



OIAD-91

9(2)(a)

Dear 9(2)(a)

Thank you for your email of 26 July 2021 requesting the following under the Official Information Act 1982 (the Act):

*I am writing to request the fully signed briefing to (and decision by) Minister Parker dated 18 February 2021 and referenced 2021-B-07515. This briefing pertains to the Streamlined Planning Process and was authored by 9(2)(a). This was not listed on the website as being proactively released.*

In response to your request, I enclose the document with some information withheld under section 9(2)(h) of the Act to maintain legal professional privilege.

In terms of section 9(1) of the Act, I am satisfied that, in the circumstances, the withholding of this information is not outweighed by other considerations that render it desirable to make the information available in the public interest.

You have the right to seek an investigation and review by the Office of the Ombudsman of my decision to withhold information relating to this request, in accordance with section 28(3) of the Act. The relevant details can be found on their website at: [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz).

Please note that due to the public interest in our work the Ministry for the Environment publishes responses to requests for official information on our [OIA responses page](#) shortly after the response has been sent. If you have any queries about this, please feel free to contact our Ministerial Services team: [ministerials@mfe.govt.nz](mailto:ministerials@mfe.govt.nz).

Yours sincerely

Simon King  
**Director - Resource Management Reform**



## Streamlined Planning Process: Decision on Proposed Plan Change 18: Plimmerton Farm to the Porirua District Plan - Stage 3 Briefing

Date Submitted:	18 February 2021	Tracking #: 2021-B-07515	
Security Level	In-Confidence	MfE Priority:	Urgent

	<b>Action sought:</b>	<b>Response by:</b>
To Hon David Parker, Minister for the Environment	Decision	5 March 2021

Actions for Minister's Office Staff	<b>Return</b> the signed report to MfE. If approved, send signed letter to Porirua City Council (PCC)
Number of attachments and appendices	<p>Titles of attachments and appendices:</p> <ol style="list-style-type: none"> <li><b>Attachment A:</b> Independent Hearing Panel report, recommended Plan Change 18 text and related appendices as required to be provided by Porirua City Council under the Direction and Clause 83(1) of Part 5, Schedule 1 of the RMA, including the proposed planning instrument (Plan Change 18 Plimmerton Farm Provisions).</li> <li><b>Attachment B:</b> Proposed Plan Change 18 Plimmerton Farm – Update to Memorandum of 4 August 2020.</li> <li><b>Appendix One:</b> Gazette Notice: The Resource Management Direction (to Porirua City Council to Enter the Streamlined Planning Process for a Proposed Change to the Porirua District Plan—Proposed Plimmerton Farm Plan Change) Notice 2020.</li> <li><b>Appendix Two:</b> Porirua City Council's record of Procedural Compliance during the Streamlined Planning Process.</li> <li><b>Appendix Three:</b> Decision letter to Porirua City Council.</li> </ol>

### Ministry for the Environment contacts

Position	Name	Cell phone	1 <sup>st</sup> contact
Principal Author	Matthew Thode	022 3071584	
Responsible Manager	Matthew Barbati-Ross	0220102147	✓
Director	Jo Gascoigne	027 531 7202	



## Streamlined Planning Process: Proposed Plan Change 18: Plimmerton Farm to the Porirua District Plan- Stage 3 Briefing

### Key Messages

1. This briefing supports your final decision-making on Proposed Plan Change 18 to the Porirua District Plan: Plimmerton Farm (PC18) which has been developed through the Streamlined Planning Process (SPP). This briefing is to be read in conjunction with the final local authority recommendation report submitted by the Independent Hearings Panel (the Panel) under delegation of Porirua City Council (PCC), and the summary of PCC's consideration of your Statement of Expectations contained in Appendix 1, and other PCC documents provided in Attachment B.
2. On 23 December 2020, PCC submitted the final documentation required by your Direction and under clause 83(1) of Part 5 of Schedule 1 of the Resource Management Act 1991 (RMA) (provided as Attachment A). This includes the recommendation of the Panel, the final version of Proposed Plan Change 18: Plimmerton Farm (PC18) and clarifying Statements (under Attachment B). We consider that PCC has provided all of the documentation required.
3. The Panel under delegation from PCC has recommended you approve Proposed Plan Change 18 to the Porirua District Plan: Plimmerton Farm (PC18) for the reasons set out in Section 20 of the recommendation report contained in Attachment A.
4. The purpose of PC18 is to rezone the site from its existing rural use to provide for residential development. The new Plimmerton Farm Zone (PFZ) provides for a range of housing typologies, community and commercial activities across the site, while also providing for Wetlands with Outstanding Indigenous Biodiversity Values, Significant Natural Areas (SNAs) biodiversity offsetting and restoration areas (BORAs). These protections include portions of Taupō Swamp that traverse the site.

*All requirements in your Direction were met and you can approve the plan change*

5. We recommend that you refer PC18 back to PCC with your approval (refer Table 1 - Recommendation and Decision Table), as the relevant statutory requirements under clause 84(2) and 84(3) of Part 5 of Schedule 1 of the RMA have been met.
6. Alongside the summary in Table 1, there are corresponding recommendations for you to confirm your decision under clause 84(1) of Part 5 of Schedule 1, and to confirm that you:
  - have had regard to those matters set out in clause 84(2) and (3) of Part 5 of Schedule 1
  - agree with the reasons we recommend you give for this decision
  - have complied with your obligations under Part 2 of the RMA.
7. We have provided supporting materials to assist your decision making and give further commentary and assessment on :
  - the site context and overview of PC18
  - overview of the PC18 process since your Direction was issued
  - the approach taken by the Panel
  - key changes recommended by the Panel
  - the advice and analysis of MfE officials s 9(2)(h)

8. We have attached, for your signature, a decision letter to PCC, including recommended reasons for your decision (refer Appendix 3).

## Recommendations

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9. We recommend that you:

- a. **Note** that the Streamlined Planning Process set out in your Direction to Porirua City Council was completed on 23 December 2020, and that the proposed planning instrument (Proposed Plan Change 18 to the Porirua District Plan: Plimmerton Farm) and the required documentation has been provided to you in accordance with the Direction and clause 83(1) of Part 5 of Schedule 1 of the RMA (refer Attachment A and Attachment B).
- b. **Note** that under clause 84(1) of Part 5 of Schedule 1 of the RMA you may:
- refer the proposed planning instrument back to PCC with your approval
  - refer the proposed planning instrument back to PCC for further consideration with specific recommendations for changes to the proposed planning instrument
  - refer the proposed planning instrument back to PCC for further consideration without specific recommendations for changes to the proposed planning instrument
  - decline to approve the proposed planning instrument.
- c. **Confirm** on the attached Recommendation and Decision Table (Table 1) your decisions, with your reasons, and that you have considered the relevant statutory requirements set out in that table.
- Yes/No  Yes  No
- d. **Sign** the letter to Porirua City Council (Appendix 3) informing the Council of your decision to refer the proposed planning instrument back to Porirua City Council with your approval, and your reasons.
- Yes/No  Yes  No
- e. **Note** that Proposed Plan Change 18: Plimmerton Farm as submitted, and attached as Attachment A will become operative under clause 90(2)(a)(ii) of Part 5 of Schedule 1 of the RMA when Porirua City Council publicly notifies your decision in line with clause 20 of Schedule 1 of the RMA.
- f. **Note** that under clause 91 of Part 5 of Schedule 1 of the RMA, there is no right of appeal against this decision.

Or

Make an alternative decision

- g. **Meet** with officials to discuss whether you would like to make an alternative decision on Proposed Plan Change 18: Plimmerton Farm.

Yes/No *No*

Signature \_\_\_\_\_

Signed electronically by Jo Gascoigne

Jo Gascoigne  
Director  
Natural and Built System

Date 18 February 2021



Hon David Parker  
Minister for the Environment

Date *24/2/21*

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**Table One - Streamlined Planning Process –Proposed Plan Change 18 to the Porirua District Plan: Plimmerton Farm  
Stage 3 Briefing – Recommendation and Decision Table**

**Clause 84, Part 5, Schedule 1 Resource Management Act 1991 - Responsible Minister to consider proposed planning instrument**

**Clause 84(2) In deciding which action to take under subclause (1), the responsible Minister must have regard to—**

Minister's Decision Matters Minister must have regard to (Clause 84(2)):	MfE advice	Recommendation				
<p><b>Whether the local authority has complied with the procedural requirements, including time frames required by the Direction (Clause 84(2)(a))</b></p> <p>Refer to: - Attachment A -Proposed Plan Change 18 Plimmerton Farm – Update to Memorandum of 4 August 2020, in Attachment B</p>	<p>PCC's compliance with the Direction (and Steps therein) is summarised below and set out in more detail in <b>Table 2 contained in Appendix 2.</b></p> <ul style="list-style-type: none"> <li>• PC18 was publicly notified under Step 1 on 20 May 2020.</li> <li>• The submission period under step 2 closed at 5pm on 2 July 2020, 30 working days after notification.</li> <li>• Under step 3, public notice of the availability of submissions and the Summary of Decisions Requested was published on 14 July 2020, eight working days after the close of public submissions.</li> <li>• Under step 4, 16 further submissions in written format were received before 5pm 28 July 2020, 10 working days after public notice was given.</li> <li>• Under step 5, the Panel directed the use of joint expert witness statements and pre-hearing reports.</li> <li>• Under step 6, a hearing commenced on 12 October 2020, 54 working days after the close of submissions.</li> <li>• Under step 7 and 8, a draft report was prepared and published on the Porirua City Council webpage for comments from submitters on 2 December 2020, with the Panel finalising its final recommendation report on 22 December 2020.</li> <li>• Under step 9, the required written reports and documents were submitted by PCC to the Minister on 23 December 2020, 154 working days after the Direction notice in the New Zealand Gazette took effect.</li> </ul> <p><b>Advice</b></p> <p><i>We consider you can be satisfied that PCC has complied with the procedural and time frame requirements of the Direction.</i></p>	<p>h. <b>Agree</b> that in deciding which action to take, you have had regard to:</p> <p>i. Whether Porirua City Council has complied with the procedural requirements, including timeframes required by the Direction</p> <p align="right">Yes/No <i>Jul</i></p>				
<p><b>Whether, and if so, how the local authority has had regard to the statement of expectations (Clause 84(2)(b)(i))</b></p> <p>Refer to: -footnote 9 of paragraph 1.10 of Attachment A - Appendix 5 of the final recommendation report in Attachment A -Proposed Plan Change 18 Plimmerton Farm – Update to Memorandum of 4 August 2020, in Attachment B</p>	<p>Your expectations as directed:</p> <table border="1"> <thead> <tr> <th data-bbox="546 1157 1323 1213">Expectation set out in the Direction</th> <th data-bbox="1323 1157 2101 1213">How PCC has addressed the expectation</th> </tr> </thead> <tbody> <tr> <td data-bbox="546 1213 1323 1896"> <p>a) <b>The Plimmerton Farm Plan Change</b> contributes to providing sufficient opportunities for the development of housing and business land to meet demand, and which will provide choices to meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses.</p> </td> <td data-bbox="1323 1213 2101 1896"> <p>The Panel considers this expectation has been met through the recommended plan change. The Panel has addressed this expectation within their final recommendation report and directly in paragraphs 4 to 5 of Appendix 5 in Attachment A.</p> <p>PC18 provides for a variety of land for residential dwelling typologies and commercial buildings within the precincts identified in the precinct plans, with approximately two-thirds of the site being identified for urban development. In summary:</p> <ul style="list-style-type: none"> <li>• Precinct A provides for medium density residential development (two-storey and three-storey buildings, detached, semi-detached and terraced housing, low-rise apartments), a supporting commercial centre (large format retail is specifically limited to one supermarket and one trade supplier activity), community facilities and provision for a retirement village.</li> <li>• Precinct B provides for general residential development (single-storey and two-storey buildings, detached, semi-detached and terraced housing), ancillary commercial retail and community facilities.</li> <li>• Precinct C provides for built development while maintaining and enhancing the area's natural and physical</li> </ul> </td> </tr> </tbody> </table>	Expectation set out in the Direction	How PCC has addressed the expectation	<p>a) <b>The Plimmerton Farm Plan Change</b> contributes to providing sufficient opportunities for the development of housing and business land to meet demand, and which will provide choices to meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses.</p>	<p>The Panel considers this expectation has been met through the recommended plan change. The Panel has addressed this expectation within their final recommendation report and directly in paragraphs 4 to 5 of Appendix 5 in Attachment A.</p> <p>PC18 provides for a variety of land for residential dwelling typologies and commercial buildings within the precincts identified in the precinct plans, with approximately two-thirds of the site being identified for urban development. In summary:</p> <ul style="list-style-type: none"> <li>• Precinct A provides for medium density residential development (two-storey and three-storey buildings, detached, semi-detached and terraced housing, low-rise apartments), a supporting commercial centre (large format retail is specifically limited to one supermarket and one trade supplier activity), community facilities and provision for a retirement village.</li> <li>• Precinct B provides for general residential development (single-storey and two-storey buildings, detached, semi-detached and terraced housing), ancillary commercial retail and community facilities.</li> <li>• Precinct C provides for built development while maintaining and enhancing the area's natural and physical</li> </ul>	<p>ii. Whether, and if so, how has Porirua City Council:</p> <p>a. Has had regard to the statement of expectations</p> <p align="right">Yes/No <i>Jul</i></p>
Expectation set out in the Direction	How PCC has addressed the expectation					
<p>a) <b>The Plimmerton Farm Plan Change</b> contributes to providing sufficient opportunities for the development of housing and business land to meet demand, and which will provide choices to meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses.</p>	<p>The Panel considers this expectation has been met through the recommended plan change. The Panel has addressed this expectation within their final recommendation report and directly in paragraphs 4 to 5 of Appendix 5 in Attachment A.</p> <p>PC18 provides for a variety of land for residential dwelling typologies and commercial buildings within the precincts identified in the precinct plans, with approximately two-thirds of the site being identified for urban development. In summary:</p> <ul style="list-style-type: none"> <li>• Precinct A provides for medium density residential development (two-storey and three-storey buildings, detached, semi-detached and terraced housing, low-rise apartments), a supporting commercial centre (large format retail is specifically limited to one supermarket and one trade supplier activity), community facilities and provision for a retirement village.</li> <li>• Precinct B provides for general residential development (single-storey and two-storey buildings, detached, semi-detached and terraced housing), ancillary commercial retail and community facilities.</li> <li>• Precinct C provides for built development while maintaining and enhancing the area's natural and physical</li> </ul>					

		<p>characteristics, given its location in relation to natural and landscape features. This precinct is split into four areas which vary in residential density in order to address each area's respective amenity and landscape values, with corresponding design requirements set out within PC18.</p> <p>In all instances, any proposed built development will be required to meet various urban design objectives, policies and matters of discretion, as set out under the recommended version of PC18.</p>	
	<p>b) <b>The Plimmerton Farm Plan Change</b> provides for the protection of significant natural areas, significant natural features, sites of ecological value, and the maintenance of indigenous vegetation and indigenous biodiversity.</p>	<p>The Panel, by delegation from PCC, has addressed this expectation within the final recommendation report and directly in Appendix 5 of the Attachment A (see paragraphs 6 to 9). The Panel considers this expectation has been met through the recommended plan change.</p> <p>PC18 provides for the protection of approximately a third of the site for indigenous biodiversity by identifying and protecting 44 hectares as being within a significant natural areas (SNAs) and requiring 88 hectares of existing farm area to be restored to Biodiversity Offsetting and Restoration Areas (BORAs).</p> <p>In addition, an Ecosystems and Indigenous Biodiversity Management Plan is required to identify any additional areas of biodiversity that are outside of the SNAs and BORAs and the measures that will be implemented to ensure these areas are protected and enhanced.</p>	
	<p>c) <b>The Plimmerton Farm Plan Change</b> ensures that future development will be undertaken in a manner that recognises the sensitive receiving and downstream environments, such as the Taupō Swamp, including minimising changes to the hydrological regime.</p>	<p>The Panel has addressed this expectation within the final recommendation report and directly in Appendix 5 of Attachment A (see paragraphs 10 to 12). The Panel considers this expectation has been met through the recommended plan change.</p> <p>The Panel notes that PC18 will require:</p> <ul style="list-style-type: none"> <li>• stringent water sensitive design throughout the development</li> <li>• hydraulic neutrality</li> <li>• integrated earthworks, erosion and sediment control, with appropriate integration with the Greater Wellington Regional Plan considerations</li> <li>• a 20 metre setback from waterbodies with provisions around the extent of riparian planting</li> <li>• objectives and policies to avoid adverse effects on natural wetlands.</li> </ul>	
	<p>d) <b>Porirua City Council will</b> continue to engage with Te Rūnanga o Toa Rangatira and the Waka Kotahi/New Zealand Transport Agency throughout the streamlined planning process.</p>	<p>PCC has engaged with Te Rūnanga o Toa Rangatira throughout the process. Te Rūnanga o Toa Rangatira have made submissions, prepared a cultural impact assessment and appeared at the hearing providing evidence on a range of matters and in particular on cultural effects under section 6 of the final recommendation report.</p> <p>The Panel has addressed various aspects of the matters raised by Te Rūnanga o Toa Rangatira in the final recommendation report in Attachment A. As part of the recommended provisions under PC18 that there will be opportunity for further engagement and consultation as part of the resource consent process, with the Panel</p>	

		actively considering the view point of Te Rūnanga o Toa Rangatira through-out the final recommendation report.
		PCC engaged with Waka Kotahi/New Zealand Transport Agency (NZTA) throughout the process. NZTA submitted on PC18 during the submission period and presented evidence at the hearing which has been considered by the Panel.
	e) <b>Porirua City Council will</b> give careful consideration to the skills required to appropriately consider the particular issues relevant to proposed Plimmerton Farm Plan Change when appointing members of the Panel.	PCC had regard to this expectation by appointing a Panel of five hearing commissioners who were considered appropriately qualified to hear the relevant issues, with the biography of these members provided on the PCC webpage regarding PC18 <sup>1</sup> . This has also been further considered in Appendix 2 in regard to PCCs compliance.
	f) <b>Porirua City Council will</b> agree with Te Rūnanga o Toa Rangatira on the appointment of the hearing Panel member with knowledge of tikanga Māori and mātauranga Māori.	PCC appointed Miria Pomare, a Panel member with knowledge of tikanga Māori and mātauranga Māori, which was agreed with Te Rūnanga o Toa Rangatira.
	g) <b>Porirua City Council will</b> place on a publicly accessible website, the dates and anticipated timeframes for the process steps (and updates as necessary).	PCC has maintained a webpage in relation to PC18 which has provided the dates and anticipated timeframes for the process steps and relevant information relating to the SPP process and substantive information relating to PC18: <a href="https://porirua.govt.nz/your-council/getting-involved/public-consultation/proposed-plan-change-18-plimmerton-farm/">https://porirua.govt.nz/your-council/getting-involved/public-consultation/proposed-plan-change-18-plimmerton-farm/</a> .
	h) <b>Porirua City Council will</b> make available on a publicly accessible website, all submissions and further submissions received no later than 5 working days after each submission period closes.	Submissions were made available within six working days opposed to the expected five working days, with PCC citing that this was due to the large number of submissions received in the last few days of the submission period, the several late submissions and a lengthy submission not made in the prescribed RMA Form 5 format that required extensive re-formatting to make it suitably legible for potential further submitters. In PCC's view the effect of the slight delay in making the submissions available was negligible and no party was materially disadvantaged.  Further submissions were made available within five working days on the council's website.
	<p><b>Advice</b></p> <p><i>We consider that because of the actions undertaken by PCC (including through the delegated Panel) outlined above, you can be satisfied that PCC has had regard to the Statement of Expectations.</i></p>	

<sup>1</sup> <https://porirua.govt.nz/your-council/getting-involved/public-consultation/proposed-plan-change-18-plimmerton-farm/>

<p><b>Whether, and if so, how the local authority has met the requirements of this Act, regulations made under it, and any relevant national direction (Clause 84(2)(b)(ii))</b></p> <p>Refer to Attachment A</p>	<p>There are no RMA Regulations or National Environmental Standards of particular relevance to this plan change. We consider respective layout of infrastructure and housing platforms in accordance with NESs will be defined through the consequent subdivision consent process.</p> <p>PCC in its final recommendation report submitted in Attachment A outlines how PC18 complies with the requirements of the RMA and addresses the following key aspects of the relevant statutory framework in the report:</p> <ul style="list-style-type: none"> <li>• National Policy Statement on Urban Development 2020</li> <li>• National Policy Statement for Freshwater Management 2020</li> <li>• New Zealand Coastal Policy Statement 2010</li> <li>• National Policy Statement for Renewable Electricity Generation 2011</li> <li>• National Planning Standards</li> <li>• Greater Wellington Regional Policy Statement 2013</li> <li>• Greater Wellington Regional Plans (operative)</li> <li>• Greater Wellington Proposed Natural Resources Plan</li> <li>• Porirua District Plan (operative, and currently under review).</li> </ul> <p><b>Advice</b></p> <p><i>We consider that the documentation provided by PCC demonstrates that the requirements of this Act, regulations made under it, and any relevant national direction have been met.</i></p>	<p>b. has met the requirements of this Act, regulations made under it, and any relevant national direction</p> <p>Yes/No <i>AP</i></p>
<p><b>Minister's Decision</b></p> <p>Matters Minister may have regard to (Clause 84(3)):</p>	<p>MfE advice</p>	<p><b>Recommendation</b></p>
<p><b>The purpose of the streamlined planning process set out in section 80B (Clause 84(3)(a))</b></p>	<p>The purpose of the SPP is to provide a process for the preparation of a planning instrument in order to achieve an expeditious planning process that is proportionate to the complexity and significance of the planning issues being considered. We previously advised you that the Direction to PCC was consistent with this purpose under the stage one and two briefings (2019-B-06088 and 2019-B-06392).</p> <p><b>Advice</b></p> <p><i>We consider you can be satisfied that the process implemented by PCC has been expeditious and proportionate to the complexity and significance of the planning issues covered under PC18.</i></p>	<p>i. <b>Agree</b> that, in deciding which action to take, you have had regard to the purpose of the streamlined planning process</p> <p>Yes/No <i>AP</i></p>
<p><b>Any other matter relevant to the Minister's decision</b></p>	<p><b>Advice</b></p> <p><i>We consider that there are no other matters relevant to your decision.</i></p>	<p>j. <b>Agree</b> that there are no other matters relevant to your decision</p> <p>Yes/No <i>AP</i></p>
<p><b>Minister's Decision on Proposed Plan Change 18: Plimmerton Farm (Clause 84(1))</b></p>	<p>MfE advice</p>	<p><b>Recommendation</b></p>
<p><b>The responsible Minister may (a) refer the proposed planning instrument submitted under clause 83(1)(a) back to the local authority –</b></p>	<p><b>Advice</b></p> <p><i>For the reasons outlined below, we recommend that you refer Proposed Plan Change 18: Plimmerton Farm back to Porirua City Council with your approval, without any recommended changes.</i></p>	<p>k. <b>Agree</b> that proposed Plan Change 18 to the Porirua District Plan: Plimmerton Farm as submitted under clause 83(1) of Part 5 of Schedule 1 of the RMA and attached as Attachment A is referred back to Porirua City Council with your <b>approval</b></p> <p>Yes <i>AP</i></p>

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(i) with his or her approval; or	← Yes	Yes/No Df
(ii) for further consideration, with or without specific recommendations for changes to the proposed planning instrument; or	<del>Yes</del> without any recommended changes.	
(b) decline to approve the proposed planning instrument.	← No Df	

**Minister's Reasons for Approving the Proposed Planning Instrument – we recommend that you:**

l. <b>Agree</b> that Porirua City Council has complied with the procedural requirements, including timeframes required by the Direction (2020-go1878) on proposed Plan Change 18 to the Porirua District Plan: Plimmerton Farm	Yes/No Df
m. <b>Agree</b> that Porirua City Council had regard to the Statement of Expectations within the Direction as: <ul style="list-style-type: none"> <li>i. the proposed plan change contributes to providing sufficient opportunities for the development of housing and business land to meet demand, and which will provide choices to meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses</li> <li>ii. the proposed plan change provides for the protection of significant natural areas, significant natural features, sites of ecological value, and the maintenance of indigenous vegetation and indigenous biodiversity</li> <li>iii. the proposed plan change ensures that future development will be undertaken in a manner that recognises the sensitive receiving and downstream environments, such as the Taupō Swamp, including minimising changes to the hydrological regime</li> <li>iv. Porirua City Council continued to engage with Te Rūnanga o Toa Rangatira and Waka Kotahi/New Zealand Transport Agency throughout the streamlined planning process</li> <li>v. Porirua City Council gave careful consideration to the skills required to appropriately consider the particular issues relevant to proposed Plimmerton Farm Plan Change when appointing members of the hearing Panel</li> <li>vi. Porirua City Council appointed a Hearing Panel member with knowledge of tikanga Māori and mātauranga Māori, which was agreed with Te Rūnanga o Toa Rangatira</li> <li>vii. the dates and anticipated timeframes for the process steps (and updates as necessary) were placed on a publicly accessible website</li> <li>viii. it is accepted that due to the volume of submissions received that submissions were made available within six working days opposed to the expected five working days on a publicly accessible website. Further submissions were made available within five working days on a publicly accessible website</li> </ul>	Yes/No Df
n. <b>Agree</b> that Porirua City Council has complied with the Resource Management Act 1991, regulations made under it, and any relevant national direction	Yes/No Df
o. <b>Agree</b> that the purpose of the streamlined planning process has been met, being a process for the preparation of a planning instrument in order to achieve an expeditious planning process that is proportionate to the complexity and significance of the planning issues being considered	Yes/No Df
p. <b>Agree</b> that you have had regard to the requirements of Part 2 of the Resource Management Act 1991 in deciding to approve Proposed Plan Change 18 to the Porirua District Plan: Plimmerton Farm	Yes/No Df

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## Streamlined Planning Process: Decision on Proposed Plan Change 18 to the Porirua District Plan: Plimmerton Farm - Stage 3 Briefing

### Supporting material

#### Context

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1. You have previously received two earlier briefings on PCC's request to use a SPP for PC18:
  - the first briefing in November 2019 (refer 2019-B-06088) outlined the planning issue in detail; provided broader context of the Plimmerton Farm and requested your decision to consult on a proposed direction.
  - the second briefing in April 2020 (refer 2020-B-06392) provided you with an analysis of the feedback on your proposed direction from Ministers, local authorities and other stakeholders. It sought your decision on whether to issue a Direction to PCC to use the SPP. You agreed to issue the Direction to PCC, and this was gazetted on 6 May 2020 (refer to the Gazette Notice in Appendix 1).

#### **The Site Context**

2. The site commonly known as Plimmerton Farm is a 384ha site and contains a number of wetland areas, including two arms of the Taupō Swamp mapped by Greater Wellington Regional Council (GWRC) and identified (along with the main Taupō Swamp complex) as an outstanding water body in the Greater Wellington Proposed Natural Resources Plan (PNRP). The site is predominantly being utilised as rural farm land and contains steep topography in areas, undulating in height by approximately 200 metres. The site is located to the north of the existing suburb of Plimmerton and roughly follows State Highway 1 which is located directly to the west of the site. The location of the site, its surrounds and the surrounding water catchments, including the wetland are shown in Figure 1.
3. Further details of its history and existing context of the site has been addressed by the Panel in Attachment A (see paragraphs 9 to 12, on pages 3 to 4 of the Panel's report).

#### **Overview of Plan Change 18: Plimmerton Farm**

4. The site is part of the 'Northern Growth Area' identified in the Northern Growth Area Structure Plan (the structure plan). The structure plan was adopted by PCC in 2014 under the Local Government Act 2002. In March 2019, PCC also adopted the Porirua Growth Strategy 2048 which identifies Plimmerton Farm as land for a new residential and employment area. PCC in the section 32 report associated with PC18 indicate that there is a housing affordability issue and that will not be enough housing for Porirua residents by 2023.
5. The purpose of PC18 is to rezone the site to provide for urban development. The new Plimmerton Farm Zone (PFZ) provides for a range of housing typologies, community and commercial activities across approximately two-thirds of the site. In particular, the site is to be split into three precincts as follows:
  - Precinct A provides for medium density residential development (two-storey and three-storey buildings, detached, semi-detached and terraced housing, low-rise apartments), a supporting commercial centre (large format retail is specifically limited to one supermarket and one trade supplier activity), community facilities and provision for a retirement village.

- Precinct B provides for general residential development (single-storey and two-storey buildings, detached, semi-detached and terraced housing), ancillary commercial retail and community facilities.
  - Precinct C provides for clusters of built development while seeking to maintain and enhance the area's natural and physical characteristics, given its location in relation to natural and landscape features (such as prominent ridgelines and ecological corridors). This precinct is split into four areas which vary in residential density in order to address each area's respective amenity and landscape values, with corresponding design requirements set out within PC18.
6. The remaining approximate third of the site remains for Significant Natural Areas (SNAs), including Taupō Swamp, as well as biodiversity offsetting and restoration areas (BORAs), with a range of provisions in support of these areas. Further details of the background, the plan change and context (Sections 1 to 3, pages 13 to 24) are provided in the Panel's report contained in Attachment A. The broad intended physical layout for the Plimmerton Farm site under the structure plan is shown in Figure 2.

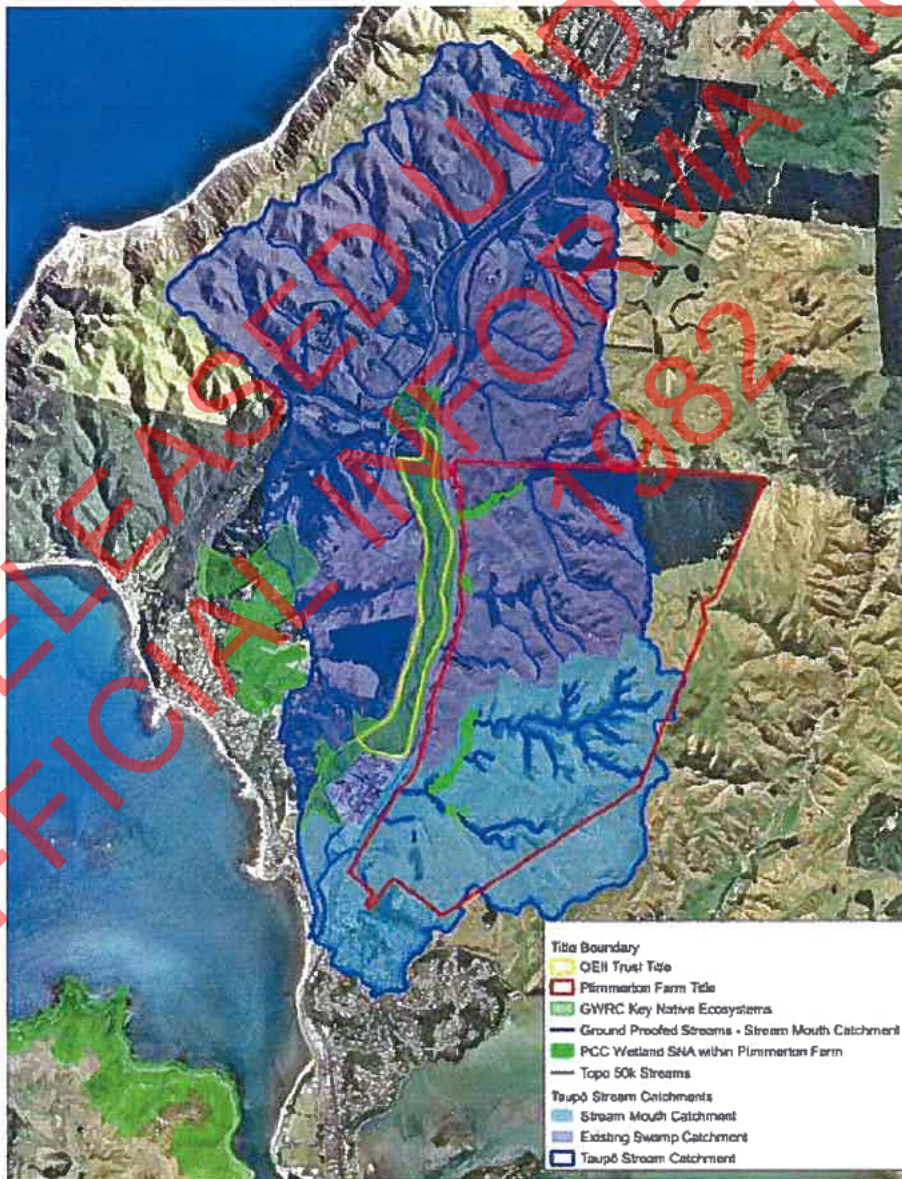


Figure 1 Site, Surrounds and Catchments.

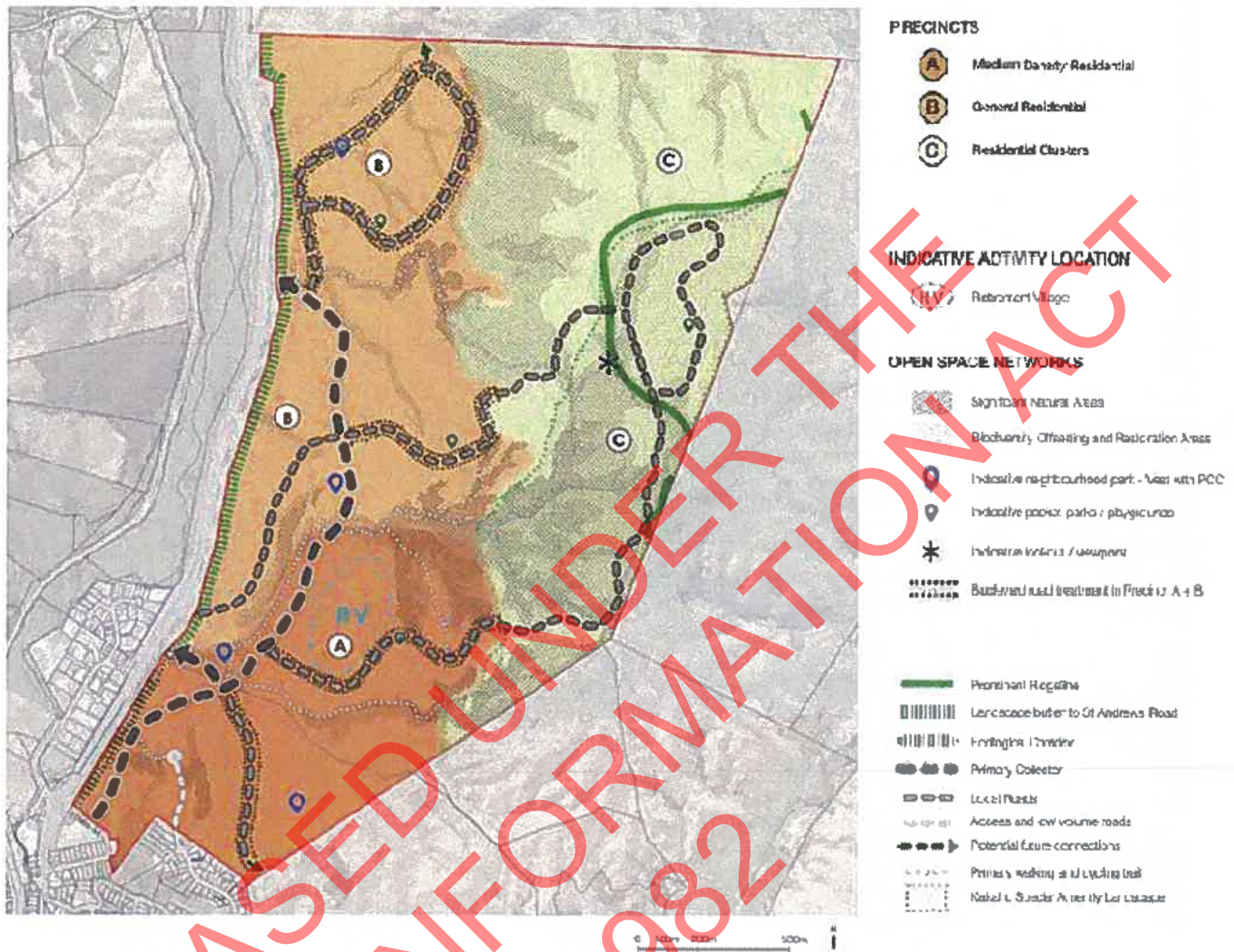


Figure 2: PC18 Structure Plan. Source: Appendix 1 of Proposed Plan Change 18 to the Porirua District Plan

7. PC18 provides a framework to guide resource consent applications by landowners and developers for subdivision and development proposals that integrate development with required considerations of environmental protection and enhancement. Further refined and detailed design work will be required to be undertaken prior to any physical development. These will be the subject of resource consent applications which will be assessed against the framework of PC18, the broader provisions of the Porirua District Plan and other relevant requirements of the RMA. Relevant regional consents will also be required from The Greater Wellington Regional Council and will be assessed against the relevant requirements of the RMA.

**Overview of the PC18 process since your Direction was issued**

8. PC18 was notified by PCC for a submission period running from 2 July to 28 July 2020. A further submissions period occurred between 2 July and 28 July 2020. A total of 138 submissions and 16 further submissions were received. PCC appointed a 'friend of the submitters' service to assist lay-persons through the submission process. A summary report of the written submissions has been carried out and is attached in Appendix 2 of Attachment A.
9. Prior to the hearing, the Panel held pre-hearing conferencing for lay submitters, expert conferencing and written questioning of experts (by submitters). Details, minutes and joint

expert witness statements were produced as a result in the lead up to the hearing. These are detailed on the PCC webpage.<sup>2</sup>

10. The hearing began on 12 October 2020 and ran for five days, adjourning on 16 October 2020. A number of submitters presented evidence to the Panel. An issues and final recommendation report demonstrating how issues raised by submitters have been considered and addressed are outlined in Sections 14 to 18 of the Panel's final recommendation report, in Attachment A.
11. Upon the adjournment of the hearing, the steps set out under your Direction required that a draft version of the final recommendation report was distributed to submitters and PCC for comments limited in scope to identification and correction of minor technical errors or omissions. This process was carried out by Panel prior to the finalisation of their report and they have detailed the comments received and brief responses in Appendix 8 of Attachment A. Following consideration of these comments, the Panel submitted its final recommendation report to you on 23 December 2020.

#### ***The approach taken by the Panel***

12. The Panel in the final recommendation report, drew on extensive assessment and evidence and considered a range of matters under the RMA. The approach taken by the Panel in the final recommendation report has categorised the consideration of potential effects into the following key areas:
  - cultural effects
  - ecosystems and indigenous biodiversity
  - stormwater management
  - earthworks and sediment control
  - housing supply and demand
  - landscape
  - transport
  - compliance and monitoring; and
  - other matters, including urban design, infrastructure, amenity and social effects on existing residents and communities.
13. The Panel has comprehensively considered these matters through their final recommendation report (sections 6 to 18, pages 39 to 108) in Attachment A. We consider the Panel has appropriately identified and considered these matters.
14. In response to these key areas, the Panel has summarised its approach in paragraph 34 of the final recommendation report through the provisions of PC18 seeks to:
  - *“establish strategic and zone-wide objectives and policies;*
  - *establish policies applying to Comprehensive Land and Water Management across the PFZ as a whole to avoid piecemeal, ad hoc or incrementally inappropriate outcomes over time and in relation to spatial integration for subdivision consents addressing ecological and locational matters for key zone elements*
  - *require that all subdivision gives effect to the Strategic Objectives and Policies, in particular to address ecological matters we consider necessary given the site (and*

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<sup>2</sup> <https://porirua.govt.nz/your-council/getting-involved/public-consultation/proposed-plan-change-18-plimmerton-farm/>

*its surrounding) values (and the current state of knowledge) and that subdivision consents consider the appropriateness of any proposed interim, staged or temporary infrastructure to ensure it is provided in an integrated manner*

- *require appropriately detailed information on ecological matters to be included with subdivision consent applications (detail on transport and commercial precinct design matters, and connections are provided through the other relevant chapters)*
- *utilise the strategic policies as matters of discretion throughout the plan to ensure that they are considered when relevant*
- *require appropriate provision of monitoring and land management provisions given the scale and sensitivity of the site (and its receiving environments)".*

15. Having reviewed the final recommendation report, we consider the Panel has taken an appropriate approach in their consideration of the issues in a systematic and integrated manner, and have comprehensively addressed the relevant statutory requirements.

**Key Changes Recommended by the Panel**

16. In consideration of the issues, the Panel has recommended numerous changes to PC18 which is reflected in the final recommended version of the plan change attached in Appendix A. The Panel has adopted the original section 32 report carried out by PCC, as well as the assessment carried out by PCC in their section 42A reporting where appropriate, while also conducted further section 32AA analysis as appropriate throughout sections 5 to 19 (pages 39 to 107) of the final recommendation report. The following sections summarise what is considered to be the key changes recommended by the Panel.

*Ecosystems and Indigenous Biodiversity*

17. In issuing your Direction, you set an expectation that PC18 will 'provide for the protection of significant natural areas, significant natural features, sites of ecological value, and the maintenance of indigenous vegetation and indigenous biodiversity'. This expectation is linked to the requirements of wetland protection under the National Policy Statement for Freshwater Management 2020 (NPS-FM) and Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES-FM) which were key areas of consideration during the plan change and hearings process. These matters were considered in Section 8 of the final recommendation report.

18. As part of their consideration, the Panel accepted the inclusion of stronger wording of provisions. In particular, policies were considered to avoid adverse effects on indigenous biodiversity values associated with loss of ecosystem types and their extent, as well as reduction in abundance of threatened species under Policy ECO<sub>PFZ</sub>-P5 of PC18. In addition, avoiding the loss of natural wetlands was provided for under Policy ECO<sub>PFZ</sub>-P6 under PC18.

19. In having regard to ecosystem and indigenous biodiversity, the Panel concluded the mapping and values associated with the SNAs was not as comprehensive as it could be to protect or restore the values of the SNAs on Plimmerton Farm. The Panel noted this as an example of where the information provided was appropriate for a plan change process, but of insufficient detail to enable detailed development plans to be produced. The hearing Panel commented in paragraph 8.16 of the final recommendation report in Appendix A:

*"We consider that a comprehensive understanding of the biodiversity values of the PFZ is required at time of subdivision (through SUBPFZ-IR-1, SUBPFZ-P5 and the strategic policies) and the section 32AA assessment for this process is set out in Section 4. From an ecological perspective such an assessment is required to achieve the objectives and policies of PC18, ensure that the processes implemented are certain and that they can be efficiently and effectively implemented. Clear identification of these areas, and*

*their values is also required to comply with the relevant planning provisions (both higher order, and regional plans, including the PNRP) and the Minister's expectations".*

20. Information relating to biodiversity values will be required to be provided as part of any further subdivision consent application for the site. This will be in the form of an Ecosystem and Indigenous Biodiversity Management Plan (EIBMP). This will require detailed mapping of all wetlands on the site in conjunction with Greater Wellington Regional Council (GWRC). The hearing Panel considered that in their opinion, the requirements set out in the EIBMP were at the more-detailed end of the spectrum in terms of plan provisions.

#### *Earthworks and sediment control*

21. In issuing your Direction, you set an expectation that PC18 will be undertaken in a manner that recognises the sensitive receiving and downstream environments such as Taupō Swamp, as well as provides for the protection of significant natural areas, natural features and the maintenance of indigenous vegetation and biodiversity.<sup>3</sup> These expectations are linked to one of the key areas considered by the hearing Panel relating to the potential effects generated by earthworks and sediment on the receiving environment, as a result of the development of the Plimmerton Farm Site.
22. These matters were considered in section 10 of the final recommendation report (Attachment A). The matters primarily considered by the Panel focused on small scale earthworks as GWRC regulates large scale earthworks (generally greater than 3,000m<sup>2</sup>) through its operative and proposed regional plan. Given the sensitive receiving environment, consideration was given to Erosion and Sediment Control Principles (ESCP) to ensure better than best practice outcomes as relevant for small scale earthworks and also appropriate management of other relevant effects of earthworks.
23. Information relating to earthworks and sediment control will be required to be provided as part of any further subdivision consent application for the site. This information will be required to be provided as part of EIBMP, addressing other relevant matters in an integrated manner.

#### *Precincts and Urban Design*

24. In issuing your Direction, you set an expectation that PC18 provides sufficient opportunities for the development of housing and business land to meet demand and provide choice.<sup>4</sup>
25. These matters were considered by Panel in Section 13 of the final recommendation report. The changes made by the Panel primarily relate to the commercial centre previously provided for as Precinct D being integrated into Precinct A. This was to ensure the location of the commercial centre had a degree of flexibility and to ensure any location of the centre responded to the wider strategic framework of PC18, ensuring areas such as wetlands are avoided. In addition, 'big-box' retail has been limited to the provision of one supermarket and trade-supplier in order to manage the effects associated with commercial retail activities of this scale.

### **Advice and Analysis**

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#### ***The Independent Hearing Report and Recommended Decision***

26. The Panel has addressed its final recommendations and conclusions in section 20 of the final recommendation report in Attachment A.

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<sup>3</sup> As set out in expectation b. and c. in your direction attached in Appendix 1.

<sup>4</sup> As set out in expectation a. in your direction attached in Appendix 1.

27. We are satisfied the Panel has taken an appropriate approach in the consideration of matters under PC18. The proposed framework set out by PC18 will require further detailed regard to be had to the protection and enhancement of the receiving environment as part of any subdivision applications and consequent land use applications. Such applications will be subject to the relevant statutory provision under the resource consent process, with the ability for PCC to notify, approve or decline the application on its merits while managing effects against the strategic outcomes sought under PC18.
28. In addition, where the Panel has recommended changes to PC18, we are of the view this has strengthened the provisions of PC18. We also consider the approach taken by the Panel will ensure an integrated approach between GWRC and PCC in the management of effects when potential consent applications are sought to implement PC18.

#### ***Consideration of National Direction***

29. There are five National Policy Statements currently in effect under the RMA. The Panel has appropriately identified and addressed relevant national direction in sections 2 (paragraphs 2.27 onwards) and Section 19 of the final recommendation report, taking into account the National Policy Statement for Fresh Water Management 2020 (NPS-FM) and National Policy Statement for Urban Development 2020 (NPS-UD), both pieces of national direction came into force in late 2020, after public notification of the PC18 in May 2020.
30. The Panel has appropriately defined the relationship between National Policy Statements such as the NPS-FM and NPS-UD in Section 2.34 of the final recommendation report in terms of applying the NPS-UD in such a way that the objectives and policies of the NPS-FM are given effect to.

#### ***National Policy Statement for Freshwater Management***

31. The Panel has considered the NPS-FM throughout the final recommendation report in Attachment A. The Panel have focussed on enhancement of and protection for SNAs, receiving waters, wetlands, and indigenous biodiversity across the site (and in its surrounding environments). Plimmerton Farm is located adjacent to Taupō Swamp and Te Awarua-o-Porirua, which hold significant and outstanding ecological and cultural values. The site contains parts of Taupō Swamp, SNAs wetlands, and other areas potentially still to be identified under an EIBMP).
32. We are of the view that the Panel has appropriately considered the NPS-FM in relation to PC18. PC18 seeks to manage onsite and offsite ecological and cultural effects and to provide for Te Mana o te Wai in receiving waters through planning framework in regard to stormwater management, and to address the potential adverse effects of sedimentation in an integrated manner.

#### ***The National Policy Statement on Urban Development 2020***

33. The NPS-UD came into force on 20 August 2020 and replaced the National Policy Statement Urban Development Capacity 2016. The Panel considered the NPS-UD in Section 15 of the final recommendation report. In particular, the Panel concludes in paragraph 15.37 of the final recommendation report that:

*“We recommend to the Minister that PC18 has a sound basis and is justified to respond to the resource management issue of providing housing capacity and variety”.*

34. We are of the view that the Panel has appropriately considered PC18 as a mechanism in giving effect to the policies set out under the NPS-UD.

#### ***New Zealand Coastal Policy Statement 2010***

35. The New Zealand Coastal Policy Statement 2010 (NZCPS) is applicable to this proposed plan change as the ultimate receiving environment for the stormwater is the coastal environment. The Panel has considered this matter in section 2.36 of their final recommendation report. In particular, Policies 4, 11, 22 and 23 of the NZCPS discuss stormwater and sediment discharge.

36. We consider the Panel has had appropriate regard to the NZCPS.

*National Policy Statement for Renewable Electricity Generation 2011*

37. The National Policy Statement for Renewable Electricity Generation 2011 (NPS-REG) came into effect on 13 May 2011.

38. This has been considered by the Panel in paragraph 2.37 of the final recommendation report in Attachment A, where they have adopted the section 32 assessment, with PC18 appropriately providing for small scale renewable electricity generation.

*National Planning Standards*

39. The National Planning Standards (planning standards) came into force on 3 May 2019. Although the planning standards have not been directly addressed by the Panel, they have been addressed as part of the section 32 assessment carried out by PCC.

40. PCC must implement planning standards either within 5 years of the planning standards coming into effect or when they notify a proposed plan under Schedule 1 of the RMA. There may also be other zoning situations in the Porirua District Plan that would be subject to any amendments that may arise as a result of implementing the Standards.

41. If approved, PC18 would become operative under the Porirua District Plan which does not need to meet all of the requirements of the planning standards due to being an existing plan. We anticipate that PC18 (if approved) would, at a later date, be integrated into the Proposed Porirua District Plan which was publicly notified on 28 August 2020 and is therefore required to comply with the planning standards. The requirements set by the planning standards would likely be considered as part of that process.

#### ***Other aspects of the Direction and process***

42. As per Table 1 and the documentation provided by PCC, we consider that PCC has largely complied with the process set out in your Direction, with the exception of a delay in one working day of putting a summary of submissions on the PCC webpage.

43. Clause 84(3)(a) of Schedule 1 of the RMA states that you may have regard to the purpose of the streamlined planning process, to:

*'...provide a process, through a direction of the responsible Minister, for the preparation of a planning instrument in order to achieve an expeditious planning process that is proportionate to the complexity and significance of the planning issues being considered (section 80B(1) of the RMA).'*

44. We consider that PCC has provided sufficient evidence to demonstrate that process has been proportionate to the complexity and significance of the planning issue being considered.

#### ***Any other relevant matters***

45. It is noted the Panel has considered a variety of other matters such as the Memorandum of Understanding between PCC and Plimmerton Development Limited (the landowner of Plimmerton Farm), in paragraphs 2.10 to 2.14 of their final recommendation report. We have previously advised in our stage 1 briefing (refer 2020-B-06392) that agreements of this nature are not uncommon.

46. We note in regard to any perceived impartiality that expert evidence prepared during the hearing would have been subject to the Environment Court Code of Conduct which requires independent and impartial views of experts, as set out by the hearing Panel in paragraph 2.16 of the final recommendation report in Attachment A.
47. In addition, we understand your office has received correspondence from submitters on substantive matters regarding PC18 and the streamlined planning process to date. This correspondence was received outside of the SPP and after the final recommendation report was completed by the Panel.
48. As such, we advise it would be inappropriate to take these matters into account as part of your statutory decision making.

**Assessment of Part 2 of the Resource Management Act**

49. Consideration of Part 2 of the RMA is also important to your decision on this plan change. Part 2 outlines the purpose of the RMA to promote the sustainable management of natural and physical resources, and also states that all persons exercising powers and functions under the RMA shall:
- recognise and provide for the matters of national importance set out in section 6
  - have particular regard to the matters set out in section 7
  - take into account the principles of Te Tiriti o Waitangi.
50. We are of the view that the Panel has appropriately considered the provisions of Part 2 of the RMA. In particular, they have taken into account the principles of Te Tiriti o Waitangi under section 8 of Part 2 of the RMA, and given weight to the submission of Te Rūnanga o Toa Rangatira in paragraphs 19.5 of Attachment A.
51. There is sufficient information within this briefing to meet the requirements of Part 2 of the RMA. There are no other aspects of the proposed plan change that would be inconsistent with the requirements of Part 2 of the RMA.
52. Our advice is that if your decision were to approve the plan change, the matters you have taken into account and your decision would align with the statutory requirements set out in Part 2 of the RMA.

**Reasons for your decision**

53. We consider that the proposed planning instrument and associated documentation demonstrates that the process and substantive matters of PC18 have been appropriately undertaken and considered by PCC and the Panel in the final recommendation report. On this basis, we recommend that you refer PC18 back to PCC with your approval, having considered the relevant statutory requirements, with the reasons for your decision as set out in Table One.

s 9(2)(h)



### **Timeframes and Compliance**

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57. There are no statutory timeframes that apply to your decisions on determining this SPP, although the duty under section 21 of the RMA to avoid unreasonable delay applies, with PCC awaiting a decision.

### **Next Steps**

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58. Under clause 84(4) your decision must be in writing, with reasons, and be served on the local authority. A decision letter to PCC has been prepared in Appendix 3.

59. Once PCC has received your decision, it will be required under clause 90 of Schedule 1 to give public notice of your decision to approve PC18 (as provided under clause 84) that it will become operative in accordance with clause 20 of Schedule 1 of the RMA.

60. In meeting all of the service and notice requirements of clause 90(4), the council must also serve a copy of the public notice on all of the submitters on PC18 and make a copy of the public notice and the reports prepared under clause 83(1) publicly available.

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OFFICIAL INFORMATION ACT  
1982



Wendy Walker  
Porirua City Council  
[Wendy.Walker@poriruacity.govt.nz](mailto:Wendy.Walker@poriruacity.govt.nz)

Dear Wendy Walker,

## Resource Management Act 1991: Streamlined Planning Process Decision on Plan Change 18 to the Porirua District Plan (Plimmerton Farm)

I am pleased to advise you that Following Porirua City Council's completion of the Streamlined Planning Process directed by me on 6 May 2020, under clause 84 of Part 5 of Schedule 1 of the Resource Management Act 1991 (RMA), I am referring Proposed Plan Change 18 to the Porirua District Plan (as submitted by the Council under clause 83(1) of Part 5 of Schedule 1 on 23 December 2020 back to Porirua City Council **with my approval** under clause 84 of Part 5 of Schedule 1 of the Resource Management Act 1991 (RMA).

The reasons for my decision are as follows:

- Porirua City Council has complied with the procedural requirements, including timeframes required by the Direction (2020-go1878) on proposed Plan Change 18 to the Porirua District Plan: Plimmerton Farm
- Porirua City Council had regard to the Statement of Expectations within the Direction as:
  - the proposed plan change contributes to providing sufficient opportunities for the development of housing and business land to meet demand, and which will provide choices to meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses
  - the proposed plan change provides for the protection of significant natural areas, significant natural features, sites of ecological value, and the maintenance of indigenous vegetation and indigenous biodiversity
  - the proposed plan change ensures that future development will be undertaken in a manner that recognises the sensitive receiving and downstream environments, such as the Taupō Swamp, including minimising changes to the hydrological regime
  - Porirua City Council continued to engage with Te Rūnanga o Toa Rangatira and Waka Kotahi/New Zealand Transport Agency throughout the streamlined planning process
  - Porirua City Council gave careful consideration to the skills required to appropriately consider the particular issues relevant to proposed Plimmerton Farm Plan Change when appointing members of the hearing Panel

- Porirua City Council appointed a Hearing Panel member with knowledge of tikanga Māori and mātauranga Māori, which was agreed with Te Rūnanga o Toa Rangatira
- the dates and anticipated timeframes for the process steps (and updates as necessary) were placed on a publicly accessible website
- it is accepted that due to the volume of submissions received that submissions were made available within six working days opposed to the expected five working days on a publicly accessible website. Further submissions were made available within five working days on a publicly accessible website
- Porirua City Council has complied with the Resource Management Act 1991, regulations made under it, and any relevant national direction
- the purpose of the streamlined planning process has been met, being a process for the preparation of a planning instrument in order to achieve an expeditious planning process that is proportionate to the complexity and significance of the planning issues being considered
- I have had regard to the requirements of Part 2 of the Resource Management Act 1991 in deciding to approve Proposed Plan Change 18 to the Porirua District Plan: Plimmerton Farm.

In accordance with clause 90(2) of Schedule 1 of the RMA, you are now required to publicly notify this decision. Proposed Plan Change 18 to the Porirua District Plan: Plimmerton Farm will become operative in accordance with clause 20 of Schedule 1 of the RMA.

Thank you for undertaking the Streamlined Planning Process.

Yours sincerely



Hon David Parker  
**Minister for the Environment**

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