Appendix 5: Assessment of RMA planning document objectives and policies

Contents

National Policy Statement for Urban Development

Objective 1: ***New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.***

Policy 1: *Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:*

(a) have or enable a variety of homes that:

(i) meet the needs, in terms of type, price, and location, of different households; and

(ii) enable Māori to express their cultural traditions and norms; and

(b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and

(c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and

(d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and

(e) support reductions in greenhouse gas emissions; and

(f) are resilient to the likely current and future effects of climate change.

Assessment: The Proposal contributes to the criteria listed in Policy 1 for well-functioning urban environments as:

- Clause (a) – The Proposal will enable the supply of over 949 homes in an area where there is high demand. The Proposal enables a greater density of development than is currently provided in Pukerua Bay and this will provide for a greater variety of homes in the area. Increased housing supply will assist in improving affordability through providing supply to meet demand within the market, while increasing competition which puts downward pressure on prices. Increased housing supply will assist in improving affordability through providing supply to meet demand within the market, while increasing competition which can put downward pressure on prices. The Proposal will provide a supply of housing for a broad range of people from first home buyers to retirees. With regard to Policy 1(a)(ii), the Applicant has been working in partnership to ensure the development is aligned with these matters as expressed by Ngāti Toa Rangatira through Te Rūnanga o Toa Rangatira (Te Rūnanga). While Te Rūnanga while have not provided specific comment on the type of homes with regard to enabling Māori cultures and norms, they do however "strongly encourage ensuring that the Mt Welcome development aligns with the Northern Growth Area Structure Plan" (Refer letter dated 19 September 2025 in Appendix 2);
- Clause (b) – The proposed neighbourhood centre area will provide for a variety of sites that are suitable for different business sectors, this area is well-located to serve the development

and the wider Northern Growth Development Area as well as the existing Pukerua Bay Community which currently has only has a very small commercial area;

- Clause (c) – The proposed development will provide good accessibility for residents through providing multi-modal transport options between housing, open space and a neighbourhood centre within the development, and the site is well-located for multi-modal transport outside the development, including being in close proximity to an existing high-frequency railway station. The proposed roading typology allows for a future bus route through the site and to the north and south (see Collector Road identified in ITA);
- Clause (d) – The Proposal supports competitive land markets as it enables housing in a location where there is high demand and constrained supply, the Economic Assessment provided in Appendix 11 finds that[1]:

> *The proposal is estimated to supply dwellings to the market at an average price of $1,060,000, with 318 (34%) priced below $1,000,000. These dwellings will be approximately $75,000 - $160,000 (7 -15%) less expensive than the average sale price of the surrounding key developments in the study area, providing a substantial quantity of relatively affordable new dwellings, placing downward price pressure on the overall housing market. As such, the proposal is considered to address a gap in the lower -mid priced new-build market, helping to meet the needs of a market segment that is currently underrepresented (e.g. low er-middle income households seeking relatively affordable new homes). This demonstrates the proposal 's ability to provide comparatively affordable new housing in Porirua City and the wider region.*
>
> *...at 949 dwellings, the proposal represents a 39% increase to the current and pipeline greenfield supply and increases the number of years of capacity to 12.3 years, which would meet the medium-term capacity requirements for the study area, in terms of dwelling quantity.*

- Clause (e) – The site is well located with respect to commercial and community services, natural and open spaces, and active transport modes. The design and layout of the development will encourage the use of low-emission modes of transport including walking, cycling and public transport as an alternative to private car use. A neighbourhood centre is proposed which will assist in meeting daily convenience needs and reduce the need for private vehicle use to centres further afield. As noted above, the site is well located for multi-modal transport both within and outside the site, including being in close proximity to an existing high-frequency railway station. The proposed roading typology will allow for a future bus route through the main transport spine of the site. Further, the removal of stock from the site will result in reduced agricultural methane emissions;
- Clause (f) – The future impacts of climate change have been considered through design of the stormwater management system, including the use of nature-based solutions such as

[1] Refer page 4.

retention wetlands. These systems are designed to future proof the development against the predicted impacts of climate change such as increased rainfall intensity.

For these reasons, the Proposal is consistent with Objective 1 and Policy 1 as it contributes to a well-functioning urban environment which will provide for the social and economic wellbeing, and health and safety of the occupants.

Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.

Assessment: This Proposal aims to create more housing supply which will have a positive impact on affordability. Increased housing supply will assist in improving affordability through providing supply to meet demand within the market, while increasing competition which puts downward pressure on prices. The proposal is estimated to supply dwellings to the market at an average price of $1,060,000, with 318 (34%) priced below $1,000,000. These dwellings will be approximately $75,000 - $160,000 (7 -15%) less expensive than the average sale price of the surrounding key developments in the *are*a, this will assist in meeting the needs of a market segment which is currently underrepresented (low to middle income[2].

Objective 4: New Zealand'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.

Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:

(c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)

(d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity

(f) the likely current and future effects of climate change.

Assessment: As detailed in the Economic Assessment (**Appendix 13**), the Proposal will contribute to meeting the Porirua District's housing demand as it will provide for an increase in housing supply with housing typologies that are in demand. The design and location of the site will contribute to a well-functioning urban environment as outlined above. In relation to amenity values, the objective acknowledges that urban environments are dynamic and that amenity is not static but evolves in response to demographic, cultural, and environmental changes. The transition of the site from rural to urban use will result in a change in character, but this change is anticipated and supported by the planning framework, including the Northern Growth Development Area Structure Plan. The Proposal incorporates features that will enhance amenity over time, including:

- Provision of open space and reserves that are accessible and integrated into the development, supporting recreation, community interaction, and ecological enhancement.

[2] Reper Page 4 Urban Economics report attached as Appendix 11.

- A neighbourhood centre that will serve daily convenience needs, reducing reliance on private vehicles and contributing to a vibrant local character.

- Multi-modal transport connectivity, including pedestrian and cycle paths, and proximity to a high-frequency rail station, which supports accessibility and contributes to the amenity of the area.

- Landscape and ecological restoration, including riparian planting and wetland enhancement, which will improve the visual and environmental quality of the area over time.

- Design flexibility that allows for a variety of housing types and tenures, enabling the built form to respond to changing community needs and preferences.

These elements demonstrate that the Proposal not only maintains but actively contributes to the development of amenity values in a way that aligns with the evolving nature of urban environments. The Proposal is therefore consistent with Objective 4 and Policy 6, including the requirement to have regard to the benefits of urban development, the provision of development capacity, and the effects of climate change.

Objective 5: Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

Policy 9: Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must:

(a) involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and

(b) when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and

(c) provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and

(d) operate in a way that is consistent with iwi participation legislation.

Assessment: This Proposal has been informed by the values and aspirations as articulated by mana whenua, as well as ongoing engagement pre-lodgement. An assessment of cultural effects is provided in Section 15.12.6 of the Application. In summary, while there are aspects of the proposal that are supported by Ngāti Toa, there are aspects of the proposal that are not supported, and as a result there would be adverse cultural effects associated with some works.

The proposal acknowledges the role of Ngāti Toa as kaitiaki in ensuring the protection and sustainable management of the Site, the proposed conditions of consent provide for Te Rūnanga input into the construction phase of the development to provide for the input of mātauranga Māori. A draft set of

conditions were provided to Te Rūnanga for review prior to lodgement, feedback received informed the proposed set as lodged (**Appendix 7**) which includes:

- Provision for Te Rūnanga to share cultural narratives and pūrākau during site meetings and inductions for site workers and conduct a tīmatanga ceremony prior to works commencing.
- Iwi and Kaitiaki Taonga Tuku iho Monitoring on aspects of the proposal including hydrology, archaeology, lizard management and landscape and ecology monitoring.
- Requirements to provide for cultural input into the preparation and monitoring of relevant Management Plans.

Ultimately, the Proposal together with ongoing Ngāti Toa involvement seeks to acknowledge and respect Ngāti Toa as mana whenua and its role in kaitiaki.

Objective 6: Local authority decisions on urban development that affect urban environments are:

(a) integrated with infrastructure planning and funding decisions; and

(b) strategic over the medium term and long term; and

(c) responsive, particularly in relation to proposals that would supply significant development capacity.

Assessment: The Proposal takes an integrated approach with regard to the provision of new infrastructure on site and connecting with existing infrastructure off site.

Objective 8: New Zealand's urban environments:

(a) support reductions in greenhouse gas emissions; and

(b) are resilient to the current and future effects of climate change.

Assessment: The Proposal supports reductions in greenhouse gas emissions through:

- enabling a well-functioning urban environment where residents do not have to travel long distances to access community services, natural and open spaces, and active transport modes; and

- enabling multi-modal transport connectivity within and outside the development, including walking and cycling options.

The Proposal is resilient to the current future effects of climate change in that it takes a 100 year plus climate change approach to addressing stormwater management and flooding.

National Policy Statement for Freshwater Management

Objective: *The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises:*

(a) first, the health and well-being of water bodies and freshwater ecosystems

(b) second, the health needs of people (such as drinking water)

(c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.

Policy 1: *Freshwater is managed in a way that gives effect to Te Mana o te Wai.*

Policy 2: *Tangata whenua are actively involved in freshwater management (including decision-making processes), and Māori freshwater values are identified and provided for.*

Assessment: The proposal seeks to give effect to this objective and policy including giving effect to Te Mana o Te Wai:

- The health and wellbeing of waterbodies and freshwater ecosystems has been prioritised. The conclusions reached in the Water Quality and Hydrology Assessments confirm that potential adverse effects on onsite waterbodies and receiving waterbodies will be less than minor. The Ecological Assessment finds that there will be positive effects for freshwater habitats in terms of a net gain in the quality of aquatic habitat and the amount and quality of natural inland wetland, as well as beneficial supporting land use and controls (stormwater quality protection, riparian protection, removal of farming practices).
- Protection and enhancement measures, including buffers, planting and ongoing management and protection, and the design and construction of stormwater infrastructure will ensure the continuous health and well-being of the natural watercourses and wetlands within the Site.
- While protecting and enhancing waterbodies and freshwater ecosystems within and downstream of the Site, the remaining land resource will be developed to provide sufficient residential capacity that will ensure that people and the community are able to provide for their social, economic and cultural well-being into the future.
- In designing the development and preparing this Substantive Application, the Applicant has engaged with Mana Whenua Ngāti Toa through Te Rūnanga o Toa Rangatira. Ngāti Toa have provided cultural advice as outlined in Appendix 2 and an assessment of cultural effects is provided in Section 15.12.6 of the Application. In summary, while there are aspects of the proposal that are supported by Ngāti Toa, there are aspects of the proposal that are not supported including stream and wetland reclamation, and as a result there would be adverse cultural effects associated with some works.

- The Applicant has collaborated on proposed conditions of consent with Te Rūnanga to ensure that Ngāti Toa are involved in restoration and monitoring through construction.

In summary, while there are aspects of the proposal that are supported by Ngāti Toa, there are aspects of the proposal that are not supported, and as a result there would be adverse cultural effects associated with some works and the proposal may not give effect to Te Mana o Te Wai as articulated by Ngāti Toa.

> ***Policy 3:*** *Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.*

Assessment: An integrated management approach has been applied through taking a cross-disciplinary approach to design of the Proposal. This approach has identified actual and potential adverse effects and has sought to avoid, minimise, mitigate or remedy those effects as appropriate.

> ***Policy 4****: Freshwater is managed as part of New Zealand's integrated response to climate change.*

Assessment: Natural hazard risk and the future impacts of climate change have been considered as part of the Proposal. The site is able to address natural hazard risks such as flooding, including the predicted impacts of climate change such as increased rainfall intensity, through the use of nature-based solutions such as retention wetlands. As such, the Proposal is consistent with this policy.

> ***Policy 6:*** *There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.*
>
> ***Policy 7:*** *The loss of river extent and values is avoided to the extent practicable.*

Assessment: The Proposal is consistent with these policies. The proposed development has been designed to avoid the highest value ecological features. The Ecology Assessment and Substantive Application set out at length the iterative design process (including the NES-F assessment in **Appendix 6)** that lead to a significant reduction in potential effects on streams and wetlands. Where residual adverse effects remain after avoidance, remediation and mitigation, onsite offsetting will be applied so that there is no-net-loss of ecological values.

> ***Policy 8:*** *The significant values of outstanding water bodies are protected.*
>
> ***Policy 9:*** *The habitats of indigenous freshwater species are protected.*

Assessment: Measures have been incorporated into the proposal (including Erosion and Sediment Control Principles) to ensure that the significant values of outstanding water bodies (namely Taupō Swamp and Pāuatahanui Inlet) and habitats of indigenous freshwater species will be protected.

> ***Policy 14:*** *Information (including monitoring data) about the state of water bodies and freshwater ecosystems, and the challenges to their health and well-being, is regularly reported on and published.*

Assessment: The requirements to monitor environmental outcomes on the site, are set out in the Proposed Consent Conditions in **Appendix 7**, and such monitoring data would be provided to the Council(s). As such, the proposal is consistent with this policy.

> ***Policy 15:*** *Communities are enabled to provide for their social, economic, and cultural wellbeing in a way that is consistent with this National Policy Statement.*

Assessment: The granting of consent to this proposal would allow for a sector of the community to provide for their social and economic wellbeing, as well as providing a wider economic benefit to the community as a whole with respect to providing additional housing supply within a constrained housing market, in a way that is consistent with the NPS-UD.

National Policy Statement for Indigenous Biodiversity

Objective:

(a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and

(b) to achieve this:

(i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and

(ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and

(iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and

(iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.

Policy 1: *Indigenous biodiversity is managed in a way that gives effect to the decision making principles and takes into account the principles of the Treaty of Waitangi.*

Policy 2: *Tangata whenua exercise kaitiakitanga for indigenous biodiversity in their rohe, including through:*
(a) managing indigenous biodiversity on their land; and
(b) identifying and protecting indigenous species, populations and ecosystems that are taonga; and
(c) actively participating in other decision-making about indigenous biodiversity.

Policy 3: *A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.*

Policy 4: *Indigenous biodiversity is managed to promote resilience to the effects of climate change.*

Policy 5: *Indigenous biodiversity is managed in an integrated way, within and across administrative boundaries.*

Policy 7: *SNAs are protected by avoiding or managing adverse effects from new subdivision, use and development.*

Policy 8: *The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.*

Policy 9: *Certain established activities are provided for within and outside SNAs.*

Policy 10: *Activities that contribute to New Zealand's social, economic, cultural, and environmental wellbeing are recognised and provided for as set out in this National Policy Statement.*

Policy 13: *Restoration of indigenous biodiversity is promoted and provided for.*

Policy 14: *Increased indigenous vegetation cover is promoted in both urban and nonurban environments.*

Policy 15: *Areas outside SNAs that support specified highly mobile fauna are identified and managed to maintain their populations across their natural range, and information and awareness of highly mobile fauna is improved.*

Clause 3.10 is relevant to the management of adverse effects associated with subdivision use and development on SNAs.

3.10 Managing adverse effects on SNAs of new subdivision, use, and development

(1) This clause applies to any new subdivision, use, or development that is in, or affects, an SNA, except as provided in:

(a) subclause (6); and

(b) clauses 3.12 and 3.18 (about SNAs on specified Māori land); and

(c) clause 3.13 (about geothermal SNAs); and

(d) clause 3.14 (about plantation forestry activities).

(2) Each of the following adverse effects on an SNA of any new subdivision, use, or development must be avoided, except as provided in clause 3.11:

(a) loss of ecosystem representation and extent:

(b) disruption to sequences, mosaics, or ecosystem function:

(c) fragmentation of SNAs or the loss of buffers or connections within an SNA:

(d) a reduction in the function of the SNA as a buffer or connection to other important habitats or ecosystems:

(e) a reduction in the population size or occupancy of Threatened or At Risk (declining) species that use an SNA for any part of their life cycle.

(3) Any adverse effects on an SNA of a new subdivision, use, or development that are not referred to in subclause (2), or that occur as a result of the exceptions in clause 3.11, must be managed by applying the effects management hierarchy.

(4) Where adverse effects on an SNA are required to be managed pursuant to subclause (3) by applying the effects management hierarchy, an applicant must be required to demonstrate:

(a) how each step of the effects management hierarchy will be applied; and

(b) if biodiversity offsetting or biodiversity compensation is applied, the applicant has complied with principles 1 to 6 in Appendix 3 and 4 and has had regard to the remaining principles in Appendix 3 and 4, as appropriate.

…

3.11 Exceptions to clause 3.10(2)

(1) Clause 3.10(2) does not apply, and any adverse effects on an SNA of a new subdivision, use or development must be managed in accordance with clause 3.10(3) and (4), if:

(a) the new subdivision, use or development is required for the purposes of any of the following:

(i) construction or upgrade (if the upgrade does not meet the requirements of clause 3.15(2)) of specified infrastructure that provides significant national or regional public benefit:

(ii) mineral extraction that provides significant national public benefit that could not otherwise be achieved using resources within New Zealand:

(iii) aggregate extraction that provides significant national or regional public benefit that could not otherwise be achieved using resources within New Zealand; and

(b) there is a functional need or operational need for the new subdivision, use or development to be in that particular location;

(c) and there are no practicable alternative locations for the new subdivision, use or development.

…

In addition, Clause 3.16 is relevant to the management of indigenous biodiversity outside SNAs:

3.16 Indigenous biodiversity outside SNAs

1) *If a new subdivision, use, or development is outside an SNA and not on specified Māori land, any significant adverse effects of the new subdivision, use, or development on indigenous biodiversity outside the SNA must be managed by applying the effects management hierarchy.*

2) *All other adverse effects of any activities that may adversely affect indigenous biodiversity that is outside an SNA (other than indigenous biodiversity on specified Māori land (see clause 3.18)), must be managed to give effect to the objective and policies of this National Policy Statement.*

Assessment: As outlined in the Site Description in Section 5 of the Substantive Application, there are three Significant Natural Areas within the application site. No works are proposed within two of these SNA, and a 5m setback for use and development is proposed.

There is vegetation clearance proposed in the third SNA, however the effects management hierarchy has been applied as outlined the Ecological Assessment and the result is a net environmental gain. With regard to Clause 3.10, Clause 3.11(1)(a) applies to the removal of vegetation in the SNA. The removal is associated with the construction of specified infrastructure (an intersection on State Highway 59), further Clause 3.11(1)(b) and Clause 3.11(1)(c) are relevant as there is a functional need for the activity to occur in this area and practicable alternatives have been considered (refer to **Appendix 8**).

The NPS-IB also relates to all indigenous biodiversity including that which is outside SNAs. The Ecological Assessment outlines constraints and opportunities with regard to indigenous biodiversity on-site and concludes that there are opportunities to not just maintain but to significantly restore and improve degraded habitats on the Site.

Tangata whenua values and relationships have been considered with regard to indigenous biodiversity through consultation. It is considered that aspects of the proposal including the remediation of degraded habitats on-site, particularly waterways, is consistent with these values and relationships and therefore Policies 1 and 2 of the NPS-IB. However, the proposal may not fully give effect to Policy 2 as articulated by Ngāti Toa in their feedback as there are aspects of the proposal that are not supported including the use of offsetting, and as a result there would be adverse cultural effects associated with some works.

The Applicant has collaborated on proposed conditions of consent with Te Rūnanga to ensure that Ngāti Toa are involved in restoration and monitoring through construction.

Overall, the Proposal generally consistent with the objective and policies of the NPS-IB.

Regional Policy Statement

Note: The RPS was made operative in 2013. Council notified Change 1 to the RPS in August 2022. Council made decisions on Change 1 to the RPS on 26 September 2024, some of which are subject to appeal under Schedule 1 of the Act and some are operative being progressed through the Freshwater Planning Process. The relevant objectives and policies from the decisions version of Change 1 are assessed below. Change 1 provisions or changes to provisions are underlined, provisions that are potentially subject to appeal under Schedule 1 are indicated with an *.

Chapter 3.1A - Climate Change

Objective CC.1*: *The Wellington Region is a low-emission and climate-resilient region, where climate change mitigation and climate change adaptation are an integral part of:*

(a) sustainable air, land, freshwater, and coastal management; and
(b) well-functioning urban areas and rural areas; and
(c) the planning and delivery of infrastructure (including regionally significant infrastructure).

Policy CC.9*: Reducing greenhouse gas emissions associated with subdivision, use or development – consideration*

When considering an application for a resource consent, notice of requirement, or a change, variation or review of a regional or district plan, particular regard shall be given to whether the subdivision, use or development has been planned in a way that contributes to reducing greenhouse gas emissions by optimising overall transport demand, by maximising mode shift from private vehicles to public transport or active modes, and supporting low and zero-carbon modes.

Assessment: The Proposal supports reductions in greenhouse gas emissions through enabling a well-functioning urban environment and multi-modal transport connectivity. Future residents will have multi-modal transport options including access to a potential future bus service and pedestrian and cycle connections to nearby amenities such as open space and commercial and community facilities. Further, the removal of stock from the site will have benefits in terms of reduced methane emissions. As such, the Proposal is consistent with this objective and policy**.**

Objective CC.4*: *Nature-based solutions are an integral part of climate change mitigation and climate change adaptation, improving the health, well-being and resilience of people and communities, indigenous biodiversity, and natural and physical resources.*

Policy CC.14*: Climate-responsive development – district and city council consideration*

When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district plan, require that development and infrastructure is located, designed and constructed in ways that provide for climate change mitigation, climate change adaptation and climate-resilience prioritising the use of nature-based solutions and informed by mātauranga Māori. This includes as appropriate to the scale and context of the activity:
(a) providing urban green space, particularly canopy trees, to reduce urban heat and reduce stormwater flowrates:
i. prioritising the use of appropriate indigenous species, and

ii. contributing to achieving a wider target of 10 percent tree canopy cover at a suburb-scale by 2030, and 30 percent cover by 2050; and

(b) methods to increase water resilience, including by requiring harvesting of water at a domestic and/or community-scale for non-potable uses (for example by requiring rain tanks, rainwater re-use tanks, and setting targets for urban roof area rainwater collection); and

(c) avoiding significant adverse effects on the climate change mitigation, climate change adaptation and climate-resilience functions and values of an ecosystem, and avoiding, minimising, or remedying other adverse effects on these functions and values; and

(d) promoting efficient use of water and energy in buildings and infrastructure; and

(e) promoting appropriate design of buildings and infrastructure so they are able to withstand the predicted future higher temperatures, intensity and duration of rainfall and wind over their anticipated life span.

***Policy CC.14A*:** Climate-responsive development – regional council consideration*

When considering an application for a resource consent, or a change, variation, or review of a regional plan, require that development and infrastructure is located, designed, and constructed in ways that provide for climate change mitigation, climate change adaptation and climate-resilience, prioritising the use of nature-based solutions and informed by mātauranga Māori. This includes, as appropriate to the scale and context of the activity:

(a) avoiding significant adverse effects on the climate change mitigation, climate change adaptation and climate-resilience functions and values of an ecosystem and avoiding, minimising, or remedying other adverse effects on these functions and values.

Assessment: As outlined in the Civil Infrastructure Report, the future impacts of climate change have been considered, and the site is able to address natural hazard risks such as flooding including the predicted impacts of climate change such as increased rainfall intensity through nature-based solutions such as constructed wetlands. As outlined in the Ecology Assessment, the site is currently lacking in biodiversity value through historical rural land uses including grazing. There are opportunities to greatly improve biodiversity including restoration of wetland, stream and terrestrial habitats and provide urban green space. As such, the Proposal is consistent with this objective and policies**.**

Chapter 3.4 – Fresh water

***Objective 12:** The mana of the Region's waterbodies and freshwater ecosystems is restored and protected by ongoing management of land and water that:*

(a) returns the Region's water bodies and freshwater ecosystems to, and thereafter maintains them, in a state of tūhauora/good health; and

(b) improves the health and wellbeing of the Region's degraded waterbodies and freshwater ecosystems; and

(c) applies the Te Mana o te Wai hierarchy of obligations by prioritising:

i. first, the health and wellbeing of waterbodies and freshwater ecosystems,

ii. second, the health needs of people

iii. third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future; and

(d) recognises and provides for the individual natural characteristics and processes of waterbodies including their natural form, and their associated ecosystems; and

(e) incorporates and protects mātauranga Māoi and acknowledges and provides for the connections and relationships of mana whenua / tangata whenua

with freshwater; and
(f) provides for the ability of mana whenua / tangata whenua to safely undertake their cultural and spiritual practices associated with freshwater, including mahinga kai; and
(g) actively involves mana whenua / tangata whenua in decision-making in relation to the Region's waterbodies; and
(h) includes engagement with communities, stakeholders, and territorial authorities; and
(i) supports the wellbeing and safety of the community, by providing for the ability to carry out recreational activities, in and around freshwater environments; and
(j) supports and protects an abundance and diversity of freshwater habitats for indigenous freshwater species and, where appropriate, the habitat of trout and salmon; and
(k) supports the reasonable, sustainable and efficient use of water for activities that benefit the Region's economy, including primary production activities, innovation and tourism.

Policy 40A: *Loss of extent and values of natural inland wetlands – consideration*
Policy 40B: *Loss of river extent and values - consideration*
Policy 41: *Managing ~~Minimising~~ the effects of earthworks and vegetation clearance ~~disturbance~~ – consideration*
Policy 42: Effects on freshwater and receiving environments from urban development – consideration ~~Minimising contamination in stormwater from development – consideration~~
Policy FW.XXB: *Mana whenua/tangata whenua and Te Mana o te Wai – consideration*

Assessment: The proposal responds to this objective and associated policies as follows:

- The health and wellbeing of waterbodies and freshwater ecosystems has been prioritised. The conclusions reached in the Water Quality and Hydrology Assessments confirm that potential effects on onsite waterbodies and receiving waterbodies will be less than minor. The Ecological Assessment finds that there will be positive effects for freshwater habitats in terms of a net gain in the quality of aquatic habitat and the amount and quality of natural inland wetland, including through extensive riparian planting and retirement from grazing.
- Protection and enhancement measures, including buffers, planting and ongoing management and protection, and the design and construction of stormwater infrastructure will ensure the continuous health and well-being of the natural watercourses and wetlands within the Site.
- While protecting and enhancing waterbodies and freshwater ecosystems within and downstream of the Site, the remaining land resource will be developed to provide sufficient residential capacity that will ensure that people and the community are able to provide for their social, economic and cultural well-being into the future.
- In designing the development and preparing this Substantive Application, the Applicant has engaged with Mana Whenua Ngāti Toa through Te Rūnanga o Toa Rangatira. Ngāti Toa have provided cultural advice as outlined in Appendix 2 and an assessment of cultural effects is provided in Section 15.12.6 of the Application. In summary, while there are aspects of the proposal that are supported by Ngāti Toa, there are aspects of the proposal that are not supported including stream and wetland reclamation, and as a result there would be adverse cultural effects associated with some works.

- The Applicant has collaborated on proposed conditions of consent with Te Rūnanga to ensure that Ngāti Toa are involved in restoration and monitoring through construction.

In summary, while there are aspects of the proposal that are supported by Ngāti Toa, there are aspects of the proposal that are not supported, and as a result there would be adverse cultural effects associated with some works including the reclamation of streams and wetlands and the proposal may not give effect to Te Mana o Te Wai as articulated by Ngāti Toa. The proposal is otherwise consistent with the objective and associated policies.

Chapter 3.6 – Indigenous Ecosystems

Objective 16* *Indigenous ecosystems and habitats with significant indigenous biodiversity values, other significant habitats of indigenous fauna, and the ecosystem processes that support these ecosystems and habitats, are ~~maintained~~ protected and, where appropriate, enhanced and restored to a healthy functioning state.*

Policy 47*: Managing effects on indigenous ecosystems and habitats with significant indigenous biodiversity values and other significant habitats of indigenous fauna – consideration

When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district or regional plan, a determination shall be made as to whether an activity may affect indigenous ecosystems and habitats with significant indigenous biodiversity values, other significant habitats of indigenous fauna, and the ecosystem processes that support these ecosystems and habitats, and in determining whether the proposed activity is inappropriate particular regard shall be given to:

(a) maintaining connections within, or corridors between, habitats of indigenous flora and fauna and/or enhancing the connectivity between fragmented indigenous habitats; and

(b) providing adequate buffering around areas of significant indigenous ecosystems and habitats from other land uses; and

(c) managing natural wetlands for the purpose of aquatic ecosystem health, recognising the wider benefits, such as for indigenous biodiversity, water quality and holding water in the landscape; and

(d) avoiding the cumulative adverse effects of the incremental loss of indigenous ecosystems and habitats; and

(e) providing seasonal or core habitat for indigenous species; and

(f) protecting the life supporting capacity of indigenous ecosystems and habitats; and

(g) ~~remedying or mitigating~~ minimising or remedying adverse effects on the indigenous biodiversity values where avoiding adverse effects is not practicably achievable except where Clause (i) and (j) apply; and

(h) the need for a precautionary approach to be adopted when assessing and managing the potential for adverse effects on indigenous ecosystems and habitats, where;

(i) the effects on indigenous biodiversity are uncertain, unknown, or little understood; and

(ii) those effects could cause significant or irreversible damage to indigenous biodiversity; and

(i) the provisions to protect significant biodiversity values in Policy 24B, and Policy 24C and the principles for biodiversity offsetting and biodiversity compensation in Policy 24A,

except that Policy 24A and Policy 24B do not apply to REG activities and ET activities; and

(j) the provisions to manage the adverse effects of REG activities and ET activities on significant biodiversity values in Policy 24D; and

(k) protecting indigenous biodiversity values of significance to mana whenua / tangata whenua, including those associated with a significant site for mana whenua / tangata whenua identified in a regional or district plan; and

(l) enabling established activities affecting significant biodiversity values in the terrestrial environment to continue, where the effects of the activities:

(i) are no greater in intensity, scale and character; and

(ii) do not result in loss of extent, or degradation of ecological integrity, of any significant biodiversity values; and

(m) ensuring that the adverse effects of plantation forestry activities on significant indigenous biodiversity values in the terrestrial environment are managed in a way that:

(i) maintains significant indigenous biodiversity values as far as practicable, while enabling plantation forestry activities to continue; and

(ii) *where significant biodiversity values are within an existing plantation forest, maintains the long-term populations of any Threatened or At Risk (declining) species present in the area over the course of consecutive rotations of production.*

Objective 16A*: *The region's indigenous biodiversity is maintained and, where appropriate, enhanced and restored to a healthy functioning state, improving its resilience to increasing environmental pressures, particularly climate change.*

Policy IE.2A*: *Maintaining indigenous biodiversity in the terrestrial environment – consideration*

When considering an application for a resource consent, notice of requirement, or a plan change, variation or review of a district plan or regional plan, indigenous biodiversity in the terrestrial environment that does not have significant indigenous biodiversity values as identified under Policy 23 and is not on Māori land, shall be maintained by:

(a) avoiding, remedying or mitigating the adverse effects of REG activities and ET activities to the extent practicable; and

(b) managing any significant adverse effects on indigenous biodiversity from any other proposed activity by applying the effects management hierarchy; and

(c) managing all other adverse effects on indigenous biodiversity to achieve at least no overall loss in indigenous biodiversity within the Wellington Region or district as applicable.

Objective 16B*: *Mana whenua / tangata whenua values relating to indigenous biodiversity, particularly taonga species, and the important relationship between indigenous ecosystem health and well-being, are given effect to in decision-making, and mana whenua / tangata whenua are supported to exercise their kaitiakitanga for indigenous biodiversity*

Policy IE.2*: *Giving effect to mana whenua / tangata whenua roles and values when managing indigenous biodiversity – consideration*

When considering an application for a resource consent, notice of requirement, or a plan change, variation or review of a district plan for subdivision, use or development that may impact on indigenous biodiversity, recognise and provide for mana whenua / tangata whenua values and relationships associated with indigenous biodiversity, including by, but not restricted to:

(a) giving effect to the decision-making principles for indigenous biodiversity and, once they are established, the local expressions of the decision-making principles for indigenous biodiversity developed through Method IE.1; and

(b) enabling mana whenua / tangata whenua to exercise their roles as kaitiaki; and

(c) incorporating the use of mātauranga Māori in the management and monitoring of indigenous biodiversity; and

(d) supporting mana whenua / tangata whenua to access and exercise sustainable customary use of indigenous biodiversity, including for mahinga kai and taonga, in accordance with tikanga.

Assessment: The Application has identified actual and potential adverse effects on biodiversity and the Proposal has sought to avoid, minimise, mitigate or remedy those effects as appropriate.

The Ecological Assessment outlines constraints and opportunities with regard to indigenous biodiversity on-site and concludes that there are opportunities to not just maintain but to significantly restore and improve degraded habitats on the Site.

In designing the development and preparing this Substantive Application, the Applicant has engaged with Mana Whenua Ngāti Toa through Te Rūnanga o Toa Rangatira. Ngāti Toa have provided cultural advice as outlined in Appendix 2 and an assessment of cultural effects is provided in Section 15.12.6 of the Application. In summary, while there are aspects of the proposal that are supported by Ngāti Toa, there are aspects of the proposal that are not supported including stream and wetland reclamation, and as a result there would be adverse cultural effects associated with some works.

The Applicant has collaborated on proposed conditions of consent with Te Rūnanga to ensure that Ngāti Toa are involved in restoration and monitoring through construction.

In summary, while there are aspects of the proposal that are supported by Ngāti Toa, there are aspects of the proposal that are not supported, and as a result there would be adverse cultural effects associated with some works including the reclamation of streams and wetlands and the proposal does not provide for all mana whenua values as articulated by Ngāti Toa. The proposal is otherwise consistent with these objective and policies.

Chapter 3.8 – Natural Hazards

Objective 19: *The risks ~~and consequences~~ to people, communities, ~~their~~ business~~es~~, property, and infrastructure ~~and the environment~~ from natural hazards and the effects of climate change ~~effects~~ are ~~reduced~~ avoided or minimised.*

Objective 21: *The resilience of our ~~C~~ communities, infrastructure ~~are more resilient to natural hazards, including the impacts~~ and the natural environment to natural hazards is ~~strengthened~~ improved, including to the short, medium, and long-term effects of climate change~~,~~ and sea level rise, ~~is strengthened,~~ and people are better prepared for the consequences of natural hazard events.*

Policy 29: ~~Avoiding inappropriate~~ Managing subdivision, use and development in areas at ~~high~~ risk from natural hazards – district and regional plans

Regional and district plans shall manage subdivision, use and development in areas at risk from natural hazards as follows:

(a) identify areas potentially affected by natural hazards; and

(b) use a risk-based approach to assess the consequences to new or existing subdivision, use and development from natural hazard and climate change impacts over at least a 100 year planning horizon which identifies the hazards or risks as being low, medium or high; and

(c) include hazard overlays, objectives, polices and rules to manage new and existing ~~avoid inappropriate~~ subdivision, use and development in those areas where the hazards or risks are assessed as low to medium in order to minimise or not increase the risks from natural hazards; and

(d) include hazard overlays, objectives, polices and rules to avoid new and minimise or not increase the risks to existing subdivision, use and development and hazard sensitive activities in areas where the hazards or risks are assessed as high, unless there is a functional or operational need to be located in these areas.

Policy 51: *Avoiding or ~~M~~minimising the risks and consequences of natural hazards - consideration*

When considering an application for a resource consent, notice of requirement, or a change, variation or review to a district or regional plan, the risk and consequences of natural hazards on people, communities, their property and infrastructure shall be avoided or minimised, and/or in determining whether an activity is inappropriate particular regard shall be given to:

(a) the ~~frequency and magnitude~~ likelihood and consequences of the range of natural hazards that may adversely affect the ~~proposal or development~~ subdivision, use or development, including ~~residual risk~~ those that may be exacerbated by climate change and sea level rise; and

~~(b) the potential for climate change and sea level rise to increase in the frequency or magnitude of a hazard event;~~

(b) whether the location of the subdivision, use or development will foreseeably require hazard mitigation works in the future; and

(c) the potential for injury or loss of life, social and economic disruption and civil defence emergency management ~~and civil defence~~ implications – such as access routes to and from the site; and

(d) whether the subdivision, use or development causes any change in the risk~~s~~ and consequences from natural hazards in areas beyond the application ~~development~~ site; and

(e) minimising effects ~~the impact~~ of the ~~proposed~~ subdivision, use or development on any natural features that may act as a buffer to reduce the impacts from natural hazards; and ~~and where development should not interfere with their ability to reduce the risks of natural hazards;~~
(f) avoiding ~~inappropriate~~ subdivision, use or ~~and~~ development and hazard sensitive activities where the hazards and risks are assessed as high ~~in areas at high risk from natural hazards~~, unless there is a functional or operational need to be located in these areas; and
(g) appropriate ~~the potential need for~~ hazard risk management and/or adaptation ~~and mitigation~~ measures for subdivision, use or development in ~~moderate risk~~ areas where the hazards and risks are assessed as low to moderate, including an assessment of residual risk; and
(h) the allowance for floodwater conveyancing in identified overland flow paths and stream corridors; and
(i) the need to locate ~~habitable~~ floor ~~areas and access routes~~ levels of habitable buildings and buildings used as places of employment above the 1% annual exceedance probability (1:100 year) flood level, in identified flood hazard areas; and
(h) whether Te Ao Māori or mātauranga Māori provides a broader understanding of the hazards and risk management options.

Assessment: As outlined in the Infrastructure Report, the future impacts of climate change have been considered and provided for. The site is able to address natural hazard risks such as flooding, including the predicted impacts of climate change such as increased rainfall intensity, through nature-based solutions such as constructed wetlands. As such, the Proposal is consistent with these objectives and policies**.**

However, Ngāti Toa do not support the use of retention wetlands for stormwater management. The proposal therefore does not give effect to aspects of Policy 51 with regard to matauranga Māori.

Chapter 3.9 - Regional form, design and function

Objective 22*: *A compact, well-designed, climate-resilient, accessible, and environmentally responsive regional form with well-functioning urban areas and rural areas, where:*
(a) there is sufficient development capacity to meet the needs of current and future generations, improve housing affordability and quality, and provide access to a diversity of housing typologies within neighbourhoods which enable choice; and
(b) Māori are able to express their culture and traditions, and the relationship of mana whenua / tangata whenua with their culture, ancestral land, water, sites, wāhi tapu and other taonga is provided for; and
(c) Te Mana o te Wai is given effect to; and
(d) intensification occurs within existing urban zones in appropriate places where it is environmentally responsive; and
(e) subdivision, use and development is located, designed, and constructed in a way that is climate-resilient and contributes to reducing greenhouse gas emissions; and

(f) built environments, including integrated transport infrastructure, meet the health and wellbeing needs of all people, with multi-modal access including active transport, between housing, jobs, community services, centres, green space, and open space; and
(g) the biophysical characteristics, location, recognised values, capability and limitations of land inform its use and development; and
(h) the productive capacity of rural land is retained; and
(i) existing urban-zoned land, and infrastructure capacity is used effectively and efficiently; and
(j) new or upgraded infrastructure is integrated and sequenced with development; and
(k) development densities are sufficient to support the provision and ongoing maintenance of infrastructure; and
(l) a variety of residential, commercial, mixed use and industrial development in appropriate locations is provided which contributes to viable and vibrant centres at a range of scales, and industrial-based employment locations; and
(m) the safe and efficient operation of regionally significant infrastructure is protected from potential reverse sensitivity effects.

Assessment: The Proposal responds to Objective 22 as follows:

- It provides development capacity in an area zoned for residential development to meet the needs of future generations, including providing affordable housing;
- In designing the development and preparing this Substantive Application, the Applicant has engaged with Mana Whenua Ngāti Toa through Te Rūnanga o Toa Rangatira. Ngāti Toa have provided cultural advice as outlined in Appendix 2 and an assessment of cultural effects is provided in Section 15.12.6 of the Application. In summary, while there are aspects of the proposal that are supported by Ngāti Toa, there are aspects of the proposal that are not supported including stream and wetland reclamation, and as a result there would be adverse cultural effects associated with some works including the reclamation of streams and wetlands. The proposal therefore likely does not provide for Te Mana o Te Wai as articulated by Ngāti Toa.
- The Site can provide multi-modal transport opportunities including active modes and public transport to community and commercial facilities which will assist in reducing greenhouse gas emissions;
- The biophysical context of the site has been considered, with management approaches available for constraints and opportunities identified to achieve net positive environmental outcomes;
- The Site is contiguous with urban zoned land and makes use of existing transport networks and other infrastructure including reticulated three waters services;
- The Proposal contributes to the mix of land use activities sought in (l); and
- There are no reverse sensitivity effects identified on regionally significant infrastructure.

In summary, the proposal is generally consistent with this Objective, apart from Objective 22(c).

Policy 54: *Achieving the region's urban design principles – consideration*

When considering an application for a notice of requirement, or a change, variation or review of a district or regional plan, for development, particular regard shall be given to achieving the region's urban design principles in Appendix 2.

Assessment: Particular regard has been had to the principles in Appendix 2 in the preparation of this application as follows:

- Context – the immediate and wider context of the site has been considered as outlined in Section 5 of the Substantive Application; the District Plan anticipates residential development of the site.
- Character – the Proposal will result in the changing of the character of the site from rural to urban, and this principle recognises that character is dynamic and evolving, not static. Nevertheless, technical reports have recommended mitigations with regard to managing character including providing landscaping to provide amenity, and ecological mitigations to retore degraded habitats on site;
- Choice – the Proposal provides housing choice through providing development capacity to meet the needs of future generations;
- Connections – the Proposal provides multi-modal transport opportunities including active modes and public transport to provide connectivity between the site and community and commercial facilities;
- Creativity – the Proposal reflects some of the listed criteria as outlined in the Master Plan and Landscape Urban Design Strategy (**Appendix 22**);
- Custodianship – the Proposal positively responds to these matters including managing landscape and ecological values as well as natural hazard risk;
- Collaboration – the proposal positively responds to these matters including following best practice with regard to managing landscape and ecological values as well as natural hazard risk.

Policy 57: Integrating land use and transportation – consideration

When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district plan, seek to achieve integrated land use and transport within the Wellington Region by: ~~for subdivision, use or development, particular regard shall be given to the following matters, in making progress towards achieving the key outcomes of the Wellington Regional Land Transport Strategy:~~

(a) locating development in areas near centres and well-serviced by existing or planned public transport, to minimise private vehicle travel and trip length and maximise mode shift to public transport or active modes; and

(b) supporting connectivity with, and accessibility to public services or amenities, key centres of employment activity or retail activity via public and active transport networks; and

(c) supporting a safe, reliable, equitable, inclusive and efficient transport network including through connections with the wider transport network; and

(d) providing safe and accessible multi-modal transport networks along connected routes that are designed for public and active transport, while recognising that the delivery of public transport services may not always be efficient or practical; and

(e) supporting and enabling the rapid transport network and the growth corridors in the Wellington Region, including:

i. Western Growth Corridor – Tawa to Levin;

ii. Eastern Growth Corridor – Hutt to Masterton;

iii. Let's Get Wellington Moving Growth Corridor; and

(f) minimising the potential for reverse sensitivity effects on the safe and efficient operation of transport corridors.

~~(a) whether traffic generated by the proposed development can be accommodated within the existing transport network and the impacts on the efficiency, reliability or safety of the network;~~

~~(b) connectivity with, or provision of access to, public services or activities, key centres of employment activity or retail activity, open spaces or recreational areas;~~

~~(c) whether there is good access to the strategic public transport network;~~

~~(d) provision of safe and attractive environments for walking and cycling; and~~

~~(e) whether new, or upgrades to existing, transport network infrastructure have been appropriately recognised and provided for.~~

Policy 58: Co-ordinating land use with development and operation of infrastructure – consideration

When considering an application for a resource consent, notice of requirement, or a plan change, variation or review of a district plan, ~~for subdivision, use or development,~~ seek to achieve development that is integrated with infrastructure, in a way that: ~~particular regard shall be given to whether the proposed subdivision, use or development is located and sequenced to:~~

(a) makes effective, efficient and safe use of existing infrastructure capacity; and

(b) makes provision for the development, funding, implementation and operation of infrastructure serving the area in question; and

(c) all infrastructure required to serve new development is available or is able to be delivered in a timeframe appropriate to service the development, and this may require timing or staging development accordingly.

~~(a) make efficient and safe use of existing infrastructure capacity; and/or~~

~~(b) coordinate with the development and operation of new infrastructure.~~

Assessment: A Transport Assessment has been undertaken which it is concludes that the Proposal will not have any effects on the transport network that cannot be addressed with appropriate engineering solutions. The Proposal provides multi-modal transport opportunities including active modes and public transport to provide connectivity between the site and community and commercial facilities.

As outlined in Section 15 of the Substantive Application, the Proposal is supported by a Infrastructure Report which finds that the Site can be adequately serviced and is well integrated with surrounding existing and planned developments including Pukerua Bay and the adjacent Muri Road development.

The Site benefits from existing and planned reticulated three waters infrastructure, a high-frequency rail service, and a State Highway with additional capacity due to the addition of Transmission Gully to the network.

> ***Objective 22A:*** *To achieve sufficient development capacity to meet expected housing demand in the short-medium and long term in any tier 1 urban environment within the Wellington Region, the housing bottom lines in Table 9A are to be met or exceeded in the short-medium and long term in the tier 1 urban environment.*
>
> *Note: Objective 22A and Table 9A were inserted into the Regional Policy Statement directly under section 55(2)(b) of the Resource Management Act 1991, i.e. without reference to RMA Schedule 1, as directed by the National Policy Statement on Urban Development 2020. The short-medium term (2021- 2031) and long term (2031- 2051) housing bottom lines are drawn from the Wellington Regional Housing and Business Development Capacity Assessment, Housing update – May 2022.*

Assessment: As outlined in the Economic Assessment, the Proposal provides development capacity to assist in meet housing bottom lines in the Region and District. The Assessment find that[3]:

> *At 949 dwellings, the proposal represents a 39% increase to the current and pipeline greenfield supply and increases the number of years of capacity to 12.3 years, which would meet the medium-term capacity requirements for the study area, in terms of dwelling quantity. This demonstrates the scale and significance of the proposal to the future function of the study area's greenfield development market.*

Chapter 3.10 - Resource management with tangata whenua

> ***Objective 24:*** *The principles of the Treaty of Waitangi are taken into account in a systematic way when resource management decisions are made.*
>
> ***Objective 25:*** *The concept of kaitiakitanga is integrated into the sustainable management of the Wellington region's natural and physical resources.*
>
> ***Objective 26:*** *Mauri is sustained, particularly in relation to coastal and fresh waters.*
>
> ***Objective 28:*** *The cultural relationship of Māori with their ancestral lands, water, sites, wahi tapu and other taonga is maintained.*
>
> ***Policy 48:*** *Principles of the Treaty of Waitangi*
> *When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district or regional plan, particular regard shall be given to:*
>
> *(a) the principles of the Treaty of Waitangi; and*
> *(b) Waitangi Tribunal reports and settlement decisions relating to the Wellington region.*
>
> ***Policy 49:*** *Recognising and providing for matters of significance to tangata whenua*

[3] Refer page 4.

When preparing a change, variation or review of a district or regional plan, the following matters shall be recognised and provided for:
(a) the exercise of kaitiakitanga;
(b) mauri, particularly in relation to fresh and coastal waters;
(c) mahinga kai and areas of natural resources used for customary purposes; and
(d) places, sites and areas with significant spiritual or cultural historic heritage value to tangata whenua.

Assessment: In preparing this application, the Applicant has engaged with Mana Whenua Ngāti Toa through Te Rūnanga o Toa Rangatira. Ngāti Toa have provided cultural advice as outlined in **Appendix 2.**

In designing the development and preparing this Substantive Application, the Applicant has engaged with Mana Whenua Ngāti Toa through Te Rūnanga o Toa Rangatira. Ngāti Toa have provided cultural advice as outlined in Appendix 2 and an assessment of cultural effects is provided in Section 15.12.6 of the Application. In summary, while there are aspects of the proposal that are supported by Ngāti Toa, there are aspects of the proposal that are not supported including stream and wetland reclamation, and as a result there would be adverse cultural effects associated with some works including the reclamation of streams and wetlands. The proposal therefore likely does not provide for the outcomes sought by these objectives and policies as articulated by Ngāti Toa.

The conclusions reached in the Water Quality and Hydrology Assessments confirm that potential effects on onsite waterbodies and receiving waterbodies will be less than minor. The Ecological Assessment finds that there will be positive effects for freshwater habitats in terms of a net gain in the quality of aquatic habitat and the amount and quality of natural inland wetland. It outlines how the Proposal provides opportunities to ensure environmental enhancement of degraded waterways on site.

Ngāti Toa are best placed to comment on the current state of mauri and the relative effects of the proposed development. It is likely that the mauri of the site is currently considered to be depleted due to rural land uses taking place on erosion prone hill country which have degraded waterbodies on site, with receiving waterbodies in both the Taupō and Kakaho catchments. The Proposal seeks to retire erosion prone land from grazing and undertake significant planting which will improve biodiversity.
There are proposed conditions of consent ensuring Ngāti Toa are involved in restoration and monitoring.

Best practice sediment control measures are proposed in line with regional guidance that will ensure that any potential sediment related effects on waterbodies are appropriately addressed.

The Site is not currently used for any customary purposes, but the vesting of reserve areas as public land provides for future opportunities.

Natural Resources Plan

3.1 Ki Uta Ki Tai and Integrated Catchment Management

Objective O1: *Air, land, fresh water bodies and the coastal marine area are managed as integrated and connected resources; ki uta ki tai – mountains to the sea.*

Objective O2: *The importance and contribution of air, land, water and ecosystems to the social, economic and cultural well-being and health of people and the community are recognised in the management of those resources.*

Objective O3: *Mauri particularly the mauri of fresh and coastal waters is sustained and, where it has been depleted, natural resources and processes are enhanced to replenish mauri.*

Objective O4: *The intrinsic values of fresh water and marine ecosystems are recognised and the life supporting capacity of water is safeguarded.*

Policy P1: *Ki uta ki tai and integrated catchment management*
Air, land, fresh water bodies and the coastal marine area will be managed recognising ki uta ki tai by using the principles of integrated catchment management. These principles include:

(a) decision-making using the catchment as the spatial unit, and
(b) applying an adaptive management approach to take into account the dynamic nature and processes of catchments, and
(c) coordinated management, with decisions based on best available information and improvements in technology and science, and
(d) taking into account the connected nature of resources and natural processes within a catchment, and
(e) recognising links between environmental, social, cultural and economic sustainability of the catchment.

Policy P4: *Precautionary approach*
Use and development shall be managed with a precautionary approach where there is limited information regarding the effects and any adverse effects are potentially significant.

Assessment: An integrated management approach has been applied through taking a cross-disciplinary approach to design of the Proposal.

This approach has identified actual and potential adverse effects and has sought to avoid, minimise, mitigate or remedy those effects as appropriate. Direct physical effects on wetlands have been avoided to the greatest extent practicable (refer to **Appendix 6** NES-F Analysis) and a range of monitoring and mitigation measures are proposed to monitor the hydrological integrity in the existing wetlands from the proposed works.

Best practice sediment control measures are proposed in line with regional guidance that will ensure that any potential sediment related effects on waterbodies are appropriately addressed.

Ngāti Toa are best placed to comment on the current state of mauri and the relative effects of the proposed development. It is likely that the mauri of the site is currently considered to be depleted due to rural land uses taking place on erosion prone hill country which have degraded waterbodies on site,

with receiving waterbodies in both the Taupō and Kakaho catchments. The Proposal seeks to retire erosion prone land from grazing and undertake significant planting which will improve biodiversity.

The conclusions reached in the Water Quality and Hydrology Assessments confirm that potential effects on onsite waterbodies and receiving waterbodies will be less than minor. The Ecological Assessment finds that there will be positive effects for freshwater habitats in terms of a net gain in the quality of aquatic habitat and the amount and quality of natural inland wetland. It outlines how the Proposal provides opportunities to ensure environmental enhancement of degraded waterways on site.

In designing the development and preparing this Substantive Application, the Applicant has engaged with Mana Whenua Ngāti Toa through Te Rūnanga o Toa Rangatira. Ngāti Toa have provided cultural advice as outlined in Appendix 2 and an assessment of cultural effects is provided in Section 15.12.6 of the Application. In summary, while there are aspects of the proposal that are supported by Ngāti Toa, there are aspects of the proposal that are not supported including stream and wetland reclamation, and as a result there would be adverse cultural effects associated with some works including the reclamation of streams and wetlands. The proposal therefore likely does not provide for the outcomes sought by these objectives and policies as articulated by Ngāti Toa.

In regard to Policy P4, it is considered that the Application provides sufficient information whereby a precautionary approach is not required.

Overall, the Proposal is consistent with these objectives and policies.

3.2 Beneficial use and development

> ***Objective O7*** *The recreational values of the coastal marine area, rivers and lakes and their margins and natural wetlands are maintained and where appropriate for recreational purposes, is enhanced.*
>
> ***Objective O8*** *Public access to and along the coastal marine area and rivers and lakes is maintained and enhanced, other than in exceptional circumstances, in which case alternative access is provided where practicable.*
>
> ***Policy P6*** *Uses of land and water*
> *The cultural, social and economic benefits of using land and water for:*
> *…*
> *(h) contact recreation and Māori customary use; and*
> *…*
> *(j) enabling urban development where it maintains the quality of the natural environment*
>
> ***Policy P7*** *Beneficial activities*
> *The following activities are recognised as beneficial and generally appropriate:*
> *(a) activities for the purpose of restoring natural character, aquatic ecosystem health, mahinga kai, outstanding water bodies, sites with significant mana whenua values, and sites with significant indigenous biodiversity values, and*
> *(b) activities that restore natural features such as beaches, dunes or wetlands that can buffer development from natural hazards, and*
> *(c) day-lighting of piped streams, and*

(d) removal of aquatic weeds, and pest plants and animal pests, and
(e) the establishment of river crossings (culverts and bridges) or fences and fence structures that will result in the exclusion of regular livestock access from a water body, and
(f) the retirement, fencing and planting and management of riparian margins, and
(g) the retirement of erosion prone land from livestock access, and
(h) maintenance, and use and upgrade of existing structures in the coastal marine area, natural wetlands and the beds of rivers and lakes (noting that Policy P33 will apply with respect to fish passage), and
(i) removal of dangerous or derelict structures in the coastal marine area, natural wetlands and beds of lakes and rivers, and
(j) structures necessary to provide for monitoring resource use or the state of the environment in the coastal marine area, natural wetlands and beds of lakes and rivers, and
(k) activities necessary to maintain safe navigation, and
(l) artworks that support and enhance public open space.

Policy P8 *Public access to and along the coastal marine area and the beds of lakes and rivers Maintain and enhance the extent or quality of public access to and along the coastal marine area and the beds of lakes and rivers except where it is necessary to:*
(a) protect the values of estuaries, sites with significant mana whenua values identified in Schedule C (mana whenua), sites with significant historic heritage value identified in Schedule E (historic heritage) and sites with significant indigenous biodiversity value identified in Schedule F (indigenous biodiversity), or
(b) protect public health and safety, or protect Wellington International Airport and Commercial Port Area security, or
(c) provide for a temporary activity such as construction, a recreation or cultural event or stock movement, and where the temporary restrictions shall be for no longer than reasonably necessary before access is fully reinstated, and
with respect to (a) and (b), where it is necessary to permanently restrict or remove existing public access, the loss of public access shall be mitigated or offset by providing enhanced public access at a similar or nearby location to the extent reasonably practicable.

Assessment: There are no parts of the site that are currently open to the public. The Proposal includes the vesting of roads and reserves in Council which will open up these areas to the public and provide for public access to waterbodies. In addition, significant offsetting is proposed in these areas as well as the creation of a trail network that will further enhance peoples enjoyment of these areas. Therefore, opportunities for access to these areas for recreation is significantly enhanced.

The use of land and water will also enable the proposed urban development that has sought to not only maintain the quality of the environment as required Policy P6 but enhance it.

The Proposal includes many of the beneficial activities references in Policy P7 including:

- restoring the natural character of waterbodies;
- removing pest plants;
- excluding stock from waterbodies;
- planting riparian margins;
- retiring erosion prone land from stock access,

- upgrading existing structures in streams (including upgrading culverts to a modern standard); and
- undertaking monitoring of the state of waterways.

Overall, the proposal is consistent with these objectives and policies.

> ***Policy P11:*** *Benefits of Regionally Significant Infrastructure and renewable electricity generation facilities*
> *When considering proposals that relate to the provision of Regionally Significant Infrastructure, or renewable energy generation activities, particular regard will be given to the benefits of those activities.*
>
> ***Policy P13:*** *Providing for Regionally Significant Infrastructure and renewable electricity generation activities*
> *The use, development, operation, maintenance, and upgrade of Regionally Significant Infrastructure and renewable energy generation activities are provided for, in appropriate places and ways. This includes by having particular regard to:*
>
> *(a) the strategic integration of infrastructure and land use, and*
> *(b) the location of existing infrastructure and structures, and*
> *(c) the need for renewable energy generation activities to locate where the renewable energy resources exist, and*
> *(d) the functional need and operational requirements associated with developing, operating, maintaining and upgrading Regionally Significant Infrastructure and renewable energy generation activities*

Assessment: The Proposal includes the construction of new and extended regionally significant infrastructure including water supply distribution, wastewater, stormwater and power infrastructure. The Proposal is providing a social and economic benefit with regard to increasing housing supply in Porirua, while providing short-term employment through the construction sector (which includes the installation of regionally significant infrastructure). The Proposal is therefore consistent with these policies.

3.3 Māori relationships

> ***Objective O12:*** *The relationships of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga are recognised and provided for, including:*
>
> *(a) maintaining and improving opportunities for Māori customary use of the coastal marine area, rivers, lakes and their margins and natural wetlands, and*
>
> *(b) maintaining and improving the availability of mahinga kai species, in terms of quantity, quality and diversity, to support Māori customary harvest, and*
>
> *(c) providing for the relationship of mana whenua with Ngā Taonga Nui a Kiwa, and*
>
> *(d) protecting sites with significant mana whenua values from use and development that will adversely affect their values and restoring those sites to a state where their characteristics and qualities sustain the identified values.*

Objective O13: *Kaitiakitanga is recognised and mana whenua actively participate in planning and decision-making in relation to the use, development and protection of natural and physical resources.*

Policy P18: *Mauri*

The mauri of fresh and coastal waters shall be recognised as being important to Māori and is sustained and enhanced, including by:

(a) managing the individual and cumulative adverse effects of activities that may impact on mauri in the manner set out in the rest of the Plan, and

(b) providing for those activities that sustain and enhance mauri, and

(c) recognising and providing for the role of kaitiaki in sustaining mauri.

Policy P19: *Mana whenua relationships with Ngā Taonga Nui a Kiwa*

The relationships between mana whenua and Ngā Huanga o Ngā Taonga Nui a Kiwa identified in Schedule B (Ngā Taonga Nui a Kiwa) will be recognised and provided for by:

(a) having particular regard to the values and Ngā Taonga Nui a Kiwa huanga identified in Schedule B (Ngā Taonga Nui a Kiwa) when applying for, and making decisions on resource consent applications, and developing Whaitua Implementation Programmes, and

(b) informing iwi authorities of relevant resource consents relating to Ngā Taonga Nui a Kiwa, and

(c) recognising the relevant iwi authority/ies as an affected party under RMA s95E where activities risk having a minor or more than minor adverse effect on Ngā Huanga o Ngā Taonga Nui a Kiwa or on the significant values of a Schedule C site which is located downstream, and

(d) working with mana whenua, landowners, and other interested parties as appropriate, to develop and implement restoration initiatives within Ngā Taonga Nui a Kiwa, and

(e) the Wellington Regional Council and iwi authorities implementing kaupapa Māori monitoring of Ngā Taonga Nui a Kiwa.

Policy P20: *Māori values*

The cultural relationship of Māori with air, land and water shall be recognised and the adverse effects on this relationship and their values shall be minimised.

Policy P21: *Exercise of Kaitiakitanga*

Kaitiakitanga shall be recognised and provided for by involving mana whenua in the assessment and decision-making processes associated with use and development of natural and physical resources including;

(a) managing activities in sites with significant mana whenua values listed in Schedule C (mana whenua) in accordance with tikanga and kaupapa Māori as exercised by mana whenua, and

(b) the identification and inclusion of mana whenua attributes and values in the kaitiaki information and monitoring strategy in accordance with Method M2, and

(c) identification of mana whenua values and attributes and their application through tikanga and kaupapa Māori in the maintenance and enhancement of mana whenua relationships with Ngā Taonga Nui a Kiwa.

Assessment: In preparing this application, the Applicant has engaged with Mana Whenua Ngāti Toa through Te Rūnanga o Toa Rangatira. Ngāti Toa have provided a Cultural Impact Assessment (Appendix 18).

In designing the development and preparing this Substantive Application, the Applicant has engaged with Mana Whenua Ngāti Toa through Te Rūnanga o Toa Rangatira. Ngāti Toa have provided cultural advice as outlined in Appendix 2 and an assessment of cultural effects is provided in Section 15.12.6 of the Application. In summary, while there are aspects of the proposal that are supported by Ngāti Toa, there are aspects of the proposal that are not supported including stream and wetland reclamation, and as a result there would be adverse cultural effects associated with some works including the reclamation of streams and wetlands. The proposal therefore likely does not provide for the outcomes sought by these objectives and policies as articulated by Ngāti Toa.

The Ecological Assessment confirms that the ecological values of the Site are currently low due to current rural land uses, that the Proposal will have a less than minor effect on the freshwater environment and will result in net positive ecological outcomes with regard to improving degraded waterways and terrestrial biodiversity on-site. It outlines how the Proposal provides opportunities to ensure environmental enhancement of degraded waterways on site. There are proposed conditions of consent ensuring Ngāti Toa are involved in restoration and monitoring.

Ngāti Toa are best placed to comment on the current state of mauri and the relative effects of the proposed development. It is likely that the mauri of the site is currently considered to be depleted due to rural land uses taking place on erosion prone hill country which have degraded waterbodies on site, with receiving waterbodies in both the Taupō and Kakaho catchments. The Proposal seeks to retire erosion prone land from grazing and undertake significant planting which will improve biodiversity.

Best practice sediment control measures are proposed in line with regional guidance that will ensure that any potential sediment related effects associated with the construction phase of the development on waterbodies are appropriately addressed.

The Site is not currently used for any customary purposes, but the vesting of reserve areas as public land provides for future opportunities.

Overall, the Proposal is consistent with these objectives and policies.

3.4 Natural character, form and function

Objective O14 *The natural character of the coastal marine area, natural wetlands, and rivers, lakes and their margins is preserved and protected from inappropriate use and development.*

Policy P24: *Preserving and protecting natural character from inappropriate use and development*
To preserve natural character and protect it from inappropriate use and development by:

(a) avoiding adverse effects of activities on the natural character of areas within the coastal environment that have outstanding natural character, and

(b) avoiding significant adverse effects and avoid remedy and mitigate other adverse effects of activities on the natural character of areas within the coastal environment that do not have outstanding natural character, and

(c) outside the coastal environment, avoiding and, where avoidance is not practicable, remedying or mitigating adverse effects of activities on the natural character of wetlands, rivers, lakes and their margins that have outstanding natural character, provided that the outstanding natural character of the area taken as a whole is retained, and

(d) outside the coastal environment, avoiding and, where avoidance is not practicable, remedying or mitigating significant adverse effects of activities on the natural character of wetlands, rivers, lakes and their margins that have high natural character, provided that the high natural character of the area taken as a whole is retained, and

(e) outside the coastal environment, avoiding, remedying or mitigating other adverse effects of activities on the natural character of wetlands, rivers, lakes and their margins that are not addressed under (c) or (d) of Policy P24.

Assessment: There are no areas or features within the site that are identified as having outstanding natural character. The natural character of waterways within, adjacent and downstream of the Site will be protected via measures including:

- Protecting key features within the Site that contribute to the site's overall natural character;
- Protecting indigenous vegetation within the Site where practicable, and ensuring that any adverse effects are addressed through the effects management hierarchy to ensure a net positive environmental outcome; and
- Protecting and enhancing the identified wetland and rivers with the highest value within the Site.

Overall, the Proposal is consistent with this objective and policy.

3.5 Natural hazards

Objective O15 *The hazard risk and residual hazard risk, from natural hazards and adverse effects of climate change, on people, the community, the environment and infrastructure are acceptable.*

Objective O16 *Inappropriate use and development in high hazard areas is avoided.*

Policy P25: *High hazard areas*
Use and development, including hazard mitigation methods, in on or over high hazard areas shall be managed to ensure that:

(a) they have a functional need or operational requirement or there is no practicable alternative to be so located, and

(b) *an overall increase in risk of social, environmental and economic harm is avoided, and*
(c) *the hazard risk and/or residual hazard risk to the development, assessed using a risk-based approach, is acceptable or as low as reasonably practicable, recognising that in some instances an increase in risk to the development may be appropriate, and*
(d) *the development does not cause or exacerbate hazard risk in other areas, and unless effects are avoided, remedied or mitigated in accordance with a hazard risk management strategy, and*
(e) *adverse effects on natural processes (coastal, riverine and lake processes) are avoided, remedied, or mitigated, and*
(f) *natural cycles of erosion and accretion and the potential for natural features to fluctuate in position over time, including movements due to climate change and sea level rise over at least the next 100 years, are taken into account.*

Policy P27: *Hazard mitigation measures*
Hard hazard engineering mitigation and protection methods shall be discouraged except where it is necessary to protect:
(a) *existing, or upgrades to, infrastructure including Regionally Significant Infrastructure, or*
(b) *new Regionally Significant Infrastructure, or*
(c) *significant existing development, and*

in respect of (a), (b) and (c):
(d) *there is no reasonable or practicable alternatives to mitigate hazard risk and residual hazard risk, and*
(e) *the mitigation and protection methods are suitably located and designed, and where appropriate certified by a qualified, professional engineer, and*
(f) *the use of soft engineering options are incorporated and used, where appropriate,*

and either:
(g) *any adverse effects are no more than minor, or*
(h) *where the environmental effects are more than minor the works form part of a hazard risk management strategy.*

Policy P28: *Effects of climate change*
Particular regard shall be given to the potential for climate change
(a) *to threaten biodiversity, aquatic ecosystem health and mahinga kai, or*
(b) *to cause or exacerbate natural hazard events over at least the next 100 years that could adversely affect use and development*

including as a result of:
(c) *coastal erosion and inundation (storm surge), and*
(d) *river and lake flooding and erosion, aggradation, decreased minimum flows, and*
(e) *stormwater ponding and impeded drainage, and*
(f) *relative sea level rise, using reliable scientific data for the Wellington region.*

Policy P29: *Natural buffers*
Provide for the restoration or enhancement of natural features such as beaches, dunes or wetlands that buffer development from natural hazards and ensure the adverse effects of use and development on them are avoided, remedied, or mitigated.

Assessment: Natural hazard risk and the future impacts of climate change have been considered as part of the proposal. The site is able to address natural hazard risks such as flooding, including the predicted impacts of climate change such as increased rainfall intensity, through the use of nature-

based solutions such as retention wetlands. As such, the Proposal is consistent with these objectives and policies.

3.6 Water quality

Objective O17: *The quality of groundwater, water in surface water bodies, and the coastal marine area is maintained or improved.*

Objective O18: *Rivers, lakes, natural wetlands and coastal water are suitable for contact recreation and Māori customary use, including by:*

(a) maintaining water quality, or

(b) improving water quality in:

…

iii.all other rivers and lakes and ***natural wetlands*** *to meet, as a minimum and within reasonable timeframes, the secondary contact recreation objectives in Table 3.2.*

Assessment: Effects on freshwater have sought to be minimised via the management of sediment effects and the ongoing stormwater management proposed in the ECMP and the implementation of monitoring regimes included in the Proposed Consent Conditions in **Appendix 7**.

The conclusions reached in the Water Quality and Hydrology Assessments confirm that potential effects on onsite waterbodies and receiving waterbodies will be less than minor. The Ecological Assessment finds that there will be positive effects for freshwater habitats in terms of a net gain in the quality of aquatic habitat and the amount and quality of natural inland wetland. It outlines how the Proposal provides opportunities to ensure environmental enhancement of degraded waterways on site.

The proposed ESC measures together with the proposed WSUD design will ensure that the Proposal can be undertaken in such a way that:

- The Proposal will not have adverse effects on contact recreation within adjacent or downstream watercourses;
- The life-supporting quality of water will be safeguarded; and
- The recreational values of freshwater will be significantly enhanced.

Overall, the Proposal is consistent with these objectives.

3.7 Biodiversity, aquatic ecosystem health and mahinga kai

Objective O19: *Biodiversity, aquatic ecosystem health and mahinga kai in fresh water bodies and coastal marine area are safeguarded such that:*

(a) Water quality, flows, water levels and aquatic and coastal habitats are managed to maintain biodiversity, aquatic ecosystem health and mahinga kai; and

(b) Where an objective in Tables 3.4, 3.5, 3.6, 3.7 or 3.8 is not met, a fresh water body or coastal marine area is improved over time to meet that objective.

(c) Restoration of aquatic ecosystem health and mahinga kai is encouraged.

***Policy P30**: Manage the adverse effects of use and development on biodiversity, aquatic ecosystem health and mahinga kai to:*

Hydrology

(a) maintain or where practicable restore natural flow characteristics and hydrodynamic processes, and the natural pattern and range of water level fluctuations in rivers, lakes and natural wetlands, and

Water quality

(b) maintain or improve water quality including to assist with achieving objectives in Tables 3.4, 3.5, 3.6, 3.7 and 3.8 of Objective O25, and

Aquatic habitat diversity and quality

(c) restore aquatic habitat diversity and quality, including:
(i) the form, frequency and pattern of pools, runs, and riffles in rivers, and
(ii) the natural form of rivers, lakes, natural wetlands and the coastal marine area, and

(d) where practicable restore the connections between fragmented aquatic habitats, and Riparian habitats (g) maintain or where practicable restore riparian habitats

Critical habitat for indigenous aquatic species and indigenous birds

(e) maintain or where practicable restore habitats that are important to the life cycle and survival of indigenous aquatic species and the habitats of indigenous birds in the coastal marine area, natural wetlands and the beds of lakes and rivers and their margins that are used for breeding, roosting, feeding, and migration, and

Critical life cycle periods

(f) avoid, minimise or remedy adverse effects on aquatic species at times which will most affect the breeding, spawning, and dispersal or migration of those species, including timing the activity, or the adverse effects of the activity, to avoid times of the year when adverse effects may be more significant, and

Riparian habitats

(g) maintain or where practicable restore riparian habitats, and

Pests

(h) avoid the introduction, and restrict the spread, of aquatic pest plants and animals.

***Policy P31** - Adverse effects on biodiversity, aquatic ecosystem health, and mahinga kai Adverse effects on biodiversity, aquatic ecosystem health and mahinga kai shall be managed by:*

(a) in the first instance, activities that risk causing adverse effects on the values of a Schedule F ecosystem or habitat, other than activities carried out in accordance with a wetland restoration management plan, shall avoid these ecosystems and habitats. If the ecosystem or habitat cannot be avoided, the adverse effects of activities shall be managed by (b) to (g) below.

(b) avoiding adverse effects where practicable, and

(c) where adverse effects cannot be avoided, minimising them where practicable, and

(d) where adverse effects cannot be avoided and/or minimised, they are remedied, except as provided for in (a) to (g), and

(e) where significant more than minor residual adverse effects cannot be avoided, minimised, or remedied, biodiversity offsetting is provided where possible remain, it is appropriate to consider the use of biodiversity offsets., and

(f) if biodiversity offsetting of more than minor residual adverse effects is not possible, biodiversity compensation is provided, and

(g) the activity itself is avoided if biodiversity compensation cannot be undertaken in a way that is appropriate as set out in Schedule G3, including Clause 2 of that Schedule. In relation to activities within the beds of lakes, rivers and natural wetlands, (e) to (g) only apply to activities which meet the exceptions in Policy P110.

Objective O21 *Vegetated riparian margins are established, and maintained. or restored to enhance water quality, aquatic ecosystem health, mahinga kai and indigenous biodiversity of rivers, lakes, natural wetlands and the coastal marine area.*

Policy P32 *- Fish Passage The construction or creation of new barriers impeding the efficient and safe passage of fish and kōura species at all their life stages shall be avoided, except where this is required for the protection of indigenous fish and kōura populations.*

Policy P33 *- Restoring Fish Passage Remediation to provide for the efficient and safe passage of indigenous fish and kōura is promoted, and regard shall be had to requiring this when extending, altering or reconstructing instream structures, where this is appropriate for the management and protection of indigenous fish and kōura populations.*

Objective O22: *The extent and significant values of natural wetlands are protected, and their condition is restored. Where the significant values relate to biodiversity, aquatic ecosystem health and mahinga kai, restoration is to a healthy functioning state as defined by Table 3.7.*

Policy P34: *Values of wetlands*
Activities in and adjacent to natural wetlands shall be managed to maintain and, where appropriate, restore their condition and their values including:

(a) as habitat for indigenous flora and fauna, and
(b) for their significance to mana whenua, and
(c) for their role in the hydrological cycle including flood protection, and
(d) for nutrient attenuation and sediment trapping, and
(e) as a fisheries resource, and (f) for recreation, and
(g) for education and scientific research.

Policy P35 *- Restoration of wetlands*
The restoration of natural wetlands and the construction of artificial wetlands to meet the water quality, aquatic ecosystem health and mahinga kai objectives set out in Tables 3.7 and 3.8, to provide habitat for indigenous flora and fauna, and to carry out the physical and ecological functions of natural wetlands, and to provide for amenity values where this aligns with restoration appropriate to the area and wetland type shall be encouraged and supported.

Policy P110 *- Loss of extent and values of the beds of lakes and rivers, and natural wetlands*
The loss of extent and values of the beds of lakes and rivers and natural wetlands, including as a result of reclamation and drainage, is avoided, except where:

(a) in a natural inland wetland:
(i) the loss of extent or values arises from any of the following:
1. the customary harvest of food or resources undertaken in accordance with tikanga Māori, or
2. restoration activities, or
3. scientific research, or
4. the sustainable harvest of sphagnum moss, or
5. the construction or maintenance of wetland utility structures, or

6. the maintenance or operation of specified infrastructure, or other infrastructure, or
7. natural hazard works, and
8. where the activity involves reclamation or drainage there are no other practicable alternative methods of providing for the activity,

Or

(ii) for specified infrastructure:

1. the activity, including any reclamation and drainage, is necessary for the construction or upgrade of specified infrastructure, and
2. the specified infrastructure will provide significant national or regional benefits, and
3. there is a functional need for the specified infrastructure in that location,
Note
The effects of any activity that requires a resource consent under this policy will be managed through applying the effects management hierarchy as set out in Policies P31, P37, P38, or P48.
…

***Objective O23 -** The passage of fish and kōura is maintained, or is improved, by instream structures, except where it is desirable to prevent the passage of some fish species in order to protect desired fish species, their life stages or their habitats.*

Assessment: Potential adverse effects on ecological values of the identified natural wetlands on the site have been assessed against the mitigation hierarchy.

This approach has identified actual and potential adverse effects and has sought to avoid, minimise, mitigate or remedy those effects as appropriate. Direct physical effects on waterways have been avoided to the greatest extent practicable (refer to **Appendix 6** NES-F Analysis) and a range of monitoring and mitigation measures are proposed to monitor the hydrological integrity in the existing wetlands from the proposed works.

The Proposal will result in a net-gain effect with respect to biodiversity and aquatic ecosystem health through:

- Improvements to aquatic ecosystem health via the stream improvement works and removal of existing barriers to fish passage;
- New culverts will be designed and constructed to enable fish passage in line with relevant guidelines. The proposed works seek to restore and enhance the ecosystem health of these waterbodies;
- Water quality will be maintained and, in some cases improved, through improving waterbodies and riparian habitats and the retirement of erosion prone land from grazing (refer Ecological Assessment **Appendix 15**); and
- In respect of the wetlands, direct effects have been avoided to the greatest extent practicable and other effects will be addressed through application of the effects management hierarchy as well as via adherence to sediment control measures included in the ECMP. In addition,

wetland improvement are proposed via the imposition of conditions requiring planting of the wetlands.

Policy P110 seeks to avoid the loss of wetland extent unless one of the exemptions apply under subclauses (a)(i)(1) – (8). As set out in Appendix 6, other practicable alternative methods of providing for the development have been considered with regard to avoiding or minimising reclamation or drainage with the proposed development being identified as the preferred option. As such subclause (a)(i)(8) applies. Further, in regard to (a)(ii) and the wetland loss associated with specified infrastructure proposed as part of the activity, stream reclamation is necessary to provide for roading infrastructure which has a functional need to locate where it is proposed as outlined in Appendix 6.

It is considered that Policy 110 does not give effect to clause 3.22(1)(c) of the NPS-FM which would otherwise provides a more enabling pathway for urban development with regard to these works. It is considered that Policy P110 should therefore be given little weight.

Overall, the Proposal is consistent with these objectives and policies.

3.8 Sites with significant values

Objective O28 *Ecosystems and habitats with significant indigenous biodiversity values are protected from the adverse effects of use and development, and where appropriate restored to a healthy functioning state including as defined by Tables 3.4, 3.5, 3.6, 3.7 and 3.8.*

Policy P42 *Ecosystems and habitats with significant indigenous biodiversity values*
Protect in accordance with Policy P31 and policies P38-P41 and, where appropriate, and restore the following ecosystems and habitats with significant indigenous biodiversity values:

(a) the rivers and lakes with significant indigenous ecosystems identified in Schedule F1 (rivers/lakes), and
(b) the habitats for indigenous birds identified in Schedule F2 (bird habitats), and
(c) significant natural wetlands, including the significant natural wetlands identified in Schedule F3 (identified significant natural wetlands), and
(d) the ecosystems and habitat-types with significant indigenous biodiversity values in the coastal marine area identified in Schedule F4 (coastal sites) and Schedule F5 (coastal habitats).

Assessment: While there are no mapped sites in the NRP that identify any areas of significant indigenous biodiversity value, Policy P42 states that all natural wetlands in the Wellington Region are considered to be ecosystems and habitats with significant indigenous biodiversity values as they meet at least two of the criteria listed in Policy 23 of the RPS for identifying indigenous ecosystems and habitats with significant indigenous biodiversity values; being representativeness and rarity.

The Proposal is consistent with this objective and policy for the following reasons:

- A key aspect of the Proposal is its commitment to restoring impacted ecosystems to a healthy functioning state. This includes active measures and strategies aimed at enhancing biodiversity, protecting biodiversity (through vesting), improving ecosystem health, and enhancing the overall resilience of these habitats;
- Areas with significant indigenous biodiversity values have been protected to the greatest extent practicable and where effects occur the effects mitigation hierarchy has been applied

to appropriately mitigate and offset effects on the biodiversity values of the site. The Proposal will improve the condition of streams and the retained wetlands from their current state by implementing offsetting measures as outlined in the Ecology Assessment;

- Monitoring the ongoing health of the wetlands will ensure that the hydrological integrity of the retained and enhanced wetlands are maintained;
- Implementing a comprehensive range of sediment control tools to protect the values of the adjacent SNAs and wetlands;
- The Proposal acknowledges the dynamic nature of ecosystems and habitats. It implements collaborative and adaptive management practices, allowing for ongoing monitoring to ensure the continued effectiveness of protection and restoration efforts; and
- As outlined in the Ecological Assessment, the Proposal has followed an effects management hierarchy approach in managing adverse effects as specified in Policy P41. The GWRC guidelines and principles for offsetting have been utilised for the analysis.

Policy P43 *Effects on the spawning and migration of indigenous fish species*
Avoid more than minor adverse effects of activities on indigenous fish species known to be present in any water body identified in Schedule F1 (rivers/lakes) as habitat for indigenous fish species or Schedule F1b (inanga spawning habitats), during known spawning and migration times identified in Schedule F1a (fish spawning/migration). These activities may include the following:

(a) discharges of contaminants, including sediment, and
(b) disturbance of the bed or banks that would affect spawning habitat at peak times of the year, and
(c) damming, diversion or taking of water which leads to loss of flow or which makes the river impassable to migrating indigenous fish.

Assessment: Both the Kakaho and Taupō streams are identified in Schedule F1b as inanga spawning habitats. As noted in the Ecology Assessment, culverts within the tributaries on site currently impede fish passage to the Taupō Stream. For these tributaries that are located within the Site, measures will be undertaken to ensure that adjacent construction works or the in-stream works (culvert removal and construction) will minimise potential adverse effects on indigenous fish species. This includes management of discharges including sediment and contaminants, removing impediments to fish passage, ensuring new culverts provide fish passage and ecological monitoring of proposed stream works. Proposed Consent Conditions in **Appendix 7** have been included to specifically manage these works

3.10 3.11 Land use

Objective O34: *The adverse effects on soil and water from land use activities are minimised, including to assist with achieving the outcomes and indicators of desired environmental states for water in Tables 3.1 to 3.8.*

Objective O35*: The adverse effects of livestock access on surface water bodies are avoided, remedied or mitigated.*

Assessment: The proposal seeks to exclude stock from waterbodies and retire erosion prone land from stock access, this will reduce associated erosion and sediment loss to waterbodies in Te Awarua-o-Porirua Harbour and Catchment associated with grazing.

3.12 Discharges to land and water

Objective O36: *The runoff or leaching of contaminants to water from discharges to land is minimised, including to assist with achieving the outcomes and indicators of desired environmental states for water in Tables 3.1 to 3.8.*

Objective O37: *The amount of sediment-laden runoff entering water is reduced minimised, including to assist with achieving the outcomes and indicators of desired environmental states for water in Tables 3.1 to 3.8.*

Objective O38: *The adverse quality and quantity effects of stormwater discharges from the stormwater networks and urban land uses are improved over time.*

Assessment: The Proposal is consistent with these objectives for the following reasons:

- The proposed treatment train approach aligns with these objectives;
- The Applicant proposes to use a number of measures as detailed in the ECMP to limit the amount of sediment laden water discharging to water to avoid adversely affecting the receiving environment and aquatic ecology;
- The sediment and stormwater discharges will be minimised through the use of erosion and sediment control measures, and WSUD measures. Conditions of consent will ensure these measures are adhered to during works, and upon completion of the development with respect to the operational stormwater; and
- The Proposal will achieve hydraulic neutrality and stormwater is controlled to avoid adverse effects from run-off.

> ***Policy P65:*** *National Policy Statement for Freshwater Management requirements for discharge permits. When considering any application for a discharge consent the consent authority shall have regard to the following matters:*
>
> *(a) the extent to which the discharge would avoid contamination that will have an adverse effect on the life-supporting capacity of fresh water including on any ecosystem associated with fresh water, and*
> *(b) the extent to which it is feasible and dependable that any more than minor adverse effects on fresh water, and on any ecosystem associated with fresh water, resulting from the discharge would be avoided, and*
> *(c) the extent to which the discharge would avoid contamination that will have an adverse effect on the health of people and communities as affected by their contact with fresh water, and*
> *(d) the extent to which it is feasible and dependable that any more than minor adverse effects on the health of people and communities as affected by their contact with fresh water resulting from the discharge*

would be avoided.

This policy applies to the following discharges (including a diffuse discharge by any person or animal):

(a) a new discharge, or

(b) a change or increase in any discharge

*of any contaminant into fresh water, or onto or into land in circumstances that may result in that contaminant (or, as a result of any **natural process** from the discharge of that contaminant, any other contaminant) entering fresh water.*

The Proposal is consistent with Policy 65 for the following reasons:

- Adverse effects on water quality associated with sediment discharges are less than minor as outlined in the Water Quality Assessment. Further there will be positive effects from the retirement or farming activities and extensive planting of erosion prone land. Any adverse effects experienced will be temporary and less than minor in nature, as earthworks will be limited in extent and well contained, and a range of erosion and sediment control measures outlined in the ECMP will be applied;

- The measures outlined in this application and accompanying technical reports, together with the inclusion of appropriate conditions on the regional discharge permits, will ensure that the potential for effects on receiving waters associated with conspicuous oil or grease films, scums or foams, or floatable or suspended materials or odour both through construction and operation is negligible and highly unlikely; and

- Once completed, stormwater runoff from the roading and access will be treated prior to discharging as outlined in the Stormwater Management Plan (**Appendix 11**).

***Policy P66**: Minimising discharges to water or land*

Discharges of contaminants to water or land will be minimised through the following hierarchy:

(a) avoiding the production of the contaminant,

(b) reducing the amount of contaminants, including by reusing, recovering or recycling contaminants,

(c) minimising the volume or amount of the discharge,

(d) discharging to land is promoted over discharging direct to water, including using land-based treatment, constructed wetlands or other systems to treat contaminants prior to discharge.

***Policy P83:** Minimising adverse effects of stormwater discharges*

The adverse effects of stormwater discharges shall be minimised, including by:

(a) using good management practice, and

(b) taking a source control and treatment train approach to new activities and land uses, and

(c) implementing water sensitive urban design in new subdivision and development, and

(d) progressively improving existing stormwater, wastewater, road and other public infrastructure, including during routine maintenance and upgrade, and

(e) managing localised adverse effects, including by addressing particular attributes appropriate to the receiving environment.

Policy P84: *Managing land use impacts on stormwater Land use, subdivision and development, including stormwater discharges, shall be managed so that runoff volumes and peak flows:*

(a) avoid or minimise scour and erosion of stream beds, banks and coastal margins, and

(b) do not increase cause new or exacerbate existing risk to human health or safety, or increase exacerbate the risk of inundation, erosion or damage to property or infrastructure, including by retaining, as far as practicable, predevelopment hydrological conditions hydrographs and overland flow paths in new subdivision and development.

Discharges of contaminants have been minimised through[4]:

- Hydraulic Neutrality and Attenuation:
  - The stormwater system is designed to ensure "hydraulic neutrality, ensuring that post-development peak discharges do not exceed pre-development levels for all design events up to and including the 1% AEP storm". This is achieved through strategically located retention wetlands (A–E) that provide both attenuation and controlled discharge.
  - The system must "maintain hydraulic neutrality of peak flows up to 1% AEP event" and comply with Wellington Water RSWS v3.0 standards. Multi-stage outlet structures regulate flow and prevent downstream scour and erosion.
- Retention wetlands:
  - Retention wetlands are located in existing gullies to "optimise storage and reduce geotechnical and earthworks risks". They combine extended detention and permanent storage to manage frequent rainfall events and retain 85% of the Mean Annual Runoff Volume (MARV).
  - Wetlands are designed to "release flows at pre-development rates up to 1% AEP" and include "permanent pools for baseflow storage and sediment settlement". The retention function supports both water quality and flood peak reduction.
- Treatment of Contaminants:
  - Centralised raingardens are used to treat runoff from roads and lots. These are sized to treat "85% MARV of the contributing impervious catchment" and are designed for water quality events.
  - Raingardens are expected to achieve high removal rates: "TSS 90%, Zinc 90%, Copper 90%, Total Nitrogen 40%, Total Phosphorus 60%". The system complies with GWRC Plan Change 1 Schedule 28 and Wellington Water's treatment guidelines.

[4] Refer pages 14 – 20 of the SMP.

- Flooding:
  - Flood risk is managed through primary and secondary networks designed for "10% AEP and 1% AEP events (including climate-change allowances)". Overland flow paths are integrated into road corridors to safely convey excess flows.
  - The design ensures "no increase in flood risk or erosion potential" and provides "minimum 200mm freeboard above the 1% AEP flood level" for building platforms. Flood-prone areas are avoided for residential lots.
- Scour and Erosion:
  - All stormwater outlets include "energy-dissipation and scour-protection measures" such as rock armouring, vegetated riprap, and step-down structures. These are tailored to discharge velocities and slope conditions.
  - Designs must meet "permissible velocity limits set out in the NZ Building Code E1 Surface Water and Wellington Water RSWS v3.0". Long-term slope stability and erosion control are supported by native planting and structural reinforcement.
- Environmental Enhancement:
  - The SMP integrates stormwater design with ecological corridors and supports "riparian enhancement, stormwater quality treatment, and the removal of farming practices that currently degrade ecological values".
  - The system is expected to "achieve a net ecological gain" and uphold "Te Mana o te Wai" principles through water-sensitive design and mana whenua engagement. It contributes to the objectives of the Te Awarua-o-Porirua Whaitua Implementation Programme.

The Stormwater Management Plan (**Appendix 11**) includes a detailed assessment of the considerations that have influenced the concept design and selection of appropriate WSUD devices. The assessment also provides the rationale for device and preferred concept.

Overall, the Proposal is consistent with these policies.

Plan Change 1 to the Natural Resources Plan

Objective P.O1 *The health of Te Awarua-o-Porirua's groundwater, rivers, lakes, natural wetlands, estuaries, harbours and coastal marine area is progressively improved and is wai ora by 2100. Note In the wai ora state:*

- *Te Awarua-o-Porirua is a taonga of Ngāti Toa Rangatira and must be respected by others*
- *Mauri is restored and waters are in a natural state*
- *Ecological health is excellent in freshwater and coastal water environments*
- *Rivers flow naturally, with ripples and the river beds are stony*
- *Mahinga kai, taonga, mahinga ika and kaimoana species are healthy, abundant, diverse, present across all stages of life, sizeable, and able to be culturally harvested by mana whenua*
- *Mahinga kai, taonga, mahinga ika and kai moana species are safe to harvest and eat or use, including for mana whenua to exercise manaakitanga*
- *Mana whenua and communities are able to undertake a full range of activities*
- *Mana whenua are able to undertake cultural activities and practices*

Policy P.P9: *General stormwater policy to achieve the target attribute states and coastal water objectives*
Stormwater discharges to a surface water body or coastal water, or into or onto land in a manner that may enter freshwater or coastal water, are managed so that the baseline water quality state for copper and zinc is maintained, or improved where degraded, including in the relevant part Freshwater Management Unit or coastal water management unit, in order for the coastal water objectives and target attribute states to be met by the timeframes set out in Tables 9.1 and 9.2. For the harbour arm catchments, this will include meeting the copper and zinc load reductions set out in Table 9.3.

Policy P.P10*: Managing adverse effects of stormwater discharges*
All stormwater discharges and associated land use activities shall be managed by:
(a) using source control to minimise contaminants in the stormwater discharge and maximise, to the extent practicable, the removal of contaminants from stormwater, including through the use of water sensitive urban design measures, and
(b) using hydrological control and water sensitive urban design measures to avoid , remedy or mitigate adverse effects of stormwater quantity and maintain, to the extent practicable, natural stream flows, and
(c) installing, where practicable, a stormwater treatment system for stormwater discharges from a property or properties taking into account:
(i) the treatment quality (load reduction factor), and

(ii) opportunities for the retention or detention of stormwater flows or volume, including any flood storage volume required, and
(iii) any potential adverse effects that may arise as a result of the stormwater treatment system or discharge, including erosion and scour, and localised adverse water quality effects, and
(iv) inspections, monitoring and ongoing maintenance, including costs, to maintain functionality in terms of treatment quality and capacity, and
(v) existing or proposed communal stormwater treatment systems in the stormwater catchment or sub-catchment, or part Freshwater Management Unit.

***Policy P.P13:** Stormwater discharges from new and redeveloped impervious surfaces*
The adverse effects of stormwater discharges from new greenfield development shall be minimised, and adverse effects of stormwater discharges from existing urban areas reduced to the extent practicable upon redevelopment, through implementing:
(a) an on-site stormwater treatment system or an off-site communal stormwater treatment system that is designed to:
(i) receive at least 85% of the mean annual runoff volume stormwater generated from new and redeveloped impervious surfaces of the property, and
(ii) achieve copper and zinc load reductions factors equivalent to that of a raingarden/bioretention device, and
(b) where stormwater discharges will enter a river, hydrological controls either on-site, or off-site via a communal stormwater treatment system.

***Policy P.P27:** Management of earthworks sites*
The risk of sediment discharges from earthworks shall be managed by:
(a) requiring retention of soil and sediment on the site using good management practices for erosion and sediment control measures that are appropriate to the scale and nature of the activity, and in accordance with the Greater Wellington Regional Council Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Wellington Region (2021), for the duration of the land disturbance, and
(b) limiting the amount of land disturbed at any time, and
(c) designing and implementing earthworks with knowledge of the existing environmental site constraints, specific engineering requirements and implementation of controls to limit the discharge of sediment to receiving environments, and
(d) requiring erosion and sediment control measures to be installed prior to, and during earthworks and ensuring those controls remain in place and are maintained until the land is stabilised against erosion.

***Policy P.P28:** Discharge standard for earthworks sites*
The discharge of sediment from earthworks over an area greater than 3,000m2 shall:
(a) not exceed a discharge standard of 100g/m3 at the point of discharge where the discharge is to a surface water body, coastal water, stormwater network or to an artificial watercourse, except that when the discharge is to a river with background total suspended solids that exceed 100g/m3, the discharge shall not, after the zone of reasonable mixing, decrease the visual clarity in the receiving water by more than:

(i) 20% in River class 1 and in any river identified as having high macroinvertebrate community health in Schedule F1 (rivers/lakes), or
(ii) 30% in any other river, and
(b) be managed using good management practices in accordance with the Greater Wellington Regional Council Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Wellington Region (2021), to achieve the discharge standard in (a), and (c) monitoring of the discharge shall be performed by a suitably qualified person, and the results reported to the Wellington Regional Council.

Assessment: The Proposal is consistent with these objectives and policies.

- The proposed treatment train approach aligns with these objectives;
- The Applicant proposes to use a number of measures as detailed in the ECMP and SMP to limit the amount of sediment laden water discharging to water to avoid adversely affecting the receiving environment and aquatic ecology;
- The sediment and stormwater discharges will be minimised through the use of erosion and sediment control measures, and WSUD measures. Conditions of consent will ensure these measures are adhered to during works, and upon completion of the development with respect to the operational stormwater; and
- The Proposal will achieve hydraulic neutrality and stormwater is controlled to avoid adverse effects from run-off.

Discharges of contaminants have been minimised as outlined in relation to Policies 63,83, and 84 of the NRP above.

The Stormwater Management Plan (**Appendix 11**) includes a detailed assessment of the considerations that have influenced the concept design and selection of appropriate WSUD devices. The assessment also provides the rationale for device and preferred concept.

Further, the Proposal seeks to exclude stock from waterbodies and retire erosion prone land from stock access, this will reduce associated erosion and sediment loss to waterbodies and the Harbour associated with grazing.

The Proposal assists in delivering outcomes sought by Objective P.O1 to progressively improve the health of Te Awarua-o-Porirua's waterways to a state of wai ora by 2100.

In designing the development and preparing this Substantive Application, the Applicant has engaged with Mana Whenua Ngāti Toa through Te Rūnanga o Toa Rangatira. Ngāti Toa have provided cultural advice as outlined in Appendix 2 and an assessment of cultural effects is provided in Section 15.12.6 of the Application. In summary, while there are aspects of the proposal that are supported by Ngāti Toa, there are aspects of the proposal that are not supported including stream and wetland reclamation, and as a result there would be adverse cultural effects associated with some works including the reclamation of streams and wetlands. The proposal therefore likely does not provide for the outcomes sought by these objectives and policies as articulated by Ngāti Toa.

Proposed Porirua District Plan

DEV-NG-Northern Growth Development Area

> ***DEV-NG-O1 Purpose of the Northern Growth Development Area***
> *The Northern Growth Development Area contributes to achieving feasible development capacity to meet Porirua City's medium to long-term housing needs.*

Assessment: As outlined in the Economic Assessment (**Appendix 13**), the proposal makes a significant contribution to the City's medium-term housing needs[5]:

> *Over the short to medium-term (10 years), there is estimated greenfield capacity of 2,445 dwellings in the study area (excluding the proposal). This equates to approximately 8.9 years of greenfield dwelling capacity based on annual greenfield demand for 275 dwellings, which is not sufficient to meet the short to medium-term requirements of Policy 2 of the NPS-UD. At 949 dwellings, the proposal represents a 39% increase to the current and pipeline greenfield supply and increases the number of years of capacity to 12.3 years, which would meet the medium-term capacity requirements for the study area, in terms of dwelling quantity. This demonstrates the scale and significance of the proposal to the future function of the study area's greenfield development market.*

The proposal is therefore consistent with this objective.

> ***DEV-NG-O2 Planned urban built environment of the Northern Growth Development Area***
> *Subdivision, use and development in the Medium Density Residential Zone and Neighbourhood Centre Zone of the Northern Growth Development Area achieves:*
>
> 1. *A well-functioning urban environment consistent with the Northern Growth Development Area Structure Plan;*
> 2. *A built urban form that responds to the natural landform;*
> 3. *A quality living environment that is connected, accessible and safe;*
> 4. *A high quality public open space and recreation network that is easy to access and meets the needs of the local community;*
> 5. *Predominantly medium density housing with a variety of housing types, sizes and tenures;*
> 6. *A neighbourhood centre that serves the needs of the local community;*
> 7. *An urban form that is integrated with the transport network, and encourages public and active transport modes while minimising reliance on private vehicles; and*
> 8. *Development that maintains and protects and, where possible, enhances ecological values, and the health and wellbeing of receiving waterbodies including Te Awarua-O-Porirua Harbour and other downstream catchments.*

[5] Refer Page 4 of the Economic Assessment.

Assessment: The proposal is consistent with this objective as follows:

- Clause 1 - The Proposal contributes to a well-functioning urban environment as outlined with regard to Policy 1 of the NPS-UD assessment above in this Appendix;
- Clause 2 – The Proposal responds to the natural landform as outlined in the Landscape and Visual Effects Assessment (**Appendix 21);**
- Clause 3, 4 and 7– The Proposal will result in a quality living environment that has good multi-modal connectivity between homes open space and commercial and community facilities. The design and layout of the development will encourage the use of low-emission modes of transport including walking, cycling and public transport as an alternative to private car use. A neighbourhood centre is proposed which will assist in meeting daily convenience needs and reduce the need for private vehicle use to centres further afield.
- Clause 5 –The proposal does not seek land use consent for buildings, but the future provision of different types, sizes and tenures of buildings is not precluded. The Proposal creates vacant 949 vacant residential allotments with infrastructure capacity sized for the same number of units, these allotments these allotments provide for a greater density than that is currently provided for in the surrounding Pukerua Bay area.
- Clause 6 – The layout of the Proposal creates an allotment that provides for the intended zoned use of the neighbourhood centre zone on site.
- Clause 8 - The Ecological Assessment confirms that the ecological values of the Site are generally characterised as being low due to current rural land uses. The Ecological Assessment outlines constraints and opportunities with regard to indigenous biodiversity on-site and concludes that there are opportunities to not just maintain but to significantly restore and improve degraded habitats on the Site. The conclusions reached in the Ecological and Hydrology and Water Quality Assessments confirm water quality will be maintained and, in some cases improved, through improvements to waterbodies and riparian habitats and the retirement of erosion prone land from grazing. Best practice sediment control measures are proposed in line with regional guidance that will ensure that any potential sediment related effects associated with the construction phase of the development on waterbodies are appropriately addressed.

DEV-NG-O3 Provision of infrastructure
Infrastructure with sufficient capacity is provided at the time of subdivision for urban use and is developed in an integrated, efficient and comprehensive manner to meet the planned needs of the Northern Growth Development Area.

Assessment: The proposal is consistent with this objective. As outlined in Section 15 of the Substantive Application, the Proposal is supported by an Infrastructure Report which finds that the Site can be adequately serviced and is well integrated with surrounding existing and planned developments including Pukerua Bay and the adjacent Muri Road development. The Site benefits from existing and planned reticulated three waters infrastructure, a high-frequency rail service, and a State Highway with additional capacity due to the addition of Transmission Gully to the network.

DEV-NG-P1 Use and development

Enable use and development that is in accordance with the Northern Growth Development Area Structure Plan.

Assessment: The Proposal is generally consistent with DEV-NG-P1 as it aligns with the intent and spatial framework of the Northern Growth Development Area (NGDA) Structure Plan. The development provides for residential and neighbourhood centre zoning as anticipated, and incorporates key elements such as:

- Integrated transport connections, including a proposed intersection with State Highway 59 and internal roads that support multi-modal access;
- Provision of open space and reserves, exceeding the minimum requirements of the Structure Plan, which supports amenity, recreation, and ecological enhancement;
- Ecological corridors and buffers around Significant Natural Areas (SNAs), consistent with the ecological intent of the Structure Plan; and
- Infrastructure provision, including three waters and utilities, designed to service the development and adjacent growth areas in a coordinated and efficient manner.

While there are some departures from the indicative roading layout shown in the Structure Plan, these have been assessed in **Appendix 8** and are justified based on topographical constraints, ecological sensitivities, and engineering practicality. The proposed layout still achieves the overall connectivity and functionality intended by the Structure Plan.

DEV-NG-P2 Subdivision

Provide for subdivision that is in accordance with the Northern Growth Development Area Structure Plan, and where the design and layout of the subdivision:

1. *Integrates the topographical, natural and physical characteristics, constraints and opportunities of the Development Area;*
2. *Minimises landscape and visual effects of development both within the site and on views of the site from transport corridors, the existing Pukerua Bay urban area, and Whenua Tapu cemetery, through:*
    a. *Minimising earthworks and the modification of landform where practicable;*
    b. *Integrating the transport network with the existing landform to the extent practicable;*
    c. *Providing landscaping within road corridors;*
    d. *Creating open space linkages and networks; and*
    e. *Retaining existing indigenous vegetation;*
3. *Provides adequate and integrated infrastructure to service the needs of the development;*
4. *Provides a transport network layout and design that:*
    a. *Is safe for all transport users;*

b. *Recognises and provides for transport connections at the boundaries of the Development Area where opportunities exist, including an appropriate connection to State Highway 59;*
c. *Provides for roads shown as indicative bus routes as Collector Roads, and other roads as Access Roads;*
d. *Provides for active transport and open space connectivity, including by incorporating legal public access along indicative track routes identified on the Structure Plan, and providing for opportunities to create recreational and open space linkages;*

5. *Recognises and enhances ecological values of the Development Area, including by:*
   a. *Creating buffer areas around the edges of Significant Natural Areas identified in SCHED7 - Significant Natural Areas; and*
   b. *Creating ecological corridors in the locations identified on the Structure Plan which will, over time, become dominated by indigenous vegetation, with a sufficient width, scale, and appropriate mitigation of any severance caused by roads, to connect and enhance Significant Natural Areas;*
6. *Minimises adverse effects on waterbodies;*
7. *Minimises natural hazard risk to people's lives and properties;*
8. *Demonstrates that use and development within the Freshwater Management Areas identified on the Structure Plan:*
   a. *Considers regional plan provisions and the regulations in the NES-F;*
   b. *Is consistent with Water Sensitive Urban Design principles and Wellington Water's 'Water Sensitive Design for Stormwater: Treatment Device Design Guideline' (Version 1.1, 2019) for the design of any relevant stormwater treatment devices;*
   c. *Recognises and provides opportunities to enhance freshwater ecology, public access to and along freshwater bodies, and resilience to flood risk;*
9. *Incorporates stormwater management measures for the treatment and disposal of stormwater at catchment and allotment scales, and achieve hydraulic neutrality;*
10. *Provides parks, reserves, pathways and open space areas including a neighbourhood community park and neighbourhood parks, and gully and hilltop reserves where opportunities exist; and*
11. *Minimises the potential for reverse sensitivity effects and other effects at the interface of different zones within the Development Area.*

Assessment: The proposal is generally consistent with this policy as follows:

- Clause 1 – The biophysical context of the site has been considered in Section 5 of the Substantive Application. Technical reports have been provided that address constraints and opportunities of the site and surrounding area. The Proposal responds positively towards these with regard to the provision of housing and business land capacity, provision of infrastructure to service this development and adjacent sites, and ecological management approached that achieve net positive environmental outcomes;
- Clause 2 – The Proposal responds positively to these matters as outlined in the Landscape and Visual Effects Assessment. Overall, the LVEA assesses adverse landscape effects to be Low to

Low Moderate and to be outweighed by positive effects. According to Te Tangi a te Manu (Aotearoa New Zealand Landscape Assessment Guidelines), low-moderate equates to 'minor' on the RMA spectrum of effects[6].

- Clause 3 – As outlined in the Infrastructure Report, the site can be adequately serviced to meet the needs of the development, while making provisions for adjacent developments in terms of roading and three waters infrastructure.
- Clause 4 – These matters have been addressed through design and proposed conditions of consent, the Integrated Transport Assessment finds[7]:

  > *Overall, and with the adoption of the proposed transport connections and infrastructure, it is assessed that development of the Site to provide for a new residential subdivision activity would not cause the function, safety or capacity of the surrounding road network to be compromised, and that an appropriate transportation outcome for all modes and users can be delivered.*

- Clause 5 - The Ecological Assessment outlines constraints and opportunities with regard to indigenous biodiversity on-site and concludes that there are opportunities to not just maintain but to significantly restore and improve degraded habitats on the Site. Potential adverse effects have been addressed through the effects management hierarchy. The scheme plan and proposed conditions of consent provide for buffer areas around SNA and the ecological corridor;
- Clause 6 - The conclusions reached in the Water Quality and Hydrology Assessments confirm that potential effects on onsite waterbodies and receiving waterbodies will be less than minor. The Ecological Assessment finds that there will be positive effects for freshwater habitats in terms of a net gain in the quality of aquatic habitat and the amount and quality of natural inland wetland. It outlines how the Proposal provides opportunities to ensure environmental enhancement of degraded waterways on site.
- Clause 7 - Natural hazard risk and the future impacts of climate change have been considered as part of the proposal. The site is able to address natural hazard risks such as flooding, including the predicted impacts of climate change such as increased rainfall intensity, through the use of nature-based solutions such as retention wetlands
- Clause 8 – As outlined in the Application (refer Section 15.11 effects on ecosystems), all waterbodies, including Freshwater Management Areas have been assessed to determine ecological values present and to identify opportunities for restoration and enhancement to achieve positive ecological outcomes.

  The Ecological Assessment has applied the effects management hierarchy consistent with NES-F requirements, and Wellington Water's WSUD guide has been applied.

  Through an iterative process with ecologists, developers and engineers, the development avoids as much natural wetland and stream loss as practicable while achieving broader

[6] Refer page 151.
[7] Refer page 76.

development outcomes. Around half of the affected wetland area is to be remedied through the development of wetland stormwater retention areas with front end treatment systems (i.e. treatment prior to the wetland). Any residual lost wetland will be offset.

The Ecological Assessment finds that the proposal will not just maintain indigenous biodiversity on site, but that it will significantly restore and improve degraded habitats on the Site.

- Clause 9 – The Stormwater Management Plan (**Appendix 11**) includes a detailed assessment of the considerations that have influenced the concept design and selection of appropriate WSUD devices. The assessment also provides the rationale for device and preferred concept. The Proposal will achieve hydraulic neutrality and stormwater is controlled to avoid adverse effects from run-off.
- Clause 10 – As outlined in the assessment of compliance with the Structure Plan (**Appendix 8**), he Structure Plan shows two neighbourhood reserves generally in the areas shown on the Upper Terrace of Lot 1 DP 534864 (stages 5 to 9) as well as in Lot 2 DP 534864 (stages 15 to 19). The proposal includes five reserves and therefore exceeds the requirements of the Structure Plan. The Structure Plan shows a neighbourhood community park located to the west of the Neighbourhood Centre. The proposal includes a park in this area.
- Clause 11 – While the character of the is a significant change for those who own or occupy adjacent properties, it is not assessed as being an adverse change. This is because the rezoning of this area from rural to urban has been progressed through Variation 1 to the PDP. This was a fully notified process where the community was able to make submissions and be heard with regard to the change in future use. The Independent Hearings Panel recommended the zoning change which was adopted by the Council.

  Further, there are developments that are already consented or under construction in the wider Northern Growth Area which means that this development will be occurring in an evolving land use context.

  There have however been concerns raised by the neighbouring property to the south about the potential for reverse sensitivity effects from new residents on existing rural activities. This is a common potential effect at many rural/urban interfaces across New Zealand. Nevertheless, the Applicant has discussed the issue with the neighbouring property, and as a result, no-complaints covenants are proposed through consent conditions in **Appendix 7**.

DEV-NG-P3 Appropriate development

Only allow subdivision, use and development that is not in accordance with the Northern Growth Development Area Structure Plan where it is demonstrated that it is appropriate for such subdivision, use or development to occur within the Development Area, having regard to whether:

1. *The purpose and effects of the subdivision, use or development are likely to constrain, limit or compromise the intended development and use of the Development Area as set out in the Structure Plan, including consideration of:*
   a. *The compatibility of the type, location and density of the development with the planned urban form of the Northern Growth Development Area;*

b. *The integration of topographical, natural and physical characteristics, constraints and opportunities;*
c. *Risks from natural hazards to people, property and the environment;*
d. *Maintaining and enhancing ecological values within and adjacent to the Development Area;*
e. *The need for adequate, coordinated and integrated infrastructure to meet the planned urban needs of the area;*
f. *Safe and connected transport networks that allow ease of movement for all modes to, from and within the Development Area; and*
g. *Integrated and accessible open space networks and reserves;*

2. *The effects on the landscape and visual amenity from earthworks, the modification of landform, and the location and design of the transport network will be minimised;*
3. *It will compromise any cultural, spiritual and/or historical values, interests or associations of importance to Ngāti Toa Rangatira that are associated with the Northern Growth Development Area and if so, the outcomes of any consultation with Ngāti Toa Rangatira, in particular with respect to mitigation measures and/or the incorporation of mātauranga Māori principles into the design and development of the activity;*
4. *It would provide for or support the future needs of the Development Area;*
5. *Its scale, design and layout is compatible with the planned urban built environment of Development Area as it transitions and once urbanised as set out in the Structure Plan;*
6. *Any adverse visual effects can be appropriately avoided, remedied or mitigated through screening, planting, building design, siting, and the retention of existing vegetation; and*
7. *Staging is appropriate to ensure development occurs logically and achieves good urban form.*

Assessment: As outlined in **Appendix 8**, the proposal is generally consistent with the Structure Plan, but is inconsistent/not in accordance with regard to several matters including:

- Roading connections to the south - there is one roading connection to the southern boundary in the proposed development rather than the three roading connections set out in the NGA Structure Plan;
- Indicative bus route – there is not a bus-enabled collector road within Lot 2 DP 534864 (stages 15 to 19) to the south-east, instead, a bus route is enabled through a collector road typology to the southern boundary in the Upper Terrace through Lot 1 DP 534864 (stages 5 to 9);
- East-west roading connections - there is only one west to east roading connection in the proposed development rather than two set out in the NGA Structure Plan; and
- Eastern walking track and walkway connection – there is no track provided in the eastern most portion of the Site that connects the Muri Block to the North to the Skaife Block to the South, but there is in the NGA Structure Plan.

Appendix 8 includes a detailed assessment of options considered as part of the referred subdivision and development, and rationale for any departures. The proposal is generally consistent with this policy as follows:

- Clause 1 - The proposal has considered and had regard to these matters as outlined in regard to DEV-NG-P2 Subdivision above, the following matters have been considered:
  - Subclause (a) – The proposal provides for housing and business land in the locations indicated in the Structure Plan;
  - Subclause (b) – The proposal specifically responds to topographical, natural and physical characteristics, constraints and opportunities. Where the Proposal does not align with the Structure Plan, it is because there are ecological, topographical and land ownership constraints;
  - Subclause (c) – Natural Hazard risks have been identified and mitigations are in place as outlined in the AEE;
  - Subclause (d) – The proposal will result in net positive ecological outcomes as outlined in the Ecological Assessment;
  - Subclause (e) – The proposal includes the provision of adequate, coordinated and integrated infrastructure as outlined in the Infrastructure Report, Stormwater Management Plan;
  - Subclause (f) - The proposal includes safe and connected transport networks that allow ease of movement for all modes to, from and within the Development Area as outlined in the Integrated Transport Assessment; and
  - Subclause (g) - The proposal provides integrated and accessible open space networks and reserves as outlined in the Master Plan and Landscape and Urban Design Strategy.
- Clause 2 – The Proposal responds positively to these matters as outlined in the Landscape and Visual Effects Assessment and the Master Plan and Urban Design Strategy. Overall, the LVEA assesses adverse landscape effects to be Low to Low Moderate and to be outweighed by positive effects. According to Te Tangi a te Manu (Aotearoa New Zealand Landscape Assessment Guidelines), low-moderate equates to 'minor' on the RMA spectrum of effects[8].
- Clause 3 – In designing the development and preparing this Substantive Application, the Applicant has engaged with Mana Whenua Ngāti Toa through Te Rūnanga o Toa Rangatira. Ngāti Toa have provided cultural advice as outlined in Appendix 2 and an assessment of cultural effects is provided in Section 15.12.6 of the Application. In summary, while there are aspects of the proposal that are supported by Ngāti Toa, there are aspects of the proposal that are not supported including stream and wetland reclamation, and as a result there would be adverse cultural effects associated with some works including the reclamation of streams and wetlands. The proposed conditions of consent were developed in collaboration with Te Rūnanga to provide for the input of mātauranga Māori in the construction process.

[8] Refer page 151.

- Clause 4 – The Proposal has been designed considering the future needs of the development area. Despite not providing for two southern connections, the proposal provides sufficient multi-modal connectivity to the State Highway and adjacent sites to the north and south.
- Clause 5 – The extent of the structure plan sets out the development area and applies to multiple landholdings. The envelope of Mt Welcome's proposed works extend outside the area marked in red on the Structure Plan in the area where a new intersection is proposed with SH59. However the intersection is within the same location as a yellow star indicating a transport connection, the extent of the development is therefore generally consistent with the development area envelope in red. The scale and layout is compatible with the planned urban built environment of Development Area, the deviations from the Structure Plan are assessed in **Appendix 8** and found to provide appropriate connectivity considering site constraints.
- Clause 6 - The Proposal responds positively to these matters as outlined in the Landscape and Visual Effects Assessment and the Master Plan and Urban Design Strategy. Overall, the LVEA assesses adverse visual effects to be Low to Low Moderate and to be outweighed by positive effects. According to Te Tangi a te Manu (Aotearoa New Zealand Landscape Assessment Guidelines), low-moderate equates to 'minor' on the RMA spectrum of effects[9].
- Clause 7 – Staging of the development construction will occur, to allow for a staggered delivery of housing. Indicative staging is shown in the Scheme Plans. The proposed conditions of consent in **Appendix 7** provide for flexible staging to occur, provided that appropriate infrastructure is in place for each stage.

Overall, the matters referred to in DEV-NG-P3 will still apply or be achieved by the Proposal. it is considered appropriate for the development to occur within the NGDA, notwithstanding the departures from the Structure Plan. DEV-NG-P3 anticipates that there can be departures from the Structure Plan in certain circumstances, which have been found to apply with regard to this Proposal.

> ***DEV-NG-P4 Inappropriate development***
> *Avoid subdivision, use or development that is not in accordance with the Northern Growth Development Area Structure Plan, where these:*
> 1. *Constrain, limit or compromise the intended development and use of the Development Area as set out in the Structure Plan;*
> 2. *Result in adverse effects on the planned urban built environment of the Development Area, which cannot be appropriately avoided, remedied or mitigated; or*
> 3. *Do not provide sufficient infrastructure to service its needs and/or constrain, limit or compromise the efficient provision of infrastructure to service the Structure Plan.*

Assessment: As outlined in **Appendix 8**, the proposal is generally consistent with the Structure Plan, but is inconsistent/not in accordance with regard to several matters with regard to the roading layout. **Appendix 8** includes a detailed assessment of options considered as part of the referred subdivision

[9] Refer page 151.

and development, and rationale for any departures. This Appendix should be read in conjunction with the below analysis. The proposal is generally consistent with this policy as follows:

- Clause 1 – The aspects of the Proposal that are not consistent with the structure plan do not constrain the intended development and use of the Development Area as set out in the Structure Plan. The Proposal provides adequate connectivity within and outside the Site as outlined in **Appendix 8** and is based on ecological and engineering advice. The transport network provides for and in fact enables the development to the north which will rely on the proposed intersection at State Highway 59 for access. A bus-enabled connector road is provided to link through the site to the south. Where internal connectivity is not provided through Lot 5003, this is not precluded if this site was to used for urban development in the future, the developer would need to comply with the Structure Plan and provide for this connectivity. Structure Plans provide a high-level guide for consenting processes, where specific site constraint and opportunities are assessed. The introduction to the NGDA (emphasis added) outlines how "The Structure Plan provides indicative access locations, road layouts and bus routes." The site constraints, especially topographical and ecological constraints, have informed the preferred layout of the development.
- Clause 2 – As outlined in the Effects Assessment in Section 15 of the Substantive Application, all relevant environmental effects have been assessed, including earthworks, stormwater, wastewater, transport, ecology, geotechnical stability, cultural heritage, and natural hazards. These assessments confirm that potential adverse effects are either avoided, remedied, mitigated, or offset through robust design, management plans, and proposed conditions of consent. Overall, the proposal is considered to result in no more than minor adverse effects on the environment, with many effects being temporary, mitigated, or offset through management measures, with the exception of effects on values of significance to Ngāti Toa as Mana Whenua which may be more than minor.
- Clause 3 – As outlined in the Infrastructure Report, the site can be adequately serviced to meet the needs of the development, while making provisions for adjacent developments in terms of roading and three waters infrastructure.

INF – Infrastructure

INF-O1 The benefits of Regionally Significant Infrastructure

The national, regional and local benefits of Regionally Significant Infrastructure are recognised and provided for.

INF-O2 The protection of Regionally Significant Infrastructure

The function and operation of Regionally Significant Infrastructure is protected from the adverse effects, including reverse sensitivity effects, of subdivision, use and development.

INF-P1 The benefits of Regionally Significant Infrastructure

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, and for the National Grid providing for those benefits;*
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 radiocommunication services; and*
4. *Safe and efficient potable water, wastewater and stormwater treatment systems, networks and services, which maintains public health and safety.*

INF-P2 The benefits of infrastructure other than Regionally Significant Infrastructure

Recognise the benefits that infrastructure not defined as Regionally Significant Infrastructure provides to the economic, social and cultural functioning of the City and health, resilience and wellbeing of people and communities.

Assessment: The Proposal is consistent with these objectives and policies as it provides and new and extended regionally significant infrastructure including water supply, wastewater, stormwater and power infrastructure.

INF-O3 Availability of infrastructure to meet existing and planned needs

Infrastructure that is safe, efficient, resilient and accessible is available to meet the needs of, and is well integrated with, existing and plan-enabled subdivision, use and development.

INF-O4 Transport network

The transport network is safe, effective, accessible, connected 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 and safely within and beyond the City.

INF-P3 Infrastructure for planned future growth

Recognise that infrastructure needs to be provided in a manner that is safe, efficient, integrated, accessible and available to provide sufficient capacity for existing and plan-enabled subdivision, use and development.

INF-P4 Enable appropriate infrastructure

Enable, through permitted and controlled activity rules, new infrastructure and the maintenance and repair, upgrading and removal of existing infrastructure, including associated earthworks, that:

1. *Is of a form, location and scale that minimises adverse effects on the environment;*

2. *For any new or upgrading of existing infrastructure, is compatible with the anticipated planned urban built environment, 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 specified Overlay, it is of a nature and scale that does not adversely impact on the values and characteristics of an area identified in SCHED7 - Significant Natural Areas, or the identified values and characteristics of any other specified Overlay that it is located within.*

Assessment: These objectives and policies seek to ensure appropriate infrastructure is in place for development. The Proposal is consistent with these objectives and policies as the development provides sufficient infrastructure including transport, three waters and utilities to service the development, as well as enabling other developments to the north and south.

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 adverse effects of infrastructure on the environment are appropriately avoided, remedied or mitigated, including effects on:

1. *The anticipated planned urban built environment, character and amenity values of the relevant zone;*
2. *The values and qualities of Significant Natural Areas identified in SCHED7 - Significant Natural Areas, and the identified values and qualities of any other specified Overlay; and*
3. *The change in risk to people's lives and damage to adjacent property and other infrastructure from natural hazards.*

INF-P5 Adverse effects on Regionally Significant Infrastructure other than the National Grid

Protect the safe and efficient operation, maintenance and repair, upgrading, removal and development of Regionally Significant Infrastructure other than the National Grid from being unreasonably compromised by:

1. *Considering any potential adverse effects of subdivision, use or development of a site that contains or is adjacent to any Regionally Significant Infrastructure, including:*
2. *The impact of subdivision layout and design on the operation, maintenance and repair, and potential upgrade and development of the infrastructure;*
3. *The extent to which the design and layout of the subdivision demonstrates that a suitable building platform(s) for a dwelling can be provided;*
4. *The extent to which the subdivision design and consequential development will avoid the potential for significant reverse sensitivity effects, and avoid, remedy or mitigate other reverse sensitivity effects on and amenity and nuisance effects of the infrastructure; and*
5. *Requiring subdivision, use or development of a site that contains or is adjacent to any Regionally Significant Infrastructure 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;

6. *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;*
7. *Requiring sensitive activities to be located and designed so that potential adverse effects of the Rail Corridor and State Highways are avoided, remedied or mitigated; and*
8. *Requiring any buildings or structures to be of a nature and scale and to be located and designed to maintain safe distances from the Gas Transmission Network.*

INF-P10 Potentially acceptable infrastructure

Provide for Regionally Significant Infrastructure and other infrastructure, other than the National Grid, 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 planned urban built environment, 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*
    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 specified Overlays are minimised;*
8. *The safe and efficient operation of any other infrastructure, including the transport network, is not compromised;*
9. *Any adverse effects on indigenous biodiversity are :*
    a. *Minimised through site, route, design or construction and method selection, or remedied where necessary; and*
    b. *For any residual adverse effects that are more than minor:*
        i. *Offset in accordance with the principles in APP8 - Biodiversity Offsetting where practicable; or*
        ii. *If appropriate, compensated in accordance with the principles in APP9 - Biodiversity Compensation;*

    to an extent that is commensurate with the scale and nature of those effects;
10. *Any adverse cumulative effects are minimised; and*

11. *Satisfying the provisions of INF-P18 to INF-P24, as applicable, where the infrastructure is located within a specified overlay.*

INF-P11 Recognise operational needs and functional needs of infrastructure

Recognise the operational needs and functional needs of Regionally Significant Infrastructure and other infrastructure by having regard to the following matters when making decisions on new infrastructure and the maintenance and repair, minor upgrade of the National Grid, and upgrading of existing infrastructure:

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 through site, route or method selection; and*
    c. *Functional and operational needs constrain the ability to avoid, remedy or mitigate adverse effects of infrastructure;*
2. *The time, duration or frequency of adverse effects;*
3. *The necessity of the infrastructure including;*
    a. *The need to quickly repair and restore disrupted services; and*
    b. *The impact of not operating, repairing, maintaining, upgrading, removing or developing infrastructure;*
4. *The location and operational needs and functional needs of existing infrastructure including:*
    a. *The complexity and connectedness of networks and services; and*
    b. *The potential for co-location and shared use of infrastructure corridors; and*
5. *The purpose, anticipated outcomes, character and amenity values of the zone in which it is located.*

INF-P21 Upgrades to and new infrastructure in Significant Natural Areas

Except as provided for by INF-P7, INF-P8 and INF-P9, only allow for upgrades to existing infrastructure and for new infrastructure in areas identified in SCHED7 - Significant Natural Areas 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. *Any adverse effects on indigenous biodiversity values within areas identified in SCEHD7 - Significant Natural Areas are addressed in accordance with ECO-P2 and the matters in ECO-P4, ECO-P11 and ECO-P12.*

Assessment: These objectives and policies acknowledge that certain types of infrastructure have an operational and function need to be located in certain areas, while ensuring that associated adverse effects of the infrastructure are appropriately managed (including the effects of development on regional significant infrastructure). The Proposal is consistent with these objectives and policies, as outlined in the assessment of environmental effects, an interactive process was undertaken with regard to the placement and form of infrastructure on site, avoiding the most sensitive environments where practicable. In some instances, and particularly with regard to the intersection with State

Highway 59, there is a functional need to locate infrastructure in an area of significant indigenous biodiversity as there is not another location this infrastructure can be located. In these instances, the effects management hierarchy has been applied to ensure effects are avoided, remedied or mitigated as far and practicable, and residual effects are offset. With the proposed conditions in place, the overall effects of the development are assessed as no more than minor, with the exception of effects on values of significance to Ngāti Toa as Mana Whenua which may be more than minor.

INF-P14 Operation of the transport network

Enable the safe, resilient, effective and efficient operation, maintenance and repair of the transport network to meet local, regional and national transport needs.

INF-P15 Upgrading and development of the transport network

Provide for the upgrade and development of the transport network where 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 minimise 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, taking into account the classification of the road and the communities and land uses it will serve, for:*
        i. *Walking;*
        ii. *Cycling;*
        iii. *Public transport;*
        iv. *Network utility infrastructure;*
        v. *Refuse and recycling collection;*
        vi. *Street lighting;*
        vii. *Street trees;*
        viii. *Vehicles; and*
        ix. *On-street parking;*
    b. *Only include no-exit roads where:*
        i. *There is no practicable alternative due to site and topographical constraints; and*
        ii. *Connectivity for pedestrians and cyclists is maintained through provision of high-quality and convenient access from any part of a no-exit road to the wider transport network; and*

iii. *The no-exit road will serve a low volume of traffic and will have a length that minimises the adverse effects on the connectivity of the transport network, including for pedestrians and cyclists; or*
iv. *Provision is included within the subdivision design for connection of the no-exit road to the wider transport network, through future development or subdivision, that is consistent with any relevant structure plan.*

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.*

INF-P16 Road classification

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.

INF-P17 Roads as infrastructure corridors

Encourage the use of roads as infrastructure corridors in accordance with the National Code of Practice for Utility Operators' Access to Transport Corridors 2019.

Assessment: These policies look to enable transport infrastructure provided certain matters are addressed. The Proposal is consistent with these policies, these matters have been addressed through design and proposed conditions of consent. The Integrated Transport Assessment finds[10]:

> *Overall, and with the adoption of the proposed transport connections and infrastructure, it is assessed that development of the Site to provide for a new residential subdivision activity would not cause the function, safety or capacity of the surrounding road network to be compromised, and that an appropriate transportation outcome for all modes and users can be delivered.*

INF-P24 Upgrades to and new infrastructure in Natural Hazard Overlays and Coastal Hazard Overlays

[10] Refer page 76.

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 designed to be resilient 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.*

Assessment: There is new infrastructure proposed in areas with natural hazard risk including three waters infrastructure and transport infrastructure. Infrastructure often has an operational and functional need to locate in low lying areas and can assist in reducing risk to people and property. Roads for instance are used as secondar overland flow paths to convey flood waters when stormwater infrastructure is overwhelmed. Natural hazard risk and the future impacts of climate change have been considered as part of the design of all infrastructure on site. The site is able to address natural hazard risks such as flooding, including the predicted impacts of climate change such as increased rainfall intensity, through the use of nature-based solutions such as retention wetlands. As such, the Proposal is consistent with these objectives and policies.

THWT - Three Waters

THWT-O1 Hydraulic neutrality

There is no increase in flood risk as a result of use and development within Urban Zones, Settlement Zone, and the Māori Purpose Zone (Hongoeka).

THWT-O2 Three Waters Network capacity

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-P1 Hydraulic 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.

THWT-P2 Integration with the Three Waters Network

Require all new buildings in Urban Zones and the areas of the Settlement Zone and Māori Purpose Zone (Hongoeka) serviced by the Three Waters Network to:

1. *Meet the Council standards for the provision of water supply, wastewater and stormwater management; 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 being provided; or*
    b. *The water demand generated is so low that a meter is not warranted.*

THWT-P3 Three Waters Network capacity

Where the level of service of the reticulated water supply, reticulated wastewater and stormwater management networks is insufficient to service the proposed use or development 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 the performance criteria of the Wellington Water Regional Standard for Water Services May 2019; and*
2. *It will not result in increased flood risk, increased wastewater overflows, or reduced water pressure in the reticulated water network.*

Assessment: The Proposal is consistent with the objectives and policies of the Three Waters chapter of the Proposed Porirua District Plan, as follows:

- Hydraulic Neutrality: The Proposal achieves hydraulic neutrality through the implementation of a comprehensive stormwater management system. As outlined in the Stormwater Management Plan (**Appendix 15**), the system is designed to ensure post-development peak discharges do not exceed pre-development levels for all design events up to and including the 1% AEP storm. This is achieved through strategically located retention wetlands and outlet structures that regulate flow and prevent downstream scour and erosion. These measures ensure that the development does not increase flood risk off site.

- Three Waters Network Capacity: The Infrastructure Report (**Appendix 9**) confirms that the Site can be adequately serviced by existing and planned Three Waters infrastructure. The Proposal integrates with surrounding developments and benefits from reticulated water supply, wastewater, and stormwater networks. The design ensures sufficient capacity to accommodate the proposed 949 dwellings without compromising service levels or increasing risk to the network. The Proposal includes measures to mitigate any potential adverse effects on the Three Waters Network. These include hydraulic neutrality, attenuation of peak flows, and treatment of stormwater through WSUD devices. The Infrastructure Report confirms that the development will not result in increased flood risk, wastewater overflows, or reduced water pressure. The design ensures the safe and efficient operation of the network and supports the long-term resilience of infrastructure.

- Integration with the Three Waters Network: All new residential; allotments within the development will be connected to the reticulated Three Waters Network and will meet Council standards for water supply, wastewater, and stormwater management. Water metering will be provided. The Infrastructure Report confirms that the design aligns with the Wellington Water Regional Standard for Water Services (May 2019).

TR - Transport

TR-O1 High trip generating use and development

Use and development that generates high numbers of vehicle trips:

1. *Do not compromise the safety and efficiency of the transport network; and*

2. *Is located where it is accessible by a range of transport modes.*

TR-O2 On-site transport facilities and access

Use and development has safe and effective on-site transport facilities and site access which do not compromise the safety and efficiency of the transport network.

TR-P1 High trip generating use and development

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 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;*
11. *Any cumulative adverse effects; and*
12. *Any positive effects.*

TR-P2 Appropriate on-site transport facilities and site access

Enable on-site transport facilities and site access that:

1. *Provide for the safe and efficient use of the site and functioning of the transport network;*

2. *Meet the reasonable demands of site users; and*

3. *Promote the uptake and use of public and active transport modes.*

TR-P3 Potentially appropriate on-site transport facilities and site access

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 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;*

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-P4 Connections to Roads

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;*
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.*

Assessment: *The Proposal is consistent with the transport-related objectives and policies as follows:*

- **High Trip Generating Use and Development -** The Proposal involves residential subdivision that will generate a significant number of vehicle trips. An Integrated Transport Assessment (**Appendix 14**) has been undertaken which concludes that the development can be accommodated within the existing transport network without compromising its safety or efficiency. The site is well located with respect to public transport, including proximity to a high-frequency rail station, and provides for active transport modes such as walking and cycling. The proposed roading layout supports multi-modal connectivity and includes provision for a future bus route through the site.

- **On-site Transport Facilities and Access -** The design of the subdivision includes safe and effective on-site transport facilities and access arrangements. The roading typology has been developed to ensure safe movement for all users, including pedestrians and cyclists. The proposed road network integrates with the surrounding transport infrastructure and provides for appropriate access to residential lots, open space, and the proposed neighbourhood centre.

- **Appropriate On-site Transport Facilities and Site Access -** The Proposal enables on-site transport facilities that meet the reasonable demands of future residents and promote the uptake of public and active transport modes. The design includes shared paths, pedestrian linkages, and cycle infrastructure that connect key destinations within the site and to the wider network. The neighbourhood centre and open space areas are accessible via active transport routes.

- **Potentially Appropriate On-site Transport Facilities and Site Access -** While the Proposal generally meets transport standards, flexibility is provided where site constraints exist. For example, topographical challenges have informed the road layout and access design. The Integrated Transport Assessment confirms that public health and safety will not be compromised and that access for emergency services is appropriately provided. The design supports the operational needs of the development and promotes safe pedestrian movement throughout the site.

- **Connections to Roads -** The Proposal provides safe and efficient connections to the existing road network, including a new intersection with State Highway 59. The design has considered road classification, operating speeds, and vehicle types. Opportunities to minimise the number of connections have been taken where appropriate, and pedestrian and cyclist safety has been prioritised. Site constraints, including visibility and slope, have been addressed through engineering design and proposed conditions of consent.

As has been assessed in the effects assessment section of this report, the traffic engineering effects of the Proposal can be accommodated on the road network without compromising its function, capacity, or safety. The Proposal is therefore considered to be consistent with these objectives and policies.

CL - Contaminated Land

CL-O1 Protection of human health from contaminants

Contaminated land is identified before its subdivision, change of use or development and any risks associated with the intended use are addressed so as to protect human health.

CL-O2 Positive benefits from treatment and remediation of contaminated land

Treatment and remediation of contaminated land contributes to the health and wellbeing of communities, including increased availability of land for housing and business activities.

CL-P1 Identification of potentially contaminated land

At the time of subdivision, change of use or development, identify sites that may be subject to potential contamination as a result of historical land uses and activities.

CL-P2 Minimising risks from contaminated land

Minimise the risk to the health of people to an acceptable level from the subdivision, change of use and development of land that may or does contain elevated levels of contaminants by:

1. *Enabling site investigations to better understand the type and level of contaminants present;*
2. *Having particular regard to management measures proposed, which may include remediation, containment, or disposal of contaminated soil;*
3. *Applying a best practice approach to remediation that does not pose a more significant risk to human health than if the remediation had not occurred; and*
4. *Ensuring the land is suitable for its intended use.*

CL-P3 Positive effects of the treatment and remediation of contaminated land

Recognise that the management, treatment and remediation of contaminated land can provide positive social, economic and health effects for people and the community.

Assessment: The proposal is consistent with these objective and policies Paddle Delamore Partners PDP prepared a Contaminated Site Management Plan for the disturbance, handling and disposal of soil in the lower terrace. This is attached as **Appendix 27**. Proposed conditions of consent are set out in **Appendix 7** of this application requiring that:

- Both a Detailed Site Investigation (DSI) Report and a Contaminated Site Management Plan (CSMP) are provided to PCC prior to construction works
- A Site Validation Report (SVR) is provided to PCC within 20 days of the completion of any remedial works

With the above measures will be in place, it is considered that effects are able to be appropriately managed so that any potential adverse effects on human health from contaminated soil are less than minor.

NH - Natural Hazards

NH-O1 Risk from natural hazards

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.

NH-O2 Planned mitigation works

There is reduced risk to life, infrastructure and property from flood hazards through planned mitigation works.

NH-P2 Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the High Hazard Areas

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 resulting risk to people's lives and wellbeing will be low;*
2. *The activity incorporates mitigation measures that minimise the risk of damage to buildings;*
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 the Neighbourhood Centre Zone, Local Centre Zone, Large Format Retail Zone, Mixed Use Zone and Metropolitan Centre Zone, 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 is not a practicable option.*

NH-P3 Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the Medium Hazard Areas

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 low, 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-P4 Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the Low Hazard Areas

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 risk to people's lives and wellbeing and building damage is avoided; and*
2. *The risk to adjacent properties, activities and people is not increased as a result of the activity proceeding.*

NH-P5 Less-Hazard-Sensitive Activities within the Natural Hazard Overlay

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 risk from the natural hazard to people's lives and wellbeing; and*
3. *The risk to adjacent properties, activities and people is not increased as a result of the activity proceeding.*

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 Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within a Flood Hazard - Inundation Overlay

Only allow the establishment of buildings associated with Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within a Flood Hazard - Inundation Overlay where the floor level is below the 1:100 flood level and where it can be demonstrated that:

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

NH-P10 Soft engineering measures

Encourage soft engineering measures when undertaking planned natural hazard mitigation works within the Natural Hazard Overlay that reduce the risk from natural hazards.

Assessment: The Proposal is consistent with these objectives and policies as follows:

- Natural hazard risk including geohazards and flooding (including the future impacts of climate change) have been considered as part of the Proposal. The site is able to address natural hazard risks such as flooding, including the predicted impacts of climate change such as increased rainfall intensity, through the use of nature-based solutions such as retention wetlands. The proposed subdivision layout avoids areas of highest hazard risk and incorporates design features that reduce exposure to natural hazards. As such, the Proposal does not increase risk to life, infrastructure or property and supports community resilience.
- The Proposal encourages and incorporates soft engineering measures to manage natural hazard risk. These include the use of retention wetlands, riparian planting, and erosion control through vegetation. These measures contribute to climate resilience and reduce the risk of flooding and sedimentation.

ECO - Ecosystems and Indigenous Biodiversity

ECO-O1 Significant Natural Areas

The values of Significant Natural Areas are protected from inappropriate subdivision, use and development and, where appropriate, restored.

ECO-P2 Protection of Significant Natural Areas

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 indigenous biodiversity values where practicable;*
2. *Minimise adverse effects on the indigenous biodiversity values where avoidance is not practicable;*
3. *Remedy adverse effects on the 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.*

ECO-P3 Appropriate use and development in Significant Natural Areas

Enable vegetation removal within Significant Natural Areas identified within SCHED7 - Significant Natural Areas where it is of a scale and nature that maintains the biodiversity values, including;

1. *Trimming and pruning to maintain access to sunlight;*
2. *Maintenance around existing buildings;*
3. *Safe operation of roads, tracks and accesses;*
4. *Actions necessary to safeguard the health and safety of people;*
5. *Restoration and maintenance activities, including pest management; and*
6. *Opportunities to enable tangata whenua to exercise hauhake.*

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. *Takes into account:*
    a. *The provision of any protective covenants of the Significant Natural Area as part of the subdivision, use or development;*
    b. *Whether the fragmentation of the Significant Natural Area is minimised, including connectivity with other Significant Natural Areas; and*
    c. *The extent to which building platforms and vehicle accessways are proposed to locate outside the Significant Natural Area.*

ECO-P5 Protection of wetlands

Avoid activities that would result in the loss or degradation of the 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.

ECO-P11 Earthworks within Significant Natural Areas

Only allow earthworks within a Significant Natural Area where it can be demonstrated that:

1. *Any adverse effects on 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; and*
2. *Any adverse effects on areas identified as a significant habitat for lizards are avoided, remedied or mitigated.*

Assessment: The Proposal is consistent with these objectives and policies as follows:

- As outlined in the Site Description in Section 5 of the Substantive Application, there are three Significant Natural Areas within the application site. No works are proposed within two of these SNAs, and a 5m setback for use and development is proposed. Vegetation clearance is proposed in the third SNA; however, the effects management hierarchy has been applied as outlined in the Ecological Assessment, resulting in a net environmental gain. Residual effects are proposed to be offset in accordance with the principles of APP8 – Biodiversity Offsetting. The Proposal does not rely on biodiversity compensation, as offsetting is considered feasible and appropriate. The Proposal therefore protects the values of SNAs from inappropriate subdivision, use and development, and supports restoration where appropriate.
- Vegetation removal within the SNA is limited as far as practicable and of a scale and nature that maintains biodiversity values. Restoration and maintenance activities, including pest management and riparian planting, are proposed. These activities are consistent with the policy provisions and will enhance the ecological integrity of the site. Opportunities for tangata whenua to exercise hauhake have been considered through consultation with Ngāti Toa Rangatira.
- Vegetation clearance and earthworks have been avoided with regard to the wetland within SNA027.
- Earthworks within the SNA have been assessed against the effects management hierarchy and are limited in extent. The Ecological Assessment confirms that adverse effects on indigenous biodiversity values will be avoided, remedied or mitigated. Areas identified as significant habitat for lizards have been considered, and appropriate mitigation measures are proposed to ensure effects are less than minor.

SUB – Subdivision

SUB-O1 Subdivision design

Subdivision creates allotments and patterns of land development that:

1. *Are compatible with the anticipated purpose, character and amenity values of each zone;*

2. *Provide for the health and wellbeing of communities; and*

3. *Maintain the safety and efficiency of the transport network.*

SUB-O2 Servicing of allotments

Subdivisions in Urban Zones are serviced by the Three Waters Network 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.

SUB-P1 Creation of allotments

Provide for subdivision where it results in allotments that:

1. *Reflect the intended pattern of development and are consistent with the purpose, character and amenity values of the zone; and*

2. *Are of a size and dimension that are sufficient to accommodate the intended development form for that zone;*

3. *Protect stands of significant indigenous vegetation that are not located within an identified Significant Natural Area;*

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;*

5. *Minimise natural hazard risk to people's lives and properties;*

6. *Within Urban Zones, are adequately served by public open space that is accessible, useable and well-designed;*

7. *Have legal and physical access to each allotment created by the subdivision;*

8. *Create esplanade reserves where land adjoins MHWS and/or rivers whose bed has an average width of 3m or more; and*

9. *For subdivision around buildings that have been approved by way of resource consent, ensure that the staging of the subdivision relative to building construction is efficient and appropriate to the scale and complexity of the overall development.*

SUB-P4 Functioning of the transport network

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 Integration with infrastructure

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 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 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.*

Assessment: The Proposal is consistent with these objectives and policies as follows:

- Subdivision Design - The subdivision layout reflects the intended pattern of development for the Northern Growth Development Area and is compatible with the purpose, character and amenity values of the Medium Density Residential Zone and Neighbourhood Centre Zone. The Proposal provides for the health and wellbeing of future residents through the provision of open space, multi-modal transport connections, and access to community and commercial facilities. The Integrated Transport Assessment confirms that the subdivision maintains the safety and efficiency of the transport network.

- Servicing of Allotments **-** The Infrastructure Report (**Appendix 9**) confirms that the Site can be adequately serviced by existing and planned Three Waters infrastructure. The Proposal integrates with surrounding developments and benefits from reticulated water supply,

wastewater, and stormwater networks. Hydraulic neutrality is achieved through the implementation of retention wetlands and water-sensitive urban design (WSUD) measures.

- Creation of Allotments - The subdivision results in allotments that are consistent with the intended urban form and zoning. Allotments are of sufficient size and dimension to accommodate future residential development. The Proposal avoids areas of significant indigenous vegetation where practicable and applies the effects management hierarchy to address any residual effects. Regionally Significant Infrastructure has been considered in the design, and access and operational requirements are maintained. Natural hazard risk has been assessed and mitigated through site layout and infrastructure design. Public open space is provided in accordance with the Structure Plan, and legal and physical access is ensured for all allotments. Staging of subdivision is aligned with infrastructure delivery.

- Functioning of the Transport Network - The Proposal maintains the safe and efficient functioning of the transport network. Roads and accessways meet minimum design standards where practicable and are designed to accommodate the anticipated number of users. The subdivision provides for walking, cycling, and public transport, including a future bus route. Connections are provided to adjacent developments and to State Highway 59 via a new intersection, ensuring safe and efficient access.

- Integration with Infrastructure - Infrastructure is provided in an integrated and comprehensive manner. The Proposal meets Council standards and the performance criteria of the Wellington Water Regional Standard for Water Services (May 2019). Hydraulic neutrality is achieved, and stormwater management is addressed through retention wetlands and WSUD devices. Where reticulated services are not available, allotments are designed to accommodate on-site servicing. Telecommunications and power supply can be provided to all allotments.

EW - Earthworks

EW-O1 Earthworks

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.*

EW-P1 Appropriate earthworks

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*

    e. *The safe and efficient operation of the transport network and on local amenity values as a result of traffic movements; and*

5. *The area where earthworks have occurred is reinstated in a timely manner to minimise adverse effects on land stability and the visual amenity of the surrounding area.*

Assessment: The Proposal is consistent with these objectives and policies as follows:

- The scale and nature of earthworks proposed are consistent with the anticipated form of development within the Medium Density Residential Zone and Neighbourhood Centre Zone. The Landscape and Visual Effects Assessment (**Appendix 21**) confirms that visual effects associated with earthworks, including changes to natural landforms, will be low to low-moderate and are outweighed by positive effects. Erosion and sediment control measures are proposed in accordance with regional guidance and are detailed in the ECMP (**Appendix 10**), ensuring that sediment effects beyond the site are minimised and receiving environments, including Te Awarua-o-Porirua Harbour, are protected.

- Earthworks will be undertaken in a coordinated and integrated manner, aligned with the staging of subdivision and infrastructure delivery. The scale of earthworks is appropriate to the development form and has been designed to maintain land stability, including the stability of adjoining land and infrastructure. The proposed earthworks design minimises visual impacts through contouring and landscaping, and includes retaining structures where necessary. Dust and vibration effects will be managed through construction management plans. Traffic movements associated with earthworks have been assessed in the Integrated Transport Assessment and are not expected to compromise the safety or efficiency of the transport network. Areas disturbed by earthworks will be reinstated in a timely manner to maintain land stability and visual amenity.