

# APPENDIX NINE

## DISTRICT AND REGIONAL PLAN PRELIMINARY ASSESSMENT

1. OPERATIVE DISTRICT PLAN OBJECTIVES AND  
POLICIES
2. REGIONAL PLAN (NRP) OBJECTIVES AND POLICIES
3. REGIONAL POLICY STATEMENT OBJECTIVES AND  
POLICIES

*PLAN CHANGE ONE TO THE REGIONAL POLICY STATEMENT*

1. DISTRICT PLAN OBJECTIVES AND POLICIES

TABLE TWO: PLIMMERTON FARM ZONE OBJECTIVES AND POLICIES

PROVISION	COMMENT
<b>STRATEGIC OBJECTIVES AND POLICIES</b>	
<p>PfZ-O1</p> <p><b>INTEGRATED DEVELOPMENT</b></p> <p>Subdivision, use and development of Plimmerton Farm occurs in a comprehensive, structured and integrated way to increase housing supply, housing diversity and employment opportunities within the environmental constraints of the site, resulting in:</p> <ol style="list-style-type: none"> <li>1. Implementation of the Plimmerton Farm Precinct Plan;</li> <li>2. A range of housing densities and typologies;</li> <li>3. Compatible non-residential activities;</li> <li>4. High levels of amenity; and</li> <li>5. Connected and integrated infrastructure, active transport and the safe and efficient operation of the transport network.</li> </ol>	<p>The Project aligns with the intent of this objective as it has been designed to:</p> <ul style="list-style-type: none"> <li>- <b>Implement the Plimmerton Farm Precinct Plan.</b> The roading layout and development areas are consistent with what is envisaged for this area on the Precinct Plan.</li> <li>- <b>Enable a range of housing typologies.</b> Detached, semi-detached, terraces, apartments and vacant lots are proposed.</li> <li>- <b>Creating high-level of amenity.</b> The layout and design of the Project will ensure that high levels of internal amenity are created for future owners. The subdivision design, together with appropriate measures employed through the construction period will ensure that the amenity of adjacent residential properties is maintained.</li> <li>- <b>Connect to existing infrastructure.</b> The development can be appropriately serviced via new on-site infrastructure and the proposed road extension will not impact on the safe and efficient operation of the transport network.</li> </ul>
<p>PfZ-O2</p> <p><b>LANDSCAPES AND INDIGENOUS BIODIVERSITY</b></p> <p>Landscapes and indigenous biodiversity values within the site are recognised, protected and enhanced.</p>	<p>The proposal has sought to, in the first instance, avoid direct impacts on ecosystems with indigenous biodiversity values adjacent to the site as described in the <i>Ecological Assessment</i>. Where adverse effects on ecological values has not been avoided, effects will be addressed under the effects mitigation hierarchy.</p>
<p>PfZ-O3</p> <p><b>RECEIVING WATERS</b></p> <p>Subdivision, use and development in Plimmerton Farm is undertaken in an integrated manner that recognises Te Mana o te Wai for receiving waters including Taupo Swamp, Taupo Stream, Kakaho Stream and Te Awarua-o-Porirua, and minimises changes to the hydrological regime.</p>	<p>The Project has taken a catchment level approach to stormwater management and has given due consideration to how such systems will be integrated with future stages of development.</p> <p>With respect to Te Mana o te wai, The NPS-FM policy relating to these principles outline that the policy will be implemented by Regional Councils through engagement with communities and tangata whenua to determine how Te Mana o te Wai applies to water bodies and freshwater ecosystems in the region. This has recently been implemented through Plan Change One to the Regional Policy Statement. Refer assessment of the Proposal against the provisions proposed in this plan change in Section 5 below.</p> <p>Ngati Toa Rangitira have been consulted with in respect of the wider development and the Project has been designed in such a way as to avoid direct effects on adjacent waterbodies, wetlands or the downstream receiving environment and to minimise effects the works which relate primarily to the control of stormwater and sediment. Further, Ngati Toa were involved in the Plimmerton Farm Freshwater Principles that include mana whenua principles that reflect the broad principles of Te Mana o te Wai. <b>The proposal aligns with these principles as further discussion in the engineering reports and resource consent application.</b></p>
<p>PfZ-O4 (PC19)</p> <p>Well-functioning urban environment</p> <p>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and</p>	<p>Refer discussion in the referral application.</p>

**TABLE TWO: PLIMMERTON FARM ZONE OBJECTIVES AND POLICIES**

PROVISION		COMMENT
	cultural wellbeing, and for their health and safety, now and into the future.	
PFZ-O5 (PC19)	<p>Housing Choice</p> <p>Precincts A and B provide for a variety of housing types and sizes that respond to:</p> <ol style="list-style-type: none"> <li>1. Housing needs and demand; and</li> <li>2. The neighbourhood's planned urban built character, including 3-storey buildings.</li> </ol>	<p>The Project includes detached, semi-detached, terraces, apartments and vacant lots. The Economic Assessment confirms that the Project will provide significant housing supply to meet short and medium term demand.</p>
PFZ-P1	<p><b>COMPREHENSIVE LAND AND WATER MANAGEMENT</b></p> <p>Require all subdivision, use and development to take a comprehensive and integrated approach, by considering the Zone as a whole, so as to avoid piecemeal, ad hoc or incrementally inappropriate outcomes over time, including by the following:</p> <ol style="list-style-type: none"> <li>1. Recognise, protect and enhance significant indigenous biodiversity and natural wetlands, while recognising and providing for Te Mana o te Wai;</li> <li>2. Recognise Te Mana o te Wai for receiving waters while minimising changes to the hydrological regime of Taupo Swamp, Taupo Stream, Kakaho Stream and Te Awarua-o-Porirua;</li> <li>3. Achieve high-quality, well-connected built forms that integrate with all transport modes and in particular promote active transport modes; and</li> <li>4. Provide effective ongoing management, monitoring and compliance in relation to ecological, biodiversity, stormwater, earthworks, urban design, transport and landscape effects.</li> </ol>	<p>The Project has not been developed on a piecemeal or ad hoc basis. Concurrently with the development of the scheme, the project team undertook the necessary site wide investigations and assessments required under Policy SUBPFZ-P5. These assessments have informed both subdivision design and layout, stormwater management, earthworks within the vicinity of wetlands, and erosion and sediment control measures adjacent to sensitive environments.</p> <p>The technical assessments that have informed the Stage One development, as well as the site-wide assessments that have been undertaken concurrently, confirm that, the Project;</p> <ul style="list-style-type: none"> <li>- Recognises, protects and enhances the adjacent SNAs through the application of the effects mitigation hierarchy,</li> <li>- Minimises changes to the hydrological regime,</li> <li>- Achieves a high-quality, well connected built form; and,</li> </ul> <p>Furthermore, monitoring that will be outlined in the future resource consent application will ensure that potential ecological and hydrological effects are appropriately monitored and managed to an acceptable level.</p> <p>Specifically relating to clause 1 (<i>recognise, protect and enhance significant indigenous biodiversity and natural wetlands, while recognising and providing for Te Mana o te Wai</i>), the Applicant has –</p> <ul style="list-style-type: none"> <li>• <b>Recognised</b> the significant indigenous biodiversity values of the SNAs by, in the first instance (in line with the effects mitigation hierarchy) avoiding works within these areas;</li> <li>• <b>Protected</b> the significant indigenous biodiversity values of the SNAs by, <ul style="list-style-type: none"> <li>- Providing a buffer area around retained SNAs and fencing off these areas to remove stock;</li> <li>- Implementing ongoing pest and weed control procedure;</li> </ul> </li> <li>• <b>Enhanced</b> the significant indigenous biodiversity values of the SNAs by: <ul style="list-style-type: none"> <li>- Undertaking significant offsetting works that include the restoration and enhancement of existing SNA areas that are currently degraded;</li> </ul> </li> </ul> <p>The management regime set up through the site-wide EIBMP provides a significant level of certainty that SNAs will continue to be recognised, protected, and enhanced. It will also ensure that development across</p>

**TABLE TWO: PLIMMERTON FARM ZONE OBJECTIVES AND POLICIES**

PROVISION		COMMENT
		<p>the site is not ad-hoc and piecemeal. The regime includes:</p> <ul style="list-style-type: none"> <li>• Outlining high-level protection and enhancement measures in the site-wide EIBMP.</li> <li>• Including zone-specific protection and enhancement outcomes (including details of specific offsetting and compensation) in the Zone EIBMP.</li> <li>• Including requirements for management plans in resource consents to administer protection and restoration works.</li> </ul>
PFZ-P2	<p><b>SPATIAL INTEGRATION</b></p> <p>Require subdivision consents issued for the Zone to achieve the following:</p> <ol style="list-style-type: none"> <li>1. Confirmation to give effect to ECOPFZ-P4 of the full extent of natural wetlands, streams and catchments (in consultation with Greater Wellington Regional Council) and to give effect to ECOPFZ-P3 the full extent of Areas of Significant Terrestrial Indigenous Biodiversity, areas within Significant Natural Areas and Biodiversity Offsetting and Restoration Areas of non-indigenous vegetation that provide significant indigenous biodiversity habitat, and any related buffer land or ecological enhancement areas within the Zone. This includes accompanying frameworks for their ongoing management to ensure ecological and biodiversity enhancement from the pre-development state occurs and hydrological changes are minimised giving effect to the requirements of PFZ-P1 and SUBPFZ-P5.</li> <li>2. Confirmation of the location of a pedestrian and cycle connection across St Andrews Road to connect the Zone and Plimmerton Station and Plimmerton School, giving effect to the requirements of TRPFZ-P2 and SUBPFZ-P3, and having regard to the timing of that connection to achieve safety and connectivity for Zone residents.</li> <li>3. Identification, including by way of a street and block layout, the Plimmerton Farm Commercial Centre in Precinct A, showing key road connections between it, St Andrews Road, and the Primary Collector Road, giving effect to the requirements of policies PAPFZ-P2 and PAPFZ-P7.</li> </ol>	<p>These matters will be addressed in the information requirement provided with the fast track consent application.</p>
PFZ-P3 (PC19)	<p><b>Residential Activity</b></p> <p>Enable a variety of housing types with a mix of densities within Precincts A and B, including 3-storey attached and detached dwellings, and low-rise apartments.</p>	<p>The proposed subdivision and bulk and location control consent notices seeks to enable a housing type different to the likely housing typologies that will be consented in future development stages within A and B. The proposal is consistent with the Precinct Plan which shows a cul-de-sac development at the end of Mo Street.</p>
PFZ-P4 (PC19)	<p><b>Medium Density Residential Standards</b></p> <p>Apply the MDRS in precincts A and B except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).</p>	<p>In order to retain the character and amenity of the adjacent existing residential neighbourhood, the proposal includes the proffering of consent notices that deviate slightly from the medium density standards. These standards will ensure character and amenity effects, stormwater management effects and traffic effects are appropriately managed.</p>
PFZ-P5 (PC19)	<p><b>Safety and street scene quality</b></p> <p>Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.</p>	<p>The proposal, including the proposed roading network seeks to achieve an attractive and safe streetscape.</p>

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PROVISION		COMMENT
PFZ-P6 (PC19)	Health and Wellbeing Enable housing to be designed to meet the day-to-day needs of residents.	The proposed allotments will enable future dwellings to be designed to meet the day to day needs of residents.
PFZ-P7 (PC19)	Providing for development Provide for developments not meeting permitted activity status, while encouraging high-quality developments.	The proposal strongly aligns with the PFZ provisions and seeks to create a high-quality development. Further, it is important to acknowledge that consistency with this policy has been achieved together with consistency with all of the policies relating to environmental management and protection.

SUBDIVISION

SUBPFZ-O1	<p>Implementation of Strategic Objectives and Policies and Plimmerton Farm Precinct Plan</p> <p>Subdivision gives effect to the Strategic Objectives and Policies and the Plimmerton Farm Precinct Plan, and creates allotments and patterns of land development that are compatible with the physical and environmental features of the site.</p>	<p>The proposal is consistent with this policy for the reasons outlined in the above assessments. Further, given the conclusions reached in the accompanying technical reports it is considered that the subdivision is compatible with the physical and environmental features of the site. The proposal has been designed specifically to recognise, protect and restore adjacent environmental features including streams, wetlands and SNAs.</p> <p>Further, the realigned BORA area will enable strong integration and linkages between the two SNAs.</p> <p>The site is on the southern edge of the Plimmerton Farm development site meaning that is already bounded by urban development therefore allowing for strong integration with the existing urban area and existing infrastructure. There are no incompatible land uses surrounding the site. The proposed subdivision will contribute to the living styles already present in Cambourne as well as providing the first housing offering within the Plimmerton Farm development.</p> <p>Based on the above and further assessment of the developments compatibility with adjacent environmental features, the Proposal seeks to create allotments and patterns of land development that are compatible with the physical and environmental features of the site.</p>
SUBPFZ-P1	<p>Creation of Allotments</p> <p>Require subdivision to result in allotments that:</p> <ol style="list-style-type: none"> <li>1. Give effect to Strategic Objectives PFZ-O1, PFZ-O2 and PFZ-O3 and the Plimmerton Farm Precinct Plan;</li> <li>2. Are of a size and shape that is sufficient to accommodate the intended or anticipated use and development form for the Precinct;</li> <li>3. Are serviced by reticulated network infrastructure or on-site servicing;</li> <li>4. Achieve the requirements for Significant Natural Areas, Areas of Significant Terrestrial Indigenous Biodiversity or Biodiversity Offsetting and Restoration Areas set out in ECOPFZ-P5, ECOPFZ-P7, ECOPFZ-P8 and ECOPFZ-P9, where such areas fall within an allotment;</li> <li>5. Achieve the requirements for natural wetlands set out in ECOPFZ-P6, where natural wetlands fall within an allotment;</li> <li>6. Provide for built development to occur outside any Significant Natural Areas, Areas of Significant</li> </ol>	<p>Refer assessment of proposal against strategic objectives above.</p> <p>With respect to the Precinct Plan, it is worthy to note that this plan illustrates development between SNA0049 and SNA0050. Therefore, it was never intended that these SNAs be connected.</p> <p>Also, the Proposal gives effect to the Precinct Plan by enabling the future construction of a walkway extending from Mo Street to Stage One below.</p> <p>Regarding point 2), the development site is on the southern edge of the Plimmerton Farm site, adjacent to existing urban development. Therefore, instead of trying to create a new 'Plimmerton Farm residential character', the layout and design of the subdivision has sought to reinforce and complement the existing forms of development along Mo Street. In this regard, the subdivision is intended on resembling the completion of an existing development as opposed to an entirely new one. Careful subdivision and roading design seeks to ensure that the proposal is compatible with the adjacent neighbourhood. The size and layout of the proposed allotments will</p>

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PROVISION		COMMENT
	<p>Terrestrial Indigenous Biodiversity or Biodiversity Offsetting and Restoration Areas or natural wetlands that fall within an allotment;</p> <p>7. Take account of the Flood Hazard Areas identified through NHPFZ-P1; and</p> <p>8. 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.</p>	<p>contribute to the range of densities that are enabled via the Plimmerton Farm zone policy framework, rules and provisions. The proposal is consistent with the Precinct Plan which shows a cul-de-sac extension at the end of Mo Street.</p> <p>Regarding point 3), the proposed allotments will be serviced by reticulated network infrastructure. The proposal provides for its infrastructure requirements in accordance with the relevant Council standards, as detailed in the <i>Design Report</i>.</p> <p>Regarding point 4), while the subdivision area is adjacent to SNAs as no vegetation removal is proposed to be undertaken within the SNAs, the project ecologist has confirmed that no offsetting is required. <b>Refer assessment of these policies in the following sections.</b></p> <p>Regarding point 5), while the proposed wetlands will be retained within the balance allotment, adequate consideration has been given to the effects of adjacent allotments on these wetlands, namely operational stormwater discharges. <b>In this regard it is acknowledged that resource consent has been obtained from GWRC for earthworks within 10m of a wetland and stormwater diversion within 100m. The resource consent includes a requirement to prepare wetland planting plans in order to improve the currently degraded wetlands.</b></p> <p>Regarding point 6), no built development will occur within the adjacent SNAs. Referencing discussions with Council officers and advisors in relation to activities occurring next to SNAs (including the removal of pasture), it is important to acknowledge that this point seeks to <b>'provide for built development to occur outside any Significant Natural Areas, Areas of Significant Terrestrial Indigenous Biodiversity or Biodiversity Offsetting and Restoration Areas or natural wetlands that fall within an allotment'</b>.</p> <p>With respect to the BORA area, this is proposed to be realigned to ensure offsetting opportunities linking the two SNAs isn't compromised.</p> <p>Regarding point 7), there are no flood hazard areas within the Mo Street subdivision site and no works are proposed within an adjacent stream corridor.</p> <p>Regarding point 8), there is no Regionally Significant Infrastructure within the vicinity of the subdivision site.</p>
SUBPFZ-O2	<p>Integration of Land Use and Transport</p> <p>Land use is integrated with the transport network.</p>	<p>The subdivision includes the construction of a new road and JOAL's to service the proposed residential development. Further, the proposed road layout integrates with the wider network and the assessment included in the <i>Integrated Transport Assessment</i> concludes that the additional traffic generated by the proposal can be accommodated into the wider network with no resultant traffic safety or efficiency effects. Higher density development is not appropriate at the Mo Street development site as it would generate adverse traffic effects on the Mo Street / Gray Street intersection.</p>
SUBPFZ-P3	<p>Functioning of the Transport Network</p> <p>Require subdivision to promote the safe and efficient functioning of the transport network by:</p>	<p>The application is supported by a comprehensive <i>Integrated Transport Assessment</i>.</p> <p>The <i>Integrated Transport Assessment</i> outlines that the proposed subdivision's roading layout and typologies have been designed in accordance with</p>

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PROVISION	COMMENT
<ol style="list-style-type: none"> <li>1. Providing for a Primary Collector Road through the Zone, consistent with PFZ-P1 and PFZ-P2;</li> <li>2. Providing for roads, access lots and rights of way that achieve safe and efficient traffic movements;</li> <li>3. Providing for a variety of travel modes that reflect the role, function and character of the Precinct, including the promotion of active modes (including walking, cycling, e-bikes and scooters), and access to public transport;</li> <li>4. Providing for legal and physical access;</li> <li>5. Achieving the movement and connectivity set out in TRPFZ-P2;</li> <li>6. Avoiding direct private property access onto St Andrews Road; and</li> <li>7. Avoiding development that hinders future connections to the north and east of Plimmerton Farm.</li> </ol>	<p>Precinct Plan's Movement Network and the relevant PFZ roading provisions. In this manner, the proposed subdivision is consistent with the form and nature of development anticipated in this part of the Plimmerton Farm site.</p> <p>The <i>Integrated Transport Assessment</i> also confirms that the existing roading network has sufficient existing capacity to absorb traffic associated with the proposal without adversely affecting the capacity of the network, nor its function or operation.</p> <p>The adverse effects of construction traffic can be mitigated to an acceptable level through the implementation of a Construction Traffic Management Plan as proposed through a condition of resource consent.</p> <p>On this basis, the subdivision promotes the safe and efficient functioning of the transport network.</p>
<p>SUBPFZ-O3</p> <p>Integration with Infrastructure</p> <p>Allotments are serviced by infrastructure that has been planned and provided for in a comprehensive and integrated manner and has sufficient capacity for development.</p>	<p>The <i>Design Report</i> outlines that there is sufficient capacity via existing infrastructure to service the proposed development. With respect to the proposed temporary water storage at the Cambourne Reservoir site, it is noted that this supply is for emergency only and is due to deficits in existing storage within the reservoir. This has been proposed to ensure resilience for both the existing Cambourne community and new residents within the development.</p>
<p>SUBPFZ-P4</p> <p>Integration with Infrastructure</p> <p>Require infrastructure that:</p> <ol style="list-style-type: none"> <li>1. Is provided at or before the time of allotment creation;</li> <li>2. Meets Council standards;</li> <li>3. Integrates with the wider network;</li> <li>4. Has the capacity to accommodate anticipated future development; and</li> <li>5. Achieves the management of stormwater quality and quantity set out in SWPFZ-P1 and SWPFZ- P2.</li> </ol>	<p>The proposal provides for its infrastructure requirements in accordance with relevant Council standards, WWL guidelines and Plimmerton Farm Zone provisions as detailed in the supporting <i>Design Report</i> and does so within the capacity of the existing infrastructure.</p> <p>With respect to the temporary storage tanks, it is noted that the storage is for emergency storage only given existing shortages. Therefore, the proposal will ensure resilience for the existing community as well and future occupants of the subdivision.</p>
<p>SUBPFZ-O4</p> <p>Protection of Significant Natural Areas and Biodiversity Offsetting and Restoration Areas</p> <p>Significant Natural Areas, Areas of Significant Terrestrial Indigenous Biodiversity and Biodiversity Offsetting and Restoration Areas are protected and provided for through subdivision.</p>	<p>The two SNAs adjacent to the site have been protected and, as they are both proposed to be held in the balance lot <b>to ensure they are subject to the SNA subdivision rules in this chapter</b>, the subdivision has avoided possible fragmentation of these areas. A consent notice is proposed over the Camborne Bush SNA (SNA0049) and, as the other adjacent SNA will be protected as part of the Stage 1 development. It is appropriate that protection of this area occurs when development adjacent to the majority of the SNA been confirmed. <b>By virtue of these SNAs falling in a balance allotment, the SNAs will also be protected via PFZ rules including the requirement to obtain restricted discretionary activity for subdivision within a site containing an SNA.</b></p> <p><b>Active protection also proposed includes fencing (already undertaken for SNA0049) and therefore the removal of stock and weed control. Other active management measures for these SNAs may also be included in the Stage One consent / Zone EIBMP and could include measures to offset or compensate works proposed in the future consent. These future consents will be subject to assessment against this</b></p>



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PROVISION		COMMENT
		<p>objective and all the applicant EIB rules, standards, objectives and policies.</p> <p>With respect to the relocation of the BORA and the potential loss of opportunity for ecological restoration within the adjacent BORA areas, the <i>Ecology Effects Assessment</i> notes –</p> <ul style="list-style-type: none"> <li>- The intended purpose for BORA areas is to provide targeted locations for the enhancement of ecological values as part of offset or compensation for unavoidable significant adverse effects of the Plimmerton Farm overall development; and,</li> <li>- The realignment of the SNA050-SNA051 BORA will result in no loss of BORA restoration area or linkage opportunities. It is understood this area will be protected via consent notice to ensure the land can be utilised for future offsetting, restoration and/or enhancement.</li> </ul>
SUBPFZ-P5	<p>Subdivision of an Allotment with a Significant Natural Area, Area of Significant Terrestrial Indigenous Biodiversity or Biodiversity Offsetting and Restoration Area</p> <ol style="list-style-type: none"> <li>1. All subdivision of an allotment containing a Significant Natural Area, Area of Significant Terrestrial Indigenous Biodiversity or Biodiversity Offsetting and Restoration must, for the entirety of the allotment proposed to be subdivided, prepare or update an Ecosystems and Indigenous Biodiversity Management Plan that: <ol style="list-style-type: none"> <li>a. Gives effect to the requirements for Significant Natural Areas, Areas of Significant Terrestrial Indigenous Biodiversity or Biodiversity Offsetting and Restoration Areas set out in ECOPFZ-P5, ECOPFZ-P7, ECOPFZ-P8 and ECOPFZ-P9;</li> <li>b. Provides details of the following, including key performance indicators for successfully monitoring and managing: <ol style="list-style-type: none"> <li>i. Pest management;</li> <li>ii. Fencing to exclude animals from Significant Natural Areas, Areas of Significant Terrestrial Indigenous Biodiversity and Biodiversity Offsetting and Restoration Areas;</li> <li>iii. Offsetting and restoration for Biodiversity Offsetting and Restoration Areas that includes: <ol style="list-style-type: none"> <li>I. Buffering and augmentation of Significant Natural Areas;</li> <li>II. Retention of existing gully vegetation and regenerating native bush to assist in the reinstatement of vegetation cover. Restoration may be promoted via natural regeneration of indigenous vegetation on retired pasture and other areas;</li> <li>III. Restoration of landform and vegetation cover that is compatible with the wider landscape-scale natural ecosystem that Plimmerton Farm is part of;</li> </ol> </li> <li>iv. Planting including plant sources, establishment and maintenance;</li> </ol> </li> </ol> </li> </ol>	<p>An Ecosystems and Indigenous Biodiversity Management Plan has been prepared and accompanies this application. <b>The table provided in the EIBMP confirms that the information in that plan satisfies all of the points included in this policy.</b></p> <p>With respect to point 2), the proposed subdivision avoids the fragmentation of the adjacent SNAs and proposes to realign the existing BORA to avoid the fragmentation of this area also.</p> <p><b>Refer assessment of the Proposal against ECOPFZ-P5, ECOPFZ-P7, ECOPFZ-P8 and ECOPFZ-P9 below.</b></p> <p><b>With respect to point iv) legal mechanisms, the policy does not require that SNA or BORA areas must be legally protected if a development falls within a site with one of these features, but rather sets out the mechanisms for ongoing legal protection.</b></p>



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PROVISION	COMMENT
<ul style="list-style-type: none"> <li>v. Provision for cultural harvesting;</li> <li>vi. Specifies legal mechanisms for the land owner's responsibility for the ongoing management including funding for Significant Natural Areas, Areas of Significant Terrestrial Indigenous Biodiversity and Biodiversity Offsetting and Restoration Areas;</li> <li>c. Sets out monitoring and enforcement of the matters detailed in Clauses 1a and 1b;</li> <li>2. All subdivision must minimise fragmentation of Significant Natural Areas, Areas of Significant Terrestrial Indigenous Biodiversity and Biodiversity Offsetting and Restoration Areas in accordance with ECOPFZ-P8 and ECOPFZ-P9.</li> </ul>	

#### TRANSPORT

TRPFZ-O1	<p>Transport Network</p> <p>A safe, efficient, resilient and well-connected transport network that:</p> <ul style="list-style-type: none"> <li>1. Is integrated with land use;</li> <li>2. Meets local, regional and national transport needs;</li> <li>3. Enables urban growth and economic development; and</li> <li>4. Provides for all modes of transport promoting, as a first choice, active transport.</li> </ul>	<p>The proposal integrates with the existing road network in a manner that is consistent with the Plimmerton Farm Precinct Plan.</p> <p>The transport assessment has found that the existing roading network has sufficient existing capacity to absorb traffic associated with the Project without adversely affecting the capacity of the network, nor its function or operation.</p>
TRPFZ-P2	<p>Movement Network and Connectivity</p> <p>Provide for safe, multi-modal and active transport networks that are consistent with the requirements of PFZ-P1 and PFZ-P2 and the Movement Plan in the Plimmerton Farm Precinct Plan, and:</p> <ul style="list-style-type: none"> <li>1. Integrate and coordinate with the wider transport network including proposed transport infrastructure and service improvements;</li> <li>2. Achieve safe, active transport connections across St Andrews Road to Plimmerton Station and Plimmerton School;</li> <li>3. Respond to site and topographical constraints;</li> <li>4. Achieve the efficient and effective functioning of the transport network anchored around a Primary Collector Road that connects the Zone from north to south. The transport network must also promote, as a first choice, active transport;</li> <li>5. Provide for public health and safety; and</li> <li>6. Achieve the management of stormwater quality and quantity set out in SWPFZ-P1 and SWPFZ-P2.</li> </ul>	<p>The application is supported by a <i>Transport Assessment</i> that confirms that the Project integrates with the existing road network in a manner that is consistent with the Plimmerton Farm Precinct Plan.</p> <p>The project includes the provision of a pedestrian connection across St Andrews Road.</p> <p>The adverse effects of construction traffic can be mitigated to an acceptable level through the implementation of a Construction Traffic Management Plan as proposed through a condition of resource consent.</p> <p>With respect to Point 3) the lot and roading layout has sought to respond to site topography. The earthworks undertaken will minimise the requirement for any further earthworking of the proposed residential allotments or future development lots.</p> <p>With respect to point 6), for the reasons identified in the <i>Infrastructure Memo</i>, the proposed stormwater management measures are consistent with these policies.</p>

#### EARTHWORKS

EWPFZ-O1	<p>Earthworks</p> <p>Earthworks achieve the following:</p> <ul style="list-style-type: none"> <li>1. Landform modification from earthworks provides for the intended land use of the Plimmerton Farm Precinct Plan;</li> </ul>	<p>The Project is consistent with this objective for the following reasons:</p> <ul style="list-style-type: none"> <li>- The proposed landform modification seeks to provide suitable building platforms at a density consistent with the residential land uses intended in this area of the site.</li> </ul>
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TABLE TWO: PLIMMERTON FARM ZONE OBJECTIVES AND POLICIES

PROVISION		COMMENT
	<ol style="list-style-type: none"> <li>The receiving environments including Taupo -o-Porirua Harbour are protected from earthworks activities and related erosion and sediment effects and, where practicable, enhanced;</li> <li>Recognition of Te Mana o te Wai in receiving waters;</li> <li>Adverse effects on amenity values are minimised;</li> <li>The safety of people, property and infrastructure is protected.</li> </ol>	<ul style="list-style-type: none"> <li>Erosion and sediment control measures implemented and maintained throughout the earthworks period will ensure receiving environments are protected.</li> <li>Adverse effects on amenity values will be minimised for the reasons outlined in the application.</li> <li>While earthworks is proposed within the vicinity of existing gas line, this infrastructure will be protected.</li> </ul> <p>Refer earlier discussion regarding recognition of the principles of Te Mana o te Wai.</p>
EWPFZ-P1	<p>Earthworks – Management of Erosion and Sediment Effects</p> <p>Require earthworks associated with subdivision, use and development to:</p> <ol style="list-style-type: none"> <li>Protect Significant Natural Areas, Areas of Significant Terrestrial Indigenous Biodiversity and natural wetlands from the adverse effects of earthworks;</li> <li>Be considered in accordance with ECOPFZ-P5 if the earthworks are within a Significant Natural Area or Area of Significant Terrestrial Indigenous Biodiversity;</li> <li>Manage erosion and sediment control for earthworks areas not exceeding 3,000m<sup>2</sup> in accordance with the Greater Wellington Regional Council publication Small Earthworks - Erosion and Sediment Control for Small Sites (2006) and the Erosion and Sediment Control Principles in the Plimmerton Farm Precinct Plan; and</li> <li>Recognise and provide for Te Mana o te Wai and Tangata Whenua cultural values and practices.</li> </ol> <p><i>Note: Erosion and sediment effects of earthwork areas of 3000m<sup>2</sup> or more are regulated by Greater Wellington Regional Council</i></p>	<p>The Project is consistent with this policy for the following reasons:</p> <ul style="list-style-type: none"> <li>the proposed development will be undertaken to avoid the highest value ecological features. 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.</li> <li>Erosion and sediment control measures implemented and maintained throughout the earthworks period will ensure receiving environments are protected.</li> </ul> <p>The fast track consent application will be accompanied by a comprehensive assessment of potential sediment and erosion effects and recommendations to address such effects through the implementation of a range of management measures.</p>
EWPFZ-P2	<p>Earthworks – Management of Other Effects</p> <p>Require earthworks associated with subdivision, use and development to:</p> <ol style="list-style-type: none"> <li>Recognise and provide for Tangata Whenua cultural values and practices;</li> <li>Avoid compromising the safety and stability of land, infrastructure or buildings;</li> <li>Manage stormwater in accordance with SWPFZ-P1;</li> <li>Address the effects of earthworks in Flood Hazard Areas in accordance with NHPFZ-P7 and NHPFZ-P8;</li> <li>Address adverse visual effects associated with any cut or fill faces by restricting heights, and gradients of batter slopes and requiring the treatment and rehabilitation of these slopes with screening, landscaping or planting;</li> <li>Avoid significant adverse effects and avoid, remedy or mitigate adverse effects on any identified characteristics and landscape values including those of the Kakaho Special Amenity Landscape and the prominent ridgeline identified on the Plimmerton Farm Precinct Plan;</li> <li>In the Kakaho Special Amenity Landscape minimise changes to the landform;</li> <li>Provide for earthworks to construct roads in Precinct C in accordance with the Plimmerton Farm Precinct Plan,</li> </ol>	<p>While construction works will have some temporary impacts, these effects are temporary and are consistent with the nature of construction effects that could be expected as a result of development of a large site that is zoned for urban development.</p> <p>The earthworks will be subject to comprehensive management as required by the Plimmerton Farm Erosion and Sediment Control Principles. Any effects on retained wetlands and SNAs or downstream environments, associated with the enabling earthworks will be appropriately avoided, and where necessary minimised and remedied, such that any residual effects will be less than minor.</p> <p>Regarding point 5, with respect to adverse visual effects of earthworks, these effects will be temporary during the earthworks period. Following construction, all cuts will be either covered by buildings, located behind buildings, suitably retained, covered by roads/paths or suitably landscaped in accordance with the planting plans that will be included in the fast track consent application.</p> <p>Regarding point 9, it is likely that lot platforming works may result in some retaining walls along site boundaries. This will be undertaken as part of the bulk earthworks to avoid secondary earthworks (that might include battering along site boundaries) and</p>

TABLE TWO: PLIMMERTON FARM ZONE OBJECTIVES AND POLICIES

PROVISION	COMMENT
<p>while giving effect to the other matters listed in this policy;</p> <p>9. Avoid abrupt changes in ground level at site boundaries;</p> <p>10. Avoid, remedy or mitigate any adverse dust or vibration beyond the site; and</p> <p>11. Manage traffic movements associated with earthworks to minimise adverse effects on the transport network and on local amenity values.</p>	<p>ensure earthworks are integrated within the proposed built development.</p> <p>Regarding points 10 and 11, construction effects will be managed in accordance with the measures included in the Earthworks and Construction Management Plan included in the fast track consent application and construction traffic will adhere to a Construction Traffic Management Plan.</p>

## ECOSYSTEMS AND INDIGENOUS BIODIVERSITY

ECOPFZ-O1	<p>Significant Natural Areas and Areas of Significant Terrestrial Indigenous Biodiversity</p> <p>The values of Significant Natural Areas and Areas of Significant Terrestrial Indigenous Biodiversity are protected from inappropriate subdivision, use and development and, where appropriate, restored.</p>	<p>As further described in the <i>Ecological Assessment</i>, the proposal has sought to, in the first instance, avoid direct impacts on ecosystems with indigenous biodiversity values.</p> <p>The Project seeks to protect and restore retained high value wetland areas and streams by, among other things:</p> <ul style="list-style-type: none"> <li>• Removing stock (via fencing and temporary fencing)</li> <li>• Undertake weed control and pest management that will be detailed in a management plan included in the fast track consent application</li> <li>• Undertake significant offsetting restoration and enhancement works.</li> </ul> <p>Appropriate stormwater management and sediment control measures will be implemented to ensure that the values of adjacent SNAs and wetlands is protected. The buffer areas provided around the SNAs seek to both protect and enhance the ecological values of these areas.</p> <p>The <i>Ecological Assessment</i> concludes that –</p> <p><i>the proposed development within the site will be undertaken to avoid the highest value ecological features. 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.</i></p> <p>On this basis, the proposal is not considered 'inappropriate'.</p>
ECOPFZ-O4	<p>Ecological Function</p> <p>The ecological function and protective buffering of hydrological and ecological systems are maintained and restored while recognising Te Mana o te Wai in receiving waters.</p>	<p>The Project is consistent with this policy given the measures outlined in the Ecological Assessment that will be outlined in detail in the future resource consent application. This includes buffer planting around retained wetlands, erosion and sediment control measures to address temporary construction and earthworks, and operational stormwater maintaining hydrological flows to the wetlands.</p>
ECOPFZ-P5	<p>Protection of Significant Natural Areas and Areas of Significant Terrestrial Indigenous Biodiversity</p> <p>Protect the biodiversity values of Significant Natural Areas identified in ECOPFZ-Appendix-1: Schedule of Significant Natural Areas and Areas of Significant Terrestrial Indigenous Biodiversity, by requiring subdivision, use and development to:</p> <p>1. Avoid adverse effects on indigenous biodiversity values associated with:</p>	<p>As required under this policy, avoidance of adverse effects has been prioritised through the iterative design process as further described in the Ecological Assessment.</p> <p>The Project has sought to avoid direct impacts on the highest value ecological features as described in the <i>Ecological Assessment</i>. 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.</p>

TABLE TWO: PLIMMERTON FARM ZONE OBJECTIVES AND POLICIES

PROVISION		COMMENT
	<p>a. Loss of ecosystem types and their extents;</p> <p>b. Reductions in abundance of threatened species;</p> <p>2. Avoid other adverse effects on identified indigenous biodiversity values where practicable;</p> <p>3. Minimise other adverse effects on the identified biodiversity values where avoidance is not practicable;</p> <p>4. Remedy other adverse effects where they cannot be avoided or minimised; and</p> <p>5. Only consider biodiversity offsetting for any residual adverse effects that cannot otherwise be avoided, minimised or remedied and where the principles of ECOPFZ-Appendix 2 Biodiversity Offsetting are met; and</p> <p>6. Only consider biodiversity compensation after first considering biodiversity offsetting and where the principles of ECOPFZ-Appendix 3 Biodiversity Compensation are met.</p>	
ECOPFZ-O2	<p>Biodiversity Offsetting and Restoration Areas</p> <p>Biodiversity Offsetting and Restoration Areas are identified to provide opportunities for biodiversity offsetting and for protection and restoration to provide ecological, hydrological and amenity value.</p>	As outlined in this policy, the BORA were identified to <i>provide opportunities</i> for biodiversity offsetting and for protection and restoration to provide ecological, hydrological and amenity value. The Project includes utilising BORA areas as well as additional appropriate areas for offsetting.
ECOPFZ-P3	<p>Areas of Significant Terrestrial Indigenous Biodiversity</p> <p>During subdivision consent processes, identify on Records of Title Areas of Significant Terrestrial Indigenous Biodiversity outside of Significant Natural Areas and Biodiversity Offsetting and Restoration Areas that meet the criteria in Policy 23 of the Wellington Regional Policy Statement 2013.</p>	RMA Ecology have identified any additional Areas of Significant Terrestrial Indigenous Biodiversity outside of those areas already identified on the planning maps. The scheme plan included in the fast-track consent application will include the protection of existing SNA, new SNA and offsetting areas by way of covenant or consent notice.
ECOPFZ-P7	<p>Appropriate Use and Development in Significant Natural Areas, Areas of Significant Terrestrial Indigenous Biodiversity and Biodiversity Offsetting and Restoration Areas</p> <p>Enable vegetation removal within Significant Natural Areas, Areas of Significant Terrestrial Indigenous Biodiversity or Biodiversity Offsetting and Restoration Areas for the following activities where the vegetation removal is of a scale and nature that maintains the identified biodiversity values:</p> <ol style="list-style-type: none"> <li>1. Maintenance around existing buildings and infrastructure;</li> <li>2. Safe operation of roads, tracks and accessways;</li> <li>3. Restoration and conservation activities; and</li> <li>4. Opportunities to enable tangata whenua to exercise customary harvesting practices.</li> </ol>	This policy relates to use and development <b>in</b> SNAs, other areas and BORAs. The <i>Ecological Assessment</i> concludes that there will be no-net loss on biodiversity values of the identified areas.
ECOPFZ-P8	<p>Other Subdivision, Use and Development in Significant Natural Areas and Areas of Significant Terrestrial Indigenous Biodiversity</p> <p>Only allow subdivision, use and development in Significant Natural Areas and Areas of Significant Terrestrial Indigenous Biodiversity where the activity:</p> <ol style="list-style-type: none"> <li>1. Avoids SNA049 Camborne Bush except for protection and restoration activities in accordance with ECOPFZ-P10;</li> <li>2. Applies the effects-management hierarchy of ECOPFZ-P5;</li> <li>3. Recognises Te Mana o te Wai in receiving waters;</li> </ol>	<p>This policy relates to subdivision <b>in</b> SNAs and BORAs as opposed to subdivision of sites that contain these features.</p> <p>This policy relates to activities in SNAs or other areas of significant terrestrial indigenous biodiversity.</p> <p>The Project is consistent with this policy for the following reasons:</p> <ul style="list-style-type: none"> <li>• The Project has sought to avoid direct impacts on the highest value ecological features as described in the <i>Ecological Assessment</i>. Where residual adverse effects remain after avoidance, remediation and mitigation, onsite offsetting will</li> </ul>

TABLE TWO: PLIMMERTON FARM ZONE OBJECTIVES AND POLICIES

PROVISION		COMMENT
	<p>4. Takes into account the findings of an ecological assessment from a suitably qualified ecologist that determines the significance of the indigenous biodiversity values, the impact of the activity on the identified biodiversity values in order to support the application of the effects management hierarchy of ECOPFZ-P3;</p> <p>5. Provides for the formal protection and ongoing active management;</p> <p>6. Minimises the land ownership fragmentation and physical fragmentation as part of the subdivision, use or development;</p> <p>7. Avoids locating building platforms and vehicle accessways;</p> <p>8. Minimises trimming or removal of indigenous vegetation to avoid loss, damage or disruption to the ecological processes, functions and integrity of the area;</p> <p>9. Minimises earthworks;</p> <p>10. Relates to the construction of the Primary Collector Road through the site or has a functional need to be in, or to cross, the specific location; and</p> <p>11. Minimises the potential cumulative adverse effects of activities on the values of the area.</p>	<p>be applied so that there is no-net-loss of ecological values.</p> <ul style="list-style-type: none"> <li>The <i>Ecological Assessment</i> details how the Project has been assessed against the effects management hierarchy and concludes that a no-net loss of ecological values can be achieved.</li> <li>The fast-track application will include a lot layout that will seek to minimise the fragmentation of SNAs and wetlands. The applicant will engage with the PCC parks team regarding the vesting of some of these areas as reserves.</li> <li>No cumulative effects on the values of retained SNAs will arise. Cumulative effects and potential ecological effects on SNAs will be protected via: <ul style="list-style-type: none"> <li>PFZ rules that control all activities in SNAs</li> <li>The restricted discretionary activity rule that controls all subdivision of sites containing SNAs</li> <li>Weed control and pest management that will be detailed in the fast track resource consent application</li> <li>Fencing and buffering of all retained SNAs.</li> </ul> </li> </ul>
ECOPFZ-P9	<p>Other Subdivision, Use and Development in Biodiversity Offsetting and Restoration Areas</p> <p>Provide for subdivision, use and development in Biodiversity Offsetting and Restoration Areas where the activity protects or restores ecological, hydrological and amenity values, or provides opportunities for biodiversity offsetting, that:</p> <ol style="list-style-type: none"> <li>Requires planting regimes and ongoing pest animal and pest plant management;</li> <li>Recognises Te Mana o te Wai in receiving waters;</li> <li>Encourages water sensitive design;</li> <li>Has a functional need or operational need for the specific location; and</li> <li>Minimises physical fragmentation as part of the subdivision, use or development.</li> </ol>	<p>This policy relates to subdivision, use and development in BORA.</p> <p>As outlined in this policy, the BORA were identified to <i>provide opportunities</i> for biodiversity offsetting where a need for off-setting is required and for protection and restoration to provide ecological, hydrological and amenity value.</p> <p>The Project includes offsetting that will occur within appropriate BORAs.</p>
ECOPFZ-P10	<p>Protection and Restoration</p> <p>Encourage the protection, enhancement and restoration of indigenous biodiversity by supporting initiatives by Ngati Toa, landowners, community groups and others to protect, restore and maintain areas of indigenous vegetation.</p>	<p>Measures to protect, enhance and restore indigenous biodiversity on the site are identified in the site-wide EIBMP that is referenced in the <i>Ecological Assessment</i>. Further discussions will be held with Ngati Toa with respect to native seed collection and replanting works that occur in the future on the site.</p> <p>The following protection and restoration measures are proposed as part of the application:</p> <ul style="list-style-type: none"> <li><b>Recognised</b> the significant indigenous biodiversity values of the SNAs by, in the first instance (in line with the effects mitigation hierarchy) avoiding works within these areas as far as practicable;</li> <li><b>Protected</b> the significant indigenous biodiversity values of the SNAs by undertaking significant offsetting works that include the enhancement and restoration of existing SNAs.</li> </ul>

TABLE TWO: PLIMMERTON FARM ZONE OBJECTIVES AND POLICIES

PROVISION		COMMENT
ECOPFZ-O3	<p>Natural Wetlands</p> <p>Natural wetlands are protected from inappropriate subdivision, use and development.</p>	For the reasons outlined in the <i>Ecological Assessment</i> proposed subdivision is not considered inappropriate. The assessment concludes that direct impacts on the highest value ecological features (including high value wetlands) have been avoided. 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 including ecological values of the identified wetlands.
ECOPFZ-P4	<p>Identification of Natural Wetlands</p> <p>To assist the integrated management of natural wetlands, map natural wetlands identified by Greater Wellington Regional Council.</p> <p><i>Note: The identification and management of natural wetlands is a function of Greater Wellington Regional Council. Refer to the National Environmental Standard for Freshwater 2020 and the Natural Resources Plan for the Wellington Region.</i></p> <p><i>Note: The identification and management of natural wetlands is referenced by PFZ-P2.</i></p>	The maps provided with the <i>Ecological Assessment</i> includes wetlands that have been identified in accordance with the wetland delineation protocol and wetland definition in the NPS-FM and NES-F.
ECOPFZ-P6	<p>Protection of Wetlands</p> <p>Require subdivision, use and development to avoid adverse effects on the values of natural wetlands, and loss of extent of natural wetlands.</p> <p><i>Note: The identification and management of natural wetlands is a function of Greater Wellington Regional Council. Refer to the National Environmental Standard for Freshwater 2020 and the Natural Resources Plan for the Wellington Region.</i></p>	<p>In relation to wetlands, the proposal is not considered 'inappropriate' because the wetlands have been protected via:</p> <ul style="list-style-type: none"> <li>• Avoiding direct effects on these areas to the greatest extent practicable.</li> <li>• Appropriately mitigated effects via the application of the effects mitigation hierarchy. In this regard the future fast track application will include seeking Restricted Discretionary consent under the NES-F for works within and adjacent to wetlands.</li> </ul>
ECOPFZ-O4	<p>Ecological Function</p> <p>The ecological function and protective buffering of hydrological and ecological systems are maintained and restored while recognising Te Mana o te Wai in receiving waters.</p>	Appropriate setbacks from retained features are included in the proposed development based on the advice received by the project ecologists, RMA Ecology. This includes buffering around SNAs, wetlands and streams.

#### STORMWATER MANAGEMENT

SWPFZ-O1	<p>Water Sensitive Design</p> <p>Subdivision, use and development recognise Te Mana o te Wai, minimise changes to the hydrological regime and contribute to improving the water quality of receiving waters, including Taupo Swamp, Taupo Stream, Kakaho Stream and Te Awarua-o-Porirua.</p>	The Project includes stormwater quality, stormwater quality and flood hazard mitigation works that have been developed in line with WSUD principles. The infrastructure report that will accompany the future fast track application will outline and assess the biophysical and sociocultural considerations that have influenced the concept design and selection of appropriate WSUD devices. The assessment will also provide a rationale for device and preferred concept.
SWPFZ-P1	<p>Water Sensitive Design</p> <p>Require all subdivision, use and development to achieve water sensitive design that protects receiving waters as follows:</p> <ol style="list-style-type: none"> <li>1. Provide or comply with a catchment flow management solution, in accordance with the hydrology mitigation requirements set out in this policy, that caters for all subsequent development in the catchment;</li> <li>2. Provide water sensitive design in accordance with the Wellington Water Limited Regional Standard for Water Services (2019) and the Wellington Water Limited Water Sensitive Design for Stormwater: Treatment</li> </ol>	<p>In summary, where relevant the Project aligns with this policy for the following reasons –</p> <ul style="list-style-type: none"> <li>- WSUD measures include a catchment flow management solution that has made allowances for subsequent development in the catchment;</li> <li>- WSUD measures will be designed in accordance with the Wellington Water Limited Regional Standard for Water Services (2019) and the Wellington Water Limited Water Sensitive Design</li> </ul>



TABLE TWO: PLIMMERTON FARM ZONE OBJECTIVES AND POLICIES

PROVISION	COMMENT
<p>Device Design Guideline (2019), including accommodating the volume and rate of stormwater runoff identified in those documents;</p> <p>3. Require stormwater hydrology mitigation for increases in mean annual exceedance frequency of the 2-year Average Recurrence Interval flow and mean annual volume of stormwater runoff;</p> <p>4. Require stormwater from high-contaminant-generating carparks and all roads to be treated to minimise concentrations of copper, zinc and sediment to the smallest amount practicable prior to discharge;</p> <p>5. Retain and use existing natural systems of stormwater management, without exceeding their existing capacities;</p> <p>6. Provide water sensitive design identified Taupo Stream, Kakaho Stream and Te Awarua-o-Porirua;</p> <p>7. Avoid mixing waters of different catchments;</p> <p>8. Provide for, protect and maintain overland flow paths;</p> <p>9. Provide for access to and along waterbodies for maintenance; and</p> <p>10. Provide for stormwater treatment devices that are appropriately located and designed to ensure continued access for device inspection, maintenance and upgrade.</p>	<p>for Stormwater: Treatment Device Design Guideline (2019);</p> <ul style="list-style-type: none"> <li>- Stormwater hydrology mitigation is proposed for increases in mean annual exceedance frequency of the 2-year Average Recurrence Interval flow and mean annual volume of stormwater runoff. This includes the creation of a large stormwater detention area that will be integrated with the wetland restoration area;</li> <li>- The stormwater concept avoids mixing of waters of different catchments;</li> <li>- Overland flow paths will be retained where possible;</li> <li>- Stormwater treatment devices will be appropriately located and designed to ensure continued access for device inspection, maintenance and upgrade.</li> </ul>
<p>SWPFZ-P3</p> <p>Building Materials</p> <p>Require buildings and structures with copper or zinc building, cladding and roofing materials (including guttering and spouting) to achieve one of the following:</p> <ol style="list-style-type: none"> <li>1. The building material must be finished in a manner that prevents water runoff from containing copper or zinc; or</li> <li>2. The stormwater from the building materials must be treated to minimise concentrations of copper or zinc to the smallest amount practicable in accordance with the Wellington Water Ltd Water Sensitive Design for Stormwater: Treatment Device Guideline (2019).</li> </ol>	<p>The future resource consent application will confirm that consent notices will be placed on the titles of the residential allotment restricting the use of copper or zinc building, cladding and roofing materials.</p>
<p>SWPFZ-O2</p> <p>Hydraulic Neutrality</p> <p>Subdivision, use and development achieve hydraulic neutrality.</p>	<p>The Project will achieve hydraulic neutrality.</p>
<p>SWPFZ-P2</p> <p>Hydraulic Neutrality</p> <p>Require all subdivision, use and development to achieve hydraulic neutrality as follows:</p> <ol style="list-style-type: none"> <li>1. Provide or connect to a hydraulic neutrality scheme at catchment and sub-catchment scale that are designed to cater for all subsequent development in the catchment or sub-catchment;</li> <li>2. Design hydraulic neutrality facilities that assume the following:</li> <li>3. All roads and commercial areas are 100% impervious surfaces;</li> <li>4. The developable areas of residential sites are 70% impervious surfaces;</li> <li>5. Require any increase in impervious surfaces above 70% on individual sites to address any impact on hydraulic neutrality by demonstrating the existing hydraulic neutrality facilities have capacity or by</li> </ol>	<p>The proposed method of stormwater management achieves hydraulic neutrality through the use of raingardens, rain tanks and stormwater attenuation areas. These will catch and store stormwater before gradually releasing that water to achieve pre-development flows.</p> <p>The proposed stormwater management regime is consistent with this policy for the reasons outlined in the <i>Infrastructure Memo</i>.</p> <p>The civil design and hydraulic neutrality of the Project will ensure that there are no development areas within the Stage One site that are susceptible to flood risk and the Project will not exacerbate flood risk downstream of the site; in fact the Project seeks to mitigate the existing flood risk issues downstream of the site.</p>



TABLE TWO: PLIMMERTON FARM ZONE OBJECTIVES AND POLICIES

PROVISION	COMMENT
<p>providing sufficient water storage for hydraulic neutrality on the site;</p> <p>6. Provide for hydraulic neutrality facilities that are appropriately located and designed to ensure continued access for device inspection, maintenance and upgrade;</p> <p>7. Design hydraulic neutrality facilities so that they are sized in accordance with the Wellington Water Limited Regional Standard for Water Services (2019);</p> <p>8. Enable hydraulic neutrality facilities to be used, where feasible, for other purposes (such as recreational activities); and</p> <p>Require that flood hazard reduction opportunities are identified and, where practicable, realised to address and improve the existing flood hazard.</p>	
<b>PRECINCT A</b>	
<p>PAPFZ-O1</p>	<p>Purpose of Precinct A</p> <p>Precinct A:</p> <ol style="list-style-type: none"> <li>1. Primarily provides for medium density residential activities; and</li> <li>2. Provides for a range of non-residential activities, including one commercial centre, that support the social, cultural and economic wellbeing of people and communities, and are compatible with the character and amenity values of Precinct A.</li> </ol>
<p>PAPFZ-O2</p>	<p>Character and Amenity Values of Precinct A</p> <p>The scale, form and density of subdivision, use and development in Precinct A is characterised by:</p> <ol style="list-style-type: none"> <li>1. A built form of predominantly two-storey and three-storey buildings, detached, semi-detached and terraced housing, low-rise apartments and compatible commercial development;</li> <li>2. High quality urban design and amenity; and</li> <li>3. An urban environment that is visually attractive, safe, easy to navigate and convenient to access.</li> </ol>
<p>PAPFZ-P1</p>	<p>Residential Activities</p> <p>Enable residential activities and a diverse range of residential unit types and sizes that are compatible with the built form, character and amenity values anticipated in Precinct A and are suitably serviced by infrastructure.</p>
<p>PAPFZ-P4</p>	<p>Integration and Connectivity</p> <p>Provide for built development that integrates and connects with the surrounding environment.</p>
<p>The subdivision layout, proposed yield and variety of housing typologies is inherently consistent with the purpose of Precinct A as set out in this objective and policy.</p>	
<p>The proposed subdivision will enable the development of 880 - 1050 residential units.</p> <p>The size and layout of the proposed allotments contribute to the range of densities and typologies that are enabled in the Precinct Plan.</p> <p>As further described in the <i>Infrastructure Memo</i>, the proposed development will be suitably serviced with infrastructure.</p>	
<p>The proposed development integrates and connects with the surrounding environment. Pedestrian connection is proposed to the Mo Street extension development in accordance with the Plimmerton Farm Precinct Plan.</p>	

## 2. REGIONAL PLAN OBJECTIVES AND POLICIES

TABLE FOUR: REGIONAL PLAN OBJECTIVES AND POLICIES

PROVISION		COMMENT
<b>NATURAL RESOURCES PLAN</b>		
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.	Objectives O1 and O2, and Policy P1 are concerned with the integrated management of natural resources. The Project aligns with the intent of these provisions through a cross-disciplinary development of the proposal that has identified actual and potential adverse effects and has sought to avoid, minimise, mitigate or remedy those effects as appropriate.
Objective O2	The importance and contribution of air, land and water to the social, economic and cultural well-being of the community are recognised in the management and, where applicable, allocation of those resources.	
Policy P1	<p>Ki uta ki tai and integrated catchment management</p> <p>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:</p> <ul style="list-style-type: none"> <li>(a) decision-making using the catchment as the spatial unit, and</li> <li>(b) applying an adaptive management approach to take into account the dynamic nature and processes of catchments, and</li> <li>(c) coordinated management, with decisions based on best available information and improvements in technology and science, and</li> <li>(d) taking into account the connected nature of resources and natural processes within a catchment, and</li> <li>(e) recognising links between environmental, social, cultural and economic sustainability of the catchment.</li> </ul>	<p>Of relevance to these regional plan provisions are effects from earthworks on water quality, and effects on natural wetlands. Direct physical effects on wetlands have been avoided to the greatest extent practicable and a range of monitoring and mitigation measures are proposed to monitor the hydrological integrity in the existing wetlands from the proposed works.</p> <p>In respect of earthworks, 'better than best practice' sediment control measures are proposed in line with the Plimmerton Farm Erosion and Sediment Control Principles that will ensure that any sediment related effects on waterbodies are appropriately avoided. This addresses the integrated site management in respect of earthworks having 'downstream' effects on nearby waterbodies.</p> <p>As relevant to this Project, consistency with these objectives and policies is achieved.</p>
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.	<p>Effects on freshwater can be minimised via the management of sediment effects and the ongoing stormwater management proposed in the <i>Erosion and Sediment Control Plan</i> and the <i>Design Report</i> and the implementation of monitoring regimes that will be outlined in the future resource consent application.</p> <p>Based on the analysis undertaken in the <i>Ecological Assessment</i> it is considered that the Project could be undertaken in such a way to ensure that:</p> <ul style="list-style-type: none"> <li>- The mauri of freshwater will be sustained;</li> <li>- The relationship of Māori with water can be recognised and provided. This will be discussed further with Ngati Toa Rangitira;</li> <li>- The Project will not have adverse effects on contact recreation within adjacent or downstream watercourses;</li> <li>- The life supporting quality of water will be safeguarded;</li> <li>- The recreational values of freshwater, will not be adversely affected</li> </ul>
Policy P18: Mauri	<p>The mauri of fresh and coastal waters shall be recognised as being important to Māori and is sustained and enhanced, including by:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) providing for those activities that sustain and enhance mauri, and</li> <li>(c) recognising and providing for the role of kaitiaki in sustaining mauri.</li> </ul>	
Objective O4	The intrinsic values of fresh water and marine ecosystems are recognised and the life supporting capacity of water is safeguarded.	
Objective O12	<p>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:</p> <ul style="list-style-type: none"> <li>(a) maintaining and improving opportunities for Māori customary use of the coastal marine area, rivers, lakes and their margins and natural wetlands, and</li> </ul>	

TABLE FOUR: REGIONAL PLAN OBJECTIVES AND POLICIES

PROVISION		COMMENT
	<p>(b) maintaining and improving the availability of mahinga kai species, in terms of quantity, quality and diversity, to support Māori customary harvest, and</p> <p>(c) providing for the relationship of mana whenua with Ngā Taonga Nui a Kiwa, and</p> <p>(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.</p>	<ul style="list-style-type: none"> <li>- Ngati toa Rangitira were involved in the development of the Plimmerton Farm Freshwater Principles and the application is consistent with these.</li> <li>- The Applicant provides access to the site for Ngati toa Rangitira to undertake cultural harvesting.</li> </ul>
Objective O23	The quality of groundwater, water in surface water bodies, and the coastal marine area is maintained or improved.	
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 O19	<p>Biodiversity, aquatic ecosystem health and mahinga kai in fresh water bodies and coastal marine area are safeguarded such that:</p> <p>(a) Water quality, flows, water levels and aquatic and coastal habitats are managed to maintain biodiversity, aquatic ecosystem health and mahinga kai; and</p> <p>(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.</p> <p>(c) Restoration of aquatic ecosystem health and mahinga kai is encouraged.</p>	<p>In respect of the wetland areas, direct effects are avoided to the greatest extent practicable and 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.</p> <p>Monitoring will be outlined in the fast track resource consent application to ensure any potential changes to wetland hydrology or vegetation are appropriately monitored and addressed to ensure the hydrological integrity of the existing wetlands is maintained.</p>
Policy P30	<p>Manage the adverse effects of use and development on biodiversity, aquatic ecosystem health and mahinga kai to:</p> <p>Hydrology</p> <p>(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</p> <p>Water quality</p> <p>(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</p> <p>Aquatic habitat diversity and quality</p> <p>(c) restore aquatic habitat diversity and quality, including: \</p> <p>(i) the form, frequency and pattern of pools, runs, and riffles in rivers, and</p> <p>(ii) the natural form of rivers, lakes, natural wetlands and the coastal marine area, and</p> <p>(d) where practicable restore the connections between fragmented aquatic habitats, and</p> <p>Riparian habitats</p> <p>(g) maintain or where practicable restore riparian habitats</p>	
Policy P31	<p>Adverse effects on biodiversity, aquatic ecosystem health, and mahinga kai</p> <p>Adverse effects on biodiversity, aquatic ecosystem health and mahinga kai shall be managed by:</p>	

TABLE FOUR: REGIONAL PLAN OBJECTIVES AND POLICIES

PROVISION	COMMENT
<p>(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.</p> <p>(b) avoiding adverse effects where practicable, and</p> <p>(c) where adverse effects cannot be avoided, minimising them where practicable, and</p> <p>(d) where adverse effects cannot be avoided and/or minimised, they are remedied, except as provided for in (a) to (g), and</p> <p>(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</p> <p>(f) if biodiversity offsetting of more than minor residual adverse effects is not possible, biodiversity compensation is provided, and</p> <p>(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.</p> <p>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.</p>	
<p>Objective O21</p>	<p>Potential adverse effects on ecological values of the identified natural wetlands on the site have been assessed against the mitigation hierarchy (avoid, remedy, mitigate, offset, compensate), as is required under the RMA, and as is laid out in the Greater Wellington Regional Policy Statement, and the recently revised National Policy Statement on Freshwater Management (NPS-FM).</p>
<p>Objective O22</p>	<p>Guidance on applying the mitigation hierarchy is provided in the Greater Wellington Regional Council publication 'Managing adverse effects on indigenous biodiversity in the Wellington Region' (2022), which sets out principles to be applied when undertaking biodiversity offsetting or biodiversity compensation. For this Referral Application, the project ecologists confirm that unavoidable, residual, adverse, effects on ecology values of wetlands (and other features) can be offset to the standard advocated in this GWRC guidance, without the need to develop biodiversity compensation programmes. An analysis of the offsetting approach is provided in Table 2 of the Ecological Assessment and indicative offsetting calculations are outlined in Table 3.</p>
<p>Policy P34</p>	<p>As outlined in this table the project seeks to offset both wetland extent and wetland values within the site.</p>
<p>Policy P35: Restoration of wetlands</p>	

TABLE FOUR: REGIONAL PLAN OBJECTIVES AND POLICIES

PROVISION		COMMENT
	values where this aligns with restoration appropriate to the area and wetland type shall be encouraged and supported.	
Policy P110	<p>Loss of extent and values of the beds of lakes and rivers, and natural wetlands</p> <p>The loss of extent and values of the beds of lakes and rivers and natural wetlands, including as a result of reclamation and drainage, shall be avoided</p> <p>(a) in a natural inland wetland:</p> <p>(i) the loss of extent or values arises from any of the following:</p> <ol style="list-style-type: none"> <li>1. the customary harvest of food or resources undertaken in accordance with tikanga Māori, or</li> <li>2. restoration activities, or</li> <li>3. scientific research, or</li> <li>4. the sustainable harvest of sphagnum moss, or</li> <li>5. the construction or maintenance of wetland utility structures, or</li> <li>6. the maintenance or operation of specified infrastructure, or other infrastructure, or</li> <li>7. natural hazard works, and</li> <li>8. where the activity involves reclamation or drainage there are no other practicable alternative methods of providing for the activity,</li> </ol> <p>Or</p> <p>(ii) for specified infrastructure:</p> <ol style="list-style-type: none"> <li>1. the activity, including any reclamation and drainage, is necessary for the construction or upgrade of specified infrastructure, and</li> <li>2. the specified infrastructure will provide significant national or regional benefits, and</li> <li>3. there is a functional need for the specified infrastructure in that location,</li> </ol> <p>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.</p>	
Objective O35	Ecosystems and habitats with significant indigenous biodiversity values are protected, and where appropriate restored to a healthy functioning state as defined by Tables 3.4, 3.5, 3.6, 3.7 and 3.8.	The proposal is consistent these objectives and policies for the following reasons:
Policy P42	<p>Ecosystems and habitats with significant indigenous biodiversity values</p> <p>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:</p> <p>(a) the rivers and lakes with significant indigenous ecosystems identified in Schedule F1 (rivers/lakes), and</p> <p>(b) the habitats for indigenous birds identified in Schedule F2 (bird habitats), and</p>	<ul style="list-style-type: none"> <li>- 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.</li> <li>- Improving the condition of streams and the retained high value wetlands from their current state by implementing offsetting measures as outlined in the <i>Ecological Assessment</i>,</li> </ul>

TABLE FOUR: REGIONAL PLAN OBJECTIVES AND POLICIES

PROVISION		COMMENT
	<p>(c) significant natural wetlands, including the significant natural wetlands identified in Schedule F3 (identified significant natural wetlands), and</p> <p>(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).</p>	<ul style="list-style-type: none"> <li>- Monitoring the ongoing health of the wetlands through monitoring to ensure that the hydrological integrity of the retained and enhanced wetlands are maintained.</li> <li>- Implementing a comprehensive range of sediment control tools to protect the values of the adjacent SNAs and wetlands.</li> </ul>
Policy P52	<p>Policy P52: Protecting natural features and landscapes from inappropriate use and development</p> <p>To protect natural features and landscapes (including seascapes) of the coastal environment, rivers, lakes and their margins and natural wetlands and their values, from inappropriate use and development by:</p> <p>(a) avoiding adverse effects of activities on the natural attributes and characteristics of outstanding natural features and landscapes in the coastal environment, and</p> <p>(b) avoiding significant adverse effects of activities on the natural attributes and characteristics of natural features and landscapes in the coastal environment and avoid, remedy and mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment, and</p> <p>(c) outside the coastal environment, avoiding and, where avoidance is not practicable, remedying or mitigating adverse effects of activities on the natural attributes and characteristics of outstanding natural features and landscapes, provided that the values of the natural features or landscapes that contribute to its outstanding status are retained.</p>	<p>As outlined in the <i>Ecological Assessment</i>, the proposal has followed an effects management hierarchy approach in managing adverse effects as specified in Policy P41. The new GWRC guidelines and principles for offsetting have been utilised for the analysis.</p>
Objective O34	The adverse effects on soil and water from land use activities are minimised.	<p>The Project is consistent with the applicable policy framework given the treatment train approach adopted which aligns with these objectives and policies. Management tools outlined in the future resource consent application will ensure an appropriate regime for the management of sediment in line with best practice and Greater Wellington Regional Council sediment control guidelines and the Plimmerton Farm Erosion and Sediment Control Principles that require 'better than best practice' environmental protection.</p> <p>The Project will achieves hydraulic neutrality and stormwater is controlled to avoid adverse effects from run-off.</p>
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.	
Policy P69	<p>Promoting discharges to land</p> <p>The discharge of contaminants to land is promoted over direct discharges to water, particularly where there are adverse effects on:</p> <p>(a) aquatic ecosystem health and mahinga kai, or</p> <p>(b) contact recreation and Māori customary use.</p>	
Policy P65	<p>National Policy Statement for Freshwater Management requirements for discharge permits.</p> <p>When considering any application for a discharge consent the consent authority shall have regard to the following matters:</p> <p>(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</p>	

TABLE FOUR: REGIONAL PLAN OBJECTIVES AND POLICIES

PROVISION	COMMENT
<p>(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</p> <p>(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</p> <p>(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</p>	
<p>Policy P84</p> <p>Managing land use impacts on stormwater</p> <p>Land use, subdivision and development, including stormwater discharges, shall be managed so that runoff volumes and peak flows:</p> <p>(a) avoid or minimise scour and erosion of stream beds, banks and coastal margins, and</p> <p>(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, pre-development hydrological conditions hydrographs and overland flow paths in new subdivision and development.</p>	
<p>Policy P73</p> <p>Minimising adverse effects of stormwater discharges</p> <p>The adverse effects of stormwater discharges shall be minimised to the smallest amount reasonably practicable, including by:</p> <p>(a) using good management practice, and</p> <p>(b) taking a source control and treatment train approach to new activities and land uses, and</p> <p>(c) Implementing water sensitive urban design in new subdivision and development, and</p> <p>(d) progressively improving existing stormwater, wastewater, road and other public infrastructure, including during routine maintenance and upgrade</p>	<p>The PNRP defines WSUD as:</p> <p><i>"The integration of planning, engineering design and water management to mimic or restore natural hydrological processes in order to address the quantitative and qualitative impacts of land use and development on land, water and biodiversity, and the community's aesthetic and recreational enjoyment of waterways and the coast. Water sensitive urban design manages stormwater at its source as one of the tools to control runoff and water quality. The terms of low impact design, low impact urban design and water sensitive design are often used synonymously with water sensitive urban design."</i></p> <p>Essentially, water sensitive urban design applies a set of principles to land development to reduce or minimise negative effects on the receiving environment.</p> <p>The future resource consent application will include a detailed assessment of the biophysical and sociocultural considerations that have influenced the concept design and selection of appropriate WSUD devices. The assessment will also provide the rationale for device and preferred concept.</p> <p>In summary, where relevant the proposal aligns with this policy for the following reasons –</p> <ul style="list-style-type: none"> <li>- WSUD measures include a catchment flow management solution that has made allowances for subsequent development in the catchment;</li> </ul>



TABLE FOUR: REGIONAL PLAN OBJECTIVES AND POLICIES

PROVISION	COMMENT
	<ul style="list-style-type: none"> <li>- WSUD measures will be designed in accordance with the Wellington Water Limited Regional Standard for Water Services (2019) and the Wellington Water Limited Water Sensitive Design for Stormwater: Treatment Device Design Guideline (2019);</li> <li>- Stormwater hydrology mitigation is proposed for increases in mean annual exceedance frequency of the 2-year Average Recurrence Interval flow and mean annual volume of stormwater runoff. This includes the creation of a large stormwater detention area that will be integrated with the wetland restoration area;</li> <li>- The stormwater concept avoids mixing of waters of different catchments;</li> <li>- Overland flow paths will be retained where possible;</li> <li>- Stormwater treatment devices will be appropriately located and designed to ensure continued access for device inspection, maintenance and upgrade.</li> </ul>

REGIONAL FRESHWATER PLAN (PRE-DATES THE RPS)

Objective 5.1.1	The quality of fresh water meets the range of uses and values for which it is required while the life supporting capacity of water and aquatic ecosystems is safeguarded.	The Project is consistent with these objectives and policy.
Objective 5.1.2	The quality of fresh water has the potential to meet the reasonably foreseeable needs of future generations.	During construction, the Project will implement sediment control measures, to ensure any potential adverse effects on fresh water are avoided.
Objective 5.1.3	The quality of water is, as far as practicable, consistent with the values of the tangata whenua.	Following the construction stage, the use of stormwater treatment devices will ensure that sediment and any contaminants in stormwater run-off is appropriately treated. There will be no point source discharge to adjacent watercourses, instead stormwater will be diffused from a number of locations.
Policy 5.2.14	To encourage the treatment of stormwater discharges to reduce the adverse effects of such discharges on the receiving water body.	Additionally, copper and zinc run-off from building materials will be avoided through a preclusion on any untreated copper and zinc materials being used, to be secured via a condition of the future fast track consent application (if approved).

### 3. REGIONAL POLICY STATEMENT OBJECTIVES AND POLICIES

TABLE FIVE: REGIONAL POLICY STATEMENT OBJECTIVES AND POLICIES

PROVISION		COMMENT
FRESHWATER		
Objective 12	The quantity and quality of fresh water:  a) meet the range of uses and values for which water is required;	Objective 12, and its associated policies are concerned with safeguarding the life supporting capacity of water bodies, including through the minimisation of

TABLE FIVE: REGIONAL POLICY STATEMENT OBJECTIVES AND POLICIES

PROVISION		COMMENT
	b) safeguard the life supporting capacity of water bodies; and c) meet the reasonably foreseeable needs of future generations	stormwater from new development, minimising the effects of earthworks and vegetation clearance, promoting discharges to land, and safeguarding aquatic ecosystem health.
Policy 40	Safeguarding aquatic ecosystem health in water bodies – consideration	<p>Objective 13 is concerned with ensuring that the region's rivers, lakes and wetlands support healthy functioning ecosystems. Policies 40 and 43 seek to protect the aquatic ecological function of water bodies.</p> <p>The project ecologists conclude that –</p> <p><i>the proposed development within the site will be undertaken to avoid the highest value ecological features. 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.</i></p> <p><i>The development of the site offers the opportunity to significantly enhance degraded ecological values, that may not otherwise occur under the current land use. This includes the restoration of the large low-lying area of pasture adjacent to State Highway 59 into a wetland that resembles pre-human composition and function.</i></p> <p><i>Overall, there are a range of accepted management tools, and available opportunities on the site to appropriately address, and where necessary mitigate and offset, the potential adverse ecological effects associated with the proposed development designs.</i></p> <p>In addition, earthworks effects can be appropriately managed through 'better than best practice' methods.</p>
Policy 41	Minimising the effects of earthworks and vegetation disturbance – consideration	
Policy 42	Minimising contamination in stormwater from development – consideration	
Objective 13	The region's rivers, lakes and wetlands support healthy functioning ecosystems.	
Policy 43	Protecting aquatic ecological function of water bodies – consideration	

## INDIGENOUS ECOSYSTEMS

Objective 16	Indigenous ecosystems and habitats with significant biodiversity values are maintained and restored to a healthy functioning state	Objective 16 and Policy 47 relate to maintaining indigenous ecosystems and habitats with significant biodiversity values. Refer assessment above and conclusions reached by the project ecologists.
Policy 47	Managing effects on indigenous ecosystems and habitats with significant indigenous biodiversity values – consideration	

## NATURAL HAZARDS

Objective 19	The risks and consequences to people, communities, their businesses, property and infrastructure from natural hazards and climate change effects are reduced.	Objective 19, 20 and 21, and their associated policies, seek to manage the risk of natural hazards, ensure hazards mitigation works do not cause adverse effects, and avoid inappropriate subdivision use and development in areas at high risk from hazards. Measures are included in the Project to ensure that the development will not exacerbate flood risk downstream of the site. This includes the creation of a large stormwater detention basin that will be integrated with the wetland restoration area.
Policy 51	Minimising the risks and consequences of natural hazards – consideration	
Objective 20	Hazard mitigation measures, structural works and other activities do not increase the risk and consequences of natural hazard events.	
Policy 52	Minimising adverse effects of hazard mitigation measures – consideration	

TABLE FIVE: REGIONAL POLICY STATEMENT OBJECTIVES AND POLICIES

PROVISION		COMMENT
Objective 21	Communities are more resilient to natural hazards, including the impacts of climate change, and people are better prepared for the consequences of natural hazard events.	
Policy 52	Minimising adverse effects of hazard mitigation measures – consideration	
REGIONAL FORM, DESIGN AND FUNCTION		
Objective 22	<p>A compact well designed and sustainable regional form that has an integrated, safe and responsive transport network and:</p> <p>(a) a viable and vibrant regional central business district in Wellington city;</p> <p>(b) an increased range and diversity of activities in and around the regionally significant centres to maintain vibrancy and vitality;</p> <p>.....</p> <p>(h) integrated public open spaces;</p> <p>(i) integrated land use and transportation;</p> <p>.....</p> <p>(k) efficiently use existing infrastructure (including transport network infrastructure); and</p> <p>(l) essential social services to meet the region's needs.</p>	<p>The Regional Form, Design and Function objectives and policies seek to achieve a compact, well designed, and sustainable regional form that achieves good urban design outcomes and integration between land use and transportation. The Project seeks to subdivide a site that has recently been rezoned for urban development which Greater Wellington Regional Council supported. As outlined in the application and <i>Urban Design Assessment</i>, the Project achieves good integration with the local roading environment and is proximate to a range of amenities and public transportation options, and maintains the Region's compact corridor form.</p>
Objective 22A	<p>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.</p> <p>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 NPS-UD.</p>	<p>This application seeks to enable and facilitate the development of 880 - 1050 residential properties on an existing residential property. Accordingly, it is a significant project that assist the Regional Council is achieving sufficient development capacity to meet the expected housing demand as set out in Table 9A.</p>

### 3.1 PLAN CHANGE ONE TO THE REGIONAL POLICY STATEMENT FOR THE WELLINGTON REGION

The Regional Council has prepared Proposed Change 1 to the Regional Policy Statement to make changes to the Regional Policy Statement to account for national direction and to address issues in the Wellington Region. As outlined on the Regional Council's website, the focus of Proposed RPS Change 1 is to implement and support the NPS-UD and to start the implementation of the NPS-FM. It also addresses issues related to climate change, indigenous biodiversity and high natural character.

The key amendments relate to:

- Lack of urban development capacity and implementation of the NPS-UD and Wellington Regional Growth Framework;
- Degradation of freshwater and partial implementation of the NPS-FM;

- Loss and degradation of indigenous biodiversity including regional policy to implement central government strategy and draft RMA national policy direction; and,
- The impacts of climate change including regional policy to complement central government policy direction.

An assessment of the Proposal against relevant changes sought under Plan Change One is provided in **Table Six** below.

TABLE SIX: PLAN CHANGE ONE TO THE REGIONAL POLICY STATEMENT		
PROVISION		COMMENT
INTRODUCTION		
Objective A:	<p>Integrated management of the region's natural and built environments is guided by Te Ao Māori and:</p> <p>(a) incorporates mātauranga Māori; and</p> <p>(b) recognises ki uta ki tai – the holistic nature and interconnectedness of all parts of the natural environment; and</p> <p>(c) protects and enhances mana whenua / tangata whenua values, in particular mahinga kai, and the life-supporting capacity of ecosystems; and</p> <p>(d) recognises the dependence of humans on a healthy natural environment; and</p> <p>(e) recognises the role of both natural and physical resources in providing for the characteristics and qualities of well-functioning urban environments; and</p> <p>(f) responds effectively to the current and future pressures of climate change, population growth and development</p>	<p>The Project has been designed in an integrated manner recognising potential impacts on water quality in the receiving environment and implementing appropriate measures to avoid and minimise such impacts. These include a range of management techniques relating to the control of erosion and sediment discharges from earthworks in order to maintain freshwater quality, and the use of stormwater devices to control stormwater quality and discharge rates to ensure freshwater is not adversely affected by stormwater from the Site.</p>
CLIMATE CHANGE		
Objective CC.1	<p>By 2050, the Wellington Region is a low-emission and climate-resilient region, where climate change mitigation and adaptation are an integral part of:</p> <p>(a) sustainable air, land, freshwater, and coastal management,</p> <p>(b) well-functioning urban environments and rural areas, and</p> <p>(c) well-planned infrastructure.</p>	<p>Land contouring undertaken during construction of the development will ensure all surface water drains to treatment devices ahead of being discharged to stormwater attenuation devices.</p> <p>Building platforms will be set at levels that will comply with the NZ Building Code and will be calculated at building consent stage.</p> <p>Climate change (including the increase in the number and intensity of storm events) has also been taken into account in the sizing of the design and sizing of sediment control devices including the DEBs and SRPs and the associated catchments of these devices. Upsizing of devices is required under the Plimmerton Farm Erosion and Sediment Control Principles.</p>
Objective CC.2	<p>The costs and benefits of transitioning to a low emission and climate-resilient region are shared fairly to achieve social, cultural, and economic well-being across our communities.</p>	
Objective CC.3	<p>To support the global goal of limiting warming to 1.5 degrees Celsius, net greenhouse gas emissions from transport, agriculture, stationary energy, waste, and industry in the Wellington Region are reduced: (a) By 2030, to contribute to a 50 percent reduction in net greenhouse gas emissions from 2019 levels, including a:</p> <p>(i) 35 percent reduction from 2018 levels in land transport generated greenhouse gas emissions, and</p> <p>(ii) 40 percent increase in active travel and public transport mode share from 2018 levels, and</p> <p>(iii) 60 percent reduction in public transport emissions, from 2018 levels, and</p> <p>(b) By 2050, to achieve net zero emissions.</p>	<p>The stormwater concept will be designed to the Wellington Water Regional standards, with the general design to a 10% AEP rainfall level including 20% increase for climate change.</p> <p>Also, with respect to climate change, if approved, the Project will assist in facilitating a reduction in greenhouse gas emissions compared to what would otherwise result if that housing capacity was delivered further afield (including all other properties within the Northern Growth Area) or further away established communities.</p>

TABLE SIX: PLAN CHANGE ONE TO THE REGIONAL POLICY STATEMENT

PROVISION	COMMENT
Objective CC.5	By 2030, there is an increase in the area of permanent forest in the Wellington Region, maximising benefits for carbon sequestration, indigenous biodiversity, land stability, water quality, and social and economic wellbeing.
Objective CC.6	Resource management and adaptation planning increase the resilience of communities and the natural environment to the short, medium, and long-term effects of climate change.

FRESHWATER

Objective 12	<p>Natural and physical resources of the region are managed in a way that prioritises:</p> <p>(a) first, the health and well-being of water bodies and freshwater ecosystems</p> <p>(b) second, the health needs of people (such as drinking water)</p> <p>(c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future; and</p> <p>Te Mana o te Wai encompasses six principles relating to the roles of tangata whenua and other New Zealanders in the management of freshwater, and these principles inform this RPS and its implementation.</p> <p>The six principles are:</p> <p>(a) Mana whakahaere: the power, authority, and obligations of tangata whenua to make decisions that maintain, protect, and sustain the health and well-being of, and their relationship with, freshwater</p> <p>(b) Kaitiakitanga: the obligation of tangata whenua to preserve, restore, enhance, and sustainably use freshwater for the benefit of present and future generations</p> <p>(c) Manaakitanga: the process by which tangata whenua show respect, generosity, and care for freshwater and for others</p> <p>(d) Governance: the responsibility of those with authority for making decisions about freshwater to do so in a way that prioritises the health and well-being of freshwater now and into the future</p> <p>(e) Stewardship: the obligation of all New Zealanders to manage freshwater in a way that ensures it sustains present and future generations, and</p> <p>(f) Care and respect: the responsibility of all New Zealanders to care for freshwater in providing for the health of the nation.</p> <p>Associated policies:</p> <p>Policy 12: Management purposes for surface of water bodies – regional plans</p> <p>Policy FW.3: Urban development effects on freshwater and the coastal marine area – district plans</p> <p>Policy 14: Urban development effects on freshwater and the coastal marine area</p> <p>Policy 15: Minimising Managing the effects of earthworks and vegetation disturbance – district and regional plans</p> <p>Policy 40: Maintaining Protecting and enhancing the health and well-being of water bodies and freshwater ecosystems</p>	<p>The health and well-being of watercourses and freshwater ecosystems on the Site as well as downstream will be managed in accordance with the 'better than best practice' methods that will be detailed in the future fast track resource consent application.</p> <p>With respect to Te Mana O Te Wai, as stated in the Te Awarua-o-Porirua Whaitua Implementation Programme: Ngāti Toa Rangatira Statement, from Ngāti Toa Rangatira's perspective, <i>"there is no compromise: they wish for their people to be able to harvest food from, swim in and enjoy the waters of Te Awarua-o-Porirua, and they wish for the fish, birds, insects and plants of this ancient ecosystem to thrive once again"</i>. These aspirations are grounded in their responsibility as mana whenua.</p> <p>Ngati Toa worked with the landowner through the plan change process to reflect Te Mana o te Wai values in the Plimmerton Farm Freshwater Principles.</p> <p>The Proposal has sought to acknowledge the principles of Te Mana o te Wai through:</p> <ul style="list-style-type: none"> <li>Integrating the management of on-site wetlands and watercourses with the proposed land uses;</li> <li>Avoiding the mixing of waters from different catchment sources;</li> <li>Treating stormwater by passing it through land before it is released into receiving environments;</li> <li>The protection of streams as taonga.</li> <li>Maintaining the mauri of freshwater ecosystems and safeguarding aquatic ecosystem health;</li> </ul>
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TABLE SIX: PLAN CHANGE ONE TO THE REGIONAL POLICY STATEMENT

PROVISION	COMMENT
<b>INDIGENOUS ECOSYSTEMS</b>	
Objective 16	Indigenous ecosystems and habitats with significant ecosystem functions and services and/or biodiversity values are protected, enhanced, and restored to a healthy functioning state.
Objective 16A	The region's indigenous ecosystems are maintained, enhanced, and restored to a healthy functioning state, improving their resilience to increasing environmental pressures, particularly climate change, and giving effect to Te Rito o te Harakeke.
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.
Objective 16C	Landowner and community values in relation to indigenous biodiversity are recognised and provided for and their roles as stewards are supported.
<b>NATURAL HAZARDS</b>	
Objective 20	Natural hazard and climate change mitigation and adaptation activities minimise the risks from natural hazards and impacts on Te Mana o te Wai, Te Rito o te Harakeke, natural processes, indigenous ecosystems and biodiversity.
Objective 21	The resilience of our communities and the natural environment 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.

Indigenous ecosystems and habitats within the Site have been assessed as low to high by the project ecologists.

The identified features will be protected, restored and enhanced through the following:

- **Recognised** indigenous ecosystems and habitats with significant ecosystem functions and services and/or biodiversity values, in the first instance (in line with the effects mitigation hierarchy) by avoiding works within these areas to the greatest extent practicable through the iterative design process;
- **Protected** indigenous ecosystems and habitats with significant ecosystem functions and services and/or biodiversity values by:
  - Wetland, SNA and stream buffer planting.
  - Retaining hydrological flows to the retained wetlands;
  - Fencing off wetlands and SNAs to remove stock;
  - Protecting in perpetuity via consent notices or covenants to be detailed in the future resource consent application.
- **Enhanced and restored** indigenous ecosystems and habitats with significant ecosystem functions and services and/or biodiversity values by:
  - Significant offsetting works as detailed in the *Ecological Assessment*
  - Removing stock as outlined above.
  - Undertaking weed control and pest management via measures included in future management plans

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PROVISION	COMMENT
	<p>Project also includes the creation of a permanent stormwater detention basin and constructed wetland to accommodate flood volumes within the Site to assist in alleviating flooding on adjacent properties and SH59.</p> <p>Climate change will also be taken into account in the sizing of the design and sizing of sediment control devices including the DEBs and SRPs and the associated catchments of these devices.</p> <p>Also with respect to climate change, if realised, the Project will assist in facilitating a reduction in greenhouse gas emissions compared to what would otherwise result if that housing capacity was delivered further afield (including other properties within the Northern Growth Area). This is achieved by providing housing capacity including a range of house typologies that provide intensification in close proximity to community infrastructure and employment opportunities, and providing infrastructure which will encourage alternative, low-emissions forms of transport (i.e. access and utilisation of public transport).</p> <p>Also, climate change effects such as an increase in extreme weather events (including storms) has been taken into account in the design of the development. The stormwater concept will be designed to the Wellington Water Regional standards, with the general design to a 10% AEP rainfall level including 20% increase for climate change. Also, freeboard levels will be set at levels that are compliant with the NZ Building Code.</p> <p>The Regional Council GIS data maps the Project Site as having a moderate ground shaking hazard, this will be taken into account and addressed in the geotechnical assessment provided with the resource consent application.</p>
<b>REGIONAL FORM, DESIGN AND FUNCTION</b>	
Objective 22	<p>Urban development, including housing and infrastructure, is enabled where it demonstrates the characteristics and qualities of well-functioning urban environments, which:</p> <ul style="list-style-type: none"> <li>(a) Are compact and well designed; and</li> <li>(b) Provide for sufficient development capacity to meet the needs of current and future generations; and</li> <li>(c) Improve the overall health, well-being and quality of life of the people of the region; and</li> <li>(d) Prioritise the protection and enhancement of the quality and quantity of freshwater; and</li> <li>(e) Achieve the objectives in this RPS relating to the management of air, land, freshwater, coast, and indigenous biodiversity; and</li> <li>(f) Support the transition to a low-emission and climate-resilient region; and</li> <li>(g) Provide for a variety of homes that meet the needs, in terms of type, price, and location, of different households; and</li> <li>(h) Enable Māori to express their cultural and traditional norms by providing for mana whenua / tangata whenua and</li> </ul> <p>The Project is consistent with this objective for the following reasons:</p> <ul style="list-style-type: none"> <li>• The design provides an appropriate response to site opportunities and constraints including adjacent indigenous habitats;</li> <li>• The Project contributes to a 'compact urban form' for the reasons outlined in the <i>Urban Design Assessment</i>;</li> <li>• The Project has prioritised the protection and enhancement of the quality and quantity of freshwater;</li> <li>• Given its location and future connectivity to the balance of Plimmerton Farm, the Project supports the transition to a low-emission and climate resilient region;</li> <li>• The allotments and house typologies that include a wide range of densities that are enabled via the zoning of the site and in the Plimmerton Farm Precinct Plan.</li> </ul>



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PROVISION	COMMENT
<p>their relationship with their culture, land, water, sites, wāhi tapu and other taonga; and</p> <p>(i) Support the competitive operation of land and development markets in ways that improve housing affordability, including enabling intensification; and</p> <p>(j) Provide for commercial and industrial development in appropriate locations, including employment close to where people live; and</p> <p>(k) Are well connected through multi-modal (private vehicles, public transport, walking, micromobility and cycling) transport networks that provide for good accessibility for all people between housing, jobs, community services, natural spaces, and open space.</p> <p>Associated policies:</p> <p>Policy 31: Identifying and enabling a range of building heights and density</p> <p>Policy FW.3: Urban development effects on freshwater and the coastal marine area – district plans</p> <p>Policy CC.4: Climate resilient urban areas – district and regional plans</p> <p>Policy 33: Supporting well-functioning urban environments and a reduction in transport related greenhouse gas emissions – Regional Land Transport Plan</p> <p>Policy UD.2: Enable Māori cultural and traditional norms – consideration</p> <p>Policy CC.14: Climate resilient urban environments – consideration</p> <p>Policy 42: Urban development effects on freshwater and the coastal marine area</p> <p>Policy 55: Providing for appropriate urban expansion.</p> <p>Policy UD.3: Responsive planning to developments that provide for significant development capacity – consideration</p> <p>Policy 67: Establishing and maintaining the qualities and characteristics of well-functioning urban environments</p>	<ul style="list-style-type: none"> <li>• The Project supports the competitive operation of land and development markets in ways that improve housing affordability;</li> <li>• The layout provides for connectivity to future adjoining stages of development and the Mo street extension.</li> <li>• The Transportation Assessment confirms that the Project well connected through multi-modal (private vehicles, public transport, walking, micromobility and cycling) transport networks that provide for good accessibility for all people between housing, jobs, community services, natural spaces, and open space</li> </ul>