rule.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
FUZ-R12	Ministry of Education	134.35	Oppose	Acknowledges that the purpose of the Future Urban Zone is to provide for existing rural activities until which time a structure plan is adopted, and urban development is enabled. Concerned the non-complying activity status upon non-compliance with the permitted standards (which no Ministry managed site would comply with). The Future Urban Zone is earmarked for significant residential development which likely to require a response from the Ministry to provide for Educational Facilities. Does not support the restrictive activity status of non-complying.	Amend the rule as follows: FUZ-R12 Educational facility 1. Activity status: Permitted Where: a. The activity is undertaken within a residential unit, minor residential unit or accessory building; b. The maximum number of children on-site is four; and c. The hours of operation are between 7.00am to 7.00pm Monday to Friday. Except that FUZ-R12-1.b and FUZ-R12-1.c do not apply to any children who are normally resident at the site or who are otherwise guests of the occupants of the site. Note: This rule applies to home-based childcare services. 2. Activity status: ~~Non-complying~~ Discretionary Where: a. Compliance is not achieved with FUZ-R12-1.a, FUZ-R12-1.b or FUZ-R12-1.c.
FUZ-R13	Transpower New Zealand Ltd	60.119	Amend	Refer comments provided for General Residential Zone GRZ-R5 and R14. [Refer to original submission for full reasons]	Refer relief sought or General Residential Zone GRZ-R5 and R14. [Refer to original submission for full decision requested]
FUZ-R13 National Grid	Kāinga Ora – Homes and Communities	81.837	Oppose	Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended. Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.	Delete: ~~1. Activity status: Permitted~~ ~~Where:~~ ~~a. The activity is not a sensitive activity.~~ ~~2. Activity status: Non-complying~~ ~~Where:~~ ~~a. Compliance is not achieved with FUZ-R13-1.a.~~

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					~~Notification:~~ • ~~An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.~~ • ~~When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, the Council will give specific consideration to any adverse effects on Transpower.~~
FUZ-R14 Notification preclusion	Kāinga Ora – Homes and Communities	81.838	Support in part	Kāinga Ora generally supports this rule but consistent with its overall submission seeks amendments to notification provisions to reflect that First Gas Ltd will be given specific consideration in relation to potential reverse sensitivity effects, rather than in relation to 'any adverse effect'.	Amend: **1. Activity status: Permitted** Where: a. The activity is not a sensitive activity. **2. Activity status: Restricted discretionary** Where: a. Compliance is not achieved with FUZ-R14-1.a. **Matters of discretion are restricted to:** 1. The matters in INF-P25. **Notification:** • ~~An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.~~ • ~~When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, the Council will give specific consideration to any adverse effects on First Gas Ltd.~~ <u>Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA, except that First Gas Ltd may be notified in relation to reverse sensitivity effects.</u>
FUZ-R14	Firstgas Limited	84.29	Support	Generally supportive of the rule which provides for sensitive activities in all relevant zones within the Gas Transmission Pipeline Corridor as Restricted Discretionary Activity	Retain as proposed.
FUZ-R15 Notification preclusion	Kāinga Ora – Homes and Communities	81.839	Support in part	Kāinga Ora generally supports this rule but consistent with its overall submission seeks amendments to notification provisions to reflect that First Gas Ltd will be given specific consideration in relation to potential reverse sensitivity effects.	Amend: **1. Activity status: Restricted discretionary** Where:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					a. Any habitable building or structure is located within 10m of the Gas Transmission Pipeline Corridor; and b. Any habitable building or structure is located within 30m of any above-ground station forming part of the Gas Transmission Network. **Matters of discretion are restricted to:** 1. The matters in INF-P25. **Notification:** • ~~An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.~~ • ~~When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, the Council will give specific consideration to any adverse effects on First Gas Ltd.~~ Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA, except that First Gas Ltd may be notified in relation to reverse sensitivity effects.
FUZ-R16	Kāinga Ora – Homes and Communities	81.840	Support	Kāinga Ora supports this rule	Retain as notified.
FUZ-R16	Jason Alder	232.15	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	Amend the rule as follows: FUZ-R16A Subdivision and Development in the Judgeford Precinct Area 1. Activity Status: Discretionary Notification and Natural Hazards: • An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA. • Activities considered under this rule are exempt from the rules relating to Natural Hazards (NH) and those District Wide Matters will be considered under section 106 of the RMA.
FUZ-R16	Pukerua Property Group Limited	242.17	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	Amend the rule as follows: FUZ-R16A Subdivision and Development in the Mt Welcome Precinct Area 1. Activity Status: Discretionary

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Notification and Natural Hazards: • An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA. • Activities considered under this rule are exempt from the rules relating to Natural Hazards (NH) and those District Wide Matters will be considered under section 106 of the RMA.
FUZ-R16 Notification preclusion New Provision Spatial layer method Natural Hazards	The Neil Group Limited and Gray Family	241.26	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	Amend the rule as follows: FUZ-R16A Subdivision and Development in the Kakaho Precinct Area 1. Activity Status: Discretionary Notification and Natural Hazards: • An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA. • Activities considered under this rule are exempt from the rules relating to Natural Hazards (NH) and those District Wide Matters will be considered under section 106 of the RMA.
FUZ-R17	Kāinga Ora – Homes and Communities	81.841	Support	Kāinga Ora supports this rule.	Retain as notified.
FUZ-R18	Kāinga Ora – Homes and Communities	81.842	Support	Kāinga Ora supports this rule.	Retain as notified.
FUZ-R19	Kāinga Ora – Homes and Communities	81.843	Support	Kāinga Ora supports this rule.	Retain as notified.
FUZ-R20	Kāinga Ora – Homes and Communities	81.844	Support	Kāinga Ora supports this rule.	Retain as notified.
FUZ-R21	Kāinga Ora – Homes and Communities	81.845	Support	Kāinga Ora supports this rule.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
FUZ-R22	Kāinga Ora – Homes and Communities	81.846	Support	Kāinga Ora supports this rule.	Retain as notified.
FUZ-R23	Kāinga Ora – Homes and Communities	81.847	Support	Kāinga Ora supports this rule.	Retain as notified.
FUZ-R24	Kāinga Ora – Homes and Communities	81.848	Support	Kāinga Ora supports this rule.	Retain as notified.
FUZ-R25	Kāinga Ora – Homes and Communities	81.849	Support	Kāinga Ora supports this rule.	Retain as notified.
FUZ-R26	Kāinga Ora – Homes and Communities	81.850	Support	Kāinga Ora supports this rule.	Retain as notified.
FUZ-R27	Kāinga Ora – Homes and Communities	81.851	Support	Kāinga Ora supports this rule.	Retain as notified.
Judgeford Flat	Magdalena Conradie	44.7	Oppose	Given that the area is located within an essentially rural environment and isolated from other urban areas, lower rise buildings will be more appropriate for this rural location.	In respect of the Judgeford Flat FUZ: • A height limit for buildings and other structures is required of no more than 10m. • Recession planes are not requested for zone boundary interfaces on the assumption that the setbacks proposed apply. • While preference is for zone boundary setbacks, if these do not apply, then recession planes should instead apply.
Judgeford Flat	Magdalena Conradie	44.4	Oppose	• Due to the site's identified character and context any new light industrial or recreational development should be set back from State Highway 58. • These setbacks will enable the proposed landscaping and storm water treatment proposed. They will also provide flexibility for roading and safety improvements that may be needed over time as SH58 traffic volumes increase. • The proposed road setback is consistent with the majority of commercial and residential buildings that already exist along State Highway 58.	In respect of the Judgeford Flat FUZ: Any new light industrial or recreational development should be set back from State Highway 58 by at least 20m, and from an internal Rural Zone boundary by at least 20m, and from natural waterways by at least 10m.
Judgeford Flat	John Hungerford	76.9	Oppose	Given that the area is located within an essentially rural environment and isolated from other urban areas, lower rise buildings will be more appropriate for this rural location.	In respect of the Judgeford Flat FUZ:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					• A height limit for buildings and other structures is required of no more than 10m. • Recession planes are not requested for zone boundary interfaces on the assumption that the setbacks proposed apply. • While preference is for zone boundary setbacks, if these do not apply, then recession planes should instead apply.
Judgeford Flat	John Hungerford	76.6	Oppose	• Due to the site's identified character and context any new light industrial or recreational development should be set back from State Highway 58. • These setbacks will enable the proposed landscaping and storm water treatment proposed. They will also provide flexibility for roading and safety improvements that may be needed over time as SH58 traffic volumes increase. • The proposed road setback is consistent with the majority of commercial and residential buildings that already exist along State Highway 58.	In respect of the Judgeford Flat FUZ: Any new light industrial or recreational development should be set back from State Highway 58 by at least 20m, and from an internal Rural Zone boundary by at least 20m, and from natural waterways by at least 10m.
General	Derek and Kristine Thompson	90.9	Oppose	Given that the area is located within an essentially rural environment and isolated from other urban areas, lower rise buildings will be more appropriate for this rural location.	A height limit for buildings and other structures is required of no more than 10m. Recession planes are not requested for zone boundary interfaces on the assumption that the setbacks proposed apply. While preference is for zone boundary setbacks, if these do not apply, then recession planes should instead apply.
General	Graham Twist	93.9	Oppose	Given that the area is located within an essentially rural environment and isolated from other urban areas, lower rise buildings will be more appropriate for this rural location.	A height limit for buildings and other structures is required of no more than 10m. Recession planes are not requested for zone boundary interfaces on the assumption that the setbacks proposed apply. While preference is for zone boundary setbacks, if these do not apply, then recession planes should instead apply.
Judgeford Flat	Sandra Johnston	89.9	Oppose	Given that the area is located within an essentially rural environment and isolated from other urban areas, lower rise buildings will be more appropriate for this rural location.	In respect of the Judgeford Flat FUZ: • A height limit for buildings and other structures is required of no more than 10m. • Recession planes are not requested for zone boundary interfaces on the assumption that the setbacks proposed apply. • While preference is for zone boundary setbacks, if these do not apply, then recession planes should instead apply.

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Judgeford Flat	Sandra Johnston	89.14	Oppose	Traffic on State Highway 58 is already a significant concern. The proposed Future Urban Area will cause increases on the traffic network.	If a FUZ for Judgeford Flats is retained a high trip generator rule should apply, including for heavy vehicles.
Judgeford Flat	Victoria and Nick Coad	162.9	Oppose	Given that the area is located within an essentially rural environment and isolated from other urban areas, lower rise buildings will be more appropriate for this rural location.	In respect of the Judgeford Flat FUZ: • A height limit for buildings and other structures is required of no more than 10m. • Recession planes are not requested for zone boundary interfaces on the assumption that the setbacks proposed apply. • While preference is for zone boundary setbacks, if these do not apply, then recession planes should instead apply.
FUZ-S1	Kāinga Ora – Homes and Communities	81.852	Support	Kāinga Ora supports this standard.	Retain as notified.
FUZ-S1	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.77	Support in part	The permitted height is supported. Infringing the height can create reverse sensitivity effects on telecommunications through changing the efficacy of any nearby antennas. It can also create potential health and safety effects on the occupants of the building proposed to extend through the permitted height through radiofrequency exposure. As such, a matter of discretion should be effects on regionally significant network utility operators.	Amend the standard as follows: Matters of discretion are restricted to: 1. Design and siting of the building or structure; 2. Any shading of, or loss of privacy for, residential units on adjacent sites; 3. Screening, planting, and landscaping of the building or structure; 4. Whether an increase in building or structure height results from a response to natural hazard mitigation; and 5. Whether topographical or other site constraints make compliance with the standard impractical. 6. Any reverse senstivity effects on regionally significant infrastructure
FUZ-S2	Kāinga Ora – Homes and Communities	81.853	Support	Kāinga Ora supports this standard.	Retain as notified.
FUZ-S3	Kāinga Ora – Homes and Communities	81.854	Support	Kāinga Ora supports this standard.	Retain as notified.
FUZ-S4	Kāinga Ora – Homes and Communities	81.855	Support	Kāinga Ora supports this standard.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
FUZ-S4	Graham Twist	93.6	Oppose	Due to the site's identified character and context any new light industrial or recreational development should be set back from State Highway 58. These setbacks will enable the proposed landscaping and storm water treatment proposed. They will also provide flexibility for roading and safety improvements that may be needed over time as SH58 traffic volumes increase. The proposed road setback is consistent with the majority of commercial and residential buildings that already exist along State Highway 58.	Any new light industrial or recreational development should be set back from State Highway 58 by at least 20m, and from an internal Rural Zone boundary by at least 20m, and from natural waterways by at least 10m.
FUZ-S4	Derek and Kristine Thompson	90.6	Oppose	Due to the site's identified character and context any new light industrial or recreational development should be set back from State Highway 58. These setbacks will enable the proposed landscaping and storm water treatment proposed. They will also provide flexibility for roading and safety improvements that may be needed over time as SH58 traffic volumes increase. The proposed road setback is consistent with the majority of commercial and residential buildings that already exist along State Highway 58.	Any new light industrial or recreational development should be set back from State Highway 58 by at least 20m, and from an internal Rural Zone boundary by at least 20m, and from natural waterways by at least 10m.
FUZ-S4 Judgeford Flat	Sandra Johnston	89.6	Oppose	• Due to the site's identified character and context any new light industrial or recreational development should be set back from State Highway 58. • These setbacks will enable the proposed landscaping and storm water treatment proposed. They will also provide flexibility for roading and safety improvements that may be needed over time as SH58 traffic volumes increase. • The proposed road setback is consistent with the majority of commercial and residential buildings that already exist along State Highway 58.	In respect of the Judgeford Flat FUZ: Any new light industrial or recreational development should be set back from State Highway 58 by at least 20m, and from an internal Rural Zone boundary by at least 20m, and from natural waterways by at least 10m.
FUZ-S4 Judgeford Flat	Victoria and Nick Coad	162.6	Oppose	• Due to the site's identified character and context, any new light industrial or recreational development should be set back from State Highway 58. • These setbacks will enable the proposed landscaping and storm water treatment proposed. They will also provide flexibility for roading and safety improvements that may be needed over time as SH58 traffic volumes increase. • The proposed road setback is consistent with the majority of commercial and residential buildings that already exist along State Highway 58.	In respect of the Judgeford Flat FUZ: Any new light industrial or recreational development should be set back from State Highway 58 by at least 20m, and from an internal Rural Zone boundary by at least 20m, and from natural waterways by at least 10m.
FUZ-S5	Kāinga Ora – Homes and Communities	81.856	Support	Kāinga Ora supports this standard.	Retain as notified.
FUZ-S5	Porirua City Council	11.69	Amend	The intention of this standard is to address water supply along with wastewater.	Amend the standard as follows: **On-site services**

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					1. Where a connection to Council's reticulated water and/or wastewater systems is not available, all water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves, and be connected to a septic tank or soakage field or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services May 2019.
FUZ-S6	Kāinga Ora – Homes and Communities	81.857	Support	Kāinga Ora supports this standard.	Retain as notified.
FUZ-S7	Kāinga Ora – Homes and Communities	81.858	Support	Kāinga Ora supports this standard.	Retain as notified.

HOSZ- Hospital Zone

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Te Rūnanga o Toa Rangatira	264.70	Support in part	Te Rūnanga supports high quality, well planned developments and where and when identified should seek to reflect Tangata Whenua.	Retain as notified subject to the following amendments: Include: Future urban zones should: Tangata whenua values, mātauranga, tikanga and their ability to actively practice kaitiakitanga are recognised and reflected. Cultural expertise to inform design not just provide cultural impact advice.
General	Kāinga Ora – Homes and Communities	81.859	Support	Kāinga Ora supports this chapter as proposed.	Retain as notified.
HOSZ-O1	Royal Forest and Bird Protection Society	225.243	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where other zones [not rural or residential zones] have SNA overlays, recognise this in the zone purpose character and value objectives.
HOSZ-O2	Royal Forest and Bird Protection Society	225.17	Amend	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the	Where other zones [not rural or residential zones] have SNA overlays, recognise this in the zone purpose character and value objectives.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	
HOSZ-S1	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.78	Support in part	The permitted height is supported. Infringing the height can create reverse sensitivity effects on telecommunications through changing the efficacy of any nearby antennas. It can also create potential health and safety effects on the occupants of the building proposed to extend through the permitted height through radiofrequency exposure. As such, a matter of discretion should be effects on regionally significant network utility operators.	Amend the standard as follows: Matters of discretion are restricted to: 1. Design and siting of the building or structure; 2. Any adverse effects on the streetscape; 3. Any adverse effects on the amenity of adjoining residential sites including shading effects; 4. Compatibility with the anticipated scale, proportion and context of buildings and activities on surrounding sites; and 5. The extent to which the infringement is necessary due to the shape or natural and physical features of the site. 6. Any reverse sensitivity effects on regionally significant infrastructure

MPZ- Māori Purpose Zone (Hongoeka)

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Kāinga Ora – Homes and Communities	81.860	Support	Kāinga Ora supports this chapter as proposed.	Retain as notified.
General	Te Rūnanga o Toa Rangatira	264.71	Support in part	Te Ture Whenua Act 1993 allows for partition of Māori land. MPZR7 Residential Activity and Unit Allows for 3 Units per site. For the larger blocks, this could limit access to some shareholders, unless they make use of the Papakāinga chapter.	Retain as notified subject to the amendments in other submission points.
General	Ema Pomare	219.11	Not specified	The following proverb best illustrates the reasons for the submission: “He aha to mea nui o tea o? He tangata, he tangata, he tangata.” What is the most important thing in the world? It is people, it is people, it is people.” Ensuring the ability for tangata whenua/landowners to enact their rights to occupy their land at Hongoeka is the overarching principle of the submission. It is also important to note that the land in which the submitter's whanau and the submitter hold interests in at Hongoeka is Maori Freehold Land which falls under the jurisdiction of the The Maori Land Court in the following manner: Jurisdiction of the Maori Land Court over Maori land is statutory. The Māori Land Court is a creature of statute drawing its jurisdiction initially from Te Ture Whenua Māori Act 1993 (The Act). It is the intention of Parliament that powers, duties, and discretions conferred by this Act shall be exercised, as far as possible, in a manner that facilitates and promotes the retention, use, development, and control of Maori land as taonga tuku iho by Maori owners, their whanau, their hapu, and their descendants, and that protects wahi tapu. The Legislature, in passing the Act, acknowledges land as a taonga tuku iho (of special significance) to Māori. The Act directs the Maori Land Court “as far as possible” to exercise its jurisdiction under the Act towards the retention and development of Māori land, in the hands of its owners, their whānau, and their hapū. One of the primary objectives of the Act is to promote and assist in the effective use, management, and development, by or on behalf of the owners, of Māori land and General land owned by Māori. [Refer to original submission for full reasons, including attachments]	Seeks the council give primacy in its district plan to the owners’ ability to utilise lands in the Māori Purpose Zone at Hongoeka for housing, where natural hazard zones permit. For many the land is all they have. As the cost of housing and land becomes increasingly out of reach it is important that all avenues for settlement remain open and are not rendered similarly unobtainable by giving preference to `Coastal High Natural Character Areas’ e.g. newly regenerated bush, limiting the number of dwellings per block or other such impediments. Makes submissions that support, oppose and offer amendments to the Proposed District Plan. [Refer to original submission for full decision requested, including attachments]
Introduction; Hongoeka is the last remnant of 10,000 acres […]	Latoya Flutey	64.22	Support	Support the recognition of history expressed here.	Support.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Introduction; Hongoeka is unique, not only in its history and environment, but also […]	Latoya Flutey	64.15	Support	Support acknowledgment of the uniqueness because it is important to aid the pathway of reconnection to Maori culture	Support.
MPZ-O1	Te Rūnanga o Toa Rangatira	264.111	Support in part	Te Ture Whenua Act 1993 allows for partition of Māori land. MPZR7 Residential Activity and Unit Allows for 3 Units per site. For the larger blocks, this could limit access to some shareholders, unless they make use of the Papakainga chapter.	Amend MPZ-01 as follows: After " ... their ancestral land" add the words "waahi tapu and taonga" at the end of the sentence.
MPZ-O1	Ema Pomare	219.2	Amend	Support Council's Objective, with the addition of two words, to enable landowners to access and develop their lands at Hongoeka. It will further the aim of "…allowing **legal owners** to **establish and** maintain an ongoing relationship with their land". Important that Council are rigorous in notifying all landowners whenever Council approval is sought to build/occupy.	Amend objective as follows: …allowing legal owners to establish and maintain an ongoing relationship with their land.
MPZ-O1	Royal Forest and Bird Protection Society	225.244	Not specified	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where other zones [not rural or residential zones] have SNA overlays, recognise this in the zone purpose character and value objectives.
MPZ-O1	Te Whānau Horomona	249.9	Support	This objective aligns with the aspirations outlined by The Hongoeka Village Plan.	Retain as drafted.
MPZ-O1	Latoya Flutey	64.13	Support	Support decolonisation processes.	Support.
MPZ-O2	Te Whānau Horomona	249.10	Oppose	Oppose parts of this objective for the following reasons: • Assert that tangata whenua should be able to exercise their kaitiaki responsibilities and practice tikanga Māori across the entirety of their takiwā – not just within MPZs. This objective infers that their rights as mana whenua are only applicable within the confines of the MPZ – which is strongly opposed	Amend: The Māori Purpose Zone (Hongoeka) is a place where: 1. Tangata whenua values, mātauranga, and intergenerational wellbeing are priorities in all decision-making processes relating to development within this zone

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• The terms marae and wharenui are both misspelt and used incorrectly contextually. • They aspire to manage the entirety of their takiwā – not just the MPZ in accordance with mātauranga Māori. This objective infers that their rights as mana whenua rights are only applicable within the confines of the MPZ –which is strongly opposed. • Consider that, as equal ratepayers, they should be afforded the same level of infrastructure as other residential and mixed-use developments. For this reason, strongly oppose this objective and its suggestion that the MPZ should be afforded a lower level of infrastructure such as footpaths and streetlights.	2. The natural environment flourishes alongside development that supports the physical, cultural, social, spiritual, and economic wellbeing of tangata whenua 3. Urban infrastructure exists at a level appropriate for a small residential community, with a focus on equity 4. Places and spaces of cultural and spiritual significance to We are central to this place's identity and amenity value
MPZ-O2	Ema Pomare	219.3	Oppose	Article five: "There is a village character which is less serviced by urban infrastructure such as footpaths and streetlights." is problematic. Concerned that this particular characterization of the MPZ may lead to systematic under-resourcing of amenities/services to this community, and may too heavily preclude what is deemed a permitted or inappropriate activity. Opposes the inclusion of this article. Particularly important that the MPZ Amenity Values are widely agreed upon by the community and are not able to be misconstrued/misinterpreted - as all activities, permitted or not, are categorized as such under their auspices.	Oppose inclusion of article 5 of MPZ-02.
MPZ-O2	Royal Forest and Bird Protection Society	225.18	Amend	Acknowledges that the policy direction in the NPSUD is to provide for urban development. This is not to be provided at any cost. The adverse effects of development must be considered in undertaking all council functions and responsibilities, and in achieving the purpose of the Act. Porirua has highly significant and sensitive environments where development is not appropriate. It also has areas where development may be appropriate but not without considering the sensitivity of the location, including potential offsite and downstream effects. The plan is focused on providing for urban development to the point of exclusion of meeting Council's other responsibilities and functions under the RMA. The approach to overlays and zoning creates a conflict between the NPSUD direction for urban environments and the protection of significant natural areas. This is avoidable. Where SNAs are identified and scheduled they can be recognised as an important character and value of the applicable zone. This would make it clear that the area of land which contains the SNA is not and is not intended to be predominantly urban in character. Similar issues are also avoidable outside of scheduled SNAs by ensuring the zone purpose character and value objectives include recognition of the ecological context of the zone and the importance of maintaining indigenous biodiversity values.	Where other zones [not rural or residential zones] have SNA overlays, recognise this in the zone purpose character and value objectives.
MPZ-O2	Latoya Flutey	64.9	Support	Support the acknowledgment of Maori practises and matauranga.	Support.
MPZ-O3	Latoya Flutey	64.12	Support	Support Hongoeka remaining the largest area of Maori-owned land.	Support.
MPZ-O4	Ema Pomare	219.4	Support	The broader scope for the building of dwellings on Hongoeka blocks is imperative. The allowance to clear up to 3000m^2 of bush per block makes sense. Important that as generations to come wish to build that they are always given priority over any regenerated bush.	Support.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
MPZ-O4	Te Whānau Horomona	249.11	Oppose	Consider this objective to be limiting to the ability for whānau to have rangatiratanga over their whenua, as it limits their ability to develop successful papakāinga. The purpose of papakāinga is to strengthen connections whānau have to their whakapapa by living on their ancestral land. This, therefore, requires development to occur to some degree (i.e. the building of family homes and associated infrastructure/services), which will therefore alter the natural environment. As mana whenua, our whānau consider that they should be trusted to make development decisions that align with their roles as environmental kaitiaki, without being limited by overly prescriptive planning provisions that limit their ability to use this MPZ for its intended purpose.	Amend: Use and development of land is undertaken in a way that ~~that maintains the values of the natural environment.~~ upholds the mana of the natural environment. This includes strengthening the relationship between tangata whenua and their whenua through development of papakāinga-style settlements.
MPZ-O4	Te Rūnanga o Toa Rangatira	264.112	Support in part	Te Ture Whenua Act 1993 allows for partition of Māori land. MPZR7 Residential Activity and Unit Allows for 3 Units per site. For the larger blocks, this could limit access to some shareholders, unless they make use of the Papakainga chapter.	Amend MPZ-04 as follows: use and development of the land is undertaken “in a way that respects the unique history of Hongoeka and is consistent with tikanga māori” rather than “maintains the values of the natural environment”
MPZ-O5	Ema Pomare	219.5	Support	The broader scope for the building of dwellings on Hongoeka blocks is imperative. The allowance to clear up to 3000m^2 of bush per block makes sense. Important that as generations to come wish to build that they are always given priority over any regenerated bush.	Support.
MPZ-O5	Te Whānau Horomona	249.12	Support	Understand this objective to mean that papakāinga development shall not be hindered by the existence of natural environmental overlays within the MPZ. Strongly support this objective as it rightfully recognises that tangata whenua are a natural part of the environment – not a land use to be assessed separately from it.	Retain as drafted.
MPZ-O5	Te Rūnanga o Toa Rangatira	264.113	Support in part	Te Ture Whenua Act 1993 allows for partition of Māori land. MPZR7 Residential Activity and Unit Allows for 3 Units per site. For the larger blocks, this could limit access to some shareholders, unless they make use of the Papakāinga chapter.	Amend MPZ-05 as follows: • Delete reference to "natural environmental overlays” in the heading and replace with “kaitiakitanga”. • Wording of the objective to be replaced with “recognise and provide for the exercise of kaitiaktianga by Hongoeka whanau to protect ecological values and indigenous biodiversity, while enabling appropriate use and development of the Zone for cultural purposes, including papakainga.”
MPZ-O5	Latoya Flutey	64.14	Support	Support the acknowledgement of Hongoeka contributing to the wider community, in the sense that the natural environment has cycles that contribute widely. Sahara desert comes to mind, where dust travels to the Amazon rainforest and fertilizes etc.	Support.
MPZ-P2	Te Whānau Horomona	249.13	Support in part	Consider that this policy should be widened to incorporate the full scope of land uses within a papakāinga. This includes social and community facilities such as health clinics or sports facilities (i.e. rec centre), small-scale commercial activities such as a corner dairy, and Māori medium education facilities such as kōhanga reo. These types of	Amend: Enable buildings and structures that are compatible with the purpose, character and amenity values of the Māori Purpose Zone (Hongoeka) including residential units, ~~pou~~ cultural markers (such as pou), Māori-

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				buildings and structures are key elements of a sustainable Māori community, and reflect the types of land uses permitted in MPZs in other parts of the country.	medium educational facilities, small-scale social, commercial, and community facilities, marae and accessory buildings.
MPZ-P2	Latoya Flutey	64.10	Support	Support.	Support.
MPZ-P3	Te Whānau Horomona	249.14	Oppose	Consider this policy to be prioritising the natural environment over the purpose of the MPZ – that is, to enable tangata whenua to strengthen their connection with their whakapapa through returning to live on their ancestral whenua. The proposed amendments rebalance this focus, and better enable the purpose of this zone to be met	Only allow activities that are potentially incompatible with the purpose, character and amenity values of the Māori Purpose Zone (Hongoeka), where it can be demonstrated that they are appropriate, having regard to: 1. The benefits, such as intergenerational wellbeing for tangata whenua, the planting and fencing of erosion-prone land and the protection of areas of cultural or spiritual significance to tangata whenua, indigenous vegetation, wetlands and riparian areas; 2. Whether there is adequate infrastructure and services available to service the activity, including onsite servicing where reticulated services are not available 3. The management of the natural environment in accordance with tangata whenua values and mātauranga 4. The site design, layout and scale of the activity; ~~5. The retention of areas of indigenous vegetation where practicable;~~ 6. Avoiding constraints on the establishment of activities otherwise anticipated within the Māori Purpose Zone (Hongoeka); and 7. Any measures to internalise effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the zone, including sensitive activities.
MPZ-P3	Ema Pomare	219.10	Oppose	The wording of this provision is confusing, counter- intuitive and is therefore open to misinterpretation.	Oppose.
MPZ-P4	Te Whānau Horomona	249.15	Support	Support policies that protect the special purpose of this zone as a space for tangata whenua to strengthen their connection with their whakapapa by engaging with their ancestral whenua.	Retain as drafted.
Note: There may be a number of provisions that apply to an activity, building […]	Latoya Flutey	64.18	Support	Support this.	Support.
Mana Whenua – Council relationships	Latoya Flutey	64.11	Support	Support attempts to relieve pressure on city infrastructure.	Support.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
MPZ-R7	Te Whānau Horomona	249.16	Oppose	Limiting the number of residential units to a maximum of three significantly limits the ability for papakāinga development - particularly on Māori land which is typically both a) of a large size, and b) owned by more than three people. It is also unusual for a papakāinga-style development to have only three (or less) dwellings within it. We consider the number of residential units on a site to be more appropriately managed by the carrying capacity of each site, including adherence to the existing development standards within the MPZ chapter. These restrictions, specifically the building height, height in relation to boundary, and wastewater provisions will restrict development to a level that ensures over-development of a site does not occur	Delete MPZ – R7 1(a).
MPZ-R10	Te Whānau Horomona	249.17	Support	Support this permitted activity as it allows for a more holistic papakāinga development to be established within this MPZ. Also note that this submission's proposed amendment to MPZ-P2 makes that policy consistent with this existing rule.	Retain as drafted.
MPZ-R11	Te Whānau Horomona	249.18	Support	Support this permitted activity as it allows for a more holistic papakāinga development to be established within this MPZ. Also note that this submission's proposed amendment to MPZ-P2 makes that policy consistent with this existing rule.	Retain as drafted.
MPZ-R12	Te Whānau Horomona	249.19	Support	Support this permitted activity as it allows for a more holistic papakāinga development to be established within this MPZ. Also note that this submission's proposed amendment to MPZ-P2 makes that policy consistent with this existing rule.	Retain as drafted.
MPZ-R12	Ministry of Education	134.36	Support	The proposed flow of activity status starting with a permitted activity and moving to a restricted discretionary activity should the standards not be met is reasonable.	Retain as proposed.
MPZ-R13	Te Whānau Horomona	249.20	Support	Support this permitted activity as it allows for a more holistic papakāinga development to be established within this MPZ. Also note that this submission's proposed amendment to MPZ-P2 makes that policy consistent with this existing rule.	Retain as drafted.
MPZ-R15	Te Whānau Horomona	249.21	Support	Support this permitted activity as it allows for a more holistic papakāinga development to be established within this MPZ. Also note that this submission's proposed amendment to MPZ-P2 makes that policy consistent with this existing rule.	Retain as drafted.
MPZ-R18	Te Whānau Horomona	249.22	Oppose	Consider the conditions within this rule to be restrictive and overly arbitrary in relation to the mixed-use character of a self-sustaining papakāinga development. MPZ – R18(a), (b), and (c) do not consider the various needs of a community who aspire to thrive upon their whenua. It also does not take into consideration the varying size of land blocks. For this reason, agree that the predominant land use within a papakāinga development should be residential. Therefore, agree that a site percentage be used alongside a site coverage metric to retain this character. This will allow papakāinga to develop at a scale appropriate to the size of their site(and the associated community they serve).	Amend: 1. Activity status: Permitted Where: a. The site is held under Te Ture Whenua Māori Act 1993; b. The gross floor area of all commercial activities does not exceed 100m2 per site, or 12% of the total site GFA (whichever is larger); and

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					c. The gross floor area of all community facilities does not exceed 200m2 per site, or 12% of the total site GFA (whichever is larger).
MPZ-R18	Latoya Flutey	64.8	Support	Support papakainga being an option for Ngati Toa Rangatira.	Support.
MPZ-R19	Te Whānau Horomona	249.23	Oppose	Consider this activity status to be restrictive in relation to the mixed-use character of a self-sustaining papakāinga development. Consider it more appropriate to treat commercial service activity in the same way other land uses, such as office, food and beverage activity, and entertainment facilities in the MPZ have been treated	Amend to: 1. Activity status: Permitted Where: a. The gross floor area per activity does not exceed 200m^2 per site.
MPZ-R20	Fire and Emergency New Zealand	119.75	Not specified	Does not currently operate a station within this zone. Given the cultural significance of this site, it is unlikely that FENZ will develop a station here in future. Generally seeks all fire stations to be a restricted discretionary activity. Discretionary status at this site is considered reasonable.	[Not specified, refer to original submission]
MPZ-R23	Te Whānau Horomona	249.24	Oppose	Consider this activity status to be restrictive in relation to the mixed-use character of a self-sustaining papakāinga development. Consider it more appropriate to treat retail activity in the same way other land uses, such as office, food and beverage activity, and entertainment facilities in the MPZ have been treated.	Amend to: 1. Activity status: Permitted Where: a. The gross floor area per activity does not exceed 200m^2 per site.
MPZ-R27	Ema Pomare	219.6	Support	Agrees that Hongoeka is unsuited to Drive-Through businesses.	Support.
MPZ-R28	Ema Pomare	219.7	Oppose	Instead of a blanket non-compliance on Industrial Activity the community would be better served by a Discretionary approach here. Hongoeka is uniquely suited to aquaculture ventures, e.g. seaweed farming, that could be beneficial both to the community and environment.	Amend to Discretionary.
MPZ-R29	Ema Pomare	219.8	Support	Agree that Hongoeka is unsuited to Large Format Retail activities e.g. shopping malls, but activities such as bulk retail need clarification, as does retirement village. How are these classified?	Seeks clarification of classification of bulk retail and retirement villages.
MPZ-R30	Ema Pomare	219.9	Oppose	A discretionary approach would serve the community better. Intensive indoor horticultural production, or snail farming for example should be permissible. There are many Intensive Indoor Primary production activities that do not cause negative environmental impacts.	Amend to Discretionary.
MPZ-S1	Te Whānau Horomona	249.25	Support in part	Consider it appropriate to add 'cultural elements (such as pou and tekoteko)' to the list of exceptions to this height rule. This ensures that artistic and other traditional expressions of tangata whenua relationships with their whenua are not inadvertently restricted by planning provisions.	Amend: This standard does not apply to: - Cultural elements (such as pou and tekoteko)

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					- Solar water heating components provided these do not exceed the height by more than 500mm; - Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m; - Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or - Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m.
MPZ-S1	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited	51.79	Support in part	The permitted height is supported. Infringing the height can create reverse sensitivity effects on telecommunications through changing the efficacy of any nearby antennas. It can also create potential health and safety effects on the occupants of the building proposed to extend through the permitted height through radiofrequency exposure. As such, a matter of discretion should be effects on regionally significant network utility operators.	Amend the standard as follows: Matters of discretion are restricted to: 1. Design and siting of the building or structure; 2. Any shading of, or loss of privacy for, residential units on adjacent sites; 3. Screening, planting, and landscaping of the building or structure; 4. Whether an increase in building or structure height results from a response to natural hazard mitigation; and 5. Whether topographical or other site constraints make compliance with the standard impractical. 6. Any reverse sensitivity effects on regionally significant infrastructure
MPZ-S3	Te Whānau Horomona	249.26	Support	Consider this rule to be consistent with our aspirations for papakāinga development, and therefore support this standard.	Retain as drafted.
MPZ-S5	Porirua City Council	11.68	Amend	The intention of this standard is to address water supply along with wastewater.	Amend the standard as follows: **On-site services** 1. Where a connection to Council's reticulated water and/or wastewater systems is not available, all water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves, and be connected to a septic tank or soakage field or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services May 2019.

Designations

Designations

Section	Specific provision/ matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Introduction	General	Kāinga Ora – Homes and Communities	81.862	Support	Kāinga Ora supports this chapter as proposed.	Retain as notified.
CNZ - Chorus New Zealand Limited	General	Kāinga Ora – Homes and Communities	81.863	Support	Kāinga Ora supports this chapter as proposed.	Retain as notified
FGL - First Gas Limited		Kāinga Ora – Homes and Communities	81.864	Support	Kāinga Ora supports this chapter as proposed.	Retain as notified.
FGL - First Gas Limited	Conditions for FGL-01 Condition 1 – Maintenance	Porirua City Council	11.70	Amend	This condition should be removed, as the RMA has an Outline Plan waiver process as when works within the Designation are proposed.	Amend the designation as follows: ~~*Condition 1 – Maintenance*~~ ~~*Firstgas shall be exempt from providing an Outline Plan of Works for ongoing maintenance works (including the repair and replacement of existing assets) enabled by this designation.*~~
FGL - First Gas Limited	Conditions for FGL-01	Bill McGavin	42.1	Oppose	Seeks to be consulted as to how and where First Gas gain access and when, if they are required to come onto property to maintain, including repair, their network. Seeks the right consultation to agree to a terms of access. Does not mind First Gas having access, but not unilateral and as they wish with no regard to property or personal safety or damage. Additional attachment: believes that First Gas can undertake work on designated property without notifying the owner or seeking permission from myself to access the property. Seeks to ensure that First Gas always gets permission from the owners before accessing the property. May have a preferred access route and would wish to discuss this first. There may be a need to shift stock first. Not against First Gas having access. They must seek permission for the route to use to the area of interest, and that stock have been shifted if required under the control of the owners of the property. Do not mind the time of day if it is a major emergency.	That First Gas consult with the land owner as to when, how, and where access is required to repair or maintain their pipeline on land owner's property. Any damages to property in gaining access (to and from the property) will be put right at no cost.
GWRC - Greater Wellington Regional Council	General	Kāinga Ora – Homes and Communities	81.865	Support	Kāinga Ora supports this chapter as proposed.	Retain as notified.

Section	Specific provision/ matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
KRH - KiwiRail Holdings Limited	General	Kāinga Ora – Homes and Communities	81.866	Support	Kāinga Ora supports this chapter as proposed.	Retain as notified.
KRH - KiwiRail Holdings Limited	KRH-01 Railway Designation unique identifier KRH-01	KiwiRail Holdings Limited (KiwiRail) - Beals, Rebecca	86.71	Not specified	Notes that the designation is included as per the National Planning Standards table, and this is supported.	Retain as proposed.
MJUS - Minister of Justice	General	Kāinga Ora – Homes and Communities	81.867	Support	Kāinga Ora supports this chapter as proposed.	Retain as notified.
MEDU - Minister of Education	General	Kāinga Ora – Homes and Communities	81.868	Support	Kāinga Ora supports this chapter as proposed.	Retain as notified.
MPOL - Minister of Police	General	Kāinga Ora – Homes and Communities	81.869	Support	Kāinga Ora supports this chapter as proposed.	Retain as notified
NZTA - New Zealand Transport Agency	General	Kāinga Ora – Homes and Communities	81.870	Support	Kāinga Ora supports this chapter as proposed.	Retain as notified.
NZTA - New Zealand Transport Agency	General	Waka Kotahi NZ Transport Agency	82.288	Support in part	The inclusion of the Waka Kotahi state highway designations on the planning maps is generally supported, subject to the correction of minor mapping errors. While most of the Waka Kotahi designations are shown correctly on the notified planning maps, there are a number of minor mapping errors that require amendment. Seeks to ensure that its designations only include land it owns and manages (ie. legal road parcels, from road parcel boundary to road parcel boundary). Most of the requested changes to the designations on the planning maps are minor corrections under Schedule 1, Clause 16(2) of the RMA and are not modifications or amendments.	Amend Porirua PDP maps to correctly record the Waka Kotahi designations (refer specific amendments sought to state highway designation boundaries, as detailed in Appendix 5). [Refer to original submission for full decision requested, including attachments]
NZTA - New Zealand Transport Agency	General	Waka Kotahi NZ Transport Agency	82.289	Support in part	Notes that some sections of the Waka Kotahi state highway designations run alongside, intersect or overlap with KiwiRail Holdings Limited's designations. In these instances, it can be difficult to differentiate the boundaries between the two designations of these two Requiring Authorities on the planning maps. Clearly labelling the different designations or providing alterative shading or colours on the maps may help distinguish the boundaries of the designations.	Retain state highway designations on Porirua PDP maps, with mapping amendment: Differentiate designations which abut, intersect or overlap each other (e.g. by clearly labelling the designations, or by using different colours or shading) (refer example shown in Appendix 6).

Section	Specific provision/ matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
						[Refer to original submission for full decision requested, including attachments]
PCC - Porirua City Council	General	Kāinga Ora – Homes and Communities	81.871	Support	Kāinga Ora supports this chapter as proposed.	Retain as notified
RNZ - Radio New Zealand Limited and NZME Radio Limited	General	Kāinga Ora – Homes and Communities	81.872	Support	Kāinga Ora supports this chapter as proposed.	Retain as notified.
SPK - Spark New Zealand Trading Limited	General	Kāinga Ora – Homes and Communities	81.873	Support	Kāinga Ora supports this chapter as proposed.	Retain as notified.
TPR - Transpower New Zealand Limited	General	Kāinga Ora – Homes and Communities	81.874	Support	Kāinga Ora supports this chapter as proposed.	Retain as notified.
TPR - Transpower New Zealand Limited	TPR-01 Substation Designation	Transpower New Zealand Ltd	60.120	Support	Supports the rollover of the Pauatahanui substation designation. The substation is a key National Grid asset and requires protection by designation	Rollover the designation TPR-01

Part 4 Appendices and Schedules

Appendices

APP1- Permitted Noise Standards

Specific provision/matter	Submitter Name	Submission point number	Position	Reasons	Decisions Requested
General	Rural Contractors New Zealand Inc	179.5	Support in part	The General Rural Zone permitted noise standards should apply at or within the "notional boundary" of a "noise sensitive activity" not at or within the boundary of any site within the receiving zones.	Amend the introductory note in APP1 – Permitted Noise Standards as follows: Note: The tables below provide the permitted noise limits for noise generated from activities undertaken within zones as measured at or within the boundary of any site within the receiving zones (with the exception of the General Rural Zone where the permitted noise limit is measured at or within the notional boundary).
General	Kāinga Ora – Homes and Communities	81.875	Support	Kāinga Ora supports this appendix as proposed.	Retain as notified.

APP2- Noise Standards for Temporary Military Training Activities

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Kāinga Ora – Homes and Communities	81.876	Support	Kāinga Ora supports this appendix as proposed.	Retain as notified.
General	New Zealand Defence Force	124.13	Amend	Undertaking a nationwide project to seek TMTA specific noise provisions be included in District Plans. TMTA are uniquely military in nature. Appropriate to have specific provisions to address their effects. Commissioned professional acoustic advice and has developed a set of noise standards specific to TMTA, to replace those currently included in district plans. Reviewed and updated the standards since providing them to Council as part of the initial Plan review process. The standards in the notified Plan are now superseded and should be replaced. Ensure that the noise generated from weapons firing and explosives do not have to comply with both the dBC noise limit and the minimum separation distance. The noise control standard intended to be used is the separation distance between the activity and any sensitive receiver. The activity should comply with the relevant minimum separation distance and should only have to prove compliance with the peak sound pressure level where the minimum separation distances cannot be met. The separation distances have been developed so that if the activity occurs at the specified separation distances, the corresponding peak sound pressure level will automatically be achieved. The separation distance is used to allow for personnel with no acoustics knowledge to plan where firing may occur, and also ensures ease of compliance. The use of separation distances is often a more stringent standard than the corresponding noise limit. This is explained in further detail below. NZDFs updated noise standards are attached as Attachment 3 to this submission, including helicopter movements. An explanation of the Standards is provided in Attachment 4 to this submission. [See original submission for Appendix 4]	Delete the standards in APP2 of the notified Plan and replace with the updated noise standards provided in Attachment 3 to this submission, including helicopter movements. **Attachment 3 - Permitted Activity Noise Standards for Temporary Military Training Activities** Rule X: Temporary Military Training Activities are permitted activities provided they comply with the following noise standards: **1. Weapons firing and/or the use of explosives** a. Notice is provided to the Council at least 5 working days prior to the commencement of the activity. b. The activity complies with the following minimum separation distances to the notional boundary of any building housing a noise sensitive activity: 0700 to 1900 hours: 500m 1900 to 0700 hours: 1,250m c. Where the minimum separation distances specified above cannot be met, then the activity shall comply with the following peak sound pressure level when measured at the notional boundary of any building housing a noise sensitive activity: 0700 to 1900 hours: 95 dBC 1900 to 0700 hours: 85 dBC **2. Mobile noise sources** Shall comply with the noise limits set out in Tables 2 and 3 of NZS6803:1999 Acoustics – Construction Noise, with reference to 'construction noise' taken to refer to mobile noise sources*.

<table>
<tr><th>Specific provision/matter</th><th>Submitter name</th><th>Submission point number</th><th>Position</th><th>Reasons</th><th>Decisions requested</th></tr>
<tr><td></td><td></td><td></td><td></td><td></td><td>Note: Mobile noise sources (other than firing of weapons and explosives) include personnel, light and heavy vehicles, self-propelled equipment, earthmoving equipment.

3. Fixed (stationary) noise sources

Shall comply with the noise limits set out in the table below when measured at the notional boundary of any building housing a noise sensitive activity*.

<table>
<tr><td>Time (Monday to Sunday)</td><td>$L_{Aeq\ (15\ min)}$</td><td>L_{AFmax}</td></tr>
<tr><td>0700 to 1900 hours</td><td>55 dB</td><td rowspan="2">n.a.</td></tr>
<tr><td>1900 to 2200 hours</td><td>50 dB</td></tr>
<tr><td>2200 to 0700 hours the next day</td><td>45 dB</td><td>75 dB</td></tr>
</table>

Note: Fixed (stationary) noise sources (other than firing of weapons and explosives) include power generation, heating, ventilation or air conditioning systems, or water or wastewater pumping/treatment systems.

4. Helicopter landing areas

Shall comply with NZS6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas*.

* Noise levels shall be measured in accordance with NZS6801:2008 Acoustics – Measurement of Sound.</td></tr>
</table>

APP3- Multi-Unit Housing Design Guide

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Deirdre Dale	194.2	Support	Supports the development of a wider range of housing types to give more flexibility in meeting the diverse needs of the Plimmerton community. Supports developments in Steyne Ave and School Road as providing options where public transport, medical centre and shops are easily accessible for less mobile people. Notes the provision to 'Ensure minimum effect of developments on existing sites'. Some implementation concerns may not be adequately covered in the document. For example: • Additional burden on parking and traffic in Steyne Ave – Roadside parking is at a premium on weekdays. Adds to difficulty of ensuring safe entry onto Steyne Ave from existing properties. As does increased traffic and pedestrian numbers around school hours. • Additional pressure on existing storm water drainage easement across existing properties.	Retain
Health, Safety and Wellbeing	Porirua Pacific Services Network	214.16	Not specified	In Part A 5 – G5, the Design Guides proposes to "Consider driveways as main entrances and parking spaces as multi-functional spaces". The purpose was said to be "to create visual interest and variation in parking and vehicle circulation areas". a. The proposed parking space idea is not just for parking but they want to use it for "multi-functional purposes" such as a main entrance, rather than for the sole purpose of being a space to park the car. Seems unnecessary to add in visual interest as another purpose, almost burdensome on residents to make sure they follow that purpose when they really just want a space to park their car/cars. b. Not ideal for residents with multiple vehicles c. Driveways are the busiest and the most dangerous area. To mix them up with pedestrian entrances will increase the risk, especially for the safety of the children. d. 'visual interest' should not be placed ahead of the safety concerns. The Design Guides seem to suggest that the driveways are multi-functional. Implies that only large developments would have separate pedestrian access and the smaller developments will have a mixed access of pedestrian and vehicles. a. Clarify what is meant by "driveways being multi-functional". Reservations for this design if it means that driveways are used for both vehicles and pedestrians. b. Creates inconvenience to a house with multiple families living in it where many people may come out and get in.	Clarify what is meant by "driveways being multi-functional".

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				c. Mixing up of pedestrian access with vehicle access will create a hazard for the pedestrians. A picture of the carpark designed can be seen in Part A5 – G5 saying that “Frontage landscaping successfully integrates parking pads into a development.” A pavement runs between the house and the main road. Every driver who wants to park at the parking space will unavoidably drive the car across the pedestrian. This increases the risk of running over the pedestrians who are walking past the house on the pavement. The risks double when the driver tries to back her/his car out to the main street as s/he will not be able to see clearly the pedestrian behind her. There is no space between parked vehicles and the pavement unlike traditional driveways where the pedestrian can hear the beeping of the backing vehicles. The pedestrians would have no pre-warning and might get a fright from the car which suddenly reversed onto the pavement. This design may work in a posh region like Ahuriri, Napier where the pedestrians are scarce and the drivers are cautious. This design is impractical In a busy region such as Porirua with a large portion of its residents being the working class who fall under the lower socioeconomic group. In the same part, the Guides admit that the multi-functional designs have “potential conflict between driveway / parking areas and places where small children have access and are likely to play.” The risk is especially big in Porirua where Maori/Pacific families tend to have many children. The multi-functionality where there is a crossover between parking areas and children playground is particularly hazardous. The proposed plan to safeguard the children is by building low fences essentially relies on the drivers to keep an eye but the driver may be just a visiting guest who might be unaware of the fact that there will be children playing around. The safer choice should be a separation between parking and other areas that can be used by children as playground (the separation should apply to all houses not just the larger developments as proposed by the Design Guides) so that all that the children need to know is to keep away from the carparks/driveways and they will be safe. Experts say that there is more risk of a driveway run-over on a driveway that is shared with other properties, and where the driveway is also the pedestrian access to the house. Reversing is the most dangerous maneuver. 68% of driveway run-overs occur when reversing. Although modern cars have reversing sensors and/or a reversing camera which will reduce the risk most Maori/Pacifica families don’t necessarily have a reversing camera or sensor installed on their cars. PART B – ALL TOWNHOUSES AND DETACHED HOUSING [B4 Garage and carparking location - G4] a. Visual amenity and the use of variation of materials to achieve that interest seems to be the dominant consideration. Council has condemned carparks [in the Design Guide].	

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				This attitude inevitably clashes with the residents' interest in utility of the houses and their need for more parking spaces. b. The Design Guide mentions several times the same concern about the 'look' of the dwellings. It seems that it is the 'look' rather than the 'utility' that has preoccupied the mind of the Designers. c. It seems that the main concern is to build high-quality development and uphold the image for a posh neighbourhood. Their primary concern of the visual amenity couples with the belief that more carparks will harm the image or visual amenity. Prioritises visual amenity over actual utility. The overarching goal is to create an image of high quality development through 'esthetics' and 'visual image', which is pervasive throughout the Council's Design Guides. This goal will inevitably hinder the need of the local residents for more parking spaces. [A3 Built form and design - G3c] When talking about the 'walls' the Guides explains the importance of 'visual interest' and proposes to achieve this goal by using 'variation of materials". a. It is nice to have good looking houses. It would be closer to the interest of the community to spend the budget on building houses with more space and carparks rather than spending the money on 'variation in materials' to achieve esthetic interest, which may be secondary to the unity. b. The only way to find out whether the local residents prefer 'look' to 'utility' is to ask them directly.	
General	Kāinga Ora – Homes and Communities	81.877	Oppose	Consistent with its overall submission on the PDP, Kāinga Ora opposes the inclusion of Design Guides as statutory elements within the PDP, and policies and matters of discretion that require proposals to be "consistent with" these guides. Kāinga Ora would support an approach whereby the Council's Urban Design Guides are non-statutory tools that sit outside the District Plan. These can be referred to as method/tool that provides best practice guidance regarding an acceptable means of satisfying matters of discretion/assessment.	Delete Appendix 3.

APP4- City Centre Zone Design Guide

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Kāinga Ora – Homes and Communities	81.878	Oppose	Consistent with its overall submission on the PDP, Kāinga Ora opposes the inclusion of Design Guides as statutory elements within the PDP, and policies and matters of discretion that require proposals to be "consistent with" these guides. Kāinga Ora would support an approach whereby the Council's Urban Design Guides are non-statutory tools that sit outside the District Plan. These can be referred to as method/tool that provides best practice guidance regarding an acceptable means of satisfying matters of discretion/assessment.	Delete Appendix 4
General	Harvey Norman Properties (N.Z.) Limited	144.77	Support in part	Supports the concept of using design guidelines to inform the assessment of new developments. "The devil is in the detail" of those provisions, and the implementation process.	Road-test the Design Guide, along with the PDP's design-related policies, rules and standards, with actual proposals. Publish the process and outcome of those "applications" as part of Council's s32 evaluation to demonstrate to the submitters and decision makers that the implementation of the Design Guide, in the manner proposed, will deliver the intended outcomes, and at a fair and reasonable cost to applicants and the community. The appropriateness of the Design Guide, and the related planning provisions, can be reviewed based on that evidence.

APP5- Mixed Use Zone Design Guide

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Kāinga Ora – Homes and Communities	81.879	Oppose	Consistent with its overall submission on the PDP, Kāinga Ora opposes the inclusion of Design Guides as statutory elements within the PDP, and policies and matters of discretion that require proposals to be "consistent with" these guides. Kāinga Ora would support an approach whereby the Council's Urban Design Guides are non-statutory tools that sit outside the District Plan. These can be referred to as method/tool that provides best practice guidance regarding an acceptable means of satisfying matters of discretion/assessment.	Delete Appendix 5.

APP6- Large Format Retail Zone Design Guide

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Kāinga Ora – Homes and Communities	81.880	Oppose	Consistent with its overall submission on the PDP, Kāinga Ora opposes the inclusion of Design Guides as statutory elements within the PDP, and policies and matters of discretion that require proposals to be "consistent with" these guides. Kāinga Ora would support an approach whereby the Council's Urban Design Guides are non-statutory tools that sit outside the District Plan. These can be referred to as method/tool that provides best practice guidance regarding an acceptable means of satisfying matters of discretion/assessment.	Delete Appendix 6.
General	Harvey Norman Properties (N.Z.) Limited	144.78	Support in part	Supports the concept of using design guidelines to inform the assessment of new developments. The devil is the details of those provisions, and the implementation process.	Road-test the Design Guide, along with the PDP's design-related policies, rules and standards, with actual proposals. Publish the process and outcome of those "applications" as part of Council's s32 evaluation to demonstrate to the submitters and decision makers that the implementation of the Design Guide, in the manner proposed, will deliver the intended outcomes, and at a fair and reasonable cost to applicants and the community. The appropriateness of the Design Guide, and the related planning provisions, can be reviewed based on that evidence.

APP7- Local Centre Zone Design Guide

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Kāinga Ora – Homes and Communities	81.881	Oppose	Consistent with its overall submission on the PDP, Kāinga Ora opposes the inclusion of Design Guides as statutory elements within the PDP, and policies and matters of discretion that require proposals to be "consistent with" these guides. Kāinga Ora would support an approach whereby the Council's Urban Design Guides are non-statutory tools that sit outside the District Plan. These can be referred to as method/tool that provides best practice guidance regarding an acceptable means of satisfying matters of discretion/assessment.	Delete Appendix 7.
General	Z Energy Limited	92.7	Support in part	Supports the inclusion of the following statement in the interpretation section of the Local Centre Zone Design Guide: Only design objectives and guidelines that are relevant to the specific site, setting and development type should be applied. Additional guidance is required to recognise that the design guide does not provide guidance on the design of commercial developments, such as service stations, which require a different built form to the type of development envisaged by and addressed in the Design Guide even though these types of uses may be appropriate in Local Centre Zones.	Retain the following in the interpretation section of the Local Centre Zone Design Guide: Only design objectives and guidelines that are relevant to the specific site, setting and development type should be applied. Include new text in the interpretation section of the Local Centre Zone Design Guide to recognise that the design guide does not provide guidance on the design of commercial developments, such as service stations, which require a different built form to the type of development envisaged by and addressed in the Design Guide even though these types of uses may be appropriate in Local Centre Zones. This could be achieved by making the following change (additions underlined): This design guide does not provide guidance on the design of commercial developments, such as service stations, which require a different built form to the type of development envisaged by and addressed in the Design Guide even though these types of uses may be appropriate in Local Centre Zones. Only design objectives and guidelines that are relevant to the specific site, setting and development type should be applied.

APP8- Biodiversity Offsetting

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Royal Forest and Bird Protection Society	225.220	Oppose	Limits to offsetting is appropriate in some circumstance and would be inappropriate in other circumstanced. Without including limits to offsetting within the policy provisions they are not applicable to the consideration of an “offset” that may be offered under s104. I.e. where it is not a “biodiversity offset”. The Appendix itself is only principles not policy direction.	Include policy direction for the avoidance of certain effects as set out in the policies sought by Forest & Bird above.
General	Jean and Simon Jones	182.2	Amend	Opposes the confrontational approach which removes rights of landowners in affected areas where a virtual land-grab has occurred without taking into account the effects on their lives and livelihood. It also is a set of policies which appears to make assumptions regarding the status and history of the SNAs without investigating their background, or even in some cases, without a proper examination of each affected property-holder’s actual situation. It appeared that some of the properties were not notified – PCC needs to do more than just send out a letter when such huge changes for individual owners are being contemplated. Opposes the policies on the SNAs where the effect will be to penalise those property owners who have allowed the regeneration of forest areas. The policies as outlined do the opposite of fostering, nurturing, encouraging and enabling residents and landowners to do their best to support the values of the SNAs. There are better ways to promote the aims of the protection of SNAs and that these do not appear to have been examined by PCC; for example using the QE11 National Trust as a vehicle to achieve protected status for areas with biodiversity values as has been done this year in Hawkes Bay; working with local property owners and providing assistance, as is the case with both Wellington City Council and Auckland City Council. Basic principles of fairness and natural justice should always underpin good policy in a democracy. In the Horkiri Valley (Paekakariki Hill Road) many landowners already cherish the resurgence of regenerating forest vegetation which has begun to overtake the gorse-covered hills of the last decade. There has been a decline of sheep farming operations where constant battles against the incursion of gorse were no longer supported by prices paid for sheepmeat and wool, and continual erosion was an obvious price to pay for continued clearance of the hillsides. Gradually fewer areas of the valley are being kept clear, and the gorse has worked brilliantly as a nurse cover and support for the increasing areas of regenerating bush (which hopefully will eventually become forest).	Amend policies APP8 – Biodiversity Offsetting Principles 1-11, to allow for the following actions: • Any application should allow for all reasonable approaches

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				The reason for this submission is not any opposition to the worthwhile aims of protecting our significant natural areas, but the submitter's dismay at the way this is being undertaken.	
General	Kāinga Ora – Homes and Communities	81.882	Support	Kāinga Ora supports this appendix as proposed.	Retain as notified.
General	Director-General of Conservation - Tom Christie	126.65	Amend	Support clear and consistent biodiversity offsetting principles	PCC should follow the available guidance where possible on biodiversity offsetting principles for national consistency. https://www.doc.govt.nz/globalassets/documents/ourwork/biodiversity-offsets/the-guidance.pdf
Principle 7 Long-term outcomes	Diane Strugnell	71.7	Support in part	There need to be systems of recording environmental work voluntarily undertaken by landowners so that "credits" can be accumulated and then used for off-setting at a later date, if required. This would incentivise landowners to more actively work on environmental restoration. Some of the angst that has been generated by the identification of the SNAs is that by creating these themselves, landowners now feel that they have "signed away" their rights to determine some of what happens on their own land. This in turn makes landowners more reluctant to consider further environmental planting etc, feeling that each bit they add may later on also be "taken" or removed from their control. If there was a way of giving credit for work already undertaken and enabling this to be then offset against a future action, for example, a secondary building site, I believe there would be a net gain.	There need to be systems of recording environmental work voluntarily undertaken by landowners so that "credits" can be accumulated and then used for off-setting at a later date, if required.

APP9- Biodiversity Compensation

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Royal Forest and Bird Protection Society	225.221	Oppose	Compensation does not protect and is inappropriate in relation to SNAs. Concerns with the provisions that were set out as they did not include appropriate limits, only considerations, and effectively pre-empted a grant of consent.	Delete APP9 and remove provisions for biodiversity compensation from the plan.
General	Director-General of Conservation - Tom Christie	126.66	Amend	Support clear and consistent biodiversity compensation principles	PCC should follow the available guidance where possible on biodiversity compensation principles for national consistency.
General	Kāinga Ora – Homes and Communities	81.883	Support	Kāinga Ora supports this appendix as proposed.	Retain as notified.

APP10- Natural Hazard Risk Assessment

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Heriot Drive Ltd	156.4	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. The approach to managing seismic risk is inconsistent with: • the objectives and risk methodology of the Greater Wellington Regional Council Natural Hazard Strategy February 2017 • the approach taken in the Greater Wellington Regional Council combined earthquake hazard map which identifies slope failure, liquefaction potential and ground shaking as well as fault rupture lines • relevant natural hazard strategies and plans of the Greater Wellington Regional Council and other territorial authorities in the Wellington Region	Amend the approach to seismic risk in the district plan to be consistent with: 1. The Greater Wellington Regional Council Natural Hazard Strategy (Feb 2017) and in particular: a. Objective 3 and 3.1 – "develop regionally consistent and co-ordinated plan provisions" b. Appendix B which indicates the recurrence interval of the Ohariu fault is 2200 years with an elapsed time of 1050 -1000 years since the last event and for the North Ohariu fault the recurrence interval is 1500 – 3500 years with an estimated 1000 years since the last event; and 2 The definition of risk as set out in the Part 2 of the Proposed District Plan "Natural Hazards" – "risk is a product of both the consequences and the likelihood from a natural hazard.": and 3. Table 1 of Appendix 10 of the proposed Porirua District Plan which shows the likelihood ranking of a 1:500 – 1:2500 year event as "very unlikely".
General	Raiha Properties Ltd	157.4	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. The approach to managing seismic risk is inconsistent with: • the objectives and risk methodology of the Greater Wellington Regional Council Natural Hazard Strategy February 2017 • the approach taken in the Greater Wellington Regional Council combined earthquake hazard map which identifies slope failure, liquefaction potential and ground shaking as well as fault rupture lines • relevant natural hazard strategies and plans of the Greater Wellington Regional Council and other territorial authorities in the Wellington Region	Amend the approach to seismic risk in the district plan to be consistent with: 1. The Greater Wellington Regional Council Natural Hazard Strategy (Feb 2017) and in particular: a. Objective 3 and 3.1 – "develop regionally consistent and co-ordinated plan provisions" b. Appendix B which indicates the recurrence interval of the Ohariu fault is 2200 years with an elapsed time of 1050 -1000 years since the last event and for the North Ohariu fault the recurrence interval is 1500 – 3500 years with an estimated 1000 years since the last event; and 2 The definition of risk as set out in the Part 2 of the Proposed District Plan "Natural Hazards" – "risk is a product of both the consequences and the likelihood from a natural hazard.": and 3. Table 1 of Appendix 10 of the proposed Porirua District Plan which shows the likelihood ranking of a 1:500 – 1:2500 year event as "very unlikely".

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Raiha Properties Ltd	157.14	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. The approach to managing seismic risk is inconsistent with: • the objectives and risk methodology of the Greater Wellington Regional Council Natural Hazard Strategy February 2017 • the approach taken in the Greater Wellington Regional Council combined earthquake hazard map which identifies slope failure, liquefaction potential and ground shaking as well as fault rupture lines • relevant natural hazard strategies and plans of the Greater Wellington Regional Council and other territorial authorities in the Wellington Region	Take a more holistic approach to addressing the risk to buildings and property from seismic events including liquefaction, slope failure and ground shaking rather than the current single focus on fault rupture.
General	Heriot Drive Ltd	156.9	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. The approach to managing seismic risk is inconsistent with: • the objectives and risk methodology of the Greater Wellington Regional Council Natural Hazard Strategy February 2017 • the approach taken in the Greater Wellington Regional Council combined earthquake hazard map which identifies slope failure, liquefaction potential and ground shaking as well as fault rupture lines • relevant natural hazard strategies and plans of the Greater Wellington Regional Council and other territorial authorities in the Wellington Region	Reassess the “High” risk of the Ohariu Fault Rupture Zone and 20m either side of it having regard to: 1. The Greater Wellington Regional Council Natural Hazard Strategy (Feb 2017) and in particular: a. Objective 3 and 3.1 – “develop regionally consistent and co-ordinated plan provisions” b. Appendix B which indicates the recurrence interval of the Ohariu fault is 2200 years with an elapsed time of 1050 -1000 years since the last event and for the North Ohariu fault the recurrence interval is 1500 – 3500 years with an estimated 1000 years since the last event; and 2 The definition of risk as set out in the Part 2 of the Proposed District Plan “Natural Hazards” – “risk is a product of both the consequences and the likelihood from a natural hazard.”: and 3. Table 1 of Appendix 10 of the proposed Porirua District Plan which shows the likelihood ranking of a 1:500 – 1:2500 year event as “very unlikely”.
General	Raiha Properties Ltd	157.9	Oppose	Opposes the introduction of the Fault Rupture Zones and associated rules. The approach to managing seismic risk is inconsistent with: • the objectives and risk methodology of the Greater Wellington Regional Council Natural Hazard Strategy February 2017 • the approach taken in the Greater Wellington Regional Council combined earthquake hazard map which identifies slope failure, liquefaction potential and ground shaking as well as fault rupture lines • relevant natural hazard strategies and plans of the Greater Wellington Regional Council and other territorial authorities in the Wellington Region	Reassess the “High” risk of the Ohariu Fault Rupture Zone and 20m either side of it having regard to: 1. The Greater Wellington Regional Council Natural Hazard Strategy (Feb 2017) and in particular: a. Objective 3 and 3.1 – “develop regionally consistent and co-ordinated plan provisions” b. Appendix B which indicates the recurrence interval of the Ohariu fault is 2200 years with an elapsed time of 1050 -1000 years since the last event

<table>
<tr><th>Specific provision/matter</th><th>Submitter name</th><th>Submission point number</th><th>Position</th><th>Reasons</th><th>Decisions requested</th></tr>
<tr><td></td><td></td><td></td><td></td><td></td><td>and for the North Ohariu fault the recurrence interval is 1500 – 3500 years with an estimated 1000 years since the last event; and

2 The definition of risk as set out in the Part 2 of the Proposed District Plan “Natural Hazards” – “risk is a product of both the consequences and the likelihood from a natural hazard.”: and

3. Table 1 of Appendix 10 of the proposed Porirua District Plan which shows the likelihood ranking of a 1:500 – 1:2500 year event as “very unlikely”.</td></tr>
<tr><td>General</td><td>Heriot Drive Ltd</td><td>156.14</td><td>Oppose</td><td>Opposes the introduction of the Fault Rupture Zones and associated rules. The approach to managing seismic risk is inconsistent with:

• the objectives and risk methodology of the Greater Wellington Regional Council Natural Hazard Strategy February 2017
• the approach taken in the Greater Wellington Regional Council combined earthquake hazard map which identifies slope failure, liquefaction potential and ground shaking as well as fault rupture lines
• relevant natural hazard strategies and plans of the Greater Wellington Regional Council and other territorial authorities in the Wellington Region</td><td>Take a more holistic approach to addressing the risk to buildings and property from seismic events including liquefaction, slope failure and ground shaking rather than the current single focus on fault rupture.</td></tr>
<tr><td>General</td><td>Kāinga Ora – Homes and Communities</td><td>81.884</td><td>Support in part</td><td>Kāinga Ora opposes the inclusion of any Flood Hazard Overlays within the PDP. Flooding is a dynamic hazard and flood hazard mapped areas for Stream Corridors, Overland Flow and Ponding should sit outside the PDP.

Kāinga Ora otherwise supports the risk-based approach to Natural Hazards (including in relation to flooding).

A consequential amendment to remove ‘multi-unit housing’ from the list of hazard sensitive activities is required to as Kāinga Ora is seeking the deletion of this definition.</td><td>Amend:

APP10-Table 2 Hazard sensitivity

<table><tr><th>APP10-Table 2 Hazard sensitivity</th><th></th></tr><tr><td>Hazard provisions sensitivity classification</td><td>Land use activities</td></tr><tr><td>Hazard sensitive activities</td><td>• Childcare services
• Community facility
• Educational facility
• Emergency service facilities
• Healthcare activity
• Hospital
• Marae
• ~~Multi-unit housing~~
• Places of worship
• Residential units and minor residential units (including those associated with Pakakāinga)
• Retirement village</td></tr></table></td></tr>
</table>

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested	
						• Visitor accommodation
					Potentially-Hazard-Sensitive Activities	• Buildings associated with primary production (excluding residential units, minor residential units, residential activities or buildings identified as Less-Hazard-Sensitive Activities) • Commercial activity • Commercial service activity • Community corrections activity. • Entertainment facility • Food and beverage activity • Industrial activities • Integrated retail activity • Large format retail activity • Major sports facility • Offices • Retail activities • Retirement village • Rural industry
					Less-Hazard-Sensitive Activities	• Accessory buildings used for non-habitable purposes • Boating facilities (above MHWS) • Parks facilities • Parks furniture • Buildings associated with temporary activities
					Where one or more of the above activities are proposed to be undertaken within a ~~N~~natural ~~H~~hazard area ~~Overlay~~ on a site, the most sensitive of the activities shall be used to determine the sensitivity of the proposal. If an activity not identified in Table 2 is proposed in a ~~N~~natural ~~H~~hazard area ~~Overlay~~, then for the purposes of the application it shall be assessed as a potentially-hazard-sensitive activity. ~~Natural Hazard Overlays~~ Porirua City Council hazard (non-coastal) areas are identified through mapped Hazard Overlays for Fault Rupture Zones. Flood Hazard mapped	

<table>
<tr><th>Specific provision/matter</th><th>Submitter name</th><th>Submission point number</th><th>Position</th><th>Reasons</th><th>Decisions requested</th></tr>
<tr><td></td><td></td><td></td><td></td><td></td><td>areas sit outside the District Plan and inform the Flood Hazard Areas identified in APP-10-Table 3 below. ~~the following natural hazards~~:

~~1. Flooding; and~~

~~2. Fault rupture~~

~~The~~ N~~n~~atural hazards areas ~~within the District Plan~~ have been mapped ~~as Overlays~~ as summarised in Table 3 below.
Each hazard area ~~Overlay~~ has been classified as High, Medium or Low depending on the level of relative hazard posed.

<table>
<tr><th colspan="2">APP10-Table 3 Natural Hazard Areas ~~Overlays~~</th></tr>
<tr><th>Natural Hazard Area ~~Overlay~~</th><th>Hazard areas</th></tr>
<tr><td>Flood Hazard – Stream Corridor</td><td>High</td></tr>
<tr><td>Fault Rupture Zone – Ohariu (20m or closer either side of the Ohariu Fault)</td><td></td></tr>
<tr><td>Flood Hazard – Overland Flow</td><td>Medium</td></tr>
<tr><td>Fault Rupture Zone – Pukerua (20m or closer either side of the Pukerua Fault)</td><td></td></tr>
<tr><td>Flood Hazard – Ponding</td><td>Low</td></tr>
<tr><td>Fault Rupture Zone – Moonshine (20m or closer either side of the Moonshine Fault)

Fault Rupture Zone – Ohariu (excluding 20m either side of Ohariu Fault)

Fault Rupture Zone – Pukerua (excluding 20m either side of the Pukerua Fault)</td><td></td></tr>
</table>

It is acknowledged that risk can be influenced by site or area specific factors, such as topography, elevation, natural features, soil classification etc. When assessing applications, these factors should be taken into account to allow for a site-specific determination of the risk associated with a particular proposal.</td></tr>
</table>

<table>
<tr><th>Specific provision/matter</th><th>Submitter name</th><th>Submission point number</th><th>Position</th><th>Reasons</th><th>Decisions requested</th></tr>
<tr><td>APP10-Table 2 Hazard sensitivity</td><td>Fire and Emergency New Zealand</td><td>119.76</td><td>Oppose</td><td>Seeks that emergency service facilities be removed from being classed as a Hazard-sensitive activity</td><td>Amend table as follows:
<table><tr><th>Hazard provisions sensitivity classification</th><th>Land use activities</th></tr><tr><td>Hazard-Sensitive Activities</td><td>• Childcare services
• Community facility
• Educational facility
~~• Emergency service facilities~~
• Healthcare activity
• Hospital
• Marae
• Multi-unit housing
• Places of worship
• Residential units and minor residential units
(including those associated with Pakakainga)
• Retirement village
• Visitor accommodation</td></tr></table></td></tr>
<tr><td>APP10-Table 2 Hazard sensitivity</td><td>Ministry of Education</td><td>134.37</td><td>Support</td><td>Supports the inclusion of “educational facility” as a hazard sensitive activity.</td><td>Retain as proposed.</td></tr>
<tr><td>APP10-Table 2 Hazard sensitivity</td><td>Linda Dale</td><td>247.17</td><td>Amend</td><td>Compares residential to other activities currently categorised as potentially hazard sensitive (such as an entertainment facility or a major sports facility) and finds that a residential building is a lesser risk than other activities. This includes setting out how there are warning systems in place and the speed of which evacuation can occur for residential uses.

Also notes that the damage to large scale property types, such as many of those in the list of potential-hazard-activities, in the case of a hazardous event would be of far greater scale and cost than for a residential unit.</td><td>Remove:

Residential units and minor residential units (including those associated with Papakāinga), from the list of activities classified as "Hazard-Sensitive Activities" and place it in the list of activities classified as "Potentially-Hazard-Sensitive Activities" in all sections of this document where such classification occurs.</td></tr>
</table>

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				[Refer to original submission for full reason]	
Potentially-Hazard-Sensitive Activities	Kimberley Vermey	50.8	Oppose	The section 32 report talks about retirement villages being a hazard sensitive activity. This is not the case in this list. This list needs to be updated to make retirement villages a Hazard Sensitive Activity. Service stations are missing from this list. In the summary of submissions of the draft plan this is identified as a potentially hazard sensitive activity	Make retirement villages a hazard sensitive activity. Include service stations as a potentially hazard sensitive activity.
APP10-Table 4 Coastal Hazard Overlays	Linda Dale	247.18	Oppose	The submission on this section is key to the overall intention of the submission that the plan provides for a more site-specific and flexible approach to the definition of hazard risk and gives consideration to the justified interests of affected property owners. Labels: • Raises issues with the word 'current' within the labels including it could be read as something that is currently happening not something that is at risk of happening within a 100 year period. • Inconsistency with labels for flooding hazards, which do not contain the word 'current' and that the labels for tsunami events have a specific time-frame. Context: • Seeks the addition of the contextual information to cover issues of uncertainty, that these are estimates and no modelling exercise can be exact for every individual property. • Refers to a section of the Focus Management Report in relation to the modelling undertaking and not accounting for certain existing mitigation measures. [Refer to original submission for full reason]	Opposes unless amended. There are two amendments required: 1. Labels Change the following labels in all parts of this document where these are used. Coastal Hazard - Current Inundation change to Coastal Hazard - Inundation (AEP >1%) Coastal Hazard - Current Erosion change to Coastal Hazard - Erosion (AEP >1%) 2. Context Add the following 3 paragraphs below the table in this section. It is acknowledged that risk can be influenced by site or area specific factors, such as topography, elevation, natural features, soil classification, existing mitigation measures etc. When assessing applications, these factors should be taken into account to allow for a site-specific determination of the risk associated with a particular proposal. It is also acknowledged that the hazard overlays do not currently take into account any existing mitigation measures which may substantially affect the actual risk relevant to any specific site. When assessing applications, these factors should also be taken into account to allow for a site-specific determination of the risk associated with a particular proposal. It should be noted that the mapping model used to create the hazard overlay has been developed for Porirua City Council planning purposes only. It gives precautionary, high-level depiction of risk areas and should not be considered definitive as to the actual current risk for any specific property.

APP11- Future Urban Zone Structure Plan Guidance

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Greater Wellington Regional Council - Matthews, Fleur	137.88	Support in part	Urban Development should only occur in a Future Urban Zone if it can do so within any contaminant limits set by Greater Wellington as required by the NPS-FM, and if future discharges from the development can comply with conditions on relevant discharge consents held by Wellington Water. Any Future Urban Zones will also need to meet the requirements of the National Environmental Standards for Freshwater, particularly wetland protection and reclamation provisions. Structure Plans should consider these matters, as well as being based on the principles of Water Sensitive Urban Design.	Amend FUZ-P2 and APP-11 to take into account the National Environmental Standards for Freshwater, contaminant limits, conditions on discharge consents held by Wellington Water, and water sensitive urban design.
Judgeford Flat	John Hungerford	76.13	Oppose	A structure plan process will enable the matters set out in Appendix 11 to be properly considered.	If a FUZ for Judgeford Flats is retained, the requirement for a structure plan is supported. This structure plan should be subject to a public consultation process in recognition of the significance of the proposal and the wide-ranging impacts on the community and environment [Refer to original submission for full decision requested]
Judgeford Flat	Magdalena Conradie	44.11	Oppose	A structure plan process will enable the matters set out in Appendix 11 to be properly considered.	If a FUZ for Judgeford Flats is retained, the requirement for a structure plan is supported. This structure plan should be subject to a public consultation process in recognition of the significance of the proposal and the wide-ranging impacts on the community and environment
General	Derek and Kristine Thompson	90.12	Oppose	If a Future Urban Zone for Judgeford Flats is retained in the District Plan, then support the requirement for there to be a Structure Plan of the form described in Appendix 11. The structure plan should be subject to a public consultation process in recognition of the significance of the proposal and the wide-ranging impacts on the community and environment. This will enable the matters set out in that appendix to be properly considered through the structure Plan process.	Amend structure plan to include further amendments, constraints and conditions to protect the character of this area as outlined in submission. The structure plan should also be subject to a public consultation process. [Refer to original submission for full decision requested.]
General	Graham Twist	93.13	Oppose	If a Future Urban Zone for Judgeford Flats is retained in the District Plan, then support the requirement for there to be a Structure Plan of the form described in Appendix 11. The structure plan should be subject to a public consultation process in recognition of the significance of the proposal and the wide-ranging impacts on the community and environment. This will enable the matters set out in that appendix to be properly considered through the structure Plan process.	Amend structure plan to include further amendments, constraints and conditions to protect the character of this area as outlined in submission. The structure plan should also be subject to a public consultation process. [Refer to original submission for full decision requested]
General	Waka Kotahi NZ Transport Agency	82.290	Support in part	Supports the Future Urban Zone Structure Plan Guidance contained within Appendix 11. Waka Kotahi specifically support the matters which are to be investigated and addressed under Transport Network and Infrastructure. Considers that amendment is required to point 1 under Urban Growth. Point 1 requires a structure plan to investigate and address the future supply and projected demand for residential and business land. Waka Kotahi seek that this point be amended to include industrial land. The intended use of 'Judgeford Flats' is anticipated to be industrial (as identified in FUZ-P3) and as such, should also be required to investigate future supply and projected demand in the structure plan areas, to achieve an appropriate capacity to meet the requirements of the National Policy Statement for Urban Development 2020.	Amend Appendix 11- Future Urban Zone Structure Plan Guidance: A structure plan is to identify, investigate and address the matters set out below. Urban growth 1. The future supply and projected demand for residential, industrial and business land in the structure plan areas to achieve an appropriate capacity to meet the requirements of the National Policy Statement for Urban Development 2020.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
Judgeford Flat	Sandra Johnston	89.13	Oppose	If a Future Urban Zone for Judgeford Flats is retained in the District Plan, then we support the requirement for there to be a Structure Plan of the form described in Appendix 11. The structure plan should be subject to a public consultation process in recognition of the significance of the proposal and the wide-ranging impacts on the community and environment. This will enable the matters set out in that appendix to be properly considered through the structure Plan process.	If a FUZ for Judgeford Flats is retained, the requirement for a structure plan is supported. This structure plan should be subject to a public consultation process in recognition of the significance of the proposal and the wide-ranging impacts on the community and environment. [Refer to original submission for full decision requested]
Judgeford Flat	Victoria and Nick Coad	162.13	Oppose	A structure plan process will enable the matters set out in Appendix 11 to be properly considered.	If a FUZ for Judgeford Flats is retained, the requirement for a structure plan is supported. This structure plan should be subject to a public consultation process in recognition of the significance of the proposal and the wide-ranging impacts on the community and environment [Refer to original submission for full decision requested]
A structure plan is to identify, investigate and address the matters set out below.	John Carrad	231.29	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	APP11 – Future Urban Zone Structure Plan Guidance Where applicable, relevant and appropriate a structure plan is to identify, investigate and address the matters set out below.
A structure plan is to identify, investigate and address the matters set out below.	Jason Alder	232.16	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	Amend as follows: APP11 – Future Urban Zone Structure Plan Guidance Where applicable, relevant and appropriate a structure plan is to identify, investigate and address the matters set out below.
A structure plan is to identify, investigate and address the matters set out below.	The Neil Group Limited and Gray Family	241.27	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	Amend as follows: APP11 – Future Urban Zone Structure Plan Guidance Where applicable, relevant and appropriate a structure plan is to identify, investigate and address the matters set out below.
A structure plan is to identify, investigate and address the matters set out below.	Pukerua Property Group Limited	242.18	Oppose	The suite of provisions relating to the FUZ are essentially monopolizing future urban land supply to one area of the City. This approach does not provide appropriate market forces and choice on the land supply side.	Amend as follows: APP11 – Future Urban Zone Structure Plan Guidance Where applicable, relevant and appropriate a structure plan is to identify, investigate and address the matters set out below.
General	Kāinga Ora – Homes and Communities	81.885	Support in part	Kāinga Ora generally support this appendix, but request that reference to the 'plan change process' is removed. The plan change process is separate to the structure plan process and is recognised as two distinct steps under policy FUZ-P2.	Amend: **Specialist documents to support the structure plan ~~and plan changes process~~** The scale and detail of the investigation and reporting required needs to be at a level appropriate to the scale of the area subject to the structure planning process and the complexity of the issues identified by the

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					process. Reports may be required on the matters listed below to support the structure planning ~~and plan change~~ process.

APP12- Ngāti Toa Rangatira Statutory Acknowledgement Areas

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Te Rūnanga o Toa Rangatira	264.76	Support in part	Te Rūnanga notes Tawhiti Kuri missing from this section. Notes a spelling error.	Retain as notified subject to the following amendments: Add: Tawhiti Kuri Tawhiti Kuri rocks are considered to be tapu and are of cultural and traditional significance to Ngāti Toa Rangatira. Tawhiti Kuri is in a region of intense coastal occupation which goes back many generations. The onshore area contains many middens and signs of early occupation. The point was the tohu, or boundary of the Taupo land block, considered to be Te Rauparaha pou. This was a pou herenga site meaning it served as a physical expression of the allegiance of Ngāti Toa Rangatira to the Kingitanga. While much of the onshore reef was destroyed when State Highway one and the rail corridor was built, this area remains very important to Ngāti Toa Rangatira. Several significant heritage and archaeological features remain in close proximity, including Taupo Pā, and Ngāti Toa Rangatira Domain at Paremata. Amend: “Haretaunga” to Heretaunga
General	Kāinga Ora – Homes and Communities	81.886	Support	Kāinga Ora supports this appendix as proposed.	Retain as notified.

APP13- Ngāti Toa Rangatira Coastal Statutory Acknowledgement Areas

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Te Rūnanga o Toa Rangatira	264.78	Support in part	Te Rūnanga notes Tawhiti Kuri missing from this section.	Retain as notified subject to the following amendments: [For amendment] Refer to APP12 (Above) Ngāti Toa Rangatira Statutory Acknowledgement areas.
General	Kāinga Ora – Homes and Communities	81.887	Support	Kāinga Ora supports this appendix as proposed.	Retain as notified.
General	Porirua City Council	11.71	Amend	The Tawhitikurī /Goat Point coastal statutory area needs to be included in this schedule, this was accidently omitted.	Add to table in Appendix 13: *CSTAT005 Tawhitikurī /Goat Point* *Location As Shown on Deed Plan OTS-068-44* *Statement of Coastal Values* *Tawhiti Kuri rocks (considered to be tapu rocks) are of cultural and traditional significance to Ngāti Toa Rangatira.* *The rocky point north of Taupo pā was originally called Tawhiti Kuri, and is located in a region of intensive coastal occupation which goes back many generations. The area onshore contains many middens and signs of early occupation. The point was the tohu, or boundary mark, of the Taupo land block considered to be Te Rauparaha's Pou. This was a pou herenga kingitanga site, meaning that it served as a physical expression of Ngāti Toa Rangatira's allegiance to the Kingitanga movement.* *The point and Taupo Pā was the start of the Ngāti Toa Rangatira Taua Tapu track to Pukerua.* *While much of the onshore reef was destroyed when State Highway One and the rail corridor went through Mana, the site remains very important to Ngāti Toa Rangatira. A number of significant heritage and archaeological features remain in the close vicinity, including Taupo Pā, and Ngāti Toa Rangatira Domain at Paremata.*

APP14- Designation Conditions for NZTA-03 and NZTA-04

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Kāinga Ora – Homes and Communities	81.888	Support	Kāinga Ora supports this appendix as proposed.	Retain as notified.

APP15- Silt and Sediment Devices

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Kāinga Ora – Homes and Communities	81.889	Support	Kāinga Ora supports this appendix as proposed.	Retain as notified.

Schedules

SCHED1- Roads Classified According to One Network Road Classification

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Kāinga Ora – Homes and Communities	81.890	Support	Kāinga Ora supports this schedule as proposed.	Retain as notified.
National High Volume Road classification Highway 1	Waka Kotahi NZ Transport Agency	82.291	Support	Supports the inclusion of 'State Highway 1' as a National High-Volume Road; provided that this term encompasses both the current State Highway 1 alignment and future State Highway 1 (Transmission Gully Motorway).	Retain as notified

SCHED2- Historic Heritage Items (Group A)

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Heritage New Zealand Pouhere Taonga	65.69	Amend	Additional item for SCHED 3: Sir Maui Pomare's Cottage Hongoeka Bay This building has been nominated for inclusion in the New Zealand Heritage List / Rārangi Kōrero. It was built in about 1914 for Sir Maui Pomare as a place of retreat, and has great historical significance. We acknowledge that, while this place is worthy of being included in the schedule, further discussion and consultation with the property owners would be necessary.	Include Sir Maui Pomare's Cottage in SCHED 3.
General	Heritage New Zealand Pouhere Taonga	65.58	Amend	The abbreviations HNZPT and NZAA are written in the introduction of both Schedule 2 and Schedule 3. Although both are included in in the District Plan's list of abbreviations it may be beneficial to include the full names here as some people may refer to the schedules without wanting to read the whole district plan. Supports the inclusion of New Zealand Heritage List numbers and also the summaries of heritage values/significance included in the schedules.	Amend: (...) Detail on Heritage New Zealand Pouhere Taonga (HNZPT) or New Zealand Archaeological Association (NZAA) information...
General	Heritage New Zealand Pouhere Taonga	65.60	Amend	A number of the items included in Schedule 2 are also archaeological sites. The NZAA site numbers for these places are listed below: HHA001 St Joseph's Church R27/320 HHA002 Papakowhai Homestead R27/508 HHA003 Taylor-Stace Cottage R27/318 HHA005 Mana Island Woolshed R26/734 HHA006 St Albans Church R27/321 HHA007 Gear Homestead R27/322 HHA008 Blackey's Woolshed R26/418 HHA011 Paremata Barracks R26/254	Add the following NZAA site numbers: to SCHED 2: HHA001 - R27/320 HHA002 -R27/508 HHA003 - R27/318 HHA005 - R26/734 HHA006 - R27/321 HHA007 - R27/322 HHA008 - R26/418 HHA011 - R26/254
General	Heritage New Zealand Pouhere Taonga	65.62	Amend	It would be beneficial to separate out the HNZPT and NZAA references. The NZAA entries should be referred to as 'site number' not 'listing'. Add separate rows for HNZPT and NZAA listings/site numbers. Example given on next tab.	Amend all the HNZPT and NZAA to separate them out. The following is an example of the relief sought: **HHA010 Pāuatahanui War Memorial** Location & legal description Paekakariki Hill Road (Lot 1 DP 5672) Feature description Military Barracks Ruins

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					HNZPT Listing Cat 2; 1329 NZAA site number R26/254 Heritage setting Refer map Statement of Significance Built as a memorial to WWI, the monument is an obelisk. …
General	Kāinga Ora – Homes and Communities	81.891	Support in part	Kāinga Ora supports the use of a schedule for historic heritage items of outstanding national or regional significance but considers this should be identified in the introductory text and the reference to "Group A" is arbitrary and should be deleted.	Amend: **SCHED2 – <u>Outstanding</u> Historic Heritage Items ~~(Group A)~~** SCHED2 contains ~~Group A~~ Heritage Items and associated heritage settings <u>that have outstanding national or regional significance.</u> Information under Feature description identifies what is included in the schedule entry for each heritage item. The interiors of heritage items are excluded unless specifically identified. Where a heritage item has heritage setting this is stated. Not all heritage items have a heritage setting and some are marked as n/a* to indicate heritage settings may be considered for inclusion at a future date, through a future plan change. The Planning Maps show if a site contains a heritage item and heritage setting through the inclusion of a heritage item symbol within the site. Where relevant, the heritage setting is also shown. In some cases, the extent of a heritage item is outlined on the planning maps. Heritage settings do not always follow site boundaries. Detail on HNZPT or NZAA information is provided in SCHED2 for information purposes only. This includes places on the New Zealand Heritage List/Rārangi Kōrero (The List) or in the NZAA site recording scheme.
Introduction	Heritage New Zealand Pouhere Taonga	65.59	Amend	The introduction to SCHED 2 states that 'interiors are excluded unless specifically identified'. There are a number of scheduled items where the interior has significant heritage value and should be specifically included. The interior of all items in SCHED 2 have heritage values, with the exception of HHA010 and HHA011. In particular the interiors of the following items in SCHED 2 have heritage significance and should be specifically identified: HHA002 Papakowhai Homestead. The HNZPT list for this building includes the comment that 'The interior of Papakowhai retains some of the original joinery'	Make specific that the interiors of a number of scheduled items on SCHED2 are included, including HHA002, HHA004, HHA005, HHA006.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				HHA004 F-Ward Porirua Hospital. The statement of significance refers to 'original isolation cells as well as relics of treatment' although the PDP could be more explicit that these interior elements are included. HHA005 Mana Island Woolshed. The statement of significance includes reference to some interior elements, such as the kanuka/manuka rafters and 'early internal fittings', although the PDP could be more explicit that these interior elements are included. HHA006 St Alban's Church. The HNZPT list for this building includes the comment that 'In the interior, scissor trusses with knee braces. The apse is semi-circular in plan. ... and tongue and groove lining in the interior'. Overall the interior of this church is largely unmodified and has a high degree of authenticity and integrity.	
HHA005 Mana Island Woolshed	Heritage New Zealand Pouhere Taonga	65.61	Amend	The archaeological database for this site has been updated with new research in 2019 which indicates it was built prior to 1873.	Amend: HHA005 (...) Statement of Significance Mana Island woolshed is located on flat land slightly elevated above the beach at Shingle Point. It is thought that Mana Island Woolshed was constructed prior to 1873 ~~between 1890 and 1897~~ by Mariano Vella. The woolshed design is unusual in having very low side walls and a steeply pitched roof(36 degree slope). It appears that the woolshed has had two extensions (shearing area and machine room; and the wool room) although it is not known when the extensions were undertaken. The early part of the building is interesting for the use of kanuka/manuka rafters and posts, with some still having their bark on. To the east and north there are remains of holding pens, fences and a sheep dip. Mana Island woolshed has high historic values in its association with New Zealand farming, particularly because the farm produced the first wool to be exported from New Zealand. The woolshed has architectural and representative values as it demonstrates vernacular design and construction techniques particularly for the use of readily available materials. The woolshed has scientific and technical value given its high level of structural authenticity and early internal fittings. Repairs by Department of Lands and Survey in 1986 has reduced the authenticity of cladding. Relevant HH-P1 Values: Historic, Physical, Social, Surroundings, Rarity and Representativeness

SCHED3- Historic Heritage Items (Group B)

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Kāinga Ora – Homes and Communities	81.892	Support in part	Kāinga Ora supports the use of a schedule for historic heritage items of national, regional or local significance but considers this should be identified in the introductory text and the reference to “Group B” is arbitrary and should be deleted.	Amend: **SCHED3 – Historic Heritage Items ~~(Group B)~~** SCHED3 contains ~~Group B~~ Heritage Items and associated heritage settings that have national, regional or local significance. Information under Feature description identifies what is included in the schedule entry for each heritage item. The interiors of heritage items are excluded unless specifically identified. Where a heritage item has heritage setting this is stated. Not all heritage items have a heritage setting and some are marked as n/a* to indicate heritage settings may be considered for inclusion at a future date, through a future plan change. The Planning Maps show if a site contains a heritage item and heritage setting through the inclusion of a heritage item symbol within the site. Where relevant, the heritage setting is also shown. In some cases, the extent of a heritage item is outlined on the planning maps. Heritage settings do not always follow site boundaries. Detail on HNZPT or NZAA information is provided in SCHED3 for information purposes only. This includes places on the New Zealand Heritage List/Rārangi Kōrero (The List) or in the NZAA site recording scheme.
General	He Ara Pukerua	6.1	Amend	The Pukerua Bay Machine Gun Posts are already included yet the road block is of greater significant and much rarer. Refers to the original intended defence purpose of the road block constructed in 1942, that it is commonly known as a “tank trap", and further provides details of the construction together with additional background/ context. Refers to the New Zealand Archaeological Association site number for the Pukerua Bay WW2 Road Block (R26/287) and location details. Also provides details on a plaque sought to be erected at the site. [Refer to original submission for full reason, including attachments]	Include Pukerua Bay WW2 Block in SCHED3 – Historic Heritage Items (Group B) and identify it on the Council’s District Plan Maps. Suggests a Statement of Significance: *“The Pukerua Bay WW2 Road Block, officially known as Type E Concrete Block Rail carrier number 801, and commonly referred to as a tank trap, was constructed in 1942 as part of Wellington Fortress during the Japanese invasion threat. The Road Block was part of the defences against an expected invasion force heading south to Wellington. The Pukerua Bay WW2 Road Block was very unusual as it had three pedestals, one either side of the road and one in the centre of the road. Grooves on the inner sides were to have heavy iron rails locked in place when invasion was imminent. The one remaining pedestal of the Pukerua Bay WW2 Road Block is the only one in the region in its original position, the only one in New Zealand beside a main highway and one of the few still existing in New Zealand. Its size, white colour and position beside State Highway 1 make this WW2 relic a prominent landmark”*

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Heritage New Zealand Pouhere Taonga	65.68	Amend	It would be beneficial to separate out the HNZPT and NZAA references. The NZAA entries should be referred to as 'site number' not 'listing'.	Add separate rows for HNZPT and NZAA site numbers ~~listings~~. Example given in attachment. [Refer to original submission for full decision requested, including attachment]
Introduction	Heritage New Zealand Pouhere Taonga	65.64	Amend	The introduction to SCHED3 states that 'interiors are excluded unless specifically identified'. Within Schedule 3 there may be a number of items where the interior has significant heritage value and should be specifically included. One example is HHB029 Porirua Hospital Chapel, where the schedule entry includes reference to 'striking interior' and 'authenticity of form and interior'. However the PDP could be more explicit that these interior elements are included.	Consider specifically including more interiors in the scheduled items of SCHED3.
Introduction	Heritage New Zealand Pouhere Taonga	65.65	Amend	Eight items in SCH3 have n/a* instead of a defined setting. The settings should be defined and included in the District Plan, otherwise there will be gaps in policies and rules. Policies and rules which rely on the term 'setting' include the following: • HH Rules 4, 7, 10, and 11 • Subdivision R10 • Signs R10 • INF-P17, R5, 6, 9, and 45 • REG-P5 and 7, R2, 3, 4, and 6 Some of these provisions refer to overlay, which is defined as spatially identified sites, items, features, settings or areas. Hence any reference to overlay in the Plan also relies on the setting on a HH item. Items where setting is n/a* HHB014 Pukerua Bay Gun posts HHB016 Motuhara tunnel, Motuhara Road HHB018 Titahi bay Boat sheds HHB019 Transmission station and shed HHB022 Mana machine gun posts HHB023 Plimmerton Railway station HHB026 Titahi Bay machine gun post	Amend to define a setting for all scheduled items including the following: HHB014 Pukerua Bay Gun posts HHB016 Motuhara tunnel HHB018 Titahi bay Boat sheds HHB019 Transmission station & shed HHB022 Mana machine gun posts HHB023 Plimmerton Railway station HHB026 Titahi Bay machine gun post HHB032 Stone wall 16 Sunset Parade

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				HHB032 Stone wall 16 Sunset Parade	
Introduction	Heritage New Zealand Pouhere Taonga	65.63	Amend	The abbreviations HNZPT and NZAA are written in the introduction of both Schedule 2 and Schedule 3. Although both are included in in the District Plan's list of abbreviations it may be beneficial to include the full names here as some people may refer to the schedules without wanting to read the whole district plan.	Amend: Detail on Heritage New Zealand Pouhere Taonga (HNZPT) or New Zealand Archaeological Association (NZAA) information...
HHB017 The Former US Marines Hall	Titahi Bay Residents Assocation Incorporated	95.7	Support	Supports the listing. Currently the hall is protected for its heritage and amenity value. That value has suffered adverse effects. Those effects are required by the Resource Management Act 1991 (RMA) to be avoided, remedied, or mitigated. Until that matter is resolved, the status must remain unchanged.	Retain the listing.
HHB018 Titahi Bay Boat Sheds	Robyn Smith	168.106	Support	[No specific reason given beyond decision requested - refer to original submission]	Supports the identification of the Titahi Bay Boat Sheds as heritage items (HHB018).
HHB018 Titahi Bay Boat Sheds	Heritage New Zealand Pouhere Taonga	65.66	Amend	Currently contained in SCHED 3, but the values of this place (including the values identified in the statement of significance) may be sufficient to justify inclusion in Group A. (SCHED 2) The fabric of the boatsheds is an important part of their heritage and aesthetic value. If the fabric of the boatsheds is completely altered, for example replaced with aluminium sheds, the authenticity of the boat sheds as a group would be ruined.	Move HHB018 from SCHED 3 to SCHED 2 ~~The fabric of the buildings is not protected.~~
HHB028 Bradey's Grave, Duck Creek, Pauatahanui/Whitby	Heritage New Zealand Pouhere Taonga	65.67	Amend	The NZAA site number R27/446 for this site should be included in the schedule	Amend as follows: HHB028 – R27/446

SCHED4- Historic Heritage Sites

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Heritage New Zealand Pouhere Taonga	65.70	Amend	Historic Heritage Sites may be more appropriately referred to as Historic Heritage Areas.	Amend: Heading: SCHED4 - Historic Heritage Areas~~Sites~~ [Consequential amendments would be needed in other sections of the Plan].
General	Te Rūnanga o Toa Rangatira	264.79	Support in part	Added as per “Me Huri Whakamuri Ka Titiro Whakamua”.	Retain as notified subject to the following amendments – add to the schedule. **4. Specific site information (Sites not included in Heritage Register)** D.1 Titahi Bay Sandunes D.2 Tamanga a Kohu D.3 Papakowhai D.4 Aotea D.5 Horopaki D.6 Whitianga D.7 Te Rapa a Wahi D.8 Waiohata D.9 Kakaho D.10 Turi Kawera D.11 Kahotea D.12 Horokiri D.13 Purehurehu D.14 Porirua Track

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Heritage New Zealand Pouhere Taonga	65.77	Amend	It would be beneficial to separate out the HNZPT and NZAA references. The NZAA entries should be referred to as 'site number' not 'listing'. Heritage setting is n/a for all sites; this field could potentially be deleted from SCHED 4.	Add separate rows for HNZPT and NZAA listings/site numbers. Delete Heritage setting row. Example: **HHS005 Belmont Coach Road** Location & legal description Belmont Road Feature description Old Road over Belmont Regional Park HNZPT Listing Cat 2; 7711 NZAA site number R27/252 ~~Heritage setting~~ ~~n/a~~ Statement of significance The road (from south to north) runs from the end of the sealed section…
General	Heritage New Zealand Pouhere Taonga	65.78	Amend	Additional item for SCHED 4: The Pāuatahanui Historic Area The Pāuatahanui Historic Area has been included in the New Zealand Heritage List / Rārangi Kōrero since 1985 (List number 7029). The area contains a pa site, other archaeological sites, WWI memorial, historic cottages, and a church. Although all of these items and buildings are scheduled individually in SCHED2 there is merit is acknowledging the area as a whole. It comprises a group of inter-related places which collectively reinforce the value of the whole area. The statements within the individual scheduled items confirm that a significant aspect of the heritage value of the individual places is their contribution to an identifiable historic area. For example, the Pāuatahanui War Memorial (HHA010) 'can be visually and historically linked with other historic structures in the Pāuatahanui Village and has high group value accordingly'.	Include Pāuatahanui Historic Area in SCHED 4.
General	Heritage New Zealand Pouhere Taonga	65.79	Amend	Additional item on SCHED4: NIMT Railway Line Paekakariki to Muri. This section of NIMT has been nominated for inclusion in the New Zealand Heritage List / Rārangi Kōrero. This rare and unique section of track has significant historic heritage values.	Include NIMT Railway line Paekakariki to Muri in SCHED 4 as a Historic Heritage Area/Site.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Heritage New Zealand Pouhere Taonga	65.80	Amend	More Historic Sites and areas should be included in Schedule 4. Areas to consider would be state housing areas in Titahi Bay and Porirua East, the Austrian Housing area in Titahi Bay, and the suburban shopping centres of Cannons Creek and Titahi Bay.	Consider inclusion of additional historic heritage areas in the District Plan, which may include: - State housing areas in Titahi Bay and Porirua East - The Austrian Housing area in Titahi Bay - The suburban shopping centres of Cannons Creek and Titahi Bay
General	Heather and Donald Phillips and Love	79.10	Amend	The NZ Wars Memorial at Battle Hill site is a war memorial that was erected by the NZ government and is on the New Zealand Ministry for Culture and Heritage website. While the site is mentioned in SASM003, it needs its own entry.	Add the NZ Wars Memorial at Battle Hill to the Historic register
Introduction	Porirua City Council	11.72	Amend	Include note in the introduction (as per the introduction to SCHED2 and SCHED4) to make it clear that this detail is included for information purposes.	Insert the following under the schedule title and before the first schedule entry: Detail on HNZPT or NZAA information is provided in SCHED4 for information purposes only. This includes places on the New Zealand Heritage List/Rarangi Korero (The List) or in the NZAA site recording scheme.
General	Kāinga Ora – Homes and Communities	81.893	Support	Kāinga Ora supports this schedule as proposed.	Retain as notified.
HHS002 Bowlers Wharf	Heritage New Zealand Pouhere Taonga	65.71	Amend	Bowlers Wharf is a recorded archaeological site which should be noted in the schedule.	Add the following NZAA site number to HHS002: R27/507.
HHS003 Former Marine Camp & Motukaraka Point	Heritage New Zealand Pouhere Taonga	65.72	Amend	There are a number of recorded archaeological sites in this area which should be noted in the schedule. It is noted that this area is included in both Schedule 4 and Schedule 6, and that the recorded archaeological sites may relate to either or both aspects of the place. For completeness it would be best to include all recorded NZAA sites in both schedules.	Add the following NZAA site numbers HHS003 – R26/101-103, R26/159, R26/195, R26/198, R26/258
HHS004 Mount Welcome Gold Mine Remnant	Heritage New Zealand Pouhere Taonga	65.73	Amend	This feature is a recorded archaeological site which should be noted in the schedule.	Add the following NZAA site number to HHS004: R26/245.
HHS005 Belmont Coach Road	Heritage New Zealand Pouhere Taonga	65.74	Amend	The Coach Road is a recorded archaeological site which should be noted in the schedule.	Add the following NZAA site number to HHS005: R27/252.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
HHS005 Belmont Coach Road	Heather and Donald Phillips and Love	79.9	Amend	A correction is required to the Boffa Miskell report which refers to Belmont Coach Road, as there is no evidence that this road was ever traversed by coaches. Historic Place Category 2 entry List Number 7711 names the road as "Old Belmont to Pauatahanui Road". This is an example of the Boffa Miskell report not being evidence based.	Add and amend
HHS007 Ngati Toa Domain	Heritage New Zealand Pouhere Taonga	65.75	Amend	Most entries refer to 'feature description' rather than 'site type'. It is appropriate and more consistent to refer to 'feature description' There are a number of recorded archaeological sites in Ngāti Toa Domain which would be good to include in the schedule. It is noted that Ngāti Toa Domain is included in both Schedule 4 and Schedule 6, and that the recorded archaeological sites may relate to either or both aspects of the place. For completeness it would be best to include all recorded NZAA sites in both schedules.	Amend: ~~Site type~~ Feature description Add the following NZAA site numbers to HHS007 - R26/122, R26/128, R26/248, R26/254, R26/731
HHS008 Mana Island	Heritage New Zealand Pouhere Taonga	65.76	Amend	Most entries refer to 'feature description' rather than 'site type'. It is appropriate and more consistent to refer to 'feature description' There are a number of recorded archaeological sites on Mana Island which would be good to include in the schedule. It is noted that Mana Island is included in both Schedule 4 and Schedule 6, and that the recorded archaeological sites may relate to either or both aspects of the place. For completeness it would be best to include all recorded NZAA sites in both schedules.	Amend: ~~Site type~~ Feature description Add the following NZAA site numbers to HHS008: R26/134 – 144, R26/169, R26/242 - 244, R26/410, R26/732 – 741 Include the NZAA site numbers in the correct field, not under 'site type'.

SCHED5- Notable Trees

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Robyn Smith	168.107	Amend	[No specific reason given beyond decision requested - refer to original submission]	The list of notable trees should not include any exotic species, or tree, that is not endemic to Porirua, unless they have significant historic or cultural value.
TREE001	Peter Gallagher	2.1	Oppose	Notable trees referred to are 2 Norfolk Island pines at 26 Tireti Road, Titahi Bay. Opposes only for own trees. Raises principled objection. Does not have any intention of removing the affected trees and would use a qualified arborist for any maintenance. Trees were not protected when purchasing the property. Raises concerns including impacts on enjoyment of property, no compensation provided, reducing property values and assumes will need to maintain the trees with associated costs, whether a proper cost-benefit analysis has been undertaken, and impact on property rights so that the trees do not exceed 20m in height. [Refer to original submission for full reason, including attachment]	Requests that 2 trees [Norfolk Island pines at 26 Tireti Road, Titahi Bay] not be identified as 'Notable Trees'.
TREE008	Thomas Charles and Claire Louise Clark	153.4	Oppose	Fails to see how the nikaus and puriri at 24 Whanake Street fit the qualities of a Notable tree. Concerned/questions the specific values which have identified for the trees, the condition of the trees, the assessment undertaken and assessment scores. The overall assessment of 93 points for condition of the group of trees is misleading, over-estimated and should be significantly lower. There are conflicts for individual trees including: • The impact of the nikaus on the streambed in a flood zone and the extent of the puriri, • The impact from the group of trees as whole on use of the remaining land, which is not denoted in the assessment. [Refer to original submission for full reason, including attachments]	Delete the proposed classification of the group of trees on 24 Whanake Street as being Notable Trees.
TREE021	Anglican Parish of Pauatahanui	38.1	Support in part	The Proposed District Plan identifies notable trees on the property at 4 Paekakariki Hill Rd, the site of St Alban's Church. Disagrees with including TREE021, Cupressus macrocarpa, as it is very old, likely to be in excess of 100 years old. Macrocarpas have a limited life, and at the end of their life they can suffer from hidden internal rotting rendering them dangerous to life, and a risk to nearby structures should they topple or break. Recognises there is provision in the plan to remove trees that are deemed dangerous. However, as macrocarpa trees are not native to New	Remove TREE021 from the list of notable trees so that the removal of the tree can be arranged when it is deemed to be unsafe, without having to seek permission from PCC.

<table>
<tr><th>Specific provision/matter</th><th>Submitter name</th><th>Submission point number</th><th>Position</th><th>Reasons</th><th>Decisions requested</th></tr>
<tr><td></td><td></td><td></td><td></td><td>Zealand, and are known to have a limited life, their inclusion on the Schedule of Notable Trees is not supported.

Refers to how the Notification Letter is addressed to the Wellington Diocesan Board of Trustees, with address provided.

[Refer to original submission for full reason, including attachment]</td><td></td></tr>
<tr><td>TREE030</td><td>Kāinga Ora – Homes and Communities</td><td>81.894</td><td>Oppose</td><td>Kāinga Ora opposes the inclusion of the group of trees “TREE030” in SCHED5 where the trees are located on land owned by the Crown (including land owned by Kāinga Ora) including trees at:

• 49A Mungavin Avenue (Section 147 Porirua District);
• 49 Mungavin Avenue (Lot 171 DP 17334);
• 8 Stevens Crescent (Lot 211 DP 17334); and
• 12 Stevens Crescent (Lot 209 DP 17334).

The evidence supporting the listing of TREE030, being the Porirua City Council – City Wide STEM (Standard Tree Evaluation Method) Assessment, suggests this group of trees were only considered for inclusion in SCHED5 as they are on publicly owned land. Kāinga Ora opposes the inclusion of this tree group based on the relatively poor health of the trees within group TREE030 (with a score of only 51 in the STEM assessment) as well as the fact that including them in SCHED5 considerably limits the ability to develop site(s) that are not Council owned.</td><td>Delete:

~~TREE030~~

~~Botanical name~~ | ~~Eucalyptus globulus~~ | ~~Description of values~~
~~Common name~~ | ~~Blue Gum~~ | ~~Group of mature Eucalyptus globulus. Locally prominent and located within council reserve.~~
~~Location and legal description~~ | ~~27D Mungavin Avenue, Ranui (Sec 167 Porirua DIST)~~
~~Coordinates~~ | ~~-41.14002 , 174.85372~~
~~Single/Group~~ | ~~Group~~
~~Number of Trees~~ | ~~17~~</td></tr>
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SCHED6- Sites and Areas of Significance to Māori

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Heritage New Zealand Pouhere Taonga	65.81	Amend	The schedule includes the field' site type' whereas the other schedules refer to 'feature description', which is a more appropriate label. Additional descriptive words should be included, as detailed in the submission points below.	Amend: ~~Site type~~ Feature description
General	Heritage New Zealand Pouhere Taonga	65.82	Amend	It would be beneficial to separate out the HNZPT and NZAA references. The NZAA entries should be referred to as 'site number' not 'listing'.	Add separate rows for HNZPT and NZAA ~~listings~~site numbers. Example: Amend: **SASM001 Ngāti Toa Domain** Location & legal description West of Mana Esplanade - Pt Sec 337 Porirua Dist Statement of significance ~~Site type~~ Pā/Urupa Feature description HNZPT Listing Cat 2; 1329 NZAA site number R26/254 Statement of significance Ngāti Toa Domain has many layers of history ...
General	Heritage New Zealand Pouhere Taonga	65.95	Amend	Additional item for SCHED6: Wairaka Kainga. Wairaka Kainga has been recorded as a significant archaeological site. There may be need for field verification to determine the current state and condition of the site. Subject to consultation with Ngāti Toa, the site is significant enough to include in the District Plan schedule.	Add: Location and legal description: Wairaka Point, on the coast about 1.5km south of Pukerua Bay (Pt Wairaka 2, Wairaka 3) Site description: Kainga, Pā Statement of significance: Wairaka Kainga was described by Elsdon Best *et al* in 1916. The site was described as largely undisturbed, probably dating from about the 1850s.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					HNZPT List 6141 NZAA site R26/226
Introduction	Porirua City Council	11.73	Amend	Include note in the introduction (as per the introduction to SCHED2 and SCHED4) to make it clear that this detail is included for information purposes.	Insert the following under the schedule title and before the first schedule entry: *Detail on HNZPT or NZAA information is provided in SCHED6 for information purposes only. This includes places on the New Zealand Heritage List/Rarangi Korero (The List) or in the NZAA site recording scheme.*
General	Kāinga Ora – Homes and Communities	81.895	Support	Kāinga Ora supports this schedule as proposed.	Retain as notified.
General	Richard Falkner	147.2	Amend	Te Rangihaeata's wife was killed at the Wairau Incident in Tuamarina (Nelson Marlborough region) in 1843. As was the custom in those days, Te Rangihaeata brought the head of Te Rongo back to where her iwi could mourn her near where Te Kura Maori o Porirua is today. Her people wept and cried so many tears that two streams were formed and flowed from that point, to Parumoana as one stream and the other stream to Pauatahanui. Hence the name "Waitangirua", that refers to the tears of grief that flowed and formed the two streams.	The inclusion of Waitangirua Hill as a place of significance to Māori
SASM001 Ngati Toa Domain	Heritage New Zealand Pouhere Taonga	65.83	Amend	Add to the feature description: Pā There are a number of recorded archaeological sites on Ngāti Toa Domain which would be good to include in the schedule. It is noted that Ngāti Toa Domain is included in both Schedule 4 and Schedule 6, and that the recorded archaeological sites may relate to either or both aspects of the place. For completeness it would be best to include all recorded NZAA sites in both schedules.	Amend: Feature description: Pā, archaeological site Add the following NZAA site numbers to SASM001: R26/254, R26/122, R26/248, R26/128, R26/731
SASM002 Te Pa o Kapo	Heritage New Zealand Pouhere Taonga	65.84	Amend	Add feature description: Pā/Urupa Reference to 'NZHPT Category II' needs to be updated.	Add feature description: Pā/Urupa ~~NZHPT Category II~~HNZPT Category 2
SASM003 Battle Hill Farm Forest Park	Heritage New Zealand Pouhere Taonga	65.85	Amend	Add feature description: Pā / battleground.	Add feature description: Pā / battleground.
SASM004 Mana Island	Heritage New Zealand Pouhere Taonga	65.86	Amend	Add the following feature description: Island with extremely high historic values for both Maori and pakeha. There are a number of recorded archaeological sites on Mana Island which would be good to include in the schedule.	Amend: (...) ~~**Site type**~~ **feature**

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				It is noted that Mana Island is included in both Schedule 4 and Schedule 6, and that the recorded archaeological sites may relate to either or both aspects of the place. For completeness it would be best to include all recorded NZAA sites in both schedules.	**description** Island with extremely high historic values for both Maori and pakeha ~~Entire Island, including former lighthouse site and archaeological sites: R26/135-7, 139, 141, 142, 144, 169, 242-4~~ Listed as a Wahi Tapu by HNZPT: List Number 7674 **HNZPT listing** **~~or~~ NZAA site number R26/135-7, 139, 141, 142, 144, 169, 242-4** R26/134 – 144, R26/169, R26/242 - 244, R26/410, R26/732 – 741 Statement of Significance (...)
SASM005 Urupa – Tai a Uru	Heritage New Zealand Pouhere Taonga	65.87	Amend	Add the following feature description: Pā.	Add the following feature description: Pā.
SASM006 Urupa – Tai a Uru	Heritage New Zealand Pouhere Taonga	65.88	Amend	Add the following feature description: Pā.	Add the following feature description: Pā.
SASM008 Urupa (Hongoeka 7)	Heritage New Zealand Pouhere Taonga	65.89	Amend	Add the following feature description: Kainga	Add the following feature description: Kainga

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SASM009 Te Korohiwa	Heritage New Zealand Pouhere Taonga	65.90	Amend	Add the following feature description: Pā, kainga, pits, midden This site includes several HNZPT List numbers: 6147, and 6162 – 6165	Add feature description: Pā, kainga, pits, midden Add HNZPT List numbers: 6147, 6162 – 6165
SASM010 Komanga Rautawhiri	Heritage New Zealand Pouhere Taonga	65.91	Amend	Add the following feature description: Pā, urupa, tauranga waka The site includes several HNZPT list numbers: 6144, 6148 – 6150, 6159	Add feature description: Pā, urupa, tauranga waka Add HNZPT List numbers: 6144, 6148 – 6150, 6159
SASM010 Komanga Rautawhiri	Pikarere Farm Limited	183.2	Not specified	There are two designations on Pikarere Farm to which there is no objection. They are: • SASM010 Komanga Rautawhiri Also commonly known as Sugar Loaf or Green Point The closest point to Mana Island • SASM011 Tutamaurangi Pā Situated on the coast at the western end of the farm.	There are two designations [SASM010 and SASM011] on Pikarere Farm where there is no objection.
SASM011 Tutamaurangi Pā	Pikarere Farm Limited	183.3	Not specified	There are two designations on Pikarere Farm to which there is no objection. They are: • SASM 010 Komanga Rautawhiri Also commonly known as Sugar Loaf or Green Point The closest point to Mana Island • SASM 011 Tutamaurangi Pā Situated on the coast at the western end of the farm.	There are two designations [SASM010 and SASM011] on Pikarere Farm where there is no objection.
SASM011 Tutamaurangi Pa	Heritage New Zealand Pouhere Taonga	65.92	Amend	Add the following feature description: Pā The NZAA reference is entered incorrectly. Should be R27/43, not R27/143 The site is listed by HNZPT (List number 6152)	Add feature description: Pā ~~R27/143~~R27/43 Add HNZPT List number 6152
SASM018 Former Marine Camp & Motukaraka Point	Heritage New Zealand Pouhere Taonga	65.93	Amend	Add the following feature description: Pā	Add feature description: Pā Add NZAA site numbers: R26/159, R26/195, R26/198, R26/101 – 103, R26/258

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				The site has several recorded archaeological sites: NZAA site numbers R26/159, R26/195, R26/198, R26/101 – 103, R26/258 It is noted that this area is included in both Schedule 4 and Schedule 6, and that the recorded archaeological sites may relate to either or both aspects of the place. For completeness it would be best to include all recorded NZAA sites in both schedules.	
SASM021 Whitireia Park	Heritage New Zealand Pouhere Taonga	65.94	Amend	Add the following feature description: Pā, kainga, Urupa, tauranga waka The entry includes reference to 'the area has been proposed to be registered with the Historic Places Trust', which is an outdated reference and will become obsolete as soon as the status of the listing proposal changes. It would be better to delete this reference. Some of the NZAA site numbers are incorrectly written in the schedule; the relevant numbers are R26/106 etc, not R216/106 SASM021 includes reference to 21 NZAA sites, however there are an additional 16 recorded archaeological sites within this SASM not referred to in the schedule. There are also 29 places within Whitireia Park on the HNZPT List. All the places on the List correspond to a NZAA site number (they are all recorded archaeological sites).	Add feature description: Pā, kainga, Urupa, tauranga waka Delete this reference: ~~This area has been proposed to be registered with the Historic Places Trust as a wahi tapu area.~~ Correct numbering of NZAA sites: ~~R216/106~~ R26/106 etc Add the following NZAA sites to SASM021: R26/109, R26/113, R26/170 – 174, R26/170, R26/288, R26/307, R26/513, R26/650, R27/6, R27/9, R27/134, R27/138, R27/571 Add the following HNZPT List numbers (all are Category 2 historic places): 6118 – 6121, 6123 – 6137, 6142, 6145, 6146, 6153 – 6157, 7259, 7260
General	Te Rūnanga o Toa Rangatira	264.80	Support in part	Te Rūnanga notes a number of sites to be included in this section as per "Me Huri Whakamuri Ka Titiro Whakamua". All sites listed within this joint PCC and Ngāti Toa publication should be included.	Retain as notified subject to the following amendments: Recommends that PCC and Te Rūnanga work together to include all sites listed in the "Me huri whakamuri ka titiro whakamua:" They are: **C.1 Archaeological Sites:** JB04 Wairaka JB07 Terraces-Midden JB32 Open Bay JC28 Pits Mahinga Kai: JC04 Toka a Koura JC08 Toka a Papa JB13 Taupo Swamp

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					JC11 Te Whata kai o Tamairangi JC29 Kapukapuariki JC12 Te Anga Paua **A.1 Urupā:** JB05 Wairaka JB38 Onetapu Urupā - Ngāti-Toa Street raua ko Te Arataura Street JC14 Te Ana o Tamairangi **A.3 Tauranga Waka:** JC06 Tauranga Waka **A.4 Pā and Kainga:** JB10 Wairaka, Te Rewarewa JB11 Te Rewarewa **Category B: Modified Waahi Tapu:** JC31 Waimapihi JC30 Paripari JC17 Te Ura Kahika JC16 Takapūwāhia JC21 Pukerua Pā JC35 (Plimmerton Pavilion Area) – Taupo Point JC03 Taua Tapu **C.3 Marae:** JC07 Hongoeka

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					JC15 Takapūwāhia JC18 Whare Marie JC19 Horouta JC20 Maraeroa **C.4 Wahi Whakamahara:** JB06 Wairaka JC13 Te Ana Paura JC22 Te Ara Taura **4. Specific site information (Sites not included in Heritage Register)** D.1 Titahi Bay Sandunes D.2 Tamanga a Kohu D.3 Papakowhai D.4 Aotea D.5 Horopaki D.6 Whitianga D.7 Te Rapa a Wahi D.8 Waiohata D.9 Kakaho D.10 Turi Kawera D.11 Kahotea D.12 Horokiri D.13 Purehurehu

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					D.14 Porirua Track

SCHED7- Significant Natural Areas

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Trustees of the Ken Gray No. 1 Family Trust & Ken Gray No. 2 Family Trust	211.3	Not specified	Many of the provisions of the Proposed Porirua District Plan that affect the property: • are unreasonable given the severe impact they will have on the sustainable management and use of the property; and • are not the result of adequate analysis and evaluation under s32 and s32AA of the RMA; and • will not enable social and economic wellbeing through the appropriate use and development of the property; and, therefore • will not meet the foreseeable needs of future generations.	Amend SNA194, SNA199 and SNA200 to remove these overlays from Lot 1-2 DP 1408, Lot 1 DP 89872, Lot 3 DP 332721and Lot 2 DP 408158; or The incorporation of a policy framework and associated rules that enable appropriate development within Significant Natural Areas, with such provisions to not be overly prescriptive and constraining.
General	Royal Forest and Bird Protection Society	225.222	Support	Supports the inclusion of all the proposed SNAs in this Schedule. This is appropriate for meeting s6(c) requirements.	Retain.
General	Christine and Alan Stanley and Gray	106.5	Amend	A biologically distinct area which is mixed native and non-native plants. It contains some of the last remaining tall trees around the Inlet which provide nesting and roosting sites for birds. Cupressus Macrocarpa were planted around the perimeter of this area in the 1850s, and whilst not a native species they play a large part in the preservation of this SNA. A large portion of the tall trees providing nesting and roosting are these cupressus macrocarpa. Failure to acknowledge their role puts the SNA under threat.	Another SNA should be created to cover the area between 325 Grays Road and the road itself (consisting of some private garden and road reserve). Add: SNA069a Grays Road Bush Site Summary A small area of both introduced and non-eco-sourced natives. Containing cupressus macrocarpa which provide declining roosting and observation sites for birds of the inlet. [Refer to original submission for full decision requested, including attachments]
General	Brendon Blanchard	24.1	Support in part	The proposed SNA has been based off an aerial vegetation line not the covenant line in place. This needs to be looked at and taken back to the covenant line. The trees have been removed to the covenant line in 2018.	Amend SNA058 as it relates to 64 St Ives Drive, Camborne. It should be based off the covenant line already in place.
Hazards and Risks	Heather and Donald Phillips and Love	79.4	Amend	Promotion of Significant Natural Areas within the city magnifies the potential for wildfires.	Amend
Non-regulatory	Paul and Julia Botha	118.4	Not specified	There are several vehicle tracks on the property, and at the initial identification stage it was noted that these should be excluded from the mapped SNA. Council staff said that the preference would be to map the entire area and track maintenance would be permitted and allowed for in the rules. There are many areas in Plimmerton where driveways, tracks and PCC roads have been carefully excluded from SNA mapping [refer to maps in original submission]. The inconsistency is very obvious.	Existing tracks should be excluded from SNA mapping where requested.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				[Refer to original submission for full reason]	
General	Paul and Julia Botha	118.3	Not specified	Raises a number of comments and concerns raised in relation to the process undertaken to map SNAs including consultation and assessment work. The final mapping of the SNA remains inaccurate in places and does not actually map the vegetation that is supposedly being protected through the SNA identification process. [Refer to original submission for full reason, including attachments.]	SNAs as drafted should be deleted from the PDP. If the SNA's are going to be included with the extensive set of proposed rules, there are three aspects that need to be addressed: • The SNAs need to be correctly mapped and agreed with private landowners prior to inclusion in the district plan. • PCC needs to provide rates relief on a pro-rata basis for land included within SNAs. • The cost of any ecological studies required by private landowners for Resource Consent applications need to be borne by the PCC and not the land-owner.
General	Director-General of Conservation - Tom Christie	126.69	Amend	Identification of wetland SNAs. There are approximately 27 wetlands identified as SNAs, out of 222. It is our opinion there will be significantly more identified if the NPS-FM 2020 and regulations were applied.	All wetlands be properly identified in accordance with the NPS-FM 2020
General	Melissa Radford	127.6	Support	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake- Thornley Street, however, amend SCHED7 to include a description for SNA 223.
General	Nikita Howe	133.6	Support	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake- Thornley Street, however, amend SCHED7 to include a description for SNA 223.
General	Tina Watson	132.6	Amend	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake- Thornley Street, however, amend SCHED7 to include a description for SNA 223.
General	Zachariah Paraone Wi-Neera	131.6	Amend	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake- Thornley Street, however, amend SCHED7 to include a description for SNA 223.
General	Rebecca Cray	128.6	Support	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake- Thornley Street, however, amend SCHED7 to include a description for SNA 223
General	Sharon Hilling	129.6	Support	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake- Thornley Street, however, amend SCHED7 to include a description for SNA 223.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Robert Hughes	80.6	Support	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake-Thornley Street, however, amend SCHED7 to include a description for SNA 223.
Table	Porirua City Council	11.74	Amend	Site summary for SNA223 missing from schedule in error. The site is included in maps.	Add to the following site to the table: SNA223 – Transmitter Street Wetland Site Summary – This wetland comprises patches of Carex geminata with occasional Cyperus usrulatus, Carex virgata, Juncus sarophorus, Lotus pedunculatus, Aciphylla squarrosa, Parablechnum novae-zelandiae and rank grasses, with Coprosma propinqua and tauhinu along the margins. Relevant values under Policy 23 of RPS – Representativeness (RPS23A); Rarity (RPS23B)
General	Lesley Wilson	3.6	Support	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake-Thornley Street, however, amend SCHED7 to include a description for SNA 223.
General	Kāinga Ora – Homes and Communities	81.896	Support	Kāinga Ora supports this schedule as proposed.	Retain as notified.
General	Gay Ojaun	105.6	Support	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake-Thornley Street, however, amend SCHED7 to include a description for SNA 223.
General	Titahi Bay Community Group and Pestfree Titahi Bay	94.11	Amend	This will ensure Whitieria Park is protected holistically and not in patch work and fragments manner. Expanding these values across the entire Park will protect the ecological and cultural values as a taonga for our city, and for future generations.	The entire Whitireia Park protected as an SNA, and for its Natural Environment Values and Historical and Cultural Values.
General	Titahi Bay Community Group and Pestfree Titahi Bay	94.5	Amend	Some of Whitieria Park is proposed as Significant Natural Area (SNA). The SNA provides an added layer of protection, however these SNAs need to expanded to include the whole area identified as Open Space. The entire Park is regenerating native vegetation and needs to be appropriately protected for future generations. There are wetlands in the Park that are identified as SNAs, however the SNAs are fragmented from each other. It is not good ecological practice to have fragmented	Expand the areas identified as SNAs within Whitieria Park to include the surrounding ecological areas ie the entire Whitieria Park. Specifically, this includes, SNA134 – 139 and SNA223

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				areas. It is appropriate and better ecologically for the entire Park to be protected as it reverts back to its natural ecology, which is currently happening. Noting the SNAs identified will have expanded since the ecological reports was completed for this proposed plan. The wider areas, which is not protected by the proposed SNAs, also drain into the said wetlands and bush areas. It is important for the long-term protection and survival of the wetland and the Parks ecology that the surrounding land is also protected an SNA.	
General	Titahi Bay Community Group and Pestfree Titahi Bay	94.6	Amend	SNA223 was included in the Draft Plan and shown in the proposed District Plan GIS Maps, however it has been omitted from the Proposed Plan with no explanation. This is an important wetland and needs to be reinstated into the Proposed Plan. This includes a number of important native species.	Add SNA223 to SCHED7.
General	Chrissie Areora	88.7	Support	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake- Thornley Street, however, amend SCHED7 to include a description for SNA 223.
General	Tatiana Areora	87.6	Support	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake-Thornley Street, however, amend SCHED7 to include a description for SNA223.
General	Andrew Brunton	221.6	Amend	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake- Thornley Street, however, amend SCHED7 to include a description for SNA 223.
General	John Sharp	222.1	Oppose	SNA has been identified on the property, which is residential land. The land is sought to be developed in the near future. The presence of the SNA on the property will restrict the ability to develop. Used to farm the property. Most of the land is covered in regenerated scrub. The land is residential and will become worthless due to the proposed SNA rules.	Delete SNA area. That the boundary of the SNA be changed to represent the vegetation that is on the land.
General	Luke Davia	226.7	Amend	Greater Wellington Regional Council and volunteer groups have made significant progress revegetating the hills to the east of Onepoto Stream	A single, large, encompassing SNA should be created that covers the entirety of the eastern hills of Whitireia Park, or expansion of all SNAs to more accurately encompass their now-larger areas.
General	Royal Forest and Bird Protection Society	225.247	Amend	Porirua is in the fortunate position of having many of SNAs across the District. A large number are disconnected from others and do not provide habitat connection or functions which they once would have for a full spectrum of indigenous biodiversity values. Additional areas of importance may be identified as supporting these areas, or with their own significant values. Things change. It is an unfortunate reality that species which are not currently identified as threatened or at-risk of extinction are likely to become so in the future. Provision is needed to reassess areas and include them in future if necessary because not all significant values (including future values) are, or can be, identified in one survey. Acknowledges a range of sources were used to identify SNAs across the District. Only a subset of areas were confirmed using site visits. These site visits were used to confirm what ecologists already suspected. This	Insert an additional note at the top of ECO SCHED7 to explain that other areas not listed in the schedule but meeting the criteria in RPS Policy 23 are also considered SNAs.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				doesn't account for is the areas of significant indigenous vegetation and significant habitats of indigenous fauna that will have been missed in that first survey. Inappropriate to limit protections to only those areas identified in SCHED7. Provision is required to protect significant values outside these areas through consenting processes. [Refer to original submission for full reasons]	
General	Paula Birnie	236.6	Support	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake-Thornley Street, however, amend SCHED7 to include a description for SNA 223.
General	Yasemin leana Kavas	268.6	Support	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake-Thornley Street, however, amend SCHED7 to include a description for SNA223.
General	Edmund Stephen-Smith	245.6	Support	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake-Thornley Street, however, amend SCHED7 to include a description for SNA 223.
General	Fraser Ebbett	243.6	Support	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake-Thornley Street, however, amend SCHED7 to include a description for SNA 223.
General	Nathan Cottle	257.6	Support	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake-Thornley Street, however, amend SCHED7 to include a description for SNA 223.
General	Donna Lee Ford-Tuveve	197.6	Support	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake-Thornley Street, however, amend SCHED7 to include a description for SNA 223.
General	Josh Twaddle	206.6	Amend	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake-Thornley Street, however, amend SCHED7 to include a description for SNA 223.
General	Thomas Graham	208.6	Amend	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake-Thornley Street, however, amend SCHED7 to include a description for SNA 223.
General	Friends of Taupo Swamp & Catchment Inc	178.6	Support	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake-Thornley Street, however, amend SCHED7 to include a description for SNA223.
Taupō Swamp	Friends of Taupo Swamp & Catchment Inc	178.20	Oppose	[No specific reason given beyond decision requested - refer to original submission]	Opposed to any amendment to the provisions of the PDP by way of submissions by others, or by council officer evidence and/or recommendations, that would result in the extent of the SNA policy overlay as it relates to land within the Taupō Swamp catchment being reduced (except where the reduction is associated with PC18 being excluded from the PDP).

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General	David Nicholson	171.6	Amend	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake- Thornley Street, however, amend SCHED7 to include a description for SNA 223
General	Ian and Helen Gear	193.4	Not specified	On reviewing Schedule 7, landowners have found it difficult to easily identify where the affected part of their properties sit. A map (as per that in the draft plan) is inadequate for the purposes of defining affected parties. Legal advice has confirmed that as it stands without clear reference to the title reference number (CT) as shown on the cadastre landowners are most likely within their rights to manage the existing indigenous shrubs and trees.	[Not specified, refer to original submission]
General	Whitireia Park Restoration Group	150.6	Amend	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake- Thornley Street, however, amend SCHED7 to include a description for SNA 223.
General	Emma Weston	142.6	Support	There is no description in schedule 7 for SNA223.	Supports SNA223 Whanake- Thornley Street, however, amend SCHED7 to include a description for SNA 223.
Taupō Swamp	Robyn Smith	168.25	Support	[No specific reason given beyond decision requested - refer to original submission]	Supports the identification of parts of the Taupō Swamp catchment as being SNAs (e.g. SNAs 027 and 030).
General	Robyn Smith	168.64	Amend	There are SNAs included on the maps and in SCHED7, which are within the area of Plimmerton Farm. It is not possible for the SNA policy overlay to apply to the Plimmerton Farm site. The public notice for the PDP which includes a statement addressing what is not covered by the PDP. [Refer to original submission for full reason]	Amend the PDP so that the SNA policy overlay does not apply to the Plimmerton Farm site.
Taupō Swamp	Robyn Smith	168.29	Oppose	[No specific reason given beyond decision requested - refer to original submission]	Opposed to any amendment to the provisions of the PDP by way of submissions by others, or by council officer evidence and/or recommendations, that would result in the extent of the SNA policy overlay as it relates to land within the Taupō Swamp catchment being reduced (except where the reduction is associated with PC18 being excluded from the PDP).
Whitireia Park	Robyn Smith	168.15	Amend	Refer to original submission for full reason.	Amend the SNA policy overlay as it applies to Whitireia Park to include the areas indicated in the maps [contained in original submission] in addition to the currently identified areas. Opposed to any amendment to the provisions of the PDP by way of submissions by others, or by council officer evidence and/or recommendations, that would result in the extent of the SNA policy overlay as it relates to Whitireia Park being reduced.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					[Refer to original submission for full decision requested]
SNA223	Robyn Smith	168.11	Amend	The PDP maps identify SNA223 as comprising land in the gully to the west of Transmitter Road. However, there is no description of SNA223 in SCHED7. Reference is made to the suggested name for the watercourse of Titahi Creek: • To adopt the name for the stream that flows within SNA223, being Titahi Creek. • The name for the watercourse is labelled on deposited survey plan DP1072 (dated 1899). [Refer to original submission for full decision requested, including map]	Amend SCHED7 to include a description for SNA223. Adopt the name of 'SNA223 - Titahi Creek'. Opposed to any amendment to the provisions of the PDP by way of submissions by others, or by council officer evidence and/or recommendations, that would result in the extent of the SNA policy overlay as it relates to Whitireia Park being reduced.
General	Miriam Freeman-Plume	166.6	Support	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake-Thornley Street, however, amend SCHED7 to include a description for SNA 223.
General	Adibah Saad	270.6	Support	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake-Thornley Street, however, amend SCHED7 to include a description for SNA223.
General	Anita Hilliam	269.6	Support	There is no description in Schedule 7 for SNA223.	Supports SNA223 Whanake-Thornley Street, however, amend SCHED7 to include a description for SNA223.
SNA004 Pukerua Bay Kohekohe Bush B & C	Pamela Meekings-Stewart	100.1	Amend	The increased area indicated on SNA004 does not include any kohekohe or significant trees of any kind. It is largely pines, grass and scrub and some of it even extends over gardens, orchard, working buildings, hen house, etc. It would also be helpful if SNA004 were to be divided into two blocks (as indicated under the original Covenant) to allow the passage through to the higher parts of the property on the farm road that already exists and to allow for a fire break. [Refer to original submission for full reason]	Amend to reduce the size of SNA004 to original Kohekohe Covenant Bush C (Appendix - Map B) and create SNA004 as two blocks to allow for passage through to the higher parts of the property on the farm road that already exists. [Refer to original submission for full reason, including attachments]
SNA015 Haunui Bush	Gabriel Davidson	37.1	Amend	Generally supportive of the SNA plan, but some of the area mapped by the SNA is not appropriate, overstated or does not warrant protection. Some of the area mapped as SNA is within the section of land required for access and building. This area largely contains pests such as Wattle trees and Cape ivy. The plan is to manage these pests and replace them with natives appropriate to the area around the future house.	Amend SNA015 as it relates to 59 Haunui Road, Pukerua Bay, as per attachment in submission. Requests an onsite visit for a reassessment. [Refer to original submission for full decision requested, including attachments]
SNA015 Haunui Bush	Darien Scott-Hill	16.1	Amend	The area below the house extending two-thirds from the top of the property is very steep and is extremely prone to landslides/slips of which many have occurred over the years. A civil engineer prepared a report on slip prevention outlining the best solution to prevent this occurring and to future-proof the property would be to apply retaining walls and/or 'shot-crete' with metal stakes and then overlay with vegetation mesh.	Amend SNA015 as it relates to 14 Pa Road, Pukerua Bay, to cover only the very bottom section of the property (the lower third), and for the other two-thirds of the middle and upper part of the property to remain outside of the SNA.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Concerned regarding how landslide remediation and prevention works would be treated if these works are proposed within an SNA, and the fact that these works are not explicitly permitted in SNAs. Concerned about the developability of property given the extent of the area encumbered by SNAs. Also concerned that the future resale value of the property will be reduced due to the limitations on developability. [Refer to original submission for full reason, including attachment.]	
SNA016 Pah Road Gully	Cassandra Pierce (Nee Solomon)	239.1	Oppose	Raises a number of issues relating to ownership and control of Māori land, and the rights of tangata whenua. [Refer to original submission for full reason, including attachment]	Amend SNA016 to exclude Pukerua 3A5B2C2, Pukerua Bay.
SNA018 Pukerua Bay – Wairaka Coastal Fringe	Christopher Paice	5.1	Amend	Property gives the appearance of having been classified as an SNA, but is an error caused by the mapping of the adjacent SNA (SNA018) slightly overlapping property boundary. It is important that this error is corrected as an apparent SNA designation on the property could have a significant effect on garden maintenance and property value. Note also that the property immediately south (no. 47) does not have this designation, where the property north (no. 43) does have it.	Amend error caused by the mapping of the adjacent SNA (Wairaka Coastal Fringe, SNA018) slightly overlapping property boundary at 45 Rawhiti Road. All properties bounding the Wairaka Coastal Fringe (SNA018) are reviewed in relation to the SNA overlay mapping to see that such designation is removed unless there truly is overlap onto the properties.
SNA027 Whenua Tapu Highway Forest	Grant Abdee	238.1	Oppose	Issues/concerns raised including: • Methodology • Consultation process • Accuracy of assessment • Financial implications • Pest species management [Refer to original submission for full reason, including attachment]	Amend SNA027 to exclude 153B Rawhiti Road, Pukerua Bay.
SNA027 Whenua Tapu Highway Forest	Friends of Taupo Swamp & Catchment Inc	178.17	Support	[No specific reason given beyond decision requested - refer to original submission]	Supports the identification of parts of the Taupō Swamp catchment as being SNAs (e.g. SNAs 027 and 030).
SNA027 Whenua Tapu Highway Forest	Robyn Smith	168.26	Support	[No specific reason given beyond decision requested - refer to original submission]	Supports the identification of parts of the Taupō Swamp catchment as being SNAs (e.g. SNAs 027 and 030).
SNA029 Pukerua Bay South Bush	Andrew Tierney	18.1	Support in part	Happy to maintain the QEII covenant portion of the land but the district plan now encompasses the entire section, over and above the QEII covenant. The intention was to subdivide the northern section in a few years to enable mortgage repayment upon retirement.	Amend SNA029 as it relates to 434 State Highway 1, Pukerua Bay, to only include the QE2 portion of the property or for some form of compensation.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SNA030 Rangi's Bay Bush	Robyn Smith	168.27	Support	[No specific reason given beyond decision requested - refer to original submission]	Supports the identification of parts of the Taupō Swamp catchment as being SNAs (e.g. SNAs 027 and 030).
SNA030 Rangi's Bay Bush	Friends of Taupo Swamp & Catchment Inc	178.18	Support	[No specific reason given beyond decision requested - refer to original submission]	Supports the identification of parts of the Taupō Swamp catchment as being SNAs (e.g. SNAs 027 and 030).
SNA032 Te Rewarewa Point	Ian and Helen Gear	193.3	Amend	Errors in mapping remain that were brought to the attention of council staff during a site visit conducted at the request of the landowner.	Amend SNA032 as it relates to 53 Coroglen Rise, through on-site validation of the proposed boundary. This includes the south-eastern portion of the property where fenced land is used for grazing with some sparse scrub cover over pasture, the mapping should follow the fence line here.
SNA032 Te Rewarewa Point	Kathleen Ashton	145.2	Amend	The front foreshore end of Block 4A was used by the adjacent quarry at Block 4B to stockpile metal for over 55 years. Currently, there are still stockpiles against the bank along the bush line. The flat area along the foreshore is composed of compacted metal from the time it was used by the quarry and there is no significant natural growth or feature on this part of the land. There should not be any restrictions that may unnecessarily compromise the future development of the land. This would also place an additional level of complexity on the site given multiple shareholders. The area identified as ONFL has many tracks through it. [Refer to original submission for full reason, including attachments]	Remove SNA032 from existing bushline/foreshore section of Hongoeka Block 4A. [Refer to original submission for full decision requested, including maps]
SNA035 Karehana Bay Bush	Murry Cave	173.1	Amend	[Refer to original submission for full reason, including attachments]	Amend SNA035 as it relates to 82 Cluny Road, Plimmerton. [Refer to original submission for full decision requested, including attachments]
SNA038 Motuhara Bush Ecosystems and Indigenous Biodiversity Section 32 Evaluation Report	Steve Grant	160.1	Not specified	In relation to comparing properties [within decision requested], considers that clearly there is a difference. Assumes a survey of each site has been carried out .	In relation to SNA 038 and 17 The Track, Plimmerton seeks: • A clear explanation of the rationale and an outline of the proposed zone on the above property compared to the adjacent properties. • A copy and agreement of any survey of indigenous vegetation that needs to be respected
SNA038 Motuhara Bush	Mary and Philip Major	163.1	Oppose	This proposal denies the property rights inherent in a fee simple title and would be worthy of being contested in Court. Such a designation may be appropriate for areas of bush on large land holdings and away from dwellings, though such areas are usually covenanted through the QEII Trust and are a voluntary covenant between a landowner and the Trust. It is entirely inappropriate to land-grab, without compensation, significant proportions of owners' small suburban sections.	Remove SNA038, including 43 Motuhara Road, Plimmerton.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				The proposal increases the likelihood of wild fire threat to property, particularly from kanuka and manuka. The Fire Service recommends that trees should be 10m from any dwelling. Council imposed restrictions are contrary to fire service guidelines. It has not been proven that any of the activities of the landowners have put this bush area at risk. The proposal brings no benefits and has great actual and potential cost to the property owners. It also exposes the Council to costs should there be a fire.	
SNA038 Motuhara Bush	Mark Palmer	4.1	Amend	Supportive of the need to protect and develop native vegetation and birdlife. In this area stability has been resolved through hard and soft landscaping. The hard landscaping contains six terraces created using stone retaining walls. Some of these levels also have concrete paths beside the stone walls which curve around the area of the property highlighted in yellow in the submission. This area also has several non-native trees which were planted decades ago as part of the landscaping and levelling off areas of the section. There are only a small number of native trees in the area because of the existing landscaping. The proposed SNA severely prejudices the ability to further develop the site. This barrier to development significantly outweighs the minimal benefit of the SNA as it relates to the area defined in yellow. [Refer to original submission for full reason.]	Amend SNA038 as it relates to 83 Motuhara Road, Plimmerton as outlined in the submission. [Refer to original submission for full decision requested.]
SNA038 Motuhara Bush	Mike Williams	19.1	Amend	Consider that this classification SNA038 is unwarranted and that the lack of differentiation between properties renders a blanket classification as unhelpful and inaccurate. Remove the property from this classification based on the compromised biodiversity and the non-existent Council support to manage and control pest species, weeds, tree management, stormwater and infrastructure. [Refer to original submission for full reason, including attachment.]	Amend SNA104 to exclude 67 Motuhara Road, Plimmerton.
SNA038 Motuhara Bush	Donald Mather	57.1	Oppose	Maintenance of the trees on the site is difficult because of steepness and the encroachment of weeds such as alaeagnus and mile a minute which are deadly to tree growth. These require active management through cutting back foliage which intrudes on the garden and effective use of the house. Under the proposal, consent may be required to undertake this maintenance. This seems illogical and removes the right of peaceful enjoyment of the property.	Amend SNA038 to remove 5 Moana Road, Plimmerton.
SNA042 Taupō Swamp	Steve Grant	158.6	Not specified	The area generally follows the route of the stream with areas of differing encroachment. All vegetation inside the property's fences and some outside were planted by the owners-tenant in 2015. Subject to a survey identifying any indigenous vegetation on site, sure of is that there is none.	The owners of 99-109 Saint Andrews Road, Plimmerton require clear indication of any indigenous vegetation that must be respected within the site.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					Subject to a survey identifying any indigenous vegetation on site (which they are sure of is that there is none), this condition be removed from within the boundary of the site on the Coastal Hazard Plan relative to the site.
SNA042 Taupō Swamp	Friends of Taupo Swamp & Catchment Inc	178.10	Support	It is consistent with the pNRP.	Supports identification of parts of the Taupō Swamp Complex as being SNAs (i.e. SNAs 042, 043, 044, 045, 046 and 047).
SNA042 Taupō Swamp	Robyn Smith	168.18	Support	It is consistent with the pNRP.	Supports identification of parts of the Taupō Swamp Complex as being SNAs (i.e. SNAs 042, 043, 044, 045, 046 and 047).
SNA043 Taupō Swamp East (North)	Robyn Smith	168.19	Support	It is consistent with the pNRP. Notes that parts of SNA043 and SNA044 are located within Plimmerton Farm and accordingly cannot be identified as SNAs via the PDP process. However, parts are also located in the SH One designation corridor and must be included in the SNA policy overlay. [Refer to original submission for full reason]	Supports identification of parts of the Taupō Swamp Complex as being SNAs (i.e. SNAs 042, 043, 044, 045, 046 and 047). [Refer to original submission for full decision requested, including map]
SNA043 Taupō Swamp East (North)	Friends of Taupo Swamp & Catchment Inc	178.11	Support	It is consistent with the pNRP. Notes that parts of SNA043 and SNA044 are located within Plimmerton Farm and accordingly cannot be identified as SNAs via the PDP process. However, parts are also located in the SH One designation corridor and must be included in the SNA policy overlay. [Refer to original submission for full reason]	Supports identification of parts of the Taupō Swamp Complex as being SNAs (i.e. SNAs 042, 043, 044, 045, 046 and 047). [Refer to original submission for full decision requested, including map]
SNA044 Taupō Swamp East (South)	Friends of Taupo Swamp & Catchment Inc	178.12	Support	It is consistent with the pNRP. Notes that parts of SNA043 and SNA044 are located within Plimmerton Farm and accordingly cannot be identified as SNAs via the PDP process. However, parts are also located in the SH One designation corridor and must be included in the SNA policy overlay. [Refer to original submission for full reason]	Supports identification of parts of the Taupō Swamp Complex as being SNAs (i.e. SNAs 042, 043, 044, 045, 046 and 047). [Refer to original submission for full decision requested, including map]
SNA044 Taupō Swamp East (South)	Robyn Smith	168.20	Support	It is consistent with the pNRP. Notes that parts of SNA043 and SNA044 are located within Plimmerton Farm and accordingly cannot be identified as SNAs via the PDP process. However, parts are also	Supports identification of parts of the Taupō Swamp Complex as being SNAs (i.e. SNAs 042, 043, 044, 045, 046 and 047). [Refer to original submission for full decision requested, including map]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				located in the SH One designation corridor and must be included in the SNA policy overlay. [Refer to original submission for full reason]	
SNA045 Taupō Swamp Western Remnant	Robyn Smith	168.21	Support	It is consistent with the pNRP.	Supports identification of parts of the Taupō Swamp Complex as being SNAs (i.e. SNAs 042, 043, 044, 045, 046 and 047).
SNA045 Taupō Swamp Western Remnant	Friends of Taupo Swamp & Catchment Inc	178.13	Support	It is consistent with the pNRP.	Supports identification of parts of the Taupō Swamp Complex as being SNAs (i.e. SNAs 042, 043, 044, 045, 046 and 047).
SNA046 Taupō Swamp West (central)	Friends of Taupo Swamp & Catchment Inc	178.14	Support	It is consistent with the pNRP.	Supports identification of parts of the Taupō Swamp Complex as being SNAs (i.e. SNAs 042, 043, 044, 045, 046 and 047).
SNA046 Taupō Swamp West (central)	Robyn Smith	168.22	Support	It is consistent with the pNRP.	Supports identification of parts of the Taupō Swamp Complex as being SNAs (i.e. SNAs 042, 043, 044, 045, 046 and 047).
SNA047 Taupō Swamp West (south)	Robyn Smith	168.23	Support	It is consistent with the pNRP.	Supports identification of parts of the Taupō Swamp Complex as being SNAs (i.e. SNAs 042, 043, 044, 045, 046 and 047).
SNA047 Taupō Swamp West (south)	Friends of Taupo Swamp & Catchment Inc	178.15	Support	It is consistent with the pNRP.	Supports identification of parts of the Taupō Swamp Complex as being SNAs (i.e. SNAs 042, 043, 044, 045, 046 and 047).
SNA047 Taupo Swamp West (south)	Kristiaan Hendrik Justin Coppieters	112.1	Oppose	SNA047 encroaches on areas in which has been planted non-natives in amongst gorse, broom, manuka and other self-seeded natives. This includes chestnuts, hazelnuts, apple trees, olive trees, fig trees, pines, gums, tasmanian blackwood, easily over 2000 trees in total. Planting amongst gorse and recovering native trees or shrubs helps with wind protection. These trees are used for food and firewood production by way of food-producing trees.	Amend SNZ047 as it relates to 34 The Track Plimmerton, by removing the top/northern third.
SNA047 Taupo Swamp West (south)	Kristiaan Hendrik Justin Coppieters	114.1	Oppose	SNA047 substantially reduces the effective area for the submitter's planting activities. Rates should be reduced proportionally to the land that's not available anymore.	Rates reduction.
SNA047 Taupo Swamp West (south)	Kristiaan Hendrik Justin Coppieters	115.1	Oppose	Not keen on paying rates or carrying the burden of maintaining a large swathe of land that cannot be used.	Council should subdivide 34 The Track, Plimmerton, separate the SNA from it, and purchase the SNA part.
SNA047 Taupo Swamp West (south)	Kristiaan Hendrik Justin Coppieters	113.1	Oppose	To avoid accidental interference of the submitter's planting activity, the Council should fence off the SNA at the Council's expense so the delineation is clear.	Fence off the SNA.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SNA058 Camborne Inlet Scarp	Noeline Fowler	176.1	Oppose	• 7 Pendeen Place is 0.106ha and the proposed SNA covers half of the section materially affecting landowner rights and enjoyment of the property. This area cannot be considered significant to the Council or any indigenous biodiversity values. • The decision has been based on a report from Wildlands (2018) which is not available so it is not possible to ascertain what specific reasons apply to this property. Regional policy states that councils will need to engage directly with landowners and work collaboratively with them to identify areas, undertake field evaluation, and assess significance. No direct consultation was taken before this property was included in the plan. • The SNA comes within 3 Metres of the dwelling, the NZ Fire authority recommends a distance of 10 metres from buildings for bush and trees. • Land is being taken without any compensation and will significantly reduce the value of the property, possibly up to $100,000, while landowners are still expected to pay full rates on the land. • Understand that the Regional Council working group on this matter never envisaged the policy would apply to residential sections. • The SNA on this property does not meet any of the five criteria: (a) REPRESENTATIVENESS. The area is too small to meet this criterion. (b) RARITY: There is nothing rare on the section. (c) DIVERSITY: When the property was purchased a large part was covered by gorse and broom which was removed and replanted in common species. The rest was manuka which is rife in the area. (d) ECOLOGICAL CONTEXT: There are no threatened indigenous species. (e) TANGATA WHENUA VALUES: Does not believe this applies.	Amend SNA058 to exclude 7 Pendeen Place, Mana; or at least amend area to a more reasonable amount of land that reflects the type and location of significant native trees on the property that are at risk of disappearing.
SNA058 Camborne Inlet Scarp	Caryl Fantham	198.1	Oppose	Landowners need reasonable landowner rights to be able to prune the trees as required to retain natural light and views to their homes. Leaving trees to grow high should not come at the cost of reducing human quality of life due to mould and mental health issues. On this property, all bedrooms are downstairs and would be majorly affected if light cannot be kept in this area. If the trees are unable to be sensibly pruned, the property will lose the wonderful outlook of the inlet and also lose significant value upon resale of the property. There will be a significant loss of natural sunlight, which will result in significant dampness and mould and would cause instability. This would also make decking slippery.	Council to restrict the SNA to only the area owned by the Council next to 5 Pendeen Place, Camborne.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				There are no singular trees in this area that are of a significant age or significance to warrant needing special attention or protection. [Refer to original submission for full reason]	
SNA058 Camborne Inlet Scarp	David Thomson	215.1	Oppose	Raises a number of issues including: • Impact on property values • Access to sunlight • Maintaining views • Equity • Engagement approach [Refer to original submission for full reason]	Amend SNA058 to exclude 3 Pendeen Place, Camborne, as well as all private land around Pendeen Place and restrict the SNA to the large adjacent area owned by PCC.
SNA058 Camborne Inlet Scarp	Ian Fowler	165.1	Oppose	• The property is 0.106ha and the proposed SNA covers half of the section materially affecting landowner rights and enjoyment of the property. This area cannot be considered significant to the Council or any indigenous biodiversity values. • The decision has been based on a report from Wildlands (2018) which is not available so it is not possible to ascertain what specific reasons apply to this property. Regional policy states that councils will need to engage directly with landowners and work collaboratively with them to identify areas, undertake field evaluation, and assess significance. No direct consultation was taken before this property was included in the plan. • The SNA comes within 3 Metres of the dwelling, the NZ Fire authority recommends a distance of 10 metres from buildings for bush and trees. • Land is being taken without any compensation and will significantly reduce the value of the property, possibly up to $100,000, while landowners are still expected to pay full rates on the land. • Understand that the Regional Council working group on this matter never envisaged the policy would apply to residential sections. • The SNA on this property does not meet any of the five criteria: (a) REPRESENTATIVENESS. The area is too small to meet this criterion. (b) RARITY: There is nothing rare on the section. (c) DIVERSITY: When the property was purchased a large part was covered by gorse and broom which was removed and replanted in common species. The rest was manuka which is rife in the area. (d) ECOLOGICAL CONTEXT: There are no threatened indigenous species. (e) TANGATA WHENUA VALUES: Does not believe this applies.	Amend SNA058 to exclude 7 Pendeen Place, Mana; or at least amend area to a more reasonable amount of land that reflects the type and location of significant native trees on the property that are at risk of disappearing.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SNA058 Camborne Inlet Scarp	Anne Jenkins	227.1	Oppose	There was no indication at the time that this was going to happen, all the relevant people should have been notified. The proposal to not be able to prune trees more than three metres from the house is ridiculous especially as the fire department says that you should keep your trees away from the house to at least 10 metres for safety and with all the Manuka down the bank it makes the fire risk higher as it is very flammable. The trees need pruning to let the light in and keep part of the property dry. In the case of this particular property in Pendeen if the trees are pruned back it would not affect the view of the bush by people who pass by on the road (cannot be seen from there) or from the track going down to the harbour (at the bottom of the property) as you cannot see the house from there or the trees by the house as there is so much Manuka between the track and house. Therefore this restriction should not be applied to the properties on the uneven numbered side of Pendeen Place as they are all like this. In general, people should be able to control their own property unless there is a tree of great significance that should be kept. One should be able to keep the views of the property when it was bought. Houses with a view of this type can get up to $100,000 more than a house with no view - do not want this to adversely affect the value of the property especially if it is sold in the future.	Remove Significant Natural Areas relating to Pendeen Place Camborne [SNA058].
SNA060 Camborne East Forest Remnant	Trustees of the Blue Cottage Trust - Stewart, Andrew, Partner at Morrison Kent	210.2	Not specified	Many of the provisions of the Proposed Porirua District Plan that affect the property: • are unreasonable given the severe impact they will have on the sustainable management and use of the property; and • are not the result of adequate analysis and evaluation under s32 and s32AA of the RMA; and • will not enable social and economic wellbeing through the appropriate use and development of the property; and, therefore • will not meet the foreseeable needs of future generations.	Amend SNA060 to remove Lot 6 DP 28478; or The incorporation of a policy framework and associated rules that enable appropriate development within Significant Natural Areas, with such provisions to not be overly prescriptive and constraining.
SNA062 Kakaho Stream	Hannah Bridget Gray No2 Trust	108.8	Amend	Kahao stream and Kakaho Stream, whilst co-located, historically followed different routes through what is now known as Kakaho Valley. Kahao stream followed a meandering path over the entire valley floor. In 1949 it was straightened into a channel to allow the creation of an air strip on the valley floor for top dressing. As a result of an absence of bends to catch gravel, the stream was able to more quickly and efficiently deposit gravels into the Pauatahanui Inlet. The original flow path of the stream can be seen on the valley floor. This is important context to retain for the future when reviewing the role of water sources which feed into the Harbour, and the resulting debris and sediment that may originate from them.	Amend: This site is comprised of riparian vegetation, including reeds, cabbage trees, and broadleaved scrub, which protects the lower reaches of the Kakaho stream and is important for protecting the Porirua harbour. This site was identified in the Protected Natural Resources Plan, Schedule F1b, F2, and F4 as providing important inanga spawning habitat, important habitats for indigenous birds in the coastal marine area and as having significant indigenous biodiversity values in the coastal marine area. The At Risk-Declining inanga (Galaxias maculatus), longfin eel (Anguilla dieffenbachii), and redfin bully (Gobiomorphus huttoni), as well as banded

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					kokopu (Galaxias fasciatus), common bully (Gobiomorphus cotidianus), common smelt (Retropinna retropinna), giant bully (Gobiomorphus gobioides), grey mullet (Mugil cephalus), and shortfin eel (Anguilla australis) have all been recorded from this site. Kakaho stream was previously known as Kahao stream (1980). It meandered over the Kakaho Valley floor until 1949 when it was straightened. Includes indigenous vegetation on Acutely Threatened land environments.
SNA065 West Horokiri Wetland	Hannah Bridget Gray No2 Trust	108.3	Amend	This SNA comprises two distinct arms created by two separate gullies. The species within each gully prior to connecting on 267 Paekakariki Hill Road are distinct.	Amend: A diverse wetland of Juncus rushland and raupo reedland in the lower western Horokiri catchment, comprising giant umbrella sedge, Isolepis cernua, harakeke, Azolla rubra, raupo, Carex solandri, Juncus effusus, Juncus edgariae, and Hypolepis millefolium. The Western Arm includes a small dam ~~pond~~, with Azolla rubra, Isolepis cernua, and areas of fringing manuka (Leptospermum scoparium; At Risk-Declining) forest. The Eastern Arm includes an area protected by the QEII covenant (5-07-587). Includes indigenous vegetation on Acutely Threatened land environments.
SNA065 West Horokiri Wetland	Hannah Bridget Gray No2 Trust	108.4	Amend	A large proportion of the western gully wetland is man-made, and includes a dam created for providing stock water and then extensively planted out. This dam has been described as a pond. This water is important for stock - there are no other water sources in the area. The dam is occasionally dug out to prevent stock getting stuck in mud. If this part is included in the SNA, the area will be unable to be farmed.	Amend the mapped area covered by SNA065 to exclude that area important for stock access to water.
SNA067 Lochlands bush covenant	Hannah Bridget Gray No2 Trust	108.5	Amend	This bare land covenant was set aside and covenanted by the owners. It was not left to regenerate. It was extensively planted and continues to be planted and developed over the years, as the growth matures. There is only a single wetland and gully in the covenant. This SNA is named inappropriately. The property known as Lochlands (377) is not even adjacent to this SNA, nor had any link or hand in the development of the covenant which comprises this SNA. The covenant was created on a part of pastoral land which was immediately adjacent to and initially farmed by the Barrow family in the 1850's. Since that time the paddock on which the covenant is situated has been called the Barrowside paddock i.e. the paddock alongside the Barrow's. It would be more appropriate to acknowledge the history of the area and name the SNA in an historically accurate manner.	Amend: ~~Lochlands~~ Barrowside bush covenant An area protected by QEII covenant 5-07-587, which ~~appears to have been~~ is fenced ~~and allowed to regenerate since 2008~~. The vegetation consists of natives in various developmental stages ~~is largely unknown but~~ It contains a wetland~~s~~ in the gully ~~gullies~~ and ~~may contain~~ some mature trees in the northern area. Protects the headwaters of an unnamed stream which flows into the Pauatahanui Inlet.
SNA068 Motukaraka West Wetland	Hannah Bridget Gray No2 Trust	108.6	Amend	The part of SNA068 which lies over the 299 Grays Road title is artificial. It was planted and created by the submitters as part of a series of 'necklace' plantings throughout the entire farm for birds. It is never a running stream and it is dry for most of the year. It is not a natural wetland and does not meet the definition of a natural area. A legal entry point to the title runs through the plantings. The remaining area of SNA068 (which lies within 329) is largely natural.	Amend SNA068 so that it does not include the extension into 299 Grays Road, and remove areas that were artificially created.

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				A significant proportion of this area was planted and continues to be developed by the owners for the purpose of filtering water for sediment and nutrients as much as possible before enteringPauatahanui Inlet. It is never a running stream and it is dry for most of the year. It is not a natural wetland and does not meet the definition of a natural area.	
SNA068 Motukaraka West Wetland	Hannah Bridget Gray No2 Trust	108.7	Amend	There is no stream running in this area. There is a man made channel (swale) dug to direct farm stormwater produced in heavy deluges (about twice a year) into an eventual culvert.	Amend: Juncus rushland and raupo reedland ~~buffering an unnamed small stream~~ draining into the Pauatahanui Estuary, containing Juncus effusus, giant umbrella sedge, Carex sinclairii, Carex geminata, Juncus pallidus, raupo, sea rush, and Isolepis cernua.
SNA068 Motukaraka West Wetland	Christine and Alan Stanley and Gray	106.6	Amend	The part of SNA068 which lies over the 299 Grays Road title is artificial. It was created as a swale and was planted and created as part of a series of 'necklace' plantings throughout the entire farm for birds. It is never a running stream and it is dry for most of the year. It is not a natural wetland and does not meet the definition of a natural area. A legal entry point to the title runs through the plantings. The remaining area of SNA068 (which lies within 329) is natural.	Amend SNA068 as it relates to 299 Grays Road, redraw so that it does not include the extension into 299 Grays Road. [Refer to original submission for full decision requested, including attachments]
SNA069 Grays Road Bush	Christine and Alan Stanley and Gray	106.3	Amend	This area is a superset of CHNC005, a small portion of private garden, and some road reserve. The portion of this area which is not part of CHNC005 (i.e. private garden and road reserve) has a very different ecology and timeline and bears little resemblance to the area covered by CHNC005. Until the late 1970's this portion was bare pastoral farmland. The area was planted as a.) revegetation of bare land (now private garden) b.) planting of road reserve (created when the title at 325 Grays Road was split in the 1970s from the original Gray Farm). Whilst geographically contiguous with CHN05, the area contains introduced species. These areas should be considered separate SNAs.	Amend SNA069 Grays Road Bush should only cover the area described in CHNC005. SNA069 should match the name of CHNC005 and should be renamed Grays Bush.
SNA069 Grays Road Bush	Christine and Alan Stanley and Gray	106.4	Amend	Cupressus Macrocarpa were planted around the perimeter of the bush in the 1850s to protect the forest remnant from wind. Whilst not a native species, the presence of the macrocarpa play a large part in the preservation of this SNA. Failure to acknowledge their role puts the SNA under threat.	Amend: Contiguous areas of coastal tawa-kohekohe (tawa, kohekohe, kahikatea, kanuka (presumably Kunzea robusta; Threatened-Nationally Vulnerable) karaka, ngaio, wharangi, and mahoe), and kanuka-broadleaved forests (kanuka, red mapou, manuka (Leptospermum scoparium; At Risk-Declining), kahikatea, mahoe, lancewood, tawa, five-finger, wharangi, native broom, Coprosma propinqua, kaikomako, kohuhu, scrub pohuehue, and houhere), each with minor podocarp elements, including rewarewa, matai (Prumnopitys taxifolia; of local interest), and kahikatea (Dacrycarpus dacrydioides; of local interest). This site also contains kowhai forest, stands of which are uncommon in the Wellington region. Large-leaved milk tree (turepo, Streblus banksii; At Risk-Relict) and northern rata (Metrosideros robusta; Threatened-Nationally Vulnerable and of local interest) have previously been recorded from this site. Includes indigenous

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					vegetation on Chronically Threatened land environments. Surrounded by cupressus macrocarpa which act as a protective buffer.
SNA069 Grays Road Bush	Hannah Bridget Gray No2 Trust	108.10	Amend	[No specific reason given beyond decision requested - refer to original submission]	Amend: Contiguous areas of coastal tawa-kohekohe (tawa, kohekohe, kahikatea, kanuka (presumably Kunzea robusta; Threatened-Nationally Vulnerable) karaka, ngaio, wharangi, and mahoe), and kanuka-broadleaved forests (kanuka, red mapou, manuka (Leptospermum scoparium; At Risk-Declining), kahikatea, mahoe, lancewood, tawa, five-finger, wharangi, native broom, Coprosma propinqua, kaikomako, kohuhu, scrub pohuehue, and houhere), each with minor podocarp elements, including rewarewa, matai (Prumnopitys taxifolia; of local interest), and kahikatea (Dacrycarpus dacrydioides; of local interest). This site also contains kowhai forest, stands of which are uncommon in the Wellington region. Large-leaved milk tree (turepo, Streblus banksii; At Risk-Relict) and northern rata (Metrosideros robusta; Threatened-Nationally Vulnerable and of local interest) have previously been recorded from this site. Includes indigenous vegetation on Chronically Threatened land environments. Surrounded by cupressus macrocarpa which act as a protective buffer.
SNA076 Eastern Whitby Kānuka Forest	Glen Mettam	204.1	Oppose	SNA076 impacts six neighbouring properties, however this property is the only one in which the SNA comes up to the house. The other five have the SNA overlay across a private lane and not their backyards. There has not been any previous consultation with the Council on this. No ecological report has been provided confirming the species of trees. The property was built in 2003/2004 and any such link to the RMA should have been in place at the time of development. This would have it known at the time of the purchase in 2016, not unfairly imposed on the second owner of a home, that paid for a potentially subdividable section. The rates paid on the property include 800m^2 of SNA. The property requires maintenance of the stream and embankment between the section and Pāuatahanui Stream, this is owned by NZTA who provide no assistance.	Amend SNA076 to exclude 17 Scoresby Grove, Whitby.
SNA076 Eastern Whitby Kānuka Forest	Frances McNamara	259.1	Amend	Believe this solution to be advantageous on many levels: • the track is a fixed, visible boundary, and can be easily surveyed if required. Future owners of the property will always know exactly where the area of SNA begins. • the SNA would then be far enough from the house to pose a substantially lower fire risk • it does not impact any of the existing garden planting • the need for an arborist would be far less, possibly nil, given the reduced size and distance from the house	Amend SNA076 as it relates to 6 Lodestar Lane, Whitby. Propose the area from the west boundary to the farm track becomes the area of SNA. [Refer to original submission for full decision requested, including attachments]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• as the area is considerably downhill from the current SNA edge, it would not impact sun and views, even when the trees are fully grown • there appears to be a precedent for setting the SNA boundary further than 3m from the house nearby, for example 45 – 55 Navigation Drive, Whitby; see Appendix, Map 3, showing two of these properties, where the SNA appears to start at the property boundary rather than 3m from the homes. [Refer to original submission for full reason, including attachments]	
SNA076 Eastern Whitby Kanuka Forest	Brendon Norling	53.1	Oppose	The SNA is approximately 1154 m^2 of the property. That is approximately 50% of the total land. It is unreasonable to lose control of half of a property to the SNA. There is no talk of a rates rebate or financial compensation for any of the potential losses. This policy removed property owner rights to protect, maintain and improve properties, and further, has added significant cost. Having to use a qualified arborist will add an estimated $2500 per annum in maintenance costs. This is the estimate for ongoing maintenance and would only cover the most urgent work. To do the entire SNA in one visit will likely cost over $10,000. This is an unreasonable cost to impose on a homeowner. The fire risk of the SNA is of concern, and the management has now been taken away by the Proposed District Plan forcing landowners to use an arborist to do work they can do. The NZ Fire Service lists both Kanuka and Manuka as a "high flammability species" and they are not recommended for green breaks or safety zones. If a house was not within 3m of an SNA, the landowner would not be able to remove anything. This is far too restrictive, and potentially puts homes and people at significant and unnecessary risk. This will also have an effect on sun and views, as well as the enjoyment and future value of a home. The mapping of the SNA has been poorly done and is not clear as to what areas fall under the Proposed District Plan. It was also completed several months before the District Plan was notified. What about any vegetation that was trimmed between the two dates? How does the council propose to police this? Does the SNA area consider vegetation that has the trunk outside the designated area but the foliage in it? How can a homeowner be confident that they are not cutting down/trimming protected vegetation and that trimming that occurred between the two dates mentioned will not be considered a violation?	Amend SNA076 to exclude 8 Lodestar Lane, Whitby. The SNA should be removed from the property entirely.
SNA082 Albatross Close Bush	Hamish Tunley	52.12	Oppose	The impact of this is huge for single landowners. How has this been considered with tenants in mind, as the landowners and also landlord (both are rental properties) this does not seem fair or balanced. There is an increase in cost and time forced upon the landowner to pay for ecological studies, and resource consent applications just to trim a tree. Complying with the set	Amend SNA082 to exclude 3 & 5 Seagull Place, Whitby.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				of rules will be significant, just to maintain the property. It is too heavy-handed for a simple landowner. With the rules set in place, residents and tenants will be scared to trim or control this bush, thus the solar gain enjoyment will be diminished as will not be able to afford the consent and ecological process proposed.	
SNA082 Albatross Close Bush	Hamish Tunley	52.6	Oppose	The impact of this is huge for single landowners. How has this been considered with tenants in mind, as the landowners and also landlord (both are rental properties) this does not seem fair or balanced. There is increase in cost and time forced upon the landowner to pay for ecological studies, and resource consent applications just to trim a tree. Complying with the set of rules will be significant, just to maintain the property. It is too heavy-handed for a simple landowner. With the rules set in place, residents and tenants will be scared to trim or control this bush, thus the solar gain enjoyment will be diminished as will not be able to afford the consent and ecological process proposed.	Amend SNA082 to exclude 3 & 5 Seagull Place, Whitby. Remove restrictions for existing landowners. Employ the right resources so landowners can have an open dialogue without forcing landowners down a costly path of employing experts and resource consent. There should be consideration for existing landowners where a different set of relaxed rules apply. If future development was to take place put some paremeters around this, e.g subdivide into more than two lots.
SNA082 Albatross Close Bush	Paul Lane	7.1	Oppose	This was not the terms of agreement with Council when the land was purchased over 30 years ago This would affect any future sale, including the value of the property and the amount of buyers willing to purchase the property.	Amend SNA082 to exclude 66 Albatross Close, Whitby.
SNA084 Exploration Drive Kānuka Forest	Progeni Limited - Harpham, David	271.3	Amend	There are existing areas where we have proactively arranged consent notices to protect vegetation and these areas are defined by easements to fit the building and roading requirements of a completed subdivision. The boundaries to SNA084 almost line up with these easements but are out of date, creating future headaches. It would be desirable to leave just the negotiated site specific consent notice rules in place on these small areas. Properties affected are Lots 5, 6, 7, 8 and 10 DP519099.	Suggests either: • A minor correction of SNA084 so that things sensibly line up; or • Remove the SNA status from the affected titles so there isn't a double up with council consent notices being inconsistent with the SNA rules.
SNA084 Exploration Drive Kānuka Forest	Progeni Limited - Harpham, David	271.1	Amend	Proposed Significant Natural Area SNA084 needs updating. The Harpham family has for some 8 years been progressively developing its land holdings from suburban zoned pasture and rural zoned forestry into eco conscious residential lots. These developments have and are being done in sympathy with sustainable principles and balance economic outcomes with environmental outcomes. The family has proactively worked to protect areas of native vegetation including arranging for consent notices that will protect vegetation on 11 different lots. Expects to add protection to a further 2 hectares of valuable vegetation in the near future. Attempted to get a QEII covenant on more land but we were been turned down as the area proposed was not of sufficient "quality" to meet their criteria. Believes in low impact, sustainable development where people can live harmoniously with natural and sustainable environments. Has placed covenants on land holdings to encourage this. Gradually removing plantation gum forest and allowing natives to replace them. Wholeheartedly	Amend the Significant Natural Areas overlay map to exclude the areas noted in the attached report. [Refer to original submission, including attachment]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				support mature natural ecosystems being treated as highly valued assets for the whole community. Concerns regarding the PDP is that part of the proposed SNA084 conflicts with reality, existing consents, lodged consents and certificates of compliance for works already in progress. Requesting a correction (see attached Figure 1: SNA084 requested adjustments) [Refer to original submission for figure] to the mapped area for SNA084. Requests that the PDP map overlay be changed in order to align SNA084 with current reality such that the defined area meets the criteria set out in Regional Policy Statement Policy 23. Believes that position is relatively unique in the way that the PDP (if not corrected) will unreasonably impact the planned use of land based on out of date or inappropriate assessments. Areas where SNA084 has been extended beyond the mandate included in Council's own analysis, or the analysis is out of date. Reasons include: • There is no longer any vegetation on the specified area, where overgrown paddocks and tracks have been recovered. • The area includes existing access tracks and fences that will not be able to be easily maintained under the new rules, rendering parts of our property impractical to reach. Note the "quality" of the native bush. • Many trees are not natives. In places we have been clearing old pine and macrocarpa hedges but these areas have been included as if native and are hard to recognise from aerial desktop surveys. • The trees are not representative. Regional Policy Statement Policy 23 relates to: "the ecosystems or habitats that are typical and characteristic examples of the full range of the original or current natural diversity of ecosystem and habitat types in a district". Areas that are grazing with a few sparse tress are not full range natural ecosystems and so areas as shown below should not be treated as meeting the Policy 23 criteria. • Succession plants run a full range from tiny seedlings; to two year olds; to hundreds of years later when being replaced by mature forests. They are not all of equal value. The two year old seedlings in amongst the grazing shown below are not of the same merit as a 500 year Tawa and Totora forest. Council's methods and Section 32 evaluations have not adequately addressed this when dispossessing landowners of property rights. • SNA084 has been tied back to Regional Policy Statement RPS23D relating to ecological context. Notes that the requested update of the SNZ084 area will not significantly reduce ecological context as the remaining area will be equally able to provide the connectivity of this final bush area before the Waitangirua Link Road and Farm park.	
SNA084 Exploration Drive Kānuka Forest	Sheryn and David Harpham	202.2	Amend	Some areas are already protected with vegetation covenants (or similar). These have been created to be the best for a specific site. Applying blanket protection rules to	Amend SNA084 as it relates to Lot 5,6,7,8,9 and 10 DP 519099. Remove the SNA overlay from lots 5,6,7,8 and 10, and remove the SNA overlay from any land within 30m of any building on Lot 9 DP 519099.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				these areas (although simplifying council maps) can lead to a lesser amenity value and therefore a poorer result. Lots 5,6,7,8 and 10 DP 519099 have vegetation covenants that allow for people to choose low flammability indigenous species and maintain them as a suitable buffer zone in case of fires if they so choose. This also allows for the planting of fruit and nut trees in the areas closer to houses where the human environment will most benefit from them (there are low flammability fruit and nut trees). Native birds love plum and other fruit trees, so an ecological balance can be achieved between both goals. Request that the SNA protection be dropped from these lots in favour of the already existing vegetation protection. Lot 9 DP 519099 has no such covenant in place, but request that the SNA be removed from any land within 30m of any building. The home and outbuildings are used for business purposes, and there needs to be the opportunity to keep this workplace safe. This area of regrowth bush is of a lesser value and contains non-natives as well as natives.	
SNA084 Exploration Drive Kānuka Forest	Sheryn and David Harpham	203.1	Amend	The inclusion places an unfair and unreasonable burden on the landowners. If this land is protected, the landowner will not be collecting firewood, planting out orchards or building the much dreamed of shed (AKA workshop), or having a comfortable retirement. Council is threatening the land with a protection order. The SNA084 protection freezes up part of the land significantly complicating any use or subdivision. The plan for the original plot of land was to subdivide off the lower part after retirement. The kanuka is regrowth, where regeneration of scrub has been allowed. Some areas in the gulls and steeper hillsides have lovely 30-year-old trees and it is these that could provide biodiversity, but Kanuka is not a truly threatened species. [Refer to original submission for full reason]	Amend SNA084 to remove any areas in Lot 9 DP 519099.
SNA085 Latitude Close Tawa Remnant	Kevin Brian Higgins	13.1	Oppose	Supports the concept of the SNA, but opposes placing SNA on small sections. The SNA overlay is overestimated with the demarcation well within the 3m envelope of the residence. Has removed dead and snapped trees over the last few years, either caused by natural die-out or as a result of storm damage. There are several other changes that have happened on the property prior to the letter sent out and (listed in submission with photos). There was always the possibility of subdividing and building a second house on the property and the SNA will be an additional constraint in doing so. [Refer to original submission for full reason, including attachments.]	Amend SNA085 as it relates to 32 Latitude Close, Whitby, to either remove SNA entirely or amend as per diagram in submission. [Refer to original submission for full decision requested, including attachments.]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SNA086 Upper (south) Whitby Lake	Joanna Alderdice	275.1	Not specified	Property has a fully fenced backyard that is the primary space for children and animals. There is no useable land at the front, and the property was designed to have a yard at the back. Over the years the garden has been developed in many ways. In no way is it an area of regenerating forest or a significant natural area. Down the bank are things like a large chicken coop, trampoline, climbing frame, two retaining walls with landscaped areas, a number of paths, steps, a play house, a fairy garden etc. There is a small amount of vegetation that was not planted by owners. The main tree being a non-native gum. With perhaps two or three old manukas on their last legs. There are some things like flaxes and cabbage trees and a baby kowhai in garden beds, but these were planted. Regarding process, two years ago a letter arrived relating to consultation. At that point, there was a statement that the council would work with landowners to create policies in relation to this. And that there would be an opportunity to provide feedback in October 2018 and in late 2019. There was no further notice or communications relating to this until the letter dated 2 September 2020, absolutely would have commented at the time that there had been an error made. Unsure who visited this property or how on earth they could have reached the decision they have. Have never talked to anyone about this.	Resolve issues relating to the SNA086 designation of Lot 1953 DP 53935.
SNA086 Upper (south) Whitby Lake	Linda Southwood	251.1	Oppose	Property purchased 23 years ago as a lifestyle property with outlook to develop in the future. Size and soils not conducive to farming so kept maintenance-free with trees and scrub to cover until needed to develop. Large areas identified as SNA do not reflect what is actually there. A very large area on the west was clear when purchased but has since had gorse and grass grow, not significant natural trees. In approximately 2015 a large area was cleared on the eastern side as a building platform for a new house. All properties around are clearing and subdividing into townhouses - wish to be treated the same. Keep public land as SNA and stop selling that off, Council should not sell to private landowners and then put in restrictions. [Refer to original submission for full reason, including attachments]	Amend SNA086 to exclude 44 Exploration Way, Whitby; or Significantly reduce the large, broad areas identified on the map.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SNA088 Whitby West Bush	Linda Southwood	251.2	Oppose	Property purchased 23 years ago as a lifestyle property with outlook to develop in the future. Size and soils not conducive to farming so kept maintenance-free with trees and scrub to cover until needed to develop. Large areas identified as SNA do not reflect what is actually there. A very large area on the west was clear when purchased but has since had gorse and grass grow, not significant natural trees. In approximately 2015 a large area was cleared on the eastern side as a building platform for a new house. All properties around are clearing and subdividing into townhouses - wish to be treated the same. Keep public land as SNA and stop selling that off, Council should not sell to private landowners and then put in restrictions. [Refer to original submission for full reason, including attachments]	Amend SNA088 to exclude 44 Exploration Way, Whitby; or Significantly reduce the large, broad areas identified on the map.
SNA102 Upper Papakōwhai Escarpment	Samantha Montgomery Limited	223.1	Oppose	The property has been previously inspected by a Council Officer and found to have landscaping value significantly more limited than implied in the plan. It has negligible value in matters not already covered by various consenting requirements. The plan makes no allowance for the large area of previous pine trees in the northern sector of the site, or the on-going growth of wildling pines - that neighbours have been attempting to control. These can be expected to re-dominate the site in the absence of further maintenance. The plan makes no allowance for lupin plantings along the frontage, or of the large tongue of thorns intruding into the site frontage (stemming from garden rubbish dumped on the property's frontage). The plan makes no allowance for a further stand of (now inaccessible) pines in the southern half of the site, or their expanding perimeter. As a potential development site, preservation of such valued landscaping features will be addressed during pre-work resource and building consents. If Council genuinely believes the site to have landscaping value then we invited them to purchase it at their own valuation, and add it to the adjacent reserve in a correct and responsible manner. Any more general constraint on usage renders the site valueless. [Refer to original submission for full reason, including attachments]	Amend SNA102 to exclude 3A Solway Place, Papakowhai.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SNA102 Upper Papakowhai Escarpment	Julie Ainsworth	36.1	Support in part	In relation to SNA102, supports the protection of existing, and planting of native vegetation. Non-native vegetation, especially the pinus radiata and pampas grass, should be eradicated.	[Not specified, refer to original submission]
SNA104 Papakowhai Lagoons and Lower Papakowhai Bush	Anthony Brandon	28.1	Oppose	It has no significant vegetation, it only has common ever-green hedging and fruit trees in the highlighted SNA area. The aerial photo on the proposed district plan looks very old and out of date and does not show the current vegetation present. [Refer to original submission for full reason, including attachments.]	Amend SNA104 to exclude 44 Tweed Road, Papakowhai.
SNA128 Broken Hill Bush	Remi Leblanc	217.2	Amend	The last detailed report done for Council showed there was no significant plants or rare species on the land (the report is attached). [Refer to original submission for full reason, including attachments] There is adequate nearby bush reserves to the south and the Colonial Knob bush is less than 500m from the site so as a stop-over for Bell Birds it is not the only option in the area. It is a significant burden on a private landowner to have the land listed as a SNA. There is little landscape value of the site as most of both sides of Tawa have major areas of bush for residents to look at.	Drop the SNA128 designation entirely.
SNA130 Porirua Scenic Reserve	Ian Wells	272.1	Amend	There is a discrepancy for the boundary of the SNA130 for properties in Rangituhi Crescent that needs to be corrected. SNA130 should be the Porirua Scenic Reserve, ending at the boundary of the properties as it appears with 98 Rangituhi Crescent, otherwise the boundaries are applied inconsistently. The overlay map shows varying degrees of encroachment on private properties.	Seeks amendment to SNA130 in respect of the property at 100 Rangituhi Crescent to have the SNA at the boundary, consistent with number 98.
SNA130 Porirua Scenic Reserve	Phyllis Sexton	15.1	Oppose	There does not appear to be anything of significance on the land, it is only regenerating bush. No details of the significance are given in SCHED7. Land was purchased with a view to build further residential development in the future. Resource consent could be applied for to build, but it would be unlikely that an application would be granted. By restricting use of half of the land, the property has been devalued by half of the land value. It also affects the resale value of the property. Raises questions about fairness, equity and justification of approach. [Refer to original submission for full reason, including attachments]	Amend SNA130 to exclude 25 Waiho Tce, Elsdon. Invitation to visit site to better understand issues raised in submission.
SNA134 Te Onepoto Catchment	Lesley Wilson	3.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira. • Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the	Amend the extent of SNA134 to include all of Onepoto stream and connec ts to SNA138.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	
SNA134 Te Onepoto Catchment	Lesley Wilson	3.8	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described. [Refer to original submission for full decision requested]
SNA134 Te Onepoto Catchment	Robert Hughes	80.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira. • Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	Amend the extent of SNA134 to include all of Onepoto stream and connects to SNA138.
SNA134 Te Onepoto Catchment	Robert Hughes	80.8	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described. [Refer to original submission for full decision requested]
SNA134 Te Onepoto Catchment	Gay Ojaun	105.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira. • Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	Amend the extent of SNA134 to include all of Onepoto stream and connec ts to SNA138.
SNA134 Te Onepoto Catchment	Gay Ojaun	105.8	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described. [Refer to original submission for full decision requested]
SNA134 Te Onepoto Catchment	Chrissie Areora	88.9	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described. [Refer to original submission for full decision requested]
SNA134 Te Onepoto Catchment	Tatiana Areora	87.8	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described. [Refer to original submission for full decision requested]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SNA134 Te Onepoto Catchment	Tatiana Areora	87.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira. • Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	Amend the extent of SNA134 to include all of Onepoto stream and connects to SNA138.
SNA134 Te Onepoto Catchment	Chrissie Areora	88.6	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira. • Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	Amend the extent of SNA134 to include all of Onepoto stream and connec ts to SNA138.
SNA134 Te Onepoto Catchment	Adibah Saad	270.8	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described. [Refer to original submission for full decision requested]
SNA134 Te Onepoto Catchment	Anita Hilliam	269.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira. • Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	Amend the extent of SNA134 to include all of Onepoto stream and connects to SNA138.
SNA134 Te Onepoto Catchment	Adibah Saad	270.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira. • Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	Amend the extent of SNA134 to include all of Onepoto stream and connects to SNA138.
SNA134 Te Onepoto Catchment	Yasemin leana Kavas	268.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira.	Amend the extent of SNA134 to include all of Onepoto stream and connects to SNA138.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	
SNA134 Te Onepoto Catchment	Yasemin leana Kavas	268.8	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described. [Refer to original submission for full decision requested]
SNA134 Te Onepoto Catchment	Nick Hartley	256.3	Amend	Significant Natural Areas are areas of high biodiversity value. The Te Onepoto Stream SNA (SNA134) in the Proposed District Plan stops about 275 metres north-east from the golf course. Te Onepoto Stream, however, continues for another 760 metres up to and through the golf course, and connects with wetlands and headwater streams and seeps. There is a small section where the stream is piped. This stream would be one of the least polluted streams in Porirua as there is no residential development in its catchment.	The whole of the Onepoto Stream should be included in SNA134.
SNA134 Te Onepoto Catchment	Nathan Cottle	257.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira. • Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	Amend the extent of SNA134 to include all of Onepoto stream and connec ts to SNA138.
SNA134 Te Onepoto Catchment	Nathan Cottle	257.8	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described. [Refer to original submission for full decision requested]
SNA134 Te Onepoto Catchment	Andrew Brunton	221.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira. • Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	Amend the extent of SNA134 to include all of Onepoto stream and connec ts to SNA138.
SNA134 Te Onepoto Catchment	Andrew Brunton	221.8	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described. [Refer to original submission for full decision requested]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SNA134 Te Onepoto Catchment	Luke Davia	226.4	Amend	Onepoto Stream is fed by natural groundwater seeps that have not been modified by development, and support the SNA's that are currently downstream of the stream. The SNAs would be degraded if the entirety of Onepoto Stream was not included in one or the other.	The entirety of Onepoto Stream, which originates from Whitereia Park and flows into both SNA134 and SNA136 should be included in either significant natural area. Either of these SNAs should be expanded to accommodate this.
SNA134 Te Onepoto Catchment	Luke Davia	226.8	Amend	The extent of SNA134 should be grown to cover recent revegetation efforts by volunteer groups in the area, especially around the eastern side of the SNA and Te Onepoto Bay.	The extent of SNA134 should be grown to cover recent revegetation efforts by volunteer groups in the area, especially around the eastern side of the SNA and Te Onepoto Bay.
SNA134 Te Onepoto Catchment	Paula Birnie	236.8	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described. [Refer to original submission for full decision requested]
SNA134 Te Onepoto Catchment	Paula Birnie	236.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira. • Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	Amend the extent of SNA134 to include all of Onepoto stream and connec ts to SNA138.
SNA134 Te Onepoto Catchment	Edmund Stephen-Smith	245.8	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described. [Refer to original submission for full decision requested]
SNA134 Te Onepoto Catchment	Fraser Ebbett	243.8	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described. [Refer to original submission for full decision requested]
SNA134 Te Onepoto Catchment	Fraser Ebbett	243.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira. • Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	Amend the extent of SNA134 to include all of Onepoto stream and connects to SNA138.
SNA134 Te Onepoto Catchment	Edmund Stephen-Smith	245.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira. • Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the	Amend the extent of SNA134 to include all of Onepoto stream and connec ts to SNA138.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	
SNA134 Te Onepoto Catchment	Josh Twaddle	206.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira. • Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	Amend the extent of SNA134 to include all of Onepoto stream and connects to SNA138.
SNA134 Te Onepoto Catchment	Donna Lee Ford-Tuveve	197.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira. • Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	Amend the extent of SNA134 to include all of Onepoto stream and connects to SNA138.
SNA134 Te Onepoto Catchment	Donna Lee Ford-Tuveve	197.8	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described. [Refer to original submission for full decision requested]
SNA134 Te Onepoto Catchment	Thomas Graham	208.8	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described. [Refer to original submission for full decision requested]
SNA134 Te Onepoto Catchment	Josh Twaddle	206.8	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described. [Refer to original submission for full decision requested]
SNA134 Te Onepoto Catchment	Thomas Graham	208.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira. • Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	Amend the extent of SNA134 to include all of Onepoto stream and connects to SNA138.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SNA134 Te Onepoto Catchment	David Nicholson	171.8	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described. [Refer to original submission for full decision requested]
SNA134 Te Onepoto Catchment	Friends of Taupo Swamp & Catchment Inc	178.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira. • Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	Amend the extent of SNA134 to include all of Onepoto stream and connects to SNA138.
SNA134 Te Onepoto Catchment	Friends of Taupo Swamp & Catchment Inc	178.8	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described and indicated in the submission. [Refer to original submission for full decision requested, including map]
SNA134 Te Onepoto Catchment	David Nicholson	171.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira. • Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	Amend the extent of SNA134 to include all of Onepoto stream and connects to SNA138.
SNA134 Te Onepoto Catchment	Geoff Marshall	161.6	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira. • Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	Amend the extent of SNA134 to include all of Onepoto stream and connects to SNA138.
SNA134 Te Onepoto Catchment	Miriam Freeman-Plume	166.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira. • Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea.	Amend the extent of SNA134 to include all of Onepoto stream and connects to SNA138.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• Has good native fish values.	
SNA134 Te Onepoto Catchment	Miriam Freeman-Plume	166.8	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described. [Refer to original submission for full decision requested]
SNA134 Te Onepoto Catchment	Robyn Smith	168.13	Amend	There is specific vegetation surrounding Onepoto Estuary and much of this area has not been included in SNA13. It's possible it has been excluded because the PDP maps omit to include some land that is landward of the MHWS [refer section 6.4.6 of original submission]. [Refer to original submission for full reason]	Amend SNA134 to include additional vegetation as described and indicated in the submission. Opposed to any amendment to the provisions of the PDP by way of submissions by others, or by council officer evidence and/or recommendations, that would result in the extent of the SNA policy overlay as it relates to Whitireia Park being reduced. [Refer to original submission for full decision requested, including map]
SNA134 Te Onepoto Catchment	Robyn Smith	168.9	Amend	Under the heading Significant Natural Areas Policy Overlay, an overview is provided regarding a number of matters, including in relation to: • Remaining wetland coverage in New Zealand and in the Wellington region, and that there should be no further loss of wetland in Porirua. • The RMA definition of 'wetland' • A statement in the pNRP regarding wetlands. • In the RNZ land, there are multiple springs which form seeps. • Changes in grazing patterns, including since 2010 that no stock has grazed within Whitieria Park and now these areas are dominated by indigenous wetland rushes, sedges and herbaceous plant species. • Species present in the area that are of national importance. • Similar spring-fed seeps and streams and associated wetland vegetated with indigenous wetland species are also found on the western side of Transmitter Road. Pleased to see some recognition of earlier submissions on two drafts of the Plan, with additional areas of Significant Natural Areas (SNAs) within the park identified but considers amendments and clarification are still required in a number of respects. The example provided in the overview is of the Te Onepoto Stream SNA (SNA 134) in the Proposed District Plan stops about 275 metres north-east from the golf-course. Te Onepoto Stream, however, continues for another 760 metres up to and through the golf course, and connects with wetlands and headwater streams and seeps. This is a small section where the stream is piped. [Refer to original submission for full reason]	Amend the extent of SNA134 to be larger and so that it encompasses the upper reaches of the stream and connects to SNA138. The PDP maps identify SNA134 as comprising land in the lower part of the catchment of Te Onepoto Stream. Opposed to any amendment to the provisions of the Proposed District Plan by way of submissions by others, or by council officer evidence and/or recommendations, that would result in the extent of the SNA policy overlay as it relates to Whitireia Park being reduced. [Refer to original submission for full decision requested. This outlines additional areas to be included in SNA134 and SNA138]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SNA134 Te Onepoto Catchment	Whitireia Park Restoration Group	150.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira. • Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	Amend the extent of SNA134 to include all of Onepoto stream and connects to SNA138.
SNA134 Te Onepoto Catchment	Whitireia Park Restoration Group	150.8	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described. [Refer to original submission for full decision requested]
SNA134 Te Onepoto Catchment	Nikita Howe	133.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira. • Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	Amend the extent of SNA134 to include all of Onepoto stream and connects to SNA138.
SNA134 Te Onepoto Catchment	Nikita Howe	133.8	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described. [Refer to original submission for full decision requested]
SNA134 Te Onepoto Catchment	Tina Watson	132.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira. • Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	Amend the extent of SNA134 to include all of Onepoto stream and connects to SNA138.
SNA134 Te Onepoto Catchment	Tina Watson	132.8	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described. [Refer to original submission for full decision requested]
SNA134 Te Onepoto Catchment	Zachariah Paraone Wi-Neera	131.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira.	Amend the extent of SNA134 to include all of Onepoto stream and connects to SNA138

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	
SNA134 Te Onepoto Catchment	Zachariah Paraone Wi-Neera	131.8	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described. [Refer to original submission for full decision requested]
SNA134 Te Onepoto Catchment	Sharon Hilling	129.8	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described. [Refer to original submission for full decision requested]
SNA134 Te Onepoto Catchment	Rebecca Cray	128.8	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described. [Refer to original submission for full decision requested]
SNA134 Te Onepoto Catchment	Sharon Hilling	129.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira. • Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	Amend the extent of SNA134 to include all of Onepoto stream and connects to SNA138.
SNA134 Te Onepoto Catchment	Melissa Radford	127.8	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described. [Refer to original submission for full decision requested]
SNA134 Te Onepoto Catchment	Melissa Radford	127.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira. • Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	Amend the extent of SNA134 to include all of Onepoto stream and connec ts to SNA138
SNA134 Te Onepoto Catchment	Rebecca Cray	128.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira.	Amend the extent of SNA134 to include all of Onepoto stream and connec ts to SNA138.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	
SNA134 Te Onepoto Catchment	Emma Weston	142.8	Amend	The vegetation surrounding Onepoto Estuary comprises Juncuskraussii subsp. australiensis, Apodasmia similis, Plagianthus divaricatus, Phormium tenax and Carexgeminata. This is an excellent example of the indigenous vegetation surrounding estuaries.	Amend SNA134 to include additional vegetation as described. [Refer to original submission for full decision requested]
SNA134 Te Onepoto Catchment	Emma Weston	142.5	Amend	Onepoto stream: • Is a site of significance to Ngāti Toa Rangātira. • Begins as spring-fed seeps in the headwaters of the stream and flows all the way to Onepoto estuary. Although a small area of the stream is piped in the golf course, the stream is still hydrologically linked all the way from the headwaters to the sea. • Has good native fish values.	Amend the extent of SNA134 to include all of Onepoto stream and connec ts to SNA138.
SNA135 Whitireia Park Seral Forest	Robyn Smith	168.110	Not specified	The GIS maps in the PDP identify a SNA south of SNA135. It is not clear if this is a different SNA or if it is part of SNA135. [Refer to original submission for full reason, including attachments]	[Not specified, refer to original submission]
SNA136 Whitireia Bush	Friends of Taupo Swamp & Catchment Inc	178.7	Amend	The additional areas have been planted with indigenous species and have naturalised.	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested, including map]
SNA136 Whitireia Bush	David Nicholson	171.7	Amend	The additional areas have been planted with indigenous species and have naturalised.	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]
SNA136 Whitireia Bush	Josh Twaddle	206.7	Amend	The additional areas have been planted with indigenous species and have naturalised.	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]
SNA136 Whitireia Bush	Thomas Graham	208.7	Amend	The additional areas have been planted with indigenous species and have naturalised.	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]
SNA136 Whitireia Bush	Donna Lee Ford-Tuveve	197.7	Amend	The additional areas have been planted with indigenous species and have naturalised.	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SNA136 Whitireia Bush	Whitireia Park Restoration Group	150.7	Amend	The additional areas have been planted with indigenous species and have naturalised.	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]
SNA136 Whitireia Bush	Robyn Smith	168.12	Amend	There is an area of restored wetland which has now naturalised, and bush extension, below the bush remnant which runs down to Onehunga Bay carpark that should be included.	Amend SNA136 to include an area of restored wetland and a bush extension. Opposed to any amendment to the provisions of the PDP by way of submissions by others, or by council officer evidence and/or recommendations, that would result in the extent of the SNA policy overlay as it relates to Whitireia Park being reduced. [Refer to original submission for full decision requested, including map]
SNA136 Whitireia Bush	Miriam Freeman-Plume	166.7	Amend	The additional areas have been planted with indigenous species and have naturalised.	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]
SNA136 Whitireia Bush	Emma Weston	142.7	Amend	The additional areas have been planted with indigenous species and have naturalised	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]
SNA136 Whitireia Bush	Rebecca Cray	128.7	Amend	They have been planted with indigenous species and have naturalised.	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]
SNA136 Whitireia Bush	Sharon Hilling	129.7	Amend	The additional areas have been planted with indigenous species and have naturalised	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]
SNA136 Whitireia Bush	Melissa Radford	127.7	Amend	They have been planted with indigenous species and have naturalised.	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]
SNA136 Whitireia Bush	Zachariah Paraone Wi-Neera	131.7	Amend	They have been planted with indigenous species and have naturalised.	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]
SNA136 Whitireia Bush	Tina Watson	132.7	Amend	The additional areas have been planted with indigenous species and have naturalised.	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]
SNA136 Whitireia Bush	Nikita Howe	133.7	Amend	The additional areas have been planted with indigenous species and have naturalised.	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]
SNA136 Whitireia Bush	Edmund Stephen-Smith	245.7	Amend	The additional areas have been planted with indigenous species and have naturalised.	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SNA136 Whitireia Bush	Fraser Ebbett	243.7	Amend	The additional areas have been planted with indigenous species and have naturalised.	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]
SNA136 Whitireia Bush	Paula Birnie	236.7	Amend	The additional areas have been planted with indigenous species and have naturalised.	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]
SNA136 Whitireia Bush	Luke Davia	226.5	Amend	Onepoto Stream is fed by natural groundwater seeps that have not been modified by development, and support the SNAs that are currently downstream of the stream. The SNAs would be degraded if the entirety of Onepoto Stream was not included in one or the other.	The entirety of Onepoto Stream, which originates from Whitireia Park and flows into both SNA134 and SNA136 should be included in either significant natural area. Either of these SNAs should be expanded to accommodate this.
SNA136 Whitireia Bush	Luke Davia	226.6	Amend	These areas are rapidly revegetating and are outgrowing the marked SNA areas.	Support greater expansions and descriptions being added to SNA223 and SNA136
SNA136 Whitireia Bush	Andrew Brunton	221.7	Amend	The additional areas have been planted with indigenous species and have naturalised.	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]
SNA136 Whitireia Bush	Nathan Cottle	257.7	Amend	The additional areas have been planted with indigenous species and have naturalised	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]
SNA136 Whitireia Bush	Anita Hilliam	269.7	Amend	The additional areas have been planted with indigenous species and have naturalised.	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]
SNA136 Whitireia Bush	Adibah Saad	270.7	Amend	The additional areas have been planted with indigenous species and have naturalised.	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]
SNA136 Whitireia Bush	Yasemin leana Kavas	268.7	Amend	The additional areas have been planted with indigenous species and have naturalised.	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]
SNA136 Whitireia Bush	Chrissie Areora	88.8	Amend	The additional areas have been planted with indigenous species and have naturalised.	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]
SNA136 Whitireia Bush	Tatiana Areora	87.7	Amend	The additional areas have been planted with indigenous species and have naturalised.	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]
SNA136 Whitireia Bush	Gay Ojaun	105.7	Amend	The additional areas have been planted with indigenous species and have naturalised.	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]
SNA136 Whitireia Bush	Robert Hughes	80.7	Amend	The additional areas have been planted with indigenous species and have naturalised.	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SNA136 Whitireia Bush	Lesley Wilson	3.7	Amend	The additional areas have been planted with indigenous species and have naturalised.	Amend SNA136 to include additional areas. [Refer to original submission for full decision requested]
SNA137 Whitireia Beach	Robyn Smith	168.111	Not specified	Concerned about unclear identification/labelling of SNA137 on the planning maps and it appears that the SNA is contiguous with SNA139 Whitireia Peninsula Coastal Margin. It is not clear where one ends and other begins. [Refer to original submission for full reason, including attachments]	[Not specified, refer to original submission]
SNA138 Whitireia Spring Wetland	Robyn Smith	168.10	Amend	Under the heading Significant Natural Areas Policy Overlay, an overview is provided regarding a number of matters, including in relation to: • Remaining wetland coverage in New Zealand and in the Wellington region, and that there should be no further loss of wetland in Porirua. • The RMA definition of 'wetland' • A statement in the proposed Natural Resources Plan, decisions version (pNPR) regarding wetlands. • In the RNZ land, there are multiple springs which form seeps. • Changes in grazing patterns, including since 2010 that no stock has grazed within Whitieria Park and now these areas are dominated by indigenous wetland rushes, sedges and herbaceous plant species. • Species present in the area that are of national importance. • Similar spring-fed seeps and streams and associated wetland vegetated with indigenous wetland species are also found on the western side of Transmitter Road. Pleased to see some recognition of earlier submissions on two drafts of the Plan, with additional areas of Significant Natural Areas (SNAs) within the park identified but considers amendments and clarification are still required in a number of respects. The example provided in the overview is of the Te Onepoto Stream SNA (SNA 134) in the Proposed District Plan stops about 275 metres north-east from the golf-course. Te Onepoto Stream, however, continues for another 760 metres up to and through the golf course, and connects with wetlands and headwater streams and seeps. This is a small section where the stream is piped. [Refer to original submission for full reason]	Amend the extent of SNA 138 to encompass all of the significant area/habitat. Additional areas need to be included. Opposed to any amendment to the provisions of the PDP by way of submissions by others, or by council officer evidence and/or recommendations, that would result in the extent of the SNA policy overlay as it relates to Whitireia Park being reduced. [Refer to original submission for full decision requested, including map]
SNA139 Whitireia Peninsula Coastal Margin	Robyn Smith	168.14	Amend	The site summary for SNA139 does not acknowledge that it encompasses two communities of *Leptinella nana* which has a conservation status of "Nationally Critical". The site summary also wrongly includes active sand dune ecosystem.	Amend the site summary for SNA139 to be correct to include two communities with a nationally critical status. The site summary also wrongly includes active sand dune ecosystems. Opposed to any amendment to the provisions of the PDP by way of submissions by others, or by council officer evidence and/or

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					recommendations, that would result in the extent of the SNA policy overlay as it relates to Whitireia Park being reduced.
SNA140 Titahi Bay Beach	Robyn Smith	168.108	Support	The planning maps included with the notified version of the PDP identify SNA140 as generally comprising the coastal margin along Titahi Bay Beach.	Supports the identification of Titahi Bay Beach as an SNA (SNA140).
SNA144 Titahi Bay South Coastal Scarp	Robyn Smith	168.109	Amend	SNA 144 – Titahi Bay South Coastal Scarp includes part, but not all, of a wetland. The wetland is dominated by Carex geminata however there is also an extensive area of Juncus caespiticius (At Risk – declining).	Amend SNA144 to include all the wetland. [Refer to original submission for full decision requested, including attachments]
SNA148 Open Bay – Makara Coastal Scarp	Pikarere Farm Limited	183.4	Not specified	There are two significant natural areas (SNAs) designated in the Plan [in relation to Pikarere Farm], SNA148 and SNA149. Since 1950 (the submitter) has preserved the areas to protect the native bush. The major bush areas are: • Native bush adjoining Elsdon Bush Reserve - on the Coastal Cook Strait side; and • The area covenanted to the Queen Elizabeth II Trust above Open Bay. These areas have been fenced off since 1955 and stock excluded.	No objection to their designation [SNA148 and SNA149 in relation to Pikarere Farm] so long as they: • Are not required to fence them; and • Are not restricted in reasonable weed control on areas adjoining.
SNA149 Open Bay Bush	Pikarere Farm Limited	183.5	Not specified	There are two significant natural areas (SNAs) designated in the Plan [in relation to Pikarere Farm], SNA 148 and SNA 149. Since 1950 (the submitter) has preserved the areas to protect the native bush. The major bush areas are: • Native bush adjoining Elsdon Bush Reserve - on the Coastal Cook Strait side; and • The area covenanted to the Queen Elizabeth II Trust above Open Bay. These areas have been fenced off since 1955 and stock excluded.	No objection to their designation [SNA148 and SNA149 in relation to Pikarere Farm] so long as they: • Are not required to fence them; and • Are not restricted in reasonable weed control on areas adjoining.
SNA155 Judgeford South Scrub	Fern Valley Trust - Foothead, Stephen	21.1	Oppose	The land has been conserved for over 50 years, that is the reason the bush is still on the property, the SNA removes rights to manage as the landowner sees fit. This is dictated by people with no relationship to the land and is a removal of property rights. If the land and bush is so special the Council should purchase it. The SNA is inaccurate in that is also covers areas of pine trees, road and firebreak. The customary right of firewood harvesting has been removed. Covenant rights have been removed without due process.	Amend SNA155 to exclude 522 Paremata Haywards Road.
SNA160 Murphy's Road Bush	Magdalena Conradie	46.1	Amend	The SNA 160 marked on 266 Murphys Road is not of significance, the significant indigenous vegetation ends at the boundary line. It is pine, black wattle, gorse with	Amend SNA160 as it relates to 266 Murphys Road, to end at the boundary of the neighbouring property.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				some regeneration manuka, common throughout NZ. It is within a grazing paddock area. [Refer to original submission for full reason, including attachment]	
SNA160 Murphy's Road Bush	Lyle and Tracey Davies	10.4	Oppose	This SNA status prejudices the developability the land. Key areas of concern are: • Paying rates on land that Council wants control of • Fire risk • Costs of consents and arborist.	Better support should be provided to ratepayers of land with SNA status.
SNA160 Murphy's Road Bush	Judgeford Environmental Protection Society Incorporated - Davies, Tracey	246.6	Not specified	**Significant Natural Areas are not protected adequately** While Significant Natural Areas have been defined, the Porirua City council appears to have not provided sufficient mechanisms in the draft plan to permit the protection of SNAs from nuisance values emanating from the proposed extractive industries in the rural zone. This is at odds with Council's stated aims to protect them through policies and rules in the District Plan. Asks that Council reflect on its responsibility to protect its rate payers and the environment from adverse effects and takes this opportunity to respond with District Plan changes that will ensure only appropriate activities are enabled.	Residents with SNAs should be adequately supported.
SNA160 Murphy's Road Bush	Judgeford Environmental Protection Society Incorporated - Davies, Tracey	246.2	Not specified	**Significant Natural Areas are not protected adequately** While Significant Natural Areas have been defined, the Porirua City council appears to have not provided sufficient mechanisms in the draft plan to permit the protection of SNAs from nuisance values emanating from the proposed extractive industries in the rural zone. This is at odds with Council's stated aims to protect them through policies and rules in the District Plan. Asks that Council reflect on its responsibility to protect its rate payers and the environment from adverse effects and takes this opportunity to respond with District Plan changes that will ensure only appropriate activities are enabled.	Additional protections should be considered for SNAs.
SNA165 Flightys Road Bush	Steven Kovacs	205.1	Amend	• No kanuka, ponga, houhere, kōtukutuku, cabbage tree or red māpou in SNA area, most is Māhoe, only 3 Mamaku • The area is adjacent to an existing septic field • The pond area is man-made and is stagnant • Site summary says: "Includes an area protected by the PCC covenant (1920)". This is not the case, there is no PCC covenant on 129B. • The gully area was mostly gorse and blackberry which was cleared out. [Refer to original submission for full reason, including attachments]	Amend SNA165 to exclude 129B Flightys Road.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SNA176 Moonshine Gorge Bush	Mark Lyle Phillips	235.1	Oppose	If the areas of significance are to remain, they will severely impact farming business and ability to generate a viable income. The property has no incumbrances on its titles, by imposing significant areas to these titles, property rights are being eroded. There was no real consultation between Council and the landowner. Some areas shown as significant on the proposed plan do not match the site summary of vegetation. Areas of significance are over-stated in size. In consultation with a major conservation society, they considered the property of no special interest.	Remove SNA176 from the plan as it relates to 1071 Moonshine Road, Porirua.
SNA177 Mid Moonshine Forest	Mark Lyle Phillips	235.2	Oppose	If the areas of significance are to remain, they will severely impact farming business and ability to generate a viable income. The property has no incumbrances on its titles, by imposing significant areas to these titles, property rights are being eroded. There was no real consultation between Council and the landowner. Some areas shown as significant on the proposed plan do not match the site summary of vegetation. Areas of significance are over-stated in size. In consultation with a major conservation society, they considered the property of no special interest.	Remove SNA177 from the plan as it relates to 1071 Moonshine Road, Porirua.
SNA179 Moonshine Valley North Bush (Phillips Bush)	Mark Lyle Phillips	235.3	Oppose	If the areas of significance are to remain, they will severely impact farming business and ability to generate a viable income. The property has no incumbrances on its titles, by imposing significant areas to these titles, property rights are being eroded. There was no real consultation between Council and the landowner. Some areas shown as significant on the proposed plan do not match the site summary of vegetation.	Remove SNA179 from the plan as it relates to 1071 Moonshine Road, Porirua.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				Areas of significance are over-stated in size. In consultation with a major conservation society, they considered the property of no special interest.	
SNA180 Moonshine Seral Forest & Treefernland	Mark Lyle Phillips	235.4	Oppose	If the areas of significance are to remain, they will severely impact farming business and ability to generate a viable income. The property has no incumbrances on its titles, by imposing significant areas to these titles, property rights are being eroded. There was no real consultation between Council and the landowner. Some areas shown as significant on the proposed plan do not match the site summary of vegetation. Areas of significance are over-stated in size. In consultation with a major conservation society, they considered the property of no special interest.	Remove SNA180 from the plan as it relates to 1071 Moonshine Road, Porirua.
SNA181 Abbott South Riparian Remnant	Mark Lyle Phillips	235.5	Oppose	If the areas of significance are to remain, they will severely impact farming business and ability to generate a viable income. The property has no incumbrances on its titles, by imposing significant areas to these titles, property rights are being eroded. There was no real consultation between Council and the landowner. Some areas shown as significant on the proposed plan do not match the site summary of vegetation. Areas of significance are over-stated in size. In consultation with a major conservation society, they considered the property of no special interest.	Remove SNA181 from the plan as it relates to 1071 Moonshine Road, Porirua.
SNA183 Jones Deviation Bush Remnants	Craig Parker	35.1	Support in part	The area identified in the plan does not correctly identify the actual area in question. It only shows a rough guide taken by aerial shot even though PCC have been on site. Does not want interpretation held as a verbal understanding.	Amend SNA183 as it relates to 47 Jones Deviation to reflect the site environment. If PCC want to contract actions/uses of the area there should be compensation to the landowner.
SNA193 Baker South Bush	Milmac Homes Limited - Binns, Grant	258.4	Amend	The property [Paekakariki Hill Road (Lot 2 85726)] should not be subject to provisions relating to the proposed Significant natural Area 193.	The removal of Significant natural Area 193 from the property [Paekakariki Hill Road (Lot 2 85726)] Or, in the alternative

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					The incorporation of a policy framework and associated rules that enable appropriate development within Significant Natural Areas, with provisions to not be overlay prescriptive or constraining.
SNA193 Baker South Bush	Joy Constance Gray	209.3	Not specified	Many of the provisions of the Proposed Porirua District Plan that affect the property: • are unreasonable given the severe impact they will have on the sustainable management and use of the property; and • are not the result of adequate analysis and evaluation under s32 and s32AA of the RMA; and • will not enable social and economic wellbeing through the appropriate use and development of the property; and, therefore • will not meet the foreseeable needs of future generations.	Remove SNA193 from Pt Lot 2 DP 85726; or The incorporation of a policy framework and associated rules that enable appropriate development within Significant Natural Areas, with such provisions to not be overly prescriptive and constraining.
SNA212 Upper Western Horokiri Face and Tributary	Michael Kenning	186.1	Oppose	• SNA 212 and SNA213 sites have not been accurately or have been inadequately mapped / surveyed. • There is no clarity or definition of what is significant vegetation. • There is no scientific evidence of significant vegetation. • An aerial map / photo does not reflect the reality of whats on the ground.	Amend SNA212 to exclude 874 Paekakariki Hill Road.
SNA213 Upper Horokiri Bush	Michael Kenning	186.2	Oppose	• SNA 212 and SNA213 sites have not been accurately or have been inadequately mapped / surveyed. • There is no clarity or definition of what is significant vegetation. • There is no scientific evidence of significant vegetation. • An aerial map / photo does not reflect the reality of whats on the ground.	Amend SNA 213 to exclude 874 Paekākāriki Hill Road.
SNA215 Diggins Gully Bush, High Ridge Bush	Andrea and Karl Simonlehner	110.1	Oppose	Objects to the restriction on how to manage the land. SNA is unpractical, time-consuming, will add more financial burden, effort and it has added another complexity, layer and cost to the recourse consent process to subdivide. It would devalue property if sold. The protection as currently described is unworkable and makes the SNA a burden on the landowners. [Refer to original submission for full reason]	Amend SNA215 as it relates to 1079 Paekākāriki Hill Road, remove SNA restrictions for the site altogether, or at least reposition the SNA area.
SNA215 Diggins Gully Bush, High Ridge Bush	Inge de Boer	73.1	Support in part	In relation to SNA215, support the designation of the SNA that covers part of the property however, oppose the Council's plans for the property as there are quite a few negative economical consequences as a result with no compensation arrangement from Council to cover these. Limitations of use of the land as a result of the SNA. Introduction of costs related to third-party activities to cut down trees and need to obtain permits.	[Not specified, refer to original submission.]
SNA216 Pokorua South Bush	William Mike Arnold	174.1	Amend	This parcel [1122H Paekakariki Hill Road] has undergone substantial forestry development since 2004 with both exotic and NZ-native trees being planted. A strategy of planting protective windbreaks in advance of area plantings has been followed. This requires some years to be effective. Both timber trees and nectar and/or berry	In relation to SNA216 and 1122H Paekākāriki Hill Road:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				producers have been selected. The 1950 Covenant has been left undisturbed. Areas of locally rare species such as Tawa found outside that area have been left to grow further. An earlier correction to the draft SNA was made following feedback regarding areas of planted Puriri forestry which had been incorporated in an earlier version. Some of those Puriri (Fig. 2) are still included. Outlines three reasons for amendment: 1. Some parts of the SNA include 10-15 year old planted native and mixed native/exotic forestry (Figs. 2,3,4) and at least part of one prominent wind-break (i.e. W2, see Fig. 5A) [See original submission]. The SNA also overlaps windbreak W1, which runs right down to the track. 2. Other parts of the SNA include areas of on-going exotic forestry planting (Figs. 5B, 6A and 6B). There will be a considerable commercial loss if these trees or those in (1.) above cannot be harvested. 3. The SNA includes a substantial track which is part of a 20m-wide ROW (defined in SO37984) required for gas pipeline maintenance and also access to other blocks of land. More of this width than the 5 m used at present could be required in future. Notes that: • Some of the forestry planted in 2016 or earlier (Figs. 2,3,4) was apparently not identified as such from the aerial photographs used to plan this and other SNA. • Substantial further annual planting has taken place since the aerial photographs were taken. • A current set of aerial photographs would be very useful in better describing the layout of the Blocks in Fig 1. • The blocks of planted forestry within the current SNA216 (northern section) are sketched in Fig. 1. • Windbreaks W1-W5 and W7-W9 are double rows of eucalypts, except that W1 has an additional row of pines, W2 also has a part-row of Kawaka and W4 has a further part-row of eucalypts. W6 is a double row of Banksia sp. • Blocks A to D are principally planted with *Acacia sp.*, however Block B_S contains also planted Rewarewa (Fig 4), Block B_N contains also *Banksia integrifolia*. The track berm in that area and further to the East has several planted Kauri, Callistemon sp. and ornamental Acacia. Blocks C_W and C_E contain up to 33% Matai. Block E (Fig. 3) contains mainly Totara and Rewarewa with some Acacia. Blocks F and G contain *Banksia sp*., but Block F also has planted Puriri (Fig. 2) whilst Block G also has *Acacia sp*. and *Grevillea sp*. [Refer to original submission for full reason, including attachments, which include the figures referred to in this summary.]	Amend to remove planted forestry areas shown on attached Fig. 1, resulting in a reduced area as shown in attached Fig 7. [Refer to original submission for full decision requested, including attachments with figures 1 and 7].

SCHED8- Urban Environment Allotments

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Ian and Helen Gear	193.6	Amend	Council has considered concerns that specific SNA controls will be to protect indigenous biodiversity on Urban Environment Allotments. Caution is required here. A single or a small group of (the same or different species) does not create a diverse forest ecosystem simply because the tree(s) are indigenous or native. To be viable indigenous ecosystems critical mass is required.	Do not confuse viable ecosystems with solitary trees (which may be worthy of protection in their own right as specimen trees. Amend plan.
General	Kāinga Ora – Homes and Communities	81.897	Support	Kāinga Ora supports this schedule as proposed.	Retain as notified.
SNA027	Grant Abdee	238.5	Oppose	Issues/concerns raised including: • Methodology • Consultation process • Accuracy of assessment • Financial implications • Pest species management [Refer to original submission for full reason, including attachment]	Amend SNA027 to exclude 153B Rawhiti Road, Pukerua Bay.

SCHED9- Outstanding Natural Features and Landscapes

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Royal Forest and Bird Protection Society	225.224	Support	Supports the inclusion of all the proposed ONFLs in this Schedule. This is appropriate for meeting s6(b) requirements.	Retain.
General	Royal Forest and Bird Protection Society	225.223	Support	Supports the inclusion of these trees or groups of trees in urban allotments. This meet's Council's s76 requirements.	Retain.
General	Nick Hartley	256.2	Amend	All of the Whitireia Peninsula except land owned by RNZ is recognised in the proposed District Plan as an 'Outstanding Natural Feature'. This means that the land on the peninsula is an outstanding landscape that has natural landforms, is recognised and valued by the community and has natural science values The RNZ land, except for parts of the golf club and small areas around the radio masts which have been modified, should also be included in the same classification as an 'Outstanding Natural Feature" because: a. The area is open space widely used by the local community for recreation b. The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park. c. The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. d. The area has numerous springs and seeps which are the headwaters of Te Onepoto stream which flows down through a stream and wetlands the valley to the Porirua harbour. e. The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages vegetated with NZ indigenous species. f. This area is an important educational resource for the community including schools to study the natural function and importance of protecting the headwaters of streams and role and function of wetlands. g. The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	All the RNZ land, except for parts of the golf club and small areas around the radio masts which have been modified, should also be included in the same classification as an 'Outstanding Natural Feature'.
General	Richard Falkner	147.3	Amend	The Belmont Hills provide a backdrop that rises up behind Waitangirua, framing the suburb and encircling the city – visible from Whitby to Titahi Bay. Waitangirua Hill in particular will soon be the gateway to Porirua from the new Transmission Gully Link Road – rising above the final descending curve into the city from the north. The view offered from the peak of Waitangirua Hill is phenomenal and unobstructed. These literally outstanding features impact not only visually, but effect climate and several other environmental factors. They are an enormous water catchment, and flow directly into Pauatahanui Inlet.	The inclusion of Waitangirua Hill as an Outstanding Natural Features and Landscape.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Kāinga Ora – Homes and Communities	81.898	Support	Kāinga Ora supports this schedule as proposed.	Retain as notified.
ONFL002 Taupo Swamp Complex	Friends of Taupo Swamp & Catchment Inc	178.16	Support	[No specific reason given beyond decision requested - refer to original submission]	Supports the acknowledgement that a large part of the Taupō Swamp Complex is an ONFL.
ONFL002 Taupo Swamp Complex	Robyn Smith	168.24	Support	[No specific reason given beyond decision requested - refer to original submission]	Supports the acknowledgement that a large part of the Taupō Swamp Complex is an ONFL.
ONFL002 Taupo Swamp Complex	Queen Elizabeth the Second National Trust	216.37	Amend	Particularly interested in the provisions related to Outstanding Natural Features and Landscapes that may affect ONFL002 – Taupō Swamp Complex. Owns 29.7 ha of the Taupō Swamp Complex, which is protected as open space. The natural values of the Taupō Swamp Complex and parts of its catchment have been acknowledged in several planning documents in addition to those listed in Schedule 9, and this should be added to the information in the Schedule.	Amend Schedule 9 to add that the natural values of the Taupō Swamp Complex and parts of its catchment have been acknowledged in several planning documents in addition to those listed in the Schedule for example: • The Taupō Swamp Complex has been identified as a wetland with outstanding indigenous biodiversity values (Schedule A3) in the Proposed Natural Resources Plan for the Wellington Region (PNRP) • Taupō Stream (and all its tributaries) is listed as a River with Significant Indigenous Ecosystems in the PNRP and Regional Policy Statement (RPS) for the Wellington Region
ONFL003 Whitireia Peninsula	Andrew Brunton	221.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park. • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour. • The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	Amend the ONFL policy to include all of Whitireia Park, except small footp rints of modified landforms in the Golf Club and RNZ mast and building are a.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
ONFL003 Whitireia Peninsula	Edmund Stephen-Smith	245.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park. • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour. • The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	Amend the ONFL policy to include all of Whitireia Park, except small footp rints of modified landforms in the Golf Club and RNZ mast and building are a.
ONFL003 Whitireia Peninsula	Fraser Ebbett	243.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park. • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour. • The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	Amend the ONFL policy to include all of Whitireia Park, except small footp rints of modified landforms in the Golf Club and RNZ mast and building are a.
ONFL003 Whitireia Peninsula	Paula Birnie	236.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park. • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour.	Amend the ONFL policy to include all of Whitireia Park, except small footp rints of modified landforms in the Golf Club and RNZ mast and building are a.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	
ONFL003 Whitireia Peninsula	Luke Davia	226.3	Amend	• Whitireia Park is one of the only open spaces in the Wellington region that is easily accessible whilst being flat, making it a unique opportunity for people to experience the outdoors without having to climb mountains or hills to do so. • The landforms of Whitereia Park are nearly completely preserved and have not been modified for use, and as such, natural streams and seeps continue to support a diverse array of flora and fauna—which is continuing to be revegetated both naturally and by volunteer groups, as the park is now no longer farmed. • The open space aspects of Whitereia Park would be negatively affected by development in the non-ONFL003 parts of the park, reducing the size and availability of open space that is accessible to people.	The Radio New Zealand, and Golf Club land that is not part of ONFL003 should be included in ONFL003, to protect against development and to safeguard the entirety of the park's area for the public's ongoing use.
ONFL003 Whitireia Peninsula	Nathan Cottle	257.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park. • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour. • The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	Amend the ONFL policy to include all of Whitireia Park, except small footp rints of modified landforms in the Golf Club and RNZ mast and building are a.
ONFL003 Whitireia Peninsula	Anita Hilliam	269.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park.	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour. • The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	
ONFL003 Whitireia Peninsula	Yasemin leana Kavas	268.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park. • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour. • The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.
ONFL003 Whitireia Peninsula	Adibah Saad	270.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park. • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour. • The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region.	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	
ONFL003 Whitireia Peninsula	Robyn Smith	168.113	Amend	All of the Whitireia Peninsula should be identified as ONF and as an ONL. The attributes described in the 'Site Summary' for site ONFL003 also apply to land not included in the boundaries on the online map.	Amend ONFL003 to include all land owned/administered by GWRC and Radio NZ. Opposed to any provision of the PDP by way of submissions by others, or by council officer evidence and/or recommendations, that would result in, or attempt to result in, the extent of ONFL003 being reduced.
ONFL003 Whitireia Peninsula	Friends of Taupo Swamp & Catchment Inc	178.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park. • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour. • The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.
ONFL003 Whitireia Peninsula	David Nicholson	171.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park. • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour. • The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams.	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	
ONFL003 Whitireia Peninsula	Donna Lee Ford-Tuveve	197.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park. • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour. • The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	Amend the ONFL policy to include all of Whitireia Park, except small footp rints of modified landforms in the Golf Club and RNZ mast and building are a
ONFL003 Whitireia Peninsula	Thomas Graham	208.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park. • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour. • The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	Amend the ONFL policy to include all of Whitireia Park, except small footp rints of modified landforms in the Golf Club and RNZ mast and building are a.
ONFL003 Whitireia Peninsula	Josh Twaddle	206.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park.	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.

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				• The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour. • The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	
ONFL003 Whitireia Peninsula	Whitireia Park Restoration Group	150.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park. • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour. • The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.
ONFL003 Whitireia Peninsula	Robyn Smith	168.7	Amend	Under the PDP it its intended to include most of the land in Whitireia Park within an Outstanding Natural Feature and Landscapes (ONFL) policy overlay. Most of the RNZ land has not been included in the ONFL policy overlay. All of the RNZ land, except for small footprints around parts of the golf club where the landforms and areas around the masts where the landforms have been modified, should be included in the same classification as an ONFL. The section 32 assessment does not justify excluding the headwaters of Te Onepoto Stream (i.e. the RNZ land between the golf course and Transmission Road) from the policy overlay. All the natural landforms, in particular the headwaters of the stream, are worthy of inclusion. Seven reasons for seeking inclusion are provided. [Refer to original submission for full reason]	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area. Opposed to any amendment to the provisions of the PDP by way of submissions by others, or by council officer evidence and/or recommendations, that would result in the extent of the ONFL policy overlay as it relates to Whitireia Park being reduced. [Refer to original submission for full decision requested]

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
ONFL003 Whitireia Peninsula	Miriam Freeman-Plume	166.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park. • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour. • The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	Amend the ONFL policy to include all of Whitireia Park, except small footp rints of modified landforms in the Golf Club and RNZ mast and building area.
ONFL003 Whitireia Peninsula	Geoff Marshall	161.5	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park. • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour. • The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.
ONFL003 Whitireia Peninsula	Emma Weston	142.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park. • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour.	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.

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				• The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	
ONFL003 Whitireia Peninsula	Nikita Howe	133.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park. • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour. • The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.
ONFL003 Whitireia Peninsula	Tina Watson	132.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park. • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour. • The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.

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ONFL003 Whitireia Peninsula	Zachariah Paraone Wi-Neera	131.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour. • The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.
ONFL003 Whitireia Peninsula	Rebecca Cray	128.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park. • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour. • The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.
ONFL003 Whitireia Peninsula	Melissa Radford	127.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park. • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour.	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.

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				• The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	
ONFL003 Whitireia Peninsula	Sharon Hilling	129.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park. • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour. • The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.
ONFL003 Whitireia Peninsula	Robert Hughes	80.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour. • The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.

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ONFL003 Whitireia Peninsula	Lesley Wilson	3.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park. • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour. • The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.
ONFL003 Whitireia Peninsula	Chrissie Areora	88.5	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park. • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour. • The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.
ONFL003 Whitireia Peninsula	Tatiana Areora	87.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park. • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour.	Amend the ONFL policy to include all of Whitireia Park, except small footprints of modified landforms in the Golf Club and RNZ mast and building area.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				• The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	
ONFL003 Whitireia Peninsula	Gay Ojaun	105.4	Amend	Reasons for seeking inclusion: • The area is open space widely used by the local community for recreation. • The area is widely recognised and valued by the community and is highly visible from the road, tracks and many other areas of the park. • The area is highly representative of natural landforms and demonstrates the typical gentle rolling slopes and watercourses of this district. • The area has numerous springs and seeps which are the headwaters of Te Onepoto Stream which flows down the valley to Porirua harbour. • The seeps and wetlands associated with this area have naturally regenerated since grazing ceased in 2010. It is rare to find seepages and their associated wetlands vegetated with NZ native species in the Wellington region. • This area is an important educational resource for the community, including schools, to study the natural function and importance of protecting the headwaters of streams. • The area is culturally and spiritually significant to many people in the Titahi Bay and wider Porirua community.	Amend the ONFL policy to include all of Whitireia Park, except small footp rints of modified landforms in the Golf Club and RNZ mast and building are a.
ONFL005 Te Rewarewa	Kathleen Ashton	145.1	Amend	The front foreshore end of Block 4A was used by the adjacent quarry at Block 4B to stockpile metal for over 55 years. Currently, there are still stockpiles against the bank along the bush line. The flat area along the foreshore is composed of compacted metal from the time it was used by the quarry and there is no significant natural growth or feature on this part of the land. There should not be any restrictions that may unnecessarily compromise the future development of the land. This would also place an additional level of complexity on the site given multiple shareholders. The area identified as ONFL has many tracks through it. [Refer to original submission for full reason, including attachments]	Remove Hongoeka Block 4A from ONFL005 and remap this area as Special Amenity Landscape above the bushline, and have the foreshore section free of any restrictions. [Refer to original submission for full decision requested, including maps]
ONFL006 Pikarere (Southern Escarpment)	Pikarere Farm Limited	183.6	Amend	For the last 70 years the area has been used for winter grazing of dry sheep (no lambs). It is too steep for cattle. Over this time there has been no change to the nature or quality of the cliffs including vegetation on the cliffs. It is in its natural form and under no threat. No current plans to change the use. At most it is a Significant Natural Area [with reference made to part of the Schedule 9 description].	In relation to Pikarere Farm and ONFL006: • It is no different from other bush areas on the farm and at most should be designated SNA. • Amend description so that the vegetation or bush is not described as remnant.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				It is not correct to describe the vegetation or bush as remnant as the cliffs have been "as is" for centuries. [Refer to original submission for full reason]	

SCHED10- Special Amenity Landscapes

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Fulton Hogan	262.5	Support	Supportive of the overall intent of Special Amenity Landscape overlays to identify and manage special amenity landscapes. Raises some questions specifically for the Belmont Hills SAL in terms of the applicability of the overlay boundary to the Willowbank Farm property.	[Not specified, refer to original submission]
General	Royal Forest and Bird Protection Society	225.225	Support	Supports the identification and inclusion of all the proposed Special Amenity Landscapes in this schedule.	Retain.
General	John Carrad	231.3	Oppose	[Refer to original submission for full reasons and attachments]	Removal of the Significant Amenity Landscape Area (SALA) from the land **or** amendment to the Natural Features and Landscape (NFL) provisions to provide a less restrictive planning framework for subdivision and development within a SALA.
General	James Mclaughlan	237.3	Amend	Growth Strategy 2048 and Proposed District Plan shows the area around 63 Paekakariki Hill Road as rural residential. Wishes to enjoy the same amenity proposed by Council for the surrounding areas so not to be left as an 'island' of General Rural Zoned land. A 1ha minimum and 2ha average has been a feature of earlier versions of the draft District Plan and should be reinstated in the Proposed Plan. The NFL and NH provisions have the potential to 'taint' applications for subdivision and development envisaged by the Proposed District Plan and consistency in activity status and planning framework will better implement the objectives for the RLZ or Settlement Zone.	Remove SALA from the land or amend NFL provisions to provide a less restrictive planning framework for subdivision and development within a SALA
General	Quest Projects Limited	233.19	Oppose	Opposes this schedule of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend SCHED10 as it relates to the SALA over the land at 243 and 271 Grays Road, Pāuatahanui and Paekākāriki Hill Road to reflect the landscape values are within a broader context of a growing City.
General	Trustees of the Ken Gray No. 1 Family Trust & Ken Gray No. 2 Family Trust	211.2	Not specified	Many of the provisions of the Proposed Porirua District Plan that affect the property: • are unreasonable given the severe impact they will have on the sustainable management and use of the property; and • are not the result of adequate analysis and evaluation under s32 and s32AA of the RMA; and • will not enable social and economic wellbeing through the appropriate use and development of the property; and, therefore • will not meet the foreseeable needs of future generations.	Amend SAL001 and SAL002 to remove these overlays from Lot 1-2 DP 1408, Lot 1 DP 89872, Lot 3 DP 332721 and Lot 2 DP 408158; or The incorporation of a policy framework and associated rules that enable appropriate development within the Special Amenity Landscapes overlay area consistent with rural lifestyle development, with such provisions to not be overly prescriptive and constraining.
General	Kāinga Ora – Homes and Communities	81.899	Support	Kāinga Ora supports this schedule as proposed.	Retain as notified.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Aggregate and Quarry Association	104.14	Not specified	To avoid sterilization of scarce resource, it is important that overlays for various environmental or landscape matters do not restrict quarry operations or cover known aggregate resources.	[Not specified, refer to original submission]
SAL001 Pauatahanui	Christine and Alan Stanley and Gray	106.1	Not specified	Pauatahanui consists not only of a small village and lifestyle blocks, but also pastoral farms. Many of the points under Characteristics and Values listed in the Proposed District Plan for this SAL celebrate the bare hills. The bare hills are a result of extensive deforestation of the hills around Porirua that occurred in the mid 1850's for pastoral farming, which has had a lasting environmental impact on the flora, fauna and the water quality in the Te Awarua-o-Porirua Harbour. The amenity view of bare hills is not ecologically sustainable. There should be a point recognising that revegetation and restoration is highly valued.	Amend: **Natural Sciences** 1. Gently rolling hills and valley flats/eroded river gullies - a good example of an ancient drowned river system with branching valleys and marshy flats where streams flow into the inlet; 2. A modified landscape with mixed landcover including exotic shelterbelts, pasture, and areas of indigenous vegetation; 3. Pauatahanui Wildlife Reserve is inhabited by many local bird species and migratory bird species (caspian tern, pukeko, pied stilt, kingfisher, black shag, bar-tailed godwit); pockets of inlet edge vegetation largely intact in the Reserve; 4. Provides water catchment for the Pauatahanui Inlet; 5. The adjacent Pauatahanui Inlet is a nationally significant estuary with a diverse range of significant habitats for threatened and At Risk species; and is a nationally significant site for geological features; 6. The only large estuarine wetland in the lower half of New Zealand's North Island and only area of salt marsh and seagrass in the Wellington region. **Sensory** 1. A low-density settled landscape comprising a small village surrounded by lifestyle lots ~~in a rural setting~~ and pastoral farms, connected to the Pauatahanui Inlet; 2. Structures are generally well-integrated with few discordant elements; 3. Land-water edge is modified with roading, but still provides a vivid and dynamic interplay between land and water; 4. Natural landform and natural elements remain dominant overall; 5. Highly visible edge and backdrop landscape to the Pauatahanui Inlet; seen from extensive residential areas and State Highway 1 heading north; 6. Sunlight on hills creates dramatic patterns of shifting light with transient values enhanced by presence of wildlife, seasonal browning of hills and tidal patterns within the inlet; 7. Adjacent Inlet waters and inter-tidal areas provide a context with strong naturalness and scenic/picturesque qualities, including

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					reflections of surrounding landforms and other transient values relating to the changing character of the waters. **Shared and recognised** 1. The inlet has occupied a central place in Ngati Toa's livelihood and identity as a people since their arrival in Porirua; 2. The area around the inlet has been inhabited for at least the last 600 years and is rich with wahi tapu, sites and historic places, with several well-known Ngati Toa pa sites with strategic importance; 3. An important mahinga kai, with areas of extensive cultivations at Motukaraka Pa, and the uncovered mud flats vital for the abundance of shell-fish they provided; the abundance of kai moana provided by the Inlet is renowned by Maori and recorded in legend; 4. Matai-taua Pa (on the site now occupied by St Albans church) was the only pa in the region to be built specifically for gun fighting, and was the scene of fighting between Ngati Toa and the Crown; 5. The Horokiri Wildlife Reserve is near the beginning of the tapu track called Purehurehu, a route used by Ngati Toa Rangatira to travel between the Hutt Valley and Porirua; 6. The Inlet has vast potential for environmental restoration and this is highly valued by Ngati Toa; 7. Highly recognised for its land/water connection; boardwalks and several tracks within Pauatahanui Wildlife Reserve enhance recreation opportunities along the margins off the inlet; 8. Changing light on the rolling hills and through the seasons are often the subject depicted in paintings and are frequently photographed; 9. The special character and qualities of the Pauatahanui Village Zone are recognised in the Porirua City Council District Plan; 10. Historic highway north around inlet with Pauatahanui Village Hotel and staging post. 11. Inlet waters provide a widely recognised setting to the landform; 12. The Inlet has vast potential for environmental restoration and this is highly valued by Ngati Toa; 13. The hills around the Harbour were extensively cleared for pastoral farming in the mid-1850's, resulting in loss of flora and fauna and resulting in changes in the waters of the Harbour; 14. The gradual revegetation and environmental restoration around the inlet is highly valued.
SAL001 Pāuatahanui	James Mclaughlan	237.19	Oppose	Opposes this schedule of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within the context of a growing city.	Amend SCHED10 (SALA001) as it relates to the SALA over the land to reflect the landscape values are within a broader context of a growing City.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SAL001 Pāuatahanui	Graham and Janet Reidy	234.20	Oppose	Opposes this schedule of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend SCHED10 (SALA001) as it relates to the SALA over 119 Paekākāriki Hill Road, Pāuatahanui (Pt Lot 1 DP 29219 (CT WN44D/686)) to reflect the landscape values are within a broader context of a growing City.
SAL001 Pāuatahanui	Marilyn Wallace	229.1	Oppose	The plan currently includes a part of 1 Jones Deviation in The Special Amenity Zone. Removal requested because: • The property is a considerable distances from the Pāuatahanui Inlet. It is not adjacent to the inlet. • The part of Jones Deviation included in the designation is not highly visible from the inlet or elsewhere. • There are no significant areas of native vegetation on the land.	Objects to the inclusion of part of 1 Jones Deviation Pāuatahanui in the Special Amenity Landscape designation. Seeks this designation be removed from the plan in relation to 1 Jones Deviation.
SAL001 Pāuatahanui	Anita and Fraser Press	253.20	Oppose	Opposes this schedule of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend SCHED10 (SALA001) as it relates to the SALA over the land to reflect the landscape values are within a broader context of a growing City.
SAL001 Pauatahanui	Hannah Bridget Gray No2 Trust	108.1	Amend	Pauatahanui consists not only of a small village and lifestyle blocks, but also pastoral farms. Many of the points under Characteristics and Values listed in the Proposed District Plan for this SAL celebrate the bare hills. The bare hills are a result of extensive deforestation of the hills around Porirua that occurred in the mid 1850's for pastoral farming, which has had a lasting environmental impact on the flora, fauna and the water quality in the Te Awarua-o-Porirua Harbour. The amenity view of bare hills is not ecologically sustainable. There should be a point recognising that revegetation and restoration is highly valued.	Amend: **Natural Sciences** 1. Gently rolling hills and valley flats/eroded river gullies - a good example of an ancient drowned river system with branching valleys and mrshy flats where streams flow into the inlet; 2. A modified landscape with mixed landcover including exotic shelterbelts, pasture, and areas of indigenous vegetation; 3. Pauatahanui Wildlife Reserve is inhabited by many local bird species and migratory bird species (caspian tern, pukeko, pied stilt, kingfisher, black shag, bar-tailed godwit); pockets of inlet edge vegetation largely intact in the Reserve; 4. Provides water catchment for the Pauatahanui Inlet; 5. The adjacent Pauatahanui Inlet is a nationally significant estuary with a diverse range of significant habitats for threatened and At Risk species; and is a nationally significant site for geological features; 6. The only large estuarine wetland in the lower half of New Zealand's North Island and only area of salt marsh and seagrass in the Wellington region. **Sensory** 1. A low-density settled landscape comprising a small village surrounded by lifestyle lots ~~in a rural setting~~ and pastoral farms, connected to the Pauatahanui Inlet; 2. Structures are generally well-integrated with few discordant elements;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					3. Land-water edge is modified with roading, but still provides a vivid and dynamic interplay between land and water; 4. Natural landform and natural elements remain dominant overall; 5. Highly visible edge and backdrop landscape to the Pauatahanui Inlet; seen from extensive residential areas and State Highway 1 heading north; 6. Sunlight on hills creates dramatic patterns of shifting light with transient values enhanced by presence of wildlife, seasonal browning of hills and tidal patterns within the inlet; 7. Adjacent Inlet waters and inter-tidal areas provide a context with strong naturalness and scenic/picturesque qualities, including reflections of surrounding landforms and other transient values relating to the changing character of the waters. **Shared and recognised** 1. The inlet has occupied a central place in Ngati Toa's livelihood and identity as a people since their arrival in Porirua; 2. The area around the inlet has been inhabited for at least the last 600 years and is rich with wahi tapu, sites and historic places, with several well-known Ngati Toa pa sites with strategic importance; 3. An important mahinga kai, with areas of extensive cultivations at Motukaraka Pa, and the uncovered mud flats vital for the abundance of shell-fish they provided; the abundance of kai moana provided by the Inlet is renowned by Maori and recorded in legend; 4. Matai-taua Pa (on the site now occupied by St Albans church) was the only pa in the region to be built specifically for gun fighting, and was the scene of fighting between Ngati Toa and the Crown; 5. The Horokiri Wildlife Reserve is near the beginning of the tapu track called Purehurehu, a route used by Ngati Toa Rangatira to travel between the Hutt Valley and Porirua; 6. The Inlet has vast potential for environmental restoration and this is highly valued by Ngati Toa; 7. Highly recognised for its land/water connection; boardwalks and several tracks within Pauatahanui Wildlife Reserve enhance recreation opportunities along the margins off the inlet; 8. Changing light on the rolling hills and through the seasons are often the subject depicted in paintings and are frequently photographed; 9. The special character and qualities of the Pauatahanui Village Zone are recognised in the Porirua City Council District Plan; 10. Historic highway north around inlet with Pauatahanui Village Hotel and staging post. 11. Inlet waters provide a widely recognised setting to the landform;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
					12. The Inlet has vast potential for environmental restoration and this is highly valued by Ngati Toa; 13. The hills around the Harbour were extensively cleared for pastoral farming in the mid-1850's, resulting in loss of flora and fauna and resulting in changes in the waters of the Harbour; 14. The gradual revegetation and environmental restoration around the inlet is highly valued.
SAL001 Pauatahanui	Hannah Bridget Gray No2 Trust	108.2	Amend	Large amounts of land on this area lie within a closed valley, behind ridgelines, and have no view of or from the harbour. It therefore does not meet the definition of being a SAL. It should not be included in this SAL.	Amend the mapped area covered by SAL001 to exclude any area of 329 which lies within an enclosed valley.
SAL001 Pāuatahanui	Light House Cinema Limited - Reidy, Phillip	199.11	Oppose	Opposes this schedule of the Proposed District Plan as it relates to SAL's. If a SAL is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend SCHED10 (SAL001) as it relates to the SAL over 3 Paekakariki Hill Road, Pauatahanui to reflect the landscape values are within a broader context of a growing City.
SAL001 Pāuatahanui	Light House Cinema Limited - Reidy, Phillip	199.12	Not specified	A broader approach needs to be taken to development of commercial activities in the Settlement Zone than the Natural Hazard and Significant Amenity Landscape Area provide for. This will allow better alignment with the objectives of the Growth Strategy 2048 and of the Settlement Zone in the Proposed District Plan.	Removal of the Significant Amenity Landscape Area (SALA) from 3 Paekakriki Hill Road or amendment to the natural Features and Landscape (NFL) provisions to provide a less restrictive planning framework for development within a SALA.
SAL001 Pāuatahanui	Trustees of the Blue Cottage Trust - Stewart, Andrew, Partner at Morrison Kent	210.1	Not specified	Many of the provisions of the Proposed Porirua District Plan that affect the property: • are unreasonable given the severe impact they will have on the sustainable management and use of the property; and • are not the result of adequate analysis and evaluation under s32 and s32AA of the RMA; and • will not enable social and economic wellbeing through the appropriate use and development of the property; and, therefore • will not meet the foreseeable needs of future generations.	Removal of the Special Amenity Landscapes overlay from Lot 6 DP 28478; or, The incorporation of a policy framework and associated rules that enable appropriate development within the Special Amenity Landscapes overlay area consistent with rural lifestyle development, with such provisions to not be overly prescriptive and constraining;
SAL003 Rukutane/Titahi Bay	Pikarere Farm Limited	183.7	Amend	Raises comments/concerns in relation to SAL 003 - Rukutanae/Titahi Bay (Komanga): • The importance of Komanga is recognised and warrants protection. A beautiful and historic headland. • SAL along eastern boundary of the farm - recognises the purpose is to protect the bush backdrop to Porirua City but that this is achieved by the bush reserve and most of the land between the boundary, and the SAL line is not visible from Porirua City. Refer to original submission for full reason.	In relation to Pikarere Farm and SAL003: • The location of the SAL line be amended so that it is closer to the boundary with Porirua City to exclude land not required to protect the backdrop. • The boundary of the SAL should follow the boundary of the Komanga title. [Refer to original submission for full decision requested, including attachments]
SAL003 Rukutane/Titahi Bay	Robyn Smith	168.116	Amend	Whitireia Peninsula has special amenity and outstanding landscape values. Whitireia Peninsula is also a significant part of the coastal environment and its protection is a matter of national importance. This is a significant oversight and needs to be corrected.	Amend to include some land owned/administered by GWRC and Radio NZ/the Crown at Whitireia that has not been identified as either a SAL or an ONL.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SAL004 Cannons Creek	Transpower New Zealand Ltd - Whitney, Pauline	60.121	Amend	The National Grid traverses two Special Amenity Landscapes – Cannons Creek and Belmont Hills. The commentary that describes these landscapes in SCHED10 does not make reference to the presence of transmission lines in these protected landscapes. On the basis that Policies direct an evaluation of the appropriateness of future activities against the characteristics and values set out in APP10, it is critical that the presence of the National Grid is acknowledged.	Amend SAL004 as follows : Shared and recognised 1. Inland forested areas with important resources and links to other areas for Maori; 2. Northern end forms backdrop to Maraeroa Marae in Waitangirua; 3. Part of Belmont Regional Park which forms local backdrop for Aotea/Cannons Creek and wider area; 4. Includes walkway entrance to Belmont Regional Park from Porirua through Waitangirua Farm and Cannons Creek Lakeside Reserve; 5. Landcorp farm - historic values associated with Belmont Regional Park including Old Coach Road - the original route between Normandale and Pauatahanui and crosses Waitangirua Farm. 6. Presence of the National Grid. And Any consequential amendments.
SAL005 Belmont Hills	Transpower New Zealand Ltd - Whitney, Pauline	60.122	Amend	The National Grid traverses two Special Amenity Landscapes – Cannons Creek and Belmont Hills. The commentary that describes these landscapes in SCHED10 does not make reference to the presence of transmission lines in these protected landscapes. On the basis that Policies direct an evaluation of the appropriateness of future activities against the characteristics and values set out in APP10, it is critical that the presence of the National Grid is acknowledged.	Amend SAL005 as follows: **……** Shared and recognised 1.Belmont Regional Park is highly valued for a diverse range of active recreational opportunities which include walking, cycling, running and horse-riding; 2.Views from these hills provide open vistas onto the wider Porirua area and harbour to Mana Island; 3.Historic associations include the original Belmont Coach Road from Wellington, built as the area came under increasing pressure from settlement in the 1860s - the original route between Normandale and Pauatahanui, now a recreational track through Belmont Regional Park; 4.Contained inland forested areas with important resources and links to other areas for Maori. *5. Presence of the National Grid.* And Any consequential amendments.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SAL005 Belmont Hills	Richard Falkner	147.4	Amend	The Belmont Hills provide a backdrop that rises up behind Waitangirua, framing the suburb and encircling the city – visible from Whitby to Titahi Bay. Waitangirua Hill in particular will soon be the gateway to Porirua from the new Transmission Gully Link Road – rising above the final descending curve into the city from the north. The view offered from the peak of Waitangirua Hill is phenomenal and unobstructed. These literally outstanding features impact not only visually, but effect climate and several other environmental factors. They are an enormous water catchment, and flow directly into Pauatahanui Inlet.	Supports the protection of the Belmont Hills as Special Amenity Landscapes.
SAL005 Belmont Hills	Willowbank Trustee Limited - Lupis, Francelle	164.35	Oppose	Overall supports the identification of values for important landscape areas, however the areas of Willowbank Farm within the SAL - Belmont Hills overlay do not exhibit the identified characteristics and values associated with that overlay area and are not highly visible from Transmission Gully, or from the residential areas of Waitangirua, Cannons Creek and Aotea. The specifically identified characteristics and values for this overlay are more appropriately reflected in the Belmont Regional Park and Maara Roa Reserve area than the Willowbank Farm. [Refer to original submission for full reason]	Amend the planning maps to remove Willowbank Farm from the Belmont Hills SAL overlay and amend Schedule 10 - Special Amenity Landscapes - Belmont Hills to reflect this change. [Refer to original submission for full decision requested]
SAL005 Belmont Hills	Fulton Hogan	262.33	Amend	Supports identification of values for important landscape areas overall. Has concerns relating to the characteristics and values identified for the 'Belmont Hills' SAL overlay: 1. In relation to Willowbank Farm, there is a question around whether the characteristics and values identified apply to this area. The area of Willowbank Farm located within the SAL overlay is not highly visible from Transmission Gully, or from the residential areas of Waitangirua, Cannons Creek and Aotea. The characteristics and values identified appear to refer more to Belmont Regional Park and Maara Roa Reserve than Willowbank Farm. 2. There is a question of whether the SAL boundary for Belmont Hills should be amended to reflect Belmont Regional Park, rather than the Willowbank Farm area.	Requests that the Willowbank Farm property be excluded from the SAL Overlay. Willowbank Farm comprises the land parcels shown in Attachment A. [Refer to original submission for Attachment A]
SAL006 Kakaho	Joy Constance Gray	209.2	Not specified	Many of the provisions of the Proposed Porirua District Plan that affect the property: • are unreasonable given the severe impact they will have on the sustainable management and use of the property; and • are not the result of adequate analysis and evaluation under s32 and s32AA of the RMA; and • will not enable social and economic wellbeing through the appropriate use and development of the property; and, therefore • will not meet the foreseeable needs of future generations.	Removal of the Special Amenity Landscapes overlay from Pt Lot 2 DP 85726; or The incorporation of a policy framework and associated rules that enable appropriate development within the Special Amenity Landscapes overlay area consistent with rural lifestyle development, with such provisions to not be overly prescriptive and constraining;

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
SAL006 Kakaho	Hannah Bridget Gray No2 Trust	108.11	Not specified	Large amounts of land on this area lie within a closed valley, behind ridgelines , and have no view of or from the harbour. It therefore does not meet the definition of being a SAL. It should not be included in this SAL.	Alter the mapped area covered by SAL006 to exclude any area of 329 which lies within an enclosed valley.
SAL006 Kakaho	Hannah Bridget Gray No2 Trust	108.12	Not specified	Many of the points under Characteristics and Values listed in the Proposed District Plan for this SAL celebrate the bare hills. The bare hills are a result of extensive deforestation of the hills around Porirua that occurred in themid-1850's for pastoral farming, which has had a lasting environmental impact on the flora, fauna and the water quality in the Te Awarua-o-Porirua Harbour. The amenity view of bare hills is not ecologically sustainable. There should be a point recognising that revegetation and restoration is highly valued.	Amend: 13. The hills around the Harbour were extensively cleared for pastoral farming in the mid-1850's, resulting in loss of flora and fauna and resulting in changes in the waters of the Harbour; 14. The gradual revegetation and environmental restoration around the inlet is highly valued.
SAL006 Kakaho	Te Awarua-o-Porirua Harbour & Catchments Community Trust, and Guardians of Pauatahanui Inlet - Neeson, Mark	77.14	Not specified	It is inappropriate to require the maintenance of the pasture landscape in SAL 006. Pasture and its management can contribute to adverse effects on Kakaho stream. In the 2016 storm event huge amounts of sediment came down the Kakaho valley. Its landscape needs to be protected from the risks of further such events. The upper Kakaho is far from being a "predominantly unmodified landform" - it was once forested and that should ideally be the state it eventually returns to.	The Kakaho Special Amenity Landscape should be deleted or that any references to preserving a pasture landscape should be removed.
SAL007 Hongoeka /Wairaka	Kathleen Ashton	145.3	Amend	The front foreshore end of Block 4A was used by the adjacent quarry at Block 4B to stockpile metal for over 55 years. Currently, there are still stockpiles against the bank along the bush line. The flat area along the foreshore is composed of compacted metal from the time it was used by the quarry and there is no significant natural growth or feature on this part of the land. There should not be any restrictions that may unnecessarily compromise the future development of the land. This would also place an additional level of complexity on the site given multiple shareholders. The area identified as ONFL has many tracks through it and should be included in the "SAL". [Refer to original submission for full reason, including maps]	Remove Hongoeka Block 4A from ONFL005 and SNA032 and remap this area as Special Amenity Landscape above the bushline and have the foreshore section free of any restrictions. [Refer to original submission for full decision requested, including maps]
SAL007 Hongoeka /Wairaka	John Carrad	231.32	Oppose	Opposes this schedule of the Proposed District Plan as it relates to SALA's. If a SALA is to be identified within the District Plan, the provisions need to reflect that they exist within context of a growing city.	Amend SCHED10 (007) as it relates to the SALA over the land to reflect the landscape values are within a broader context of a growing City.

SCHED11- Coastal High Natural Character Areas

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Royal Forest and Bird Protection Society	225.226	Support	Supports the inclusion of all the proposed Coastal High Natural Character Areas in this Schedule. This meets Council's RMA requirements.	Retain.
General	Kāinga Ora – Homes and Communities	81.900	Support	Kāinga Ora supports this schedule as proposed.	Retain as notified
General	Titahi Bay Residents Assocation Incorporated	95.6	Amend	Official national status qualifies it to be recognised.	Seeks addition of: Titahi Bay Fossil Forest 1. 100,000 year old stumps of National Significance (GWRC, PNRP). 2. One of only two in the country, located on beaches where are easily accessible for viewing. 3. Samples become exposed by wave turbulence on occasions throughout the monthly tidal cycle.
CHNC005 Grays Road Bush	Hannah Bridget Gray No2 Trust	108.9	Not specified	[No specific reason given beyond decision requested - refer to original submission]	Amend: Grays ~~Road~~ Bush • There is some interference of abiotic processes but they are generally intact. • This mature tawa-kohekohe dominated forest remnant is one of only a few left in Porirua. The vegetation is in good condition and is reasonably representative of the historic vegetation of the area. ~~The understory is assumed to have high species diversity (no internal surveys have been carried out but fencing is evident).~~ Whilst the understory has a gap due to under grazing until the 1950's, the area has a high species diversity and contains nationally threatened species, as surveyed by WellingtonBotanical Society. • This remnant is the only forest on the inlet to contain both coastal kowhai forest and lowland podocarp- hardwood forest. • The experiential nature of the area is predominantly wild with little human interference.

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
CHNC005 Grays Road Bush	Christine and Alan Stanley and Gray	106.2	Not specified	The area marked as CHN005 is identified as Grays Bush by all other authoritative sources such as GWRC, New Zealand Plant Conservation Network, Porirua City Council, and NZ Botanical Society. It is named after the Gray family, not the road it is on. Use of an alternative name introduces confusion. This area is a subset of SNA069 (Grays Road Bush). Currently, CHNC005 andSNA069 contradict each other. CHNC005 had stock excluded from it in the mid 1950's. Until then, from the settlement of the Grays in the 1850's, the bush was under-grazed by cattle. As a result, there is therefore a gap in the understorey. The bush has been surveyed several times. These records are with the GWRC and Wellington Botanical Society. As highlighted in SNA069, there is a high diversity of species and contains some species of national significance	Amend: Grays ~~Road~~ Bush • There is some interference of abiotic processes but they are generally intact. • This mature tawa-kohekohe dominated forest remnant is one of only a few left in Porirua. The vegetation is in good condition and is reasonably representative of the historic vegetation of the area. ~~The understory is assumed to have high species diversity (no internal surveys have been carried out but fencing is evident).~~ Whilst the understory has a gap due to undergrazing until the 1950s, the area has a high species diversity and contains nationally threatened species, as surveyed by Wellington Botanical Society. • This remnant is the only forest on the inlet to contain both coastal kowhai forest and lowland podocarp- hardwood forest. • The experiential nature of the area is predominantly wild with little human interference.
CHNC008 Onehunga Duneland	Robyn Smith	168.117	Support	[No specific reason given beyond decision requested - refer to original submission]	Supports the identification of CHNC008 as a coastal area with High Natural Character.
CHNC009 Te Onepoto Wetland	Robyn Smith	168.118	Support	[No specific reason given beyond decision requested - refer to original submission]	Supports the identification of CHNC009 as a coastal area with High Natural Character.
CHNC010 Whitireia Bush	Robyn Smith	168.119	Support	[No specific reason given beyond decision requested - refer to original submission]	Supports the identification of CHNC010 as a coastal area with High Natural Character.
CHNC011 Kaitawa Escarpment	Robyn Smith	168.120	Support	[No specific reason given beyond decision requested - refer to original submission]	Supports the identification of CHNC011 as a coastal area with High Natural Character.
CHNC012 Rocky Bay	Robyn Smith	168.121	Support	[No specific reason given beyond decision requested - refer to original submission]	Supports the identification of CHNC012 as a coastal area with High Natural Character.
CHNC013 Stuart Park Forest	Robyn Smith	168.122	Support	[No specific reason given beyond decision requested - refer to original submission]	Supports the identification of CHNC013 as a coastal area with High Natural Character.
CHNC014 Rukutane Escarpment	Robyn Smith	168.123	Support	[No specific reason given beyond decision requested - refer to original submission]	Supports the identification of CHNC014 as a coastal area with High Natural Character.
CHNC014 Rukutane Escarpment	Pikarere Farm Limited	183.8	Amend	In relation to Pikarere Farm and CHNC 014 Rukutane Escarpment:	In relation to Pikarere Farm and CHNC 014 Rukutane Escarpment:

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
				"The same comments apply as in respect of SAL 003 Rukutane/Titahi Bay (Special Amenity Landscape Schedule 10)." [Refer to submission point on SAL003]	*"The same comments apply as in respect of SAL 003 Rukutane/Titahi Bay (Special Amenity Landscape Schedule 10)."* [Refer to submission point on SAL003]

SCHED12- Building Standards for Indoor Noise Reduction

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Kāinga Ora – Homes and Communities	81.901	Support	Kāinga Ora supports this schedule as proposed.	Retain as notified.

SCHED13- Approved Signage Sites on Council Land

Specific provision/matter	Submitter name	Submission point number	Position	Reasons	Decisions requested
General	Kāinga Ora – Homes and Communities	81.902	Support	Kāinga Ora supports this schedule as proposed.	Retain as notified