Porirua Landscape Management Strategy for Rural and Open Space Areas

Porirua City
<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.2</td>
<td>The Landscape Management Toolbox</td>
<td>47</td>
</tr>
<tr>
<td>11</td>
<td>Landscape Management Evaluation – Specific Identity Areas</td>
<td>62</td>
</tr>
<tr>
<td>11.1</td>
<td>Overview</td>
<td>62</td>
</tr>
<tr>
<td>11.2</td>
<td>Summary of Landscape Management Options</td>
<td>63</td>
</tr>
<tr>
<td>11.3</td>
<td>The Outer Coastal Edge</td>
<td>67</td>
</tr>
<tr>
<td>11.4</td>
<td>Inland Catchments</td>
<td>82</td>
</tr>
<tr>
<td>12</td>
<td>Summary</td>
<td>119</td>
</tr>
<tr>
<td>12.1</td>
<td>Purpose of the Strategy</td>
<td>119</td>
</tr>
<tr>
<td>12.2</td>
<td>How the Rural Landscape has been Assessed</td>
<td>119</td>
</tr>
<tr>
<td>12.3</td>
<td>Interpretation</td>
<td>119</td>
</tr>
<tr>
<td></td>
<td>Appendix 1 – Landscape Character Types</td>
<td>121</td>
</tr>
<tr>
<td></td>
<td>Appendix 2 – Landscape and Coastal Identity Areas</td>
<td>122</td>
</tr>
<tr>
<td></td>
<td>Appendix 3 – Outstanding Natural Features and Special Amenity Areas</td>
<td>123</td>
</tr>
<tr>
<td></td>
<td>Appendix 4 – Combined Landscape Features</td>
<td>124</td>
</tr>
<tr>
<td></td>
<td>Appendix 5 – Recommended District Plan Framework and Standards</td>
<td>125</td>
</tr>
<tr>
<td></td>
<td>Appendix 6 – Landscape Management Evaluation Matrix</td>
<td>144</td>
</tr>
</tbody>
</table>
1 Introduction

The Porirua Landscape Management Strategy for Rural and Open Space Areas has been prepared to identify the most appropriate methods for managing the City’s rural landscape in a way that can most effectively enable landowners to continue to enjoy use of their land while enabling valued landscapes to be appropriately managed.

The main philosophy of this strategy is to protect significant and sensitive landscape areas whilst enabling flexibility of land use in other parts of the rural area in such a way that responds to the sensitivity of the landscape to changes.

Landscape management is focused on protecting the important values of the City’s outstanding and special landscape areas. The strategy identifies how appropriate opportunities for future development could be provided in a way that would maintain rural character in a manner that is consistent with the community’s expectations and the City’s Development Framework.

The strategy recognises that rural (comprising pastoral and primary production and associated residential) activities and structures are an important contributor to the character of the rural landscape. Therefore it is desirable to enable rural activity, albeit with an appropriate level of regulatory intervention depending on the circumstances. In some respects, this would result in a lessening of decision-making constraints for rural development; whilst more-restrictive provisions may be appropriate where important landscape values are at risk from particular forms of development.

The strategy summarises the important landscape values within the rural parts of the City, and outlines a range of potential regulatory and non-regulatory methods for the management of those landscape values. Recommended as part of the strategy are incentives for those considering subdivision and development in order to promote outcomes that protect the amenity values and rural character, and the important environmental values associated with the rural landscape and natural habitats.

The strategy is part of a range of work envisaged to inform the review of the Porirua City District Plan. In this regard, landscape management methods include suggestions for standards for the District Plan rural area, including subdivision densities, rural activities, rural dwellings, buildings associated with rural activities, earthworks, forestry and non-rural activities. It is noted that such recommendations are in relation to landscape issues and are intended to provide for landscape outcomes envisaged by the strategy. As such, the guidelines do not consider other matters pertinent to rural development such as, transportation, servicing or natural hazards, which would also need to be comprehensively addressed at the time of a district plan review. Any changes to the policies and rules in the District Plan will therefore need to take into account not only the outcomes and recommendations of this Strategy, but also the outcomes of other work streams.

Why have a Landscape Management Strategy?

The existing operative Porirua City District Plan contains Landscape Protection Areas (LPAs), which relate to particular localities around some of the perimeters of suburban areas within Porirua. These LPAs cannot be considered to comprehensively address rural landscape values in Porirua. Without a comprehensive landscape strategy for Porirua’s rural area, decision makers invariably resort to considering landscape issues on a piecemeal, case-by-case basis when considering resource consent applications under the statutory framework of the Resource Management Act 1991 for specific development on a particular site.

Without a comprehensive landscape management strategy, important landscapes may be ignored until development opportunities are presented which specifically threaten them, by which time it is practically too late to consider the value of such landscapes in a cumulative sense. In addition, the range of considerations brought to bear on assessing the value of landscapes under the resource consent process is constrained by the legal-formalism of Resource Management Act 1991 case law.

1 Refer to http://www.pcc.govt.nz/Publications/Porirua-Development-Framework
Porirua Landscape Management Strategy for Rural and Open Space Areas

The resource consent process can be a costly piecemeal decision-making mechanism. Site-specific assessment of effects can frustrate comprehensive city-wide consideration of landscape values. What's more, the adversarial legal scrutiny which characterises the process of decision-making under the Resource Management Act 1991 can lead to unintended outcomes where environmental priorities can be relegated to a lower order of importance than legal mechanisms employed for settling disputes.

Having a landscape management strategy allows the community to consider how to approach landscape management in a comprehensive way prior to confirming regulation. In this way, important landscape values can be recognised and priorities for landscape management can be appropriately considered and anticipated in order to lead to desirable landscape ‘outcomes’, with principles provided to achieve the outcomes.

Therefore, having a management strategy for rural landscapes is better than the alternative of not having any strategy for managing landscapes.

**Strategic Context for the Landscape Management Strategy**

The relationship between the Landscape Management Strategy for Rural and Open Space Areas and other Council documents and plans is shown in Figure 1. Strategic Context below.

![Figure 1. Strategic Context](image-url)
2 Overview of the Issues

Rural landscapes in transition

The Landscape Management Strategy for Rural and Open Space Areas recognises the need to better manage the City’s significant rural landscape features and values, and the landscape impacts associated with the changing nature of activities within the rural landscape.

Large rural landholdings provide the historical context for the landscapes of Porirua’s rural areas. Pastoral farming underpins rural land use in Porirua, which in-turn sets the frame of reference for the community’s landscape values and expectations. The open pastureland created by farming practices have helped to expose and highlight the underlying patterns and features of Porirua’s landforms, providing a unique sense of place. To a large degree, many of today’s rural landscape values in Porirua have been created and managed by rural landowners undertaking primary production activities on a small number of large landholdings.

The City’s rural landscapes have the potential to change as pastoral farming gives way to peri urban land uses and the use of rural land for urban related activities (such as recreational activities). This has already incurred significant change in the rural landscape, altering its character and creating more diverse and location-specific landscapes. In view of pressure for rural-lifestyle development within Porirua’s rural area, further changes are inevitable.

More importantly, it needs to be recognised that pastoral farming in the City's rural area is increasingly becoming supplemented by other economic activities. Rural landowners are increasingly seeking revenue from employment elsewhere within the Wellington metropolitan area because of the decreasing economic viability of pastoral farming within the Porirua rural area. The vast majority of Porirua’s rural area is comprised of Class VI soils (in terms of the NZ Land Resource Inventory) and provides only limited opportunities for smaller more intensive agricultural/horticultural activities.

Emerging rural lifestyle landscape

Council policies should recognise the increasing role and importance of Porirua’s hinterland for rural lifestyle opportunities because of the changing risk to rural landscapes that this trend presents. The geographical location of Porirua’s rural environs, within easy commuting proximity to the Wellington metropolitan urban area, has led to a rising demand for rural lifestyle and low-density residential development; a form of development that is not readily accommodated under the current rural policies.

Porirua’s rural environs have already experienced increases in low density residential development during the period of the current operative District Plan. There is significant potential for further peri-urban development in this regard. Furthermore, a privately-initiated plan change resulting in the Judgeford Hills Zone, which provides for a series of rural-lifestyle cluster developments in the vicinity of Bradey Road and Belmont Road became operative in 2008, reflecting the market's readiness to seek changes to district plan policy when economic conditions favour this. The construction of Transmission Gully is likely to facilitate further demand for such rural-living opportunities.

Low density residential development can itself cause adverse impacts on rural landscapes including loss of open space amenity, (such as lack of privacy between dwellings), and a detrimental impact on existing rural amenity values and character, as well as potential side effects of earthworks needed to facilitate such development (such as erosion and scouring of slopes). Furthermore, where such development occurs in areas of high visibility and/or highly valued landscapes, these forms of changes can significantly impact on rural landscape values.

Opportunities for landscape change

However, there are also many places where the landform in the rural area provides capability to ‘absorb’ development into the landscape in a way that maintains rural character – along valley floors and in areas of complex (‘crumpled’) topography, discrete valleys and hidden pockets of gentle topography.

Anticipating appropriate rural lifestyle development intensity in a way that is sensitive to the capability of the landscape to absorb change also provides the community with an opportunity to encourage enhancements to the rural landscape, which can have environmental benefits. This includes linking future rural lifestyle subdivision opportunities to requirements to revegetate or retire areas of rural land in order to enhance rural landscape values. The Council has recently adopted a similar approach in the Pauatahanui Judgeford Structure Plan (2012).
Furthermore, appropriately planned rural residential intensification can have potential environmental benefits including; re-planting of vegetation within watershed catchments to improve catchment management on steeper slopes and in riparian areas), and adding diversity and richness to the local community. Nevertheless, the potential environmental problems associated with rural development, residential intensification and the associated servicing and infrastructure, need careful management.

**Perceptions of rural landscape values**

It is important to highlight that landscape values are not solely based on visual features and their prominence, but a range of other factors that influence the landscape and how people perceive and value it. In this regard, people’s perceptions are also affected by associative values, such as the historical and cultural context of an area. They are also influenced by environmental characteristics such as the presence of vegetation (particularly indigenous vegetation), and the effects of earthworks on the landscape, or the presence of built form and structures. Thus, in a broader sense, the management of the rural landscape needs to take an integrated approach, working with other management strategies of relevance, such as policies on the maintenance of indigenous biodiversity.

**Rural activities and landscape character**

Underlying the development of these strategies is the need to manage the protection or enhancement of important landscape values in a manner that provides landowners with the ability to continue to undertake farming activities on the land in order to allow people to provide for their social, cultural and economic wellbeing. Porirua’s rural landscapes are largely comprised of privately-owned pastoral farms (albeit ones that are increasing marginal economically). Maintaining the landscape character of the rural area depends upon enabling farming activity to continue in the interim period as Porirua’s rural landscapes gradually transition into rural lifestyle landscapes.

Peri-urban areas may also be the setting for essential infrastructure corridors and associated infrastructure utilities and structures situated in specific locations around the perimeter of built-up urban areas, which adds to the diversity of rural landscape character.

**Range of landscape management methods**

Given the prevalence of private land ownership in the rural area (95 percent of the rural land is privately owned), a mix of regulatory and non-regulatory management methods is practical in assisting with implementing the landscape strategy. This enables a comprehensive and flexible approach to managing rural landscapes and is more likely to result in desirable landscape outcomes than purely relying on district plan regulations. Implementation of the landscape strategy (and corresponding policy) must be practical for rural landowners so that they may realise their aspirations for the land they work on and the landscape they live in.

**Landscape frameworks for open space**

Another element to the long-term management of rural landscape values is the need to consider forward planning to produce a co-ordinated open space system of reserves, public access ways and recreational opportunities in the rural area that provide for the needs of both rural and urban residents. This would not be addressed solely through the implementation of the Landscape Strategy, but the Strategy can provide a framework to support such outcomes.
3 Outcomes and Principles

The rural landscape is valued for its landscape character, amenity values and productive land use activities. Important amenity values include the open and uncluttered character of the landscape, tranquillity, the rural outlook and privacy. It is valued by those people which live and work in the district and by those who visit the area.

The assessment of rural landscape character and values has been undertaken at a district wide level. In identifying the landscape types it is recognised that there is the potential for areas to exist which have the potential to absorb some change in landscape character. The nature and extent of that change must be appropriate having regard to the overall landscape values identified.

While it is considered important to allow for a range of living and working opportunities in the rural environment, it is commonly recognised that a valued element of the landscape is its open and uncluttered character. If this landscape character is to be generally maintained and enhanced, it would be appropriate to respect those highly visible and sensitive features such as ridgelines, the most significant parts of the coastal environment, and areas of significant indigenous vegetation.

The scale and location of activities must be appropriate to the existing amenity values and landscape character of the rural landscape, whilst acknowledging existing built form, including the presence of essential network utility infrastructure in the rural landscape. Careful design and siting of buildings and amenity planting can assist in mitigating any adverse effects and maintaining the visual amenity of the rural landscape. This is of particular importance in visually prominent parts of the rural environment. Other valued characteristics of the amenity of the rural landscape can include privacy, a spacious rural outlook, peacefulness, clean air and low traffic volumes. Typically buildings and structures are relatively minor elements of the rural landscape. However, when located on prominent high points and ridgelines, or parts of the coastline, or when large or in a dense pattern, they can potentially visually detract from landscape character, resulting in adverse effects on rural amenity and landscape values.

The framework for managing rural landscapes in a manner that provides landowners with the ability to continue to undertake farming activities on the land in order to allow people to provide for their social, cultural and economic wellbeing whilst also providing for the protection or enhancement of important landscape values, is underpinned by outcomes and principles as follows:

- outcomes for managing landscape values are stated,
- principles are included to assist interpreting the primary values and assumptions in order to achieve the desired outcomes, and to inform the choice of management tools to be applied in achieving the outcomes.

It is anticipated the provision of outcomes and principles would assist the development of any district plan review in terms of providing guidance for landscape assessment.

3.1 Outcomes

The Landscape Management Strategy for Rural and Open Space Areas aims to assist the Porirua City Council in fulfilling its obligations under the RMA in managing its rural landscape values by achieving the following outcomes:

- Enabling rural activities that contribute to the rural character and landscape values.
- Providing for appropriate subdivision, use and development that maintains rural landscape values and offers opportunities for rural landscape enhancement.
- Managing important identified landscape values including protecting outstanding natural features, and maintaining and enhancing special amenity landscapes.

In achieving these outcomes, the strategy adopts an integrated and co-ordinated management approach that combines a practical mix of regulatory and non-regulatory landscape management methods.
3.2 Principles

Key principles to be addressed through the strategy include:

- **Shared understanding of what landscape values are.**
  
  *A shared understanding of landscape values including awareness of relevant issues.*

- **Recognition and appropriate management of outstanding landscape values and significant landscape values.**
  
  *Outstanding natural features need to be protected from inappropriate development and subdivision, and significant landscapes are to be managed to maintain their contribution to 'place'*

- **Enabling land use that recognises and supports the values the community regards as being important.**
  
  *Rural land uses, such as farming and forestry in particular play a significant role in contributing to the character of Porirua’s rural landscapes and enabling such activities will enhance the resilience of the rural landscape.*

  Appropriate development can enhance landscapes, particularly when coupled with appropriate land retirement or re-vegetation. Landscape enhancement to secure entitlement for subdivision of land may take several forms. Rural landscapes are varied and some parcels of land may contain landscape features not represented in other areas. Accordingly, flexibility for entitlement to subdivide should reflect the potentially varied characteristics of the rural landscape.

  *Operation and maintenance of existing structures, buildings and network utilities should be able to continue.*

- **Sustainably managing landscape.**
  
  *The rural landscape should be managed so that it can be passed onto future generations. This will require a mix of regulatory and non regulatory methods.*

- **The integrated management of landscape including partnership with landowners.**
  
  *Landscape management requires an integrated approach including working with landowners to sustainably manage rural landscape values.*

  *Existing guardianship of rural landscapes should be taken into account when considering entitlement to subdivision. In this regard landowners should be able to rely upon areas of land that may already be retired from active primary production use or that have been appropriately re-vegetated as consideration for entitlement to subdivide land within the rural area.*
4 Assessment of Rural Landscape

The Landscape Management Strategy for Rural and Open Space Areas is informed by a comprehensive assessment of the City’s rural landscape in accordance with current best practice and relevant provisions of the Resource Management Act 1991.

The City’s rural landscape was assessed from three interrelated frames of reference comprising Biophysical, Catchment Communities and Important Values, as follows:

- **Landscape Character Types** – key physical characteristics of the rural landscape that describe the underlying landforms (being biophysical elements).
- **Landscape and Coastal Environment Identity Areas** – distinct landscape areas with physical catchments (associated with water drainage catchments) that feature as catchment communities and contain a variety of topography and landscape features which contribute to character.
- **Landscapes of High Value** – outstanding natural features and landscapes that contribute special amenity values (in terms of the Resource Management Act 1991) that are important to the City’s sense of place (being important values)

The three methods of classification/terms of reference described above (being Landscape Character Types, Landscape and Coastal Environment Identity Areas, and Landscapes of High Value) form a framework on which to determine the most appropriate management tools to manage land use in a way that will maintain or enhance the rural landscape values.

An explanation of these three characteristics is contained within the following sections of this chapter.

4.1 Landscape Character Types
Porirua Landscape Management Strategy for Rural and Open Space Areas

The biophysical characteristics of the City’s rural landscape which form the underlying ‘bones’ or physical units of the landscape have been identified and described in terms of five basic ‘landscape character types’, as follows:

- Valley Floors and Low Foothills (Character Type 1)
- Mainly Foothills and Rolling Tops (Character Type 2)
- Steeper Upper Slopes (Character Type 3)
- Hilltops, Ridgelines and Significant Spurs (Character Type 4)
- Wetlands, Streams and Tidal Areas (Character Type 5)

These types reflect the natural patterns of the landscape, and are described more fully in the following sections.

For ease of reference, each of the five character types has been assigned a numerical number (as shown in brackets above), and are shown graphically on the map in Figure 3. Landscape Character Types 1 – 5 within Porirua City.

Figure 2: A range of Landscape Character Types may be present within each Landscape Identity Area. For example the Horokiri Identity Area (shown here) is comprised of valley floors, foothills, steeper upper slopes, and hilltops and ridgelines, as well as some wetland in the Horirki Stream delta.
Figure 3. Landscape Character Types 1 – 5 within Porirua City.
Porirua Landscape Management Strategy for Rural and Open Space Areas

Character Type 1 – Valley Floors and Low Foothills

The valley floors and low foothills of the city’s rural landscape are mostly flat or have gently sloping (less than 15º) landforms. The areas may adjoin or contain land/water edges along streams and coastal edges.

The valley floors and low foothills generally contain the greatest concentration of rural-lifestyle development, agricultural activities and various recreational and service activities. Most of the arterial roads are also located along the valley floors.

Generally, the valley floors and low foothills have the greatest ability to absorb or conceal landscape change at the broad scale of each landscape area in which these types are situated. In this regard, the more gentle slopes and elevations are generally less visible and are easier to build on, with fewer earthworks required and, therefore, relatively low impacts on rural character. It is also easier to screen effectively any buildings or other structures.

In Type 1 areas landscape issues may be more focused on the potential impact of development on amenity values of immediately adjoining sites, rather than the impact of development on wider landscape values (although the latter may still be of some concern).

Accordingly, development guidance for management of landscape values in Type 1 areas may be more a matter of how to effectively screen adjoining development or ensure adequate privacy and seclusion. This aspect is additional to consideration of possible re-vegetation or land retirement as part of an overall landscape enhancement strategy. Such strategy would be most effective if it were a requirement for entitlement to subdivide into lifestyle lots.

Character Type 2 – Mainly Foothills and Rolling Tops

The mainly foothills and rolling tops (with slopes between 15-25º) of Porirua’s rural landscape generally appear as “rolling country” and contain low foothills with many small spurs and valleys (or gullies) resulting from the folded and corrugated landform.

In general, this type of landscape is visually contained within topographical catchments, and framed by higher slopes and elevations, hilltops and ridgelines. The mainly foothills and rolling tops are typically under pasture, with localised pockets of native vegetation, particularly in the gullies, with occasional structures interspersed in areas where building platforms can be conveniently located. Land use is typically low density compared with the valley floors and low foothills, although opportunities may exist to conceal structures within the valleys and hills which enfold the land within this Landscape Character Type.

As slope and elevation increases, the effects of development may be less able to be absorbed or internalised (contained within the site), as the land’s visibility increases and greater earthworks are needed to accommodate building platforms and tracks.

Accordingly, any structures have potential for adverse effects (associated with earthworks required for access and buildings platforms, visual prominence, water runoff and soil erosion) that may not be able to be readily avoided, especially in more exposed areas, unless otherwise visually-concealed by large mature vegetation or the presence of encircling hills, spurs or ridges. Such effects would be increasingly significant as slope and elevation, and therefore visibility, increases. Therefore, while these Type 2 areas have some development potential, structures within these areas may need to be sited and designed more carefully than in Type 1 areas, and possibly supplemented with screening, to ensure rural landscape character is not compromised. This aspect is additional to consideration of possible re-vegetation or land retirement as part of an overall landscape enhancement strategy. Such strategy would be most effective if it were a requirement for entitlement to subdivide into lifestyle lots.

Character Type 3 – Steeper Upper Slopes

June 2013
The Steeper Upper Slopes of Porirua’s rural landscape are characterised by steep elevated slopes and elevation that rise up towards the higher hilltops and ridgelines, generally comprised of slopes over 25°. This landscape type also includes deeply incised gullies and some steep ridges and spurs. Vegetation on the upper hill-slopes and coastal escarpments includes a mixture of pasture, scrubland (reverting from former pasture) and small woodlots. Some parts are also covered in pine plantations.

The steeper upper slopes and elevations are the most predominant landform within the rural environment, and are also the most erosion-prone. The main land use is extensive grazing, with some forestry.

Constraints on development within this Type 3 area are more severe than Types 1 and 2, with limited opportunities for suitable building platforms without more-extensive earthworks.

However, the variety of Type 3 land means there is some potential for development depending on the local context and individual setting. Notwithstanding the development potential, development constraints are compounded by the difficulties of providing access and services in steeper areas. The high degree of visual prominence of these landscape types would make any development (and the associated earthworks) potentially highly visible. The steeper slopes and elevation are also more prone to erosion and scouring, which further increases potential for adverse effects on landscape values. These upper slopes and elevation are often the backdrop to views from around Porirua, particularly from residential areas and from State highways and other main roads.

As such, it is difficult to conceal significant landscape changes unless specific opportunities exist for stable building platforms and access without significant earthworks whereby structures are able to remained generally concealed from view. This aspect is additional to consideration of possible re-vegetation or land retirement as part of an overall landscape enhancement strategy. Such strategy would be most effective if it were a requirement for entitlement to subdivide into lifestyle lots.

Any form of non-rural development would pose a higher risk of creating adverse effects on this landscape.

Figure 2: Character Type 3. Steeper upper slopes and elevations clearly visible below the ridgeline in this photo on Taupo Swamp and the surrounding land. The Type 2 landscapes comprise the rolling hill country foothills below the steeper slopes.
Figure 3: Example of steeper upper slopes of the coastal escarpment above the Centennial Highway – Character Type 3.

Character Type 4 – Hilltops, Ridgelines and Significant Spurs

Type 4 Landscape Character areas are comprised of hilltops, ridgelines and significant spurs of Porirua’s rural landscape, which define boundaries of the major watershed catchments. These areas are highly visually prominent as they form the uppermost visual edge between the rural landforms and the horizon (i.e., the skyline). Due to elevation, limited access and exposure to wind, this landform is mostly undeveloped except for pasture and plantations forestry with remnant shelterbelts.

Figure 4: Mana Island Plateau – Character Type 4
Within this landscape type, the height of these areas may predispose them to choice for certain forms of development, such as wind farms. Nevertheless such development is likely to be more noticeable in landscape terms because of the inherent ‘skyline’ character of this type of area.

Furthermore these areas may also form the catchment boundaries of Coastal Environment Identity Areas or Landscape Identity Areas. Development on such landscape catchment boundaries may have landscape implications that require careful consideration.

Therefore such development should be carefully considered in terms of whether any given proposal adversely affects the visual coherence of the hilltops, ridgelines, prominent spurs and skyline and any cumulative effect in this regard. This aspect is additional to consideration of possible re-vegetation or land retirement as part of an overall landscape enhancement strategy. Such strategy would be most effective if it were a requirement for entitlement to subdivide into lifestyle lots.

In terms of managing change within this landscape type to minimise the adverse effects on its values, the emphasis would be on ensuring that any structures and earthworks maintain the visual integrity and coherence of the ridgelines.

Character Type 5 – Streams, Wetlands and Tidal Areas

This landscape type includes natural streams, wetlands, and tidal areas. Wetlands are part of a wider system of waterways that ultimately feed into the harbour and contribute to its water quality. Many wetlands are small and tightly enclosed and are not usually very visible, with the exception of Taupō Swamp alongside State Highway 1 and the Pauatahanui Wildlife Refuge.

However, the tidal areas and estuaries are usually part of the land/water edge which is a key focal point within the City’s landscape vistas and in this respect this landscape type can be very sensitive to change.

Many of the streams, wetlands and tidal areas are in public ownership and thus are not directly susceptible to development pressure. Because of the high importance placed on their natural character and values, protecting and/or enhancing their ecological health and resilience should be a key priority of the use and management of this landscape type, with an emphasis on riparian planting and incorporating existing waterways into open space networks.
4.2 Landscape and Coastal Environment Identity Areas

Building on the categorisation of the City’s landforms and biophysical features, the second category of landscape assessment to inform this Strategy is the delineation of the rural environment into discrete visual catchments, each maintaining a distinct character. These catchments are described as “Landscape Identity Areas” (LIAs) and “Coastal Environment Identity Area (CIA’s)” and form distinct community catchments.

Most of Porirua’s rural area is within the catchments of the Pauatahanui Inlet and Onepoto Arm of the Porirua Harbour. These can be characterised in physical terms as large basins focused on the harbour, surrounded by large hills. Within these harbour basins are a number of smaller valleys which delineate various sub catchments. As the sub catchments merge into the wider harbour catchments, they become a part of the landscape which can be termed an ‘area of inner coastal influence’, which functions as a harbour inlet foreground landscape.

**Landscape Identity Area characteristics**

The outer coastal watershed catchments drain to an open and exposed coast, with steep escarpments and a simpler, more-rugged landscape.

The watershed sub-catchments of the harbour basin and coastal edge comprise various discrete visual catchments, within which a number of landscape elements collectively create a distinct character.

Accordingly, the Landscape Management Strategy has adopted a catchment-based approach to recognising the distinct characteristics of each part of the rural landscape.

**Visual catchments**

The Landscape Identity Areas and Coastal Environment Identity Areas that form one point of reference of the strategy are essentially the distinct visual sub catchments. Within these sub catchments, because of the common underlying topography, soils and environment, landowners may...
Porirua Landscape Management Strategy for Rural and Open Space Areas

tend to manage their land in similar ways, or face similar challenges or share similar aspirations. Catchments also contain communities with a common landscape amenity that is particular to each catchment.

There are 16 distinct community catchments (termed 'Identity Areas') that form the rural landscape. In most cases these Identity Areas have been named after the predominant watercourse that drains the catchment or some other key identifier. Each catchment contains an identifiable set of landscape characteristics, and the use of LIAs and CIAs provides a basis for analysing the potential impacts of landscape change on those characteristics. Most of the LIAs drain either to Pauatahanui Inlet or the Onepoto Arm of the Harbour – the exceptions are:

- Hongoeka LIA which drains to the coast
- Taupō LIA, which drains to the coast at Pimmerton;
- Ohariu LIA, which drains into the Ohariu/Makara Catchment (located in Wellington City); and
- Whakatiki and Hutt Valley LIAs which drain eastwards to the Hutt River (located in Hutt City and Upper Hutt City)

Outer Coastal identity Areas

The City’s Outer Coastal Edge drains directly to the open sea, and is effectively a separate Identity Area. However, because of its large size and variable landscape elements, the Outer Coastal Edge itself can be divided into a number of discrete landscape units, referred to as Coastal Environment Identity Areas (CIA’s):

- Pikarere – the steep escarpment south of Titahi Bay
- Mana Island – a tilted slab landform off the coast from Titahi Bay
- Whitireia – the outer coastal edge of the Whitireia Peninsula
- Southern Pukerua – the section located to the west of Pukerua Bay urban area, and includes Wairaka Point and Te Rewarewa point.
- Northern Pukerua – the section located north of Pukerua Bay.

Other Identity Areas

Unlike the Outer Coastal Edge, the City’s Inner Coastal Edge overlies the coastal parts of several LIAs, and is therefore regarded as an overlay rather than a separate landscape unit. Accordingly, consideration of the landscape values of the Inner Coastal Edge has been undertaken as part of the consideration of the relevant LIAs.

The 11 LIAs and the 5 CIA’s identified as part of the Landscape Strategy is shown in Figure 9. Landscape and Coastal Environment Identity Areas below and Appendix 3.

Hutt River and is not visible from within the rest of Porirua. This area might be termed the 'Hutt Valley LIA' and is comparatively small in size and does not contribute to the City’s rural landscape values. Therefore it has not been included for further assessment, and is therefore not part of the Landscape Management Strategy.

The main benefit of identifying specific Landscape Identity Areas is that they provide discrete units within which existing activities and landscape features and values can be identified within a particular localised visual frame of reference, and which specific management tools can be applied. An analysis of the 11 Landscape Identity Areas and 5 Coastal Environment Identity Areas is provided in Section 11 of this document.
Figure 7. Landscape and Coastal Environment Identity Areas.
4.3 There is a small area of Porirua in the Hayward Hills that is part of a watershed which drains into the Landscapes of High Value

The third category/term of reference to inform the Landscape Management Strategy is that of high (important) value landscapes.

A key outcome of this landscape strategy is to inform the review of the district plan. The statutory requirements concerning landscapes in the Resource Management Act 1991 (RMA) are an important consideration in this regard. In this strategy, landscapes of high/important value are comprised of landscapes which are assessed as ‘outstanding natural features and landscapes’, or landscapes that are assessed as providing special ‘amenity values’, in terms of the RMA.

The criterion for assessment of such landscapes has been developed in RMA case law and has been incorporated into the Wellington Regional Policy Statement. As such, the Council is required to ‘give effect’ to this type of assessment of these landscapes in its District Plan.

Furthermore, the New Zealand Coastal Policy Statement (NZCPS) 2010 requires that in the review of the district plan, regard be given effect to the NZCPS with Objective 2 being “To preserve the natural character of the coastal environment and protect natural features and landscape values”.

Outstanding Natural Features and Landscapes

The RMA requires that regional and city councils address certain matters of national importance (RMA Section 6), including the protection of outstanding natural features and landscapes (ONFLs) from inappropriate subdivision, use, and development (Section 6(b)). An ‘outstanding’ natural feature or landscape is one that ‘stands out’ or is exceptional amongst other natural features or landscapes. While evidence of human presence and activity may be apparent, natural components dominate these landscapes, which are highly valued by the community.

Citywide Special Amenity Landscapes

Natural features and landscapes that do not meet the criteria for being considered as ‘outstanding’ may nonetheless be highly valued by the community for the significant contribution these landscapes provide to the amenity of a city or district and to the quality of the rural environment. Such landscapes are termed ‘special amenity landscapes’ (SALs) in this strategy. SALs may be managed under the Resource Management Act in a way that maintains or enhances amenity values (section 7(c)) and the quality of the environment (Section 7(f)). SALs are predominantly natural landscapes that are considered special or exceptional due to aesthetic, cultural or other relevant factors.

Treatment of high value landscapes in this strategy

This Landscape Management Strategy identifies the City’s outstanding natural features and landscapes and special amenity landscapes, in which particular attention should be given to maintaining the landscape values.

The City’s Outstanding Natural Features and Landscapes and Special Amenity Landscapes essentially comprise three key features:

- The coastal escarpment;
- The principal ridgelines and prominent spurs; and
- Wetlands, streams, areas of coastal influence around the Porirua harbour inlets, and harbour edge.

These areas are shown on the map attached as Appendix 1 with each of the features labelled in terms of whether they are an outstanding natural feature (ONF) or a special amenity landscape (SAL). Note that there have been no outstanding natural landscapes (ONL) assessed in Porirua. Table 1. Summary of Important Landscape Features below summarises the specific landscape features within the City in terms of whether they are considered an Outstanding Natural Feature or Special Amenity Landscape.
### Table 1. Summary of Significant Landscape Features.

<table>
<thead>
<tr>
<th>Area</th>
<th>ONL</th>
<th>ONF</th>
<th>SAL</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Outer Coastal Edge</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coastal escarpments: undeveloped/unmodified</td>
<td></td>
<td></td>
<td></td>
<td>The Coastal Environment can include areas from the water’s edge up to the first main ridgeline in from the coast.</td>
</tr>
<tr>
<td>coast including coastline, rocky foreshore</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>escarpment and up to ridgeline in some sections. Includes the adjoining headlands that bracket escarpments.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Southern Section (Pikarere)</td>
<td>✓</td>
<td></td>
<td></td>
<td>Distinctive escarpments</td>
</tr>
<tr>
<td>• Whitireia - outer coastal</td>
<td>✓</td>
<td></td>
<td></td>
<td>Escarpments</td>
</tr>
<tr>
<td>• Hongoeka (Rewarewa Point to Pukerua Bay</td>
<td>✓</td>
<td></td>
<td></td>
<td>Coastal edge to ridgeline</td>
</tr>
<tr>
<td>referred to as Southern Pukerua)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Mana Island - Western edge</td>
<td>✓</td>
<td></td>
<td></td>
<td>Escarpments</td>
</tr>
<tr>
<td>• Pukerua (Northern Pukerua)</td>
<td></td>
<td>✓</td>
<td></td>
<td>High amenity but modified coastal edge and grazed upper sections.</td>
</tr>
<tr>
<td><strong>Prominent ridges &amp; slopes</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• All Ridgelines and Hilltops identified as</td>
<td></td>
<td></td>
<td></td>
<td>Provide a coherent framework for the city and a defining feature of its character. High aesthetic values.</td>
</tr>
<tr>
<td>Character Type 4</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Porirua Scenic Reserve/Colonial Knob</td>
<td></td>
<td>✓</td>
<td></td>
<td>Important backdrop to CBD with high aesthetic and amenity values.</td>
</tr>
<tr>
<td>• Southern Gateway</td>
<td></td>
<td>✓</td>
<td></td>
<td>Area above proposed Transmission Gully to ridgeline. Visual quality and containment. City Gateway for SH1.</td>
</tr>
<tr>
<td>• Belmont Hills</td>
<td></td>
<td></td>
<td>✓</td>
<td>Dominant Ridges are visually significant for PCC but are outside city boundary. Related steep upper slopes within PCC boundary also important however.</td>
</tr>
<tr>
<td><strong>SH 58 - Eastern Gateway</strong></td>
<td></td>
<td></td>
<td>✓</td>
<td>Visually prominent upper slopes seen from SH 58 as it rises to saddle over to the Hutt Valley.</td>
</tr>
<tr>
<td>• Taupō East- landform type 3 (associated</td>
<td></td>
<td></td>
<td>✓</td>
<td>Visually prominent &amp; high aesthetic value; provides ecological &amp; visual connections with Taupō Swamp</td>
</tr>
<tr>
<td>with Taupō swamp)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Coastal environment</strong></td>
<td></td>
<td>✓</td>
<td></td>
<td>Significant but not outstanding -vegetation modified (pastoral). In the early stages of re-vegetation and thus in the process of tending towards Outstanding Natural Feature status.</td>
</tr>
<tr>
<td>• Mana Island - eastern slopes</td>
<td></td>
<td>✓</td>
<td></td>
<td>Containment and defining of special character and amenity values</td>
</tr>
<tr>
<td>• Pukerua Bay Northern gateway-western headland and eastern slopes</td>
<td></td>
<td></td>
<td>✓</td>
<td>High aesthetic and amenity values but some development/modified vegetation.</td>
</tr>
<tr>
<td>• Whitireia Peninsula</td>
<td></td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td><strong>Inner Coastal</strong></td>
<td></td>
<td></td>
<td>✓</td>
<td>High aesthetic and amenity values. While the ecological values of Pauatahanui Wildlife Reserve are nationally recognised, the Reserve is contained within the wider context of the estuarine environment and a special amenity landscape.</td>
</tr>
<tr>
<td>• Northern Pauatahanui Inlet</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Porirua Landscape Management Strategy for Rural and Open Space Areas

<table>
<thead>
<tr>
<th>Area</th>
<th>ONL</th>
<th>ONF</th>
<th>SAL</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wetlands, streams &amp; associated riparian areas, and harbour edges</td>
<td></td>
<td></td>
<td>✓</td>
<td>High ecological and landscape values. Tending away from Outstanding Natural Feature status if the on-going process of change to its immediate landscape context and drainage of ‘outrigger’ wetland areas continues. Strictly speaking these constitute ‘features’ rather than ‘landscapes’. Contribute to the coherence, aesthetic and amenity values of rural Porirua.</td>
</tr>
<tr>
<td>· Taupō Swamp</td>
<td></td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>· Other wetland &amp; associated riparian areas, and harbour edge</td>
<td></td>
<td></td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>

#### 4.4 Community opinions of landscape amenity value

In seeking to understand how various communities view amenity values of Porirua's rural landscapes, the Council held a series of public meetings between March and May 2009. A number of rural landowners and residents from within the rural area attended, as well as residents who do not live within the rural area. Opinions as to what constituted important aspects of landscape amenity generally differed between the views of meeting attendees who were urban/suburban residents, and those attendees who were rural landowners and rural residents.

**Rural residents' preferences for rural landscape amenity**

Groups of rural landowners consulted with in the preparation of this strategy highlighted the following characteristics as important in consideration of landscape amenity in the rural area in Porirua:

- a. Highly value open space, natural character;
- b. A predominance of natural features over human made features;
- c. High ratio of open space relative to the built environment;
- d. Significant areas of vegetation in pasture, crops, forestry and/or indigenous vegetation;
- e. A rural working production environment;
- f. Presence of farmed animals;
- g. Low population densities relative to urban areas;
- h. Roads and buildings that blend in and are 'best fit' with the rural landscape;
- i. General lack of urban infrastructure.

These aspects essentially indicate that the open spaces of the rural area provide the visual setting for rural living experience in Porirua. In addition there is a strong preference from rural landowners for rural landscape amenity that is associated with normal primary production activities in the rural area.

As such, the methods that could be used by Porirua City Council to ensure that these amenity values are maintained, amount to an enabling approach to activities associated with primary production. Such an approach would emphasize guidelines and advocacy and incentives, and perhaps a 'lightening' of regulation in district plan provisions concerned with primary production activities.

**Urban residents' preferences for rural landscape amenity**

In contrast, groups of urban residents consulted with in the preparation of this strategy highlighted the following aspects as important in consideration of landscape amenity in the rural area in Porirua:

- a. The harbour/coast/land water interface;
- b. The value of the rural backdrop to Porirua’s residential landscape and to Porirua City as a whole;
- c. Stocking rates and vegetation planting;
- d. The pastoral landscape is an important safeguard from development;
Porirua Landscape Management Strategy for Rural and Open Space Areas

- Views out along the coastal edge and out to sea (Mana, Kapiti, the South Island);
- Estuarine areas;
- The recreational value of the inlet and being able to see people enjoying using the inlet, is an important part of the landscape amenity;
- The ability to ‘fit’ development into the rural landscape.

Some of these issues are similar to those expressed by rural residents and landowners, and in that regard a similar ‘enabling’ approach to management of rural landscapes would be appropriate.

The main points of difference from rural residents’ views in general are where suburban residents indicated that:

- The rural area has value as a scenic backdrop to suburban and urban areas,
- Development within the rural area needs to fit within the rural landscape as seen from suburban areas.

Whilst a scenic rural backdrop to the urban area is a benefit that suburban residents enjoy, and therefore is not right per-se, it nevertheless is a potential source of sensitivity to landscape change in the rural areas.

Given the variety of social, cultural, economic and environmental aspects which factor into people's appreciation of landscape amenity, and the complex way these factors interact to influence individual or group perceptions of amenity value, it is useful to define the physical parameters that affect the way in which landscape amenity may be subjectively experienced. This is analysed in section 5 of this document.

4.5 Managing Landscape Values

Managing landscapes is a matter of managing 'land use' in relation to 'landform'. 'Landform' is the fundamental physical shape of the land and is the foundation of the landscape. 'Land use' may be thought of as the sum total of how the land is used, and includes; land cover, ownership, manner of development and extent of regulation. The relationship between landform and land use is simplified in the diagram in Figure 10.

![Figure 8 Relationship between land form and land use.](image-url)
The methods of classification/terms of reference described above (being Landscape Character Types, Landscape Identity Areas and Coastal Environment Identity Areas, and Landscapes of High Value) form a framework on which to determine the most appropriate management tools to manage land use in a way that will maintain or enhance the rural landscape values.

Figure 9 Combined map showing Identity Areas, Character Types and High Value Areas.
Porirua Landscape Management Strategy for Rural and Open Space Areas

The three components are shown in Figure 11 Combined map showing identity Areas, Character Types and High Value Areas and attached as Appendix 4.

In determining which management tools may be used to manage the characteristics and values of different landscape areas, there are two key considerations that need to be taken into account:

- The degree of sensitivity – how sensitive are the characteristics and values of a particular landscape to change?
- The level of risk from change – what is the current and anticipated level of risk that the characteristics and values of a particular landscape may be subject to change?

These two considerations are discussed in Sections 5 and 6 of this document.
5 Degree of Sensitivity to Change

Every type of landscape has a varying degree of sensitivity to change. Some changes could adversely affect the landscape values of the area. The following factors are used to consider the degree of sensitivity within a Landscape Character Type or within a Landscape Identity Area or a Coastal Environment identity Area:

Factors of sensitivity include:

- How prominent is the landscape feature – elevation?
- How publicly visible is the landscape feature – “visual accessibility”?
- Does the landscape feature contain edges, boundaries, focal points/landmarks?
- Does the landscape feature provide a foreground, background or vista?
- What is the level of naturalness/intactness/natural processes?
- What are the cultural expectations and public perceptions about that landscape?
- How complex a landscape is it, how simple?
- Does the landscape feature display strong patterns, which can be broken/disturbed?
- What is the scale of the landscape relative to its visibility – immediacy (for example, next to main road) or broad expanse?

Some factors relate to subjective perceptions and preferences about what is important in a landscape and are shaded blue in the above diagram. These might relate to the cultural values of the beholder, or whether the person viewing the landscape feels a sense of familiarity or belonging in that landscape, or one's perception of issues such as naturalness versus modification and so on. These factors are generally more difficult to assert influence over as they involve people's subjective interpretations and aesthetics.

Other factors relate to the physical attributes (size and type) of the landform, and are shaded green in the above diagram. These relate to matters such as scale and breadth of the viewing arena, or the amount and type of land cover, or amount and type of development in an area, or the extent of environmental degradation and so on, and are factors are to some extent or other generally able to be quantified and managed in some way. This strategy aims to manage landscapes through managing these aspects of landscape sensitivity.
Porirua Landscape Management Strategy for Rural and Open Space Areas

Each Landscape Character Type within each Landscape Identity Area and Coastal Environment Identity Area has been assessed in order to identify which sensitivity factors apply, and to determine the degree of sensitivity of the rural landscape to change.
6 Level of Risk from Change

In order to determine whether changes in the rural landscape are significant enough to warrant concern, this strategy focuses on the potential risk of change to a landscape's values; that is, the risk of a change in the land use which could bring about an alteration in the overall rural character of the landscape.

In the Porirua context, the largest source of risk from such change is the pressure for urban or peri-urban development. Whilst such development need not, in itself, create adverse effects on the rural landscape, it may nevertheless need careful management, particularly where the rural landscape values are sensitive to change.

The perception of 'risk' of change to landscape values depends upon the scale and character of change in the landscape. Landscape changes may have city-wide implications, or may only be of significance within individual Identity Areas or between individual rural properties. Landscape change may also be out of character with what might be expected in a rural environment. Factors which influence the level of risk from change include:

- The nature of land use in the rural area, and whether the use might appropriately be considered to be of a rural character or not.
- Land ownership – Unless it involves proposals to develop major new infrastructure, land in public ownership such as reserves or conservation estate, would generally present a lower risk to landscape change. This is because of the more onerous procedural requirements involved in altering land use on public reserves. Where any such change does happen, it is usually subject to a decision-making process involving public consultation.
- Privately-owned land may also face consent requirements for certain types of change. Therefore it would be beneficial to have a system of decision-making whereby the need for a consent process is determined by prior consideration of whether the use in question is in keeping with prevailing rural character or not. This could eliminate unnecessary consent procedures.
- Economic drivers may create pressure for development particularly where current land uses are not economically viable.
- Proximity to urban areas – generally, land around the perimeter of urban areas is more likely to face pressure for development, particularly residential uses, which in turn increases pressure for activities that service the urban population, such as infrastructure, recreational uses and commercial activities.
- Ease/costs of access and servicing – some land may be too difficult to access and/or service (for example, because of topography), or the costs of providing such access or servicing may be prohibitively expensive.

The relationships between the above factors which influence the risk of change are shown in Figure 12. Risk from Change. The level of risk from change is lowest when land is held in public ownership, and increases whether there are economic drivers for change, and land is in proximity to urban land.
An assessment of the management needs for the rural landscape needs to take into account both the sensitivity of a particular landscape to adverse change and the actual risks that such change may occur. An area of high sensitivity may actually face little risk because of the nature of the land ownership or its difficulty of access. The choice of landscape management methods should be based on an assessment of both sensitivity and risks, as outlined below.

Figure 10. Risk from Change.
7 Assessing Sensitivity and Risk for Landscape Management

At a conceptual level, the ‘degree of sensitivity’ of any landscape unit and the ‘level of risk from change’ that it is facing can be used to identify the most appropriate management tool for each landscape area. Those tools that involve the greatest level of intervention could be used to protect these landscape elements with the greatest level of sensitivity which are at the highest risk from change. Conversely, landscape with low sensitivity and/or low risk from change need least intervention. This relationship is shown in the diagram in Figure 13 below.

![Diagram of Landscape Management Tools Evaluation Matrix]

Some examples of the relationship between sensitivity, risk from change and management tools include:

A. A prominent and highly valued ridgeline that is sensitive to change from development (because of new structures, earthworks etc). Where these areas may be at risk from particular types of development such as wind turbines, a higher level of intervention ranging from District Plan controls through to perhaps ultimately requiring acquisition and/or protection through reserve management plans may be appropriate. Non-regulatory tools that could be applied include active financial assistance for weed and pest control and plants, and voluntary covenanting. In contrast to this, continued use of such areas for pastoral farming or plantation forestry and associated activities, may strengthen the rural open space character of these areas. Where such activities play a role in reinforcing rural character, then enabling those types of activities with minimal appropriate constraints can assist in maintaining desirable rural landscape qualities.

B. A highly visible accessible natural landform with a strong pattern of undulation that may contain pockets and folds that can absorb clusters development and where therefore, only a moderate level of intervention is required. Regulation may take the form of District Plan permitted activity standards or controls on subdivision. Any particularly important landscape areas may be protected through QE11 open space covenants. Non-regulatory methods to promote best land management practices, planting and protection and enhance of specific landscape, and ecological values may also be appropriate to support desirable landscape outcomes.

C. A low-lying valley floor may only need a low level of intervention as these areas are not visually accessible and could readily absorb a wide range of changes. As such the focus would be on minimum regulatory controls with permissive District Plan standards, and as with example B, an emphasis on non-regulatory methods including education and
advocacy.
Thus assessing the level of sensitivity and risks can assist in identifying the most appropriate management tools.
### 8 Landscape Management Tools

There are a range of tools that can be used for landscape management purposes. These can be placed within a spectrum ranging from those methods that involve the greatest amount of intervention (such as public ownership of the land, or regulation of land use through frameworks such as the District Plan) through to those with the least invention (such as fostering education and awareness of related issues, or supplying relevant/helpful information to communities). This is illustrated in Table 2 below.

<table>
<thead>
<tr>
<th>Greatest Intervention</th>
<th>Least Intervention</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Land Acquisition (i.e., for reserves)</td>
<td>• Rates relief for landscape protection. This should be used cautiously as there is a perception that the protection of landscapes would result in increased land value, thereby negating any rates relief incentive.</td>
</tr>
<tr>
<td>• RMA Heritage Protection Orders and Enforced Restrictive Covenants, and RMA Heritage Registrar</td>
<td>• Advocacy – Council working with landowners. A form of advocacy may include the provision of qualified and experienced Council staff or consultants available to assist landowners; field days and discussion groups; restoration planting workshops; seminars and lectures, and development of a walkway or open space network</td>
</tr>
<tr>
<td>• RMA Restrictive District Plan controls on subdivision, development and land use. The range of methods includes specification of activity status (i.e., controlled, discretionary or non-complying); minimum and/or allotment sizes; ridgeline protection, identification of special areas, and no-build areas.</td>
<td>• Working with individual landowners or groups of landowners with Landcare Trust support. Forest and Bird planting in the DOC reserves as well as weed and pest control.</td>
</tr>
<tr>
<td>• Reserve Contribution through the resources consent subdivision process</td>
<td>• Working with landowners catchment management plans and riparian planting</td>
</tr>
<tr>
<td>• RMA Permissive District Plan land use controls, with reliance on compliance standards relating to setbacks, building heights and earthworks.</td>
<td>• Education – provision of Information</td>
</tr>
<tr>
<td>• RMA Permissive District Plan subdivision controls, with reliance on subdivision process (for example, incentivise subdivision provide sensitive landscape covenanted; clustering techniques; residential farm or forest park development requirements, allotment dimensions, shape requirements, frontages and distances between entrances and transferable development rights). Assistance with voluntary restrictive covenants.</td>
<td></td>
</tr>
<tr>
<td>• Protective covenants on Property pursuant to S108 or 221 of the RMA</td>
<td></td>
</tr>
<tr>
<td>• Reserve Management Plans in terms of the Reserves Act 1977</td>
<td></td>
</tr>
<tr>
<td>• Conservation Management Plans in terms of the Conservation Act 1987</td>
<td></td>
</tr>
<tr>
<td>• Queen Elizabeth II National Trust Open Space Covenants</td>
<td></td>
</tr>
<tr>
<td>• Voluntary covenanting and management (which often occurs through the resource consent process as a mitigation measure)</td>
<td></td>
</tr>
<tr>
<td>• Active financial assistance with landscape management for example, community care groups; or at a more site specific level, to encourage landscape enhancement and good practice subdivision by assistance with fencing costs for protecting natural features or riparian margins; weed and pest management costs; covenanting costs; rating relief for covenanted land; planting costs or the provision of plant stock; resource consent fee waivers; and land purchase for areas of particular significance to the community</td>
<td></td>
</tr>
<tr>
<td>• Rates relief for landscape protection. This should be used cautiously as there is a perception that the protection of landscapes would result in increased land value, thereby negating any rates relief incentive.</td>
<td></td>
</tr>
<tr>
<td>• Advocacy – Council working with landowners. A form of advocacy may include the provision of qualified and experienced Council staff or consultants available to assist landowners; field days and discussion groups; restoration planting workshops; seminars and lectures, and development of a walkway or open space network</td>
<td></td>
</tr>
<tr>
<td>• Working with individual landowners or groups of landowners with Landcare Trust support. Forest and Bird planting in the DOC reserves as well as weed and pest control.</td>
<td></td>
</tr>
<tr>
<td>• Working with landowners catchment management plans and riparian planting</td>
<td></td>
</tr>
<tr>
<td>• Education – provision of Information</td>
<td></td>
</tr>
</tbody>
</table>
8.1 Non-Regulatory Tools

There are a wide range of non-regulatory tools that could be used to assist in managing landscape values. These may range from those that represent a strong level of intervention, such as public acquisition of land for reserves, to those that represent the least amount of intervention, such as advocacy and education about ways to protect landscapes. Non-regulatory management methods can be supplemented with the use of publicly supported incentives, guidance, partnerships and financial assistance (such as rates relief, grants, and subsidies).

The main advantages of non-regulatory management approaches are that they are more accessible and responsive, can be applied at varying scales, and are proactive rather than reactive. Non-regulatory tools have traditionally been very effective and the relationship between the landowner and the land in maintaining landscape values is of primary importance.

The main disadvantages of non-regulatory methods are that they are not enforceable, and are largely reliant upon voluntary participation of affected persons. They also require varying degrees of financial resourcing to support, which is more difficult to provide during periods of economic downturn. Furthermore, in order to be successful, such management methods need to be of a long-term and ongoing nature.

8.2 Regulatory Tools

There are a wide range of regulatory tools that could be used to assist in managing landscape values, the most common of which is the District Plan which provides a city wide regulatory framework for activities. The main advantage of regulatory controls is the level of legal-formal certainty they can provide in managing the nature of the change in relation to desired landscape outcomes. Regulatory controls can also provide specific guidance, and can require any proposal assess certain effects (for example, landscape effects) in a methodical way.

Regulatory management methods can be supported by non-regulatory methods such as information, guidelines and advocacy to guide and optimise the desired outcomes.

Regulatory management tools can also be framed in a manner that seeks to incentivise good environmental outcomes. For example, regulation can be framed to allow greater development opportunities in response to the provision of positive environmental outcomes, such linking subdivision entitlements to a requirement for creation of landscape protection covenants or riparian protection.

The main disadvantages of the regulatory approach (particularly the more restrictive regulatory options) are:

- The time and costs to landowners arising from the resource consent process. This is dependent on the nature of consent being sought.
- Where activities are not subject to a regulatory framework, regulations are not as effective in management of adverse effects, or in influencing or changing behaviours that may lead to unforeseen environmental changes.
- Unless the regulation is prescriptive enough to take into account detail about the effects on the environment without having to consider activities on a case-by-case basis, then environmental outcomes from a regulatory approach rely on case-by-case consideration of impacts through consent application processes. In the absence of strategic guidance, case-by-case consideration of issues has a higher risk of being idiosyncratic and process-driven (e.g. the outcomes can favour those who have the most resources to persuade decision makers, rather than necessarily resulting the best environmental outcome).
- In the absence of guiding strategy or policy, reliance upon the discretion of decision makers to address the particular circumstances of a proposal can introduce an element of uncertainty to both applicants and the decision-makers.
- Where the landscape is complex and varying, general principles may be difficult to apply. If there is no guiding strategy or policy on landscape outcomes, then this can frustrate the achieving of desirable landscape outcomes. This is more likely to be the case where issues are typically less-tangible (such as in debates about landscape amenity).
Nevertheless, unless landscape outcomes are regulated for, then they risk being ignored altogether. This is partly because landscape issues are typically less-tangible and more open to debate than more ‘black and white’ issues (where there is less subjectivity in interpretation). Landscape issues typically require more effort to address in a meaningful way than (say) noise management issues or traffic management issues.

Therefore unless they are subject to some form of regulation, landscapes tend to be a lower priority for most individuals, and landscape outcomes may end up depending on those individuals who have the resources and inclination to persevere with landscape management. Whilst this may ‘work’ for certain parcels of land, larger-scale landscape management is more likely to be ignored without some form of regulation and/or strategic guidance.

8.3 Most Effective Approach

The best planning outcomes generally occur through a practical combination of regulatory and non-regulatory management methods. Regulatory methods, primarily those applied through the District Plan, can be effective ways of avoiding, remediying and mitigating adverse landscape effects when a specific development is proposed. They are a primary means by which to protect important value areas (such as Outstanding Natural Features, Special Amenity Landscapes and the Coastal Environment).

A proactive management approach would combine a positive programme of incentives and encouragement aimed at building and maintaining relationships with the landowners, residents and other stakeholders in the rural community underpinned by regulation to manage highly sensitive and highly visible landscapes.

Non-regulatory tools may also be appropriate, such as education, advocacy (in terms of information and expertise) and voluntary protection measures. It is noted, however, that the greater level of regulatory intervention would be justifiable, the more that the landscape is sensitive to change. This may be more so where the landscape is highly valued and of importance in terms of Sections 6 and 7 of the Resource Management Act 1991 and Objective 2\(^2\) of the New Zealand Coastal Policy Statement 2010. As a corollary, it is envisaged that where risks to the landscape from change are low, then more certainty of landscape outcomes can be achieved through a regime of enabling provisions and permitted activity standards for development.

For non-rural activities, it is anticipated that a less permissive regulatory framework would apply, to enable the specific effects of an activity on the landscape values (amongst others) to be assessed. The exception in this regard would be existing essential infrastructure and network utilities, where ongoing maintenance is required (including, for example, the trimming of vegetation in proximity to transmission lines). Generally this would not present a problem for rural landscape outcomes, because such structures are already established within the landscape.

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\(^2\) National Coastal Policy Statement 2010 – Objective 2
To preserve the natural character of the coastal environment and protect natural features and landscape values through:

- recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution;
- identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; and
- encouraging restoration of the coastal environment.
9 Primary Regulatory Method - District Plan

In so far as it is applied on a district wide scale, the Porirua City District Plan presents the primary regulatory method to assist in landscape management. Suggested changes to the District Plan are therefore appropriately considered as part of this strategy.

Section 31 of the Resource Management Act 1991 requires Councils “to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district” and “the control of any actual or potential effects of the use, development, or protection of land.” The primary regulatory method by which to undertaken this requirement is through the District Plan.

The District Plan sets a framework for the development and management of resources in the District, and contains objectives and policies for development; zones (residential, rural, commercial, etc); and rules for what activities are permitted to occur in each zone. As such the District Plan influences what activities occur in the District and indeed can affect the life and growth of the area.

Council is currently reviewing the District Plan with this strategy anticipated to inform the review of the rural area chapters of the District Plan. As such, the review of the Rural Zone and Open Space Zones provides an opportunity to incorporate this strategy and ensure the outcomes and principles underpinning the strategy are reflected in the District Plan’s regulatory approach.

However, the suggested district plan provisions relate only to the landscape strategy, and have not been developed in context of other issues such as hazards, servicing or infrastructure. As such, the following suggested provisions are subject to revision in that they would need to be integrated with other constraints and objectives during the review of the district plan and be subject to the Schedule 1 process in the Act.

Furthermore it is noted that the review of the District Plan is required to go through a formal consultation and submission, hearing and appeal process, and therefore any suggested provisions are subject to change.

9.1 Current Issues

Changing landscape character

The Landscape Management Strategy for Rural and Open Space Areas recognises the need to better manage the City’s significant rural landscape features and values, and the changing nature of activities within the rural landscape.

The pastoral character of rural landscapes within Porirua’s rural area is largely a result of private farming activity. Therefore the reality of the managing Porirua’s rural landscape amenity is that it relies heavily on private landowners’ ability to continue to undertake farming activities on the land. Users of the rural land need the flexibility to be able to respond to future opportunities for a range of land use, which may include different forms of development.

This issue is further complicated by the fact that pastoral farming in the City's rural area is increasingly becoming supplemented by other economic activities. This is due to a combination of factors as follows:

- There are challenges in maintaining farming activity in the face of constantly-changing prevailing market conditions for agricultural production.
- The relative proximity and ease of access of Porirua’s rural area with respect to the Wellington metropolitan area, impacts on competing demands for utilisation of the land resource for peri-urban (rural lifestyle) development and land use. Rural lifestyle subdivision has been steadily increasing in the Porirua rural area since the present operative District Plan was first notified in 1994. This aspect is likely to continue to intensify, especially after the planned Transmission Gully Motorway has been completed. This affects land values, and in turn impacts on traditional farming viability.
Porirua Landscape Management Strategy for Rural and Open Space Areas

- The relatively poor productive potential of Porirua’s rural area, whereby the vast majority of the area is comprised of Class VI soils (in terms of the NZ Land Resource Inventory), which provide only limited opportunities for smaller more intensive agricultural/horticultural activities. In addition, the hydrology of the rural areas is relatively poor in most of the steeper land areas and hilltops where there is little natural irrigation.

Therefore the City’s rural landscape is constantly changing as land uses transition away from pastoral farming towards more peri-urban forms of development (such as rural residential lifestyle subdivision), and the use of rural land for urban related activities (such as recreational activities). Further changes are inevitable as a result of pressure for rural-lifestyle development within Porirua’s rural area.

Impacts of rural lifestyle development on landscape character

Low-density residential development can itself cause adverse impacts on rural landscapes, including loss of open space amenity (such as lack of privacy between dwellings), and a detrimental impact on existing rural amenity values and character. There are also potential adverse effects (such as erosion and scouring of slopes) associated with earthworks that are needed to facilitate such development. Furthermore, where such development occurs in areas of high visibility and/or highly valued landscapes, these changes can significantly impact on rural landscape values.

However rural lifestyle development also provides opportunities to enhance rural landscape amenity where re-vegetation occurs in conjunction with lifestyle development. In this regard rural lifestyle development opportunities may be made contingent upon re-vegetation or land retirement measures, or protection of important landscape features, particularly if rural lifestyle subdivision entitlements are encouraged to ensure such benefits in the District Plan.

Local authority duties under the Resource Management Act 1991

Underlying the changes occurring within the rural landscape, are the Council’s obligations under the Resource Management Act 1991 with respect to the Matters of National Importance and Other Matters that are specified in the Act. These include duties to recognise and provide for protection of outstanding natural features and landscapes from inappropriate subdivision, development, and land use, and to have particular regard to maintenance and enhancement of amenity values and the quality of the environment.

9.2 Recommended Policy Framework

Within the above context, the Porirua Landscape Management Strategy for Rural and Open Space Areas recognises that rural activities and structures (including pastoral and primary production and associated residential uses) are an important contributor to the character of the rural landscape. To a large degree, many of today’s rural landscape values in Porirua have been created and managed by rural landowners undertaking primary production activities on a comparatively small number of large landholdings.

Therefore it is desirable to enable such rural activities, albeit with an appropriate level of regulatory intervention depending on the circumstances. In some respects, this would result in a lessening of decision-making constraints for rural development; whilst more-restrictive provisions may be appropriate where important landscape values are at risk from particular forms of development.

Rural-residential intensification and the method of associated servicing and infrastructure need careful management. Notwithstanding servicing, hazard or access issues, there are many places where the landform in the rural area provides capability to ‘absorb’ development into the landscape in a way that maintains rural character, such as within valley floor areas and in areas of complex (‘crumpled’) topography, discrete valleys and hidden pockets of gentle topography.

Nevertheless enabling appropriate provision for further rural lifestyle intensification where this can be accommodated within the capability of the rural landscape to absorb change could have environmental benefits as well as landscape enhancement benefits. In this regard development opportunity should be linked to requirement to appropriately revegetate or retire land or protect appropriate landscape features such as significant identified ecosites. This is the approach that the Council has adopted with respect potential rural residential development envisaged in the Pauatahanui-Judgeford Structure Plan (2012).
9.3 Recommended District Plan Rural Landscape Management Framework

As outlined in Section 4, in undertaking the Landscape Management Strategy for Rural and Open Space Areas, the City's rural landscape has been assessed on the basis of three interrelated terms of reference:

- Biophysical - being Landscape Character Types;
- Community Catchments – being Identify Areas (EIA’s and CIA’s); and
- Important Values – being Landscapes of High Value (ONF’s and SAL’s).

This section addresses how to incorporate these three methods of classification within a District Plan framework.

Options for managing rural landscape with the District Plan

The operative Porirua City District Plan approach to rural landscape management is mainly reliant on a single Rural Zone that extends across the entire rural environment. This single zone is overlaid with policy areas including a Landscape Protection Area and Seismic Hazard Areas, which apply to specific further policy consideration to these select areas. The operative Open Space Zone is intended to cover only publicly owned land, and provides limited potential for linking the rural landscape in an open space framework.

The Judgeford Hills Zone, which arose from a private plan change, diverges from the approach taken in the rest of the operative District Plan rural area provisions. The Judgeford Hills Zone comprehensively anticipates a mixture of planned open space areas interspersed with a number of clusters of hamlet-style rural-residential development. This may be a model for future rural development where private landowners opt to pursue instigating a private plan change request. However it would rely on the willingness of private developers to adopt a similar approach with specific development proposals.

Other than for identified Landscape Protection Areas within the Rural Zone, the Open Space Zone, and the Judgeford Hills Zone, the Operative District Plan adopts a ‘one size fits all’ approach to land use activities in the Rural Zone. It does not recognise landscape differences within most of the sub-areas or specific locations (such as on highly versatile soils). While such a district wide approach has its benefits in terms of being a uniform approach, its main disadvantage is that it does not recognise the varying landscape types and features within the rural environment and the opportunities for varying land uses. It treats all land use the same, in that virtually any activity requires resource consent, even buildings and structures associated with farming activity. The resulting time and cost associated with consenting processes is somewhat counterproductive to enabling farming activity to continue. This is especially so, given the overall lack of guidance about what it is about the rural landscape that the District plan is wanting considered in relation to buildings and structures, even where these may be associated with farming activity.

As such, the issue in determining an appropriate District Plan management framework from a rural landscape perspective, is whether the existing operative District Plan ‘one size fits all’ approach for subdivision and land use in the rural area is appropriate and should continue to be applied, or whether a different approach should be adopted which incorporates different provisions which apply to different areas within the rural environment.

Applying the Landscape Management Strategy for Rural and Open Space Areas to future Review of the District Plan

In determining the rural landscape management framework, there are two stages in determining the regulatory framework that need to be considered, thus:

- Stage One - The first stage is to determine what information and values would determine the management areas – which for the purpose of this strategy are referred to as Rural Landscape Management Areas (RLMA). It is noted that the Rural Landscape Management Areas are not intended to be ‘zones’ but areas incorporating guidance for a level of development that will enable the landscape values of the rural area to be appropriately managed and which from a landscape perspective would feed into the formal District Plan review process.
- Stage Two - The second stage is to determine the configuration of the Rural Landscape Management Areas.
Stage One

In relation to Stage One, as outlined earlier in this strategy, this strategy has been informed by three terms of reference – Biophysical, Community Catchments, and Important Values.

While rural landscape management areas based on community catchment (Identify Areas) would have the benefit of reflecting the community and specific landscape features of a defined area, the number of Identify Areas (16) and repetition of biophysical elements within each catchment would mean there would be repetition of provisions. Such an approach is not efficient.

Rural landscape management areas based on important values would only address those areas identified as Outstanding Natural Features or Special Amenity Landscapes. The identification of rural landscape management areas based on these values would mean a large area of the rural landscape would not be incorporated within a management framework.

Rural landscape management areas based on biophysical elements would have the benefit of reflecting the predominant and underlying biophysical features (being predominantly slope and elevation). When combined with Important Values, this would provide a simple and responsive means of determining rural landscape management areas.

On this basis, rural landscape management areas based on biophysical elements would be the more workable and appropriate approach for determining what information and values would inform the management areas.

Stage Two

Having determined what values would inform the management areas, the second stage relates to applying the guidelines into practical rules that can be included in the District Plan. Options for this may include going to a two-zone model. The logical approach in this regard is to opt to group Landscape Character Types together as well as to group landscape features together. The following four options have been identified and evaluated to determine the most appropriate way(s) to achieve the proposed outcomes and principles for land use activities in the rural landscape.

- Option 1: Provide for one Rural Landscape Management Area (RLMA) which covers the entire rural environment and an ONF/SAL Overlay (similar to the existing District Plan zoning approach for the rural zone).
- Option 2: Provide for one RLMA which covers the entire rural environment and provide for the five Landscape Character Types and SAL/ONF as respective overlays.
- Option 3: Provide for dual or multiple RLMA’s over the rural environment incorporating the five Landscape Character Types and provide for the SAL/ONF areas as overlays.
- Option 4: Adopt Option 3 but provide the SAL/ONF overlay as a further separate rural landscape management area (RLMA).

Option Evaluation

An evaluation of the four options is provided in the appendices to this document. Based on this, it is considered the approach of two RLMA’s and a series of overlays comprising ONF’s and SAL’s (Option 3) may be the most appropriate way to achieving the outcomes and principles for rural landscape management.

The above approach provides a simple management framework that reflects the main suggestions for managing the various Landscape Character Types. This approach recognises the type of development that can be absorbed within the landscapes prevailing in lower and upper slopes and elevated areas. The use of overlays enables those particular areas with specific features to be identified where appropriate specific standards can be applied. This enables appropriate recognition that where a site contains an Outstanding Natural Feature area or Special Amenity Landscape area, there will be other aspects to consider, and therefore greater discretion may be required in considering potential landscape changes.

Based on this approach, the specific features of a potential rural landscape management framework for future District Plan provisions are proposed as follows:
Porirua Landscape Management Strategy for Rural and Open Space Areas

- Valley floor and foothills (comprising Landscape Character Types 1 & 2)
- Steeper upper slopes, elevations and hilltops and ridgelines (comprising Landscape Character Types 3 & 4)
- SAL Overlay
- Inner Harbour Influence +SAL Overlay
- ONF Overlay

9.4 Recommended Standards

Following on from the recommended Rural Landscape Management Areas framework (and not withstanding other issues and constraints including hazards, access, servicing, heritage and infrastructure) the following activities have been included in suggesting potential standards to accompany the District Plan management framework for the rural landscape because these are the activities that predominately influence landscape. Activities such as building, parcel size/ownership and the type of rural activity are the things that predominantly influence landscape in rural areas:

- Subdivision (which for rural lifestyle development should be linked to requirement to appropriately revegetate or retire land to enhance rural landscape values)
- Rural dwellings
- Buildings associated with rural activities
- Earthworks
- Plantation forestry
- Non-rural activities

Rural activities such as primary production including farming have not been included as it is anticipated such activities would be provided for in any future rural zone.

Network Utilities will be subject to a separate Plan Change process. Nevertheless the principle acknowledged in this strategy in relation to exiting network utilities is that such existing utilities should be enabled to continue.

The following table outlines the recommended standards - Table 3. Recommended District Plan Standards, for the respective Rural Landscape Management Areas (being Valley floors and foothills; Steeper upper slopes and hilltops and ridgelines; Special Amenity Landscapes; Inner Harbour Influence and Special Amenity Landscapes; and Outstanding Natural Features.

An evaluation of the management framework and activities is provided in Section 10.2.
### Activities

<table>
<thead>
<tr>
<th>Activities</th>
<th>Valley floor and foothills (Landscape Character Area Types 1 and 2)</th>
<th>Steeper upper slopes and hilltops and ridgelines (Landscape Character Area Types 3 &amp; 4)</th>
<th>Special Amenity Landscapes (SAL)</th>
<th>Inner Harbour Influence and Special Amenity Landscapes (SAL)</th>
<th>Outstanding Natural Features (ONF)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Subdivision</strong></td>
<td>Subdivision of lots should have 2.5ha minimum average with 1ha min lot size. This type of rural lifestyle subdivision should be encouraged to re-vegetate or retire land in order to gain enhancement of rural landscape amenity from allowing more intense subdivision. Protection of outstanding natural features, identified ecosites or appropriate established vegetation may also be considered as triggers for subdivision entitlements. Smaller lots than this should be considered only on a case by case basis. Where there is an esplanade reserve to vest, subdivision of lots should have 2ha minimum average with 1ha min lot size. <strong>Motukaraka Point and Pauatahanui Village</strong> For the existing small residential sites at Motukaraka Point and Pauatahanui Village, there should be no further subdivision.</td>
<td>Subdivision of lots should have 4ha minimum average with 2ha min lot size. This type of rural lifestyle subdivision should be encouraged to re-vegetate or retire land in order to gain enhancement of rural landscape amenity from allowing more intense subdivision. Protection of outstanding natural features, identified ecosites or appropriate established vegetation may also be considered as triggers for subdivision entitlements. Smaller lots than this should only be considered on a case by case basis. The creation of smaller lots could be linked to incentives for the preservation of the landscape values e.g. covenants on lots on a case by case basis.</td>
<td>Refer to the suggested standards for the underlying Landscape Character Area. Because of the Special Amenity Landscape status, subdivision should be considered on a case by case basis taking into consideration the specification of identified building platforms and associated curtilage area for ancillary residential activities. Building platforms for dwellings and associated curtilage should accommodate a 30m diameter shape factor circle which is clear of building setbacks.</td>
<td>Refer to the suggested standards for the underlying Landscape Character Area.</td>
<td>Minimal subdivision is anticipated within Outstanding Natural Feature and that which does occur should be carefully assessed having regard to a range of matters including size, location and visibility on a case by case basis.</td>
</tr>
<tr>
<td><strong>Rural Dwellings</strong></td>
<td>Dwellings and related accessory buildings should be allowed subject to suggested standards including:</td>
<td>Dwellings and related accessory buildings should be allowed subject to suggested standards including:</td>
<td>Dwellings and related accessory buildings should be allowed subject to suggested standards</td>
<td>Dwellings and related accessory buildings should be allowed subject to suggested standards</td>
<td>Any dwellings should be carefully assessed in terms of their location</td>
</tr>
</tbody>
</table>
### Activities

<table>
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<tr>
<th>Valley floor and foothills (Landscape Character Area Types 1 and 2)</th>
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<th>Inner Harbour Influence and Special Amenity Landscapes (SAL)</th>
<th>Outstanding Natural Features (ONF)</th>
</tr>
</thead>
</table>
| • A maximum height of 10m; • A setback requirement from all yards of 5m; • A maximum site coverage of 500m² with the maximum coverage area of any one separate building being 350m². | • A maximum height of 10m; • A setback requirement from all yards of 5m; and • A maximum site coverage of 500m² with the maximum coverage area of any one separate building being 350m². | including • Where such dwelling sand accessory buildings are on lots under 40 ha in area, then the buildings should be situated within approved building platforms identified at the time of subdivision. • A maximum site coverage of 500m² with the maximum coverage area of any one separate building being 350m². • Setback requirement from all yards of 10m; • 20m setback from waterways and streams; • Buildings should have a non-reflective exterior comprising either natural cladding or low reflectively if painted to ensure appropriate provision of rural landscape values. (This may be expressed as guidance). Otherwise the construction of buildings in these areas may be considered on a case-by-case basis. Matters that will need to be considered are building density, height, bulk, location and impacts on the values these areas and visual effects on a case by case basis. | including • A maximum site coverage of 500m² with the maximum coverage area of any one separate building being 350m². • A maximum height of 6m; • A setback requirement from all yards of 10m; • A setback of 20m from MHWS; • Buildings should have a non-reflective exterior comprising either natural cladding or low reflectively if painted to ensure appropriate provision of rural landscape values. (This may be expressed as guidance). | | **Motukaraka Point and Pauatahanui Village**
For the existing small residential sites at Motukaraka Point and Pauatahanui Village, the following standards should apply:
• A limit of one dwelling per site.
• The maximum height of any dwelling or accessory building should be 8m;
• All buildings should be contained within an envelope determined by height recession plane receding at an angle of 45 degrees over the site, commencing at an elevation of 3m vertically above the site boundary;
• For the dwelling and accessory buildings in these areas, the maximum area of site covered by all buildings should be 30 percent of the total site area or 350m² whichever is the lesser;
• Setbacks of:
  • 5m from front yards,
  • 1.5m from side and rear yards,
  • 20m from MHWS. |
## Porirua Landscape Management Strategy for Rural and Open Space Areas

<table>
<thead>
<tr>
<th>Activities</th>
<th>Valley floor and foothills (Landscape Character Area Types 1 and 2)</th>
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<th>Inner Harbour Influence and Special Amenity Landscapes (SAL)</th>
<th>Outstanding Natural Features (ONF)</th>
</tr>
</thead>
</table>
| Rural Buildings | Buildings associated with rural activities and structures should be allowed subject to suggested standards including:   
• A maximum height of 10m;   
• A setback requirement from all yards of 5m - for buildings with a site area coverage exceeding 10m²;   
• A combined total coverage area of 500m² for rural related buildings within a site for sites smaller than 4 ha in area,   
• A combined total site coverage of 1,000m² for rural related buildings within a site greater than 4ha in area.  
Network Utility Structures would be addressed in the Network Utility Review of District Plan provisions | Buildings associated with rural activities and structures should be allowed subject to suggested standards including:   
• A maximum height of 10m;   
• A setback requirement from all yards of 5m - for buildings with a site area coverage exceeding 10m²;   
• A combined total coverage area of 1,000m² for rural related buildings within a site.  
Network Utility Structures would be addressed in the Network Utility Review of District Plan provisions | The construction of buildings in these areas may be considered on a case-by-case basis. Matters that will need to be considered are building density, height, bulk, location and impacts on the values these areas contribute to city wide landscape amenity. The following suggested standards could apply:   
• Setback requirement from all yards of 10m;   
• A 20m setback from waterways;   
• Buildings and structures should have a non-reflective exterior comprising either natural cladding or low reflectively if painted to ensure appropriate provision of rural landscape values. (This may be expressed as a standard or as guidance). | The suggested standards for the underlying Landscape Character Area would apply except that the following standards should apply to those areas also subject to an inner harbour influence SAL:   
• A maximum height of 6m;   
• A setback requirement from all from yards of 10m - for buildings with a site area coverage exceeding 10m²;   
• A 20m setback from MHWS;   
• Buildings and structures should have non-reflective exterior comprising either natural cladding or low reflectively if painted to ensure appropriate provision of rural landscape values. (This may be expressed as a standard or as guidance). | Any buildings or structures should be carefully assessed in terms of their location and visual effects on a case by case basis. |
| Earthworks | Earthworks should be allowed where cut or fill is less than 1.5m high and doesn’t exceed a maximum area of earthworks of 3,000m².  
The maximum width of any internal farm access roads and tracks. | Earthworks should be allowed where cut or fill is less than 1.5m high and doesn’t exceed a maximum area of earthworks of 1,000m² and are situated at least 20m away from waterways.  
The maximum width of any internal farm access roads and tracks. | Earthworks should be allowed where cut or fill is less than 1.5m high and doesn’t exceed a maximum area of earthworks of 500m².  
The maximum width of any internal farm access roads and tracks. | Earthworks should be allowed where cut or fill is less than 1.5m high and doesn’t exceed a maximum area of earthworks of 500m².  
The maximum width of any internal farm access roads and tracks. | Any earthworks would need to be carefully assessed in terms of their location and visual effects on a case by case basis. |
### Valley floor and foothills (Landscape Character Area Types 1 and 2)
- Access roads and track should be 5m
- Internal farm access roads and track should be 5m

### Steeper upper slopes and hilltops and ridgelines (Landscape Character Area Types 3 & 4)
- Internal farm access roads and track should be 5m

### Special Amenity Landscapes (SAL)
- Plantation forestry should not be restricted because of its prevalence in the district, and harvesting is anticipated in any event.
- Non rural activities (excluding Network Utilities) should be carefully assessed on a case by case basis.

### Inner Harbour Influence and Special Amenity Landscapes (SAL)
- Plantation forestry should not be restricted because of its prevalence in the district, and harvesting is anticipated in any event.
- Non rural activities (excluding Network Utilities) should be carefully assessed on a case by case basis.

### Outstanding Natural Features (ONF)
- Plantation forestry and harvesting of it should be carefully assessed in terms of location and visual effects on a case by case basis.
- Non rural activities (excluding Network Utilities) should be carefully assessed on a case by case basis.

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**Table 3. Recommended District Plan Standards**
10 Management Toolbox

10.1 General Management Principles

The general management principles to adhere to landscape outcomes within Landscape Identity Areas according to Landscape Character Types are as follows:

1 Generally, the valley floors and low foothills of the rural landscape have the greatest ability to absorb or conceal landscape change. The more gentle slopes are easier to build on, with less earthworks being required, Therefore development within these areas will have relatively minor impacts on rural landscape character. Screening is also generally more effective in these locations. However, any additional structures should minimise the impact of structures on the rural character. In this regard, it is important to maintain the community’s aspirations of an uncluttered low-density rural landscape environment, where natural attributes predominate and built structures are well integrated into the landscape. Landscape change issues will tend to be ones of ‘immediacy’, in terms of what is happening in the immediate vicinity, as opposed to what is happening in the wider landscape. Rural lifestyle development should be encouraged to appropriately revegetate or retire rural land to enhance rural landscape values. Protection of appropriate landscape features, such as identified ecosites, could be an appropriate alternative to re-vegetation or retirement of land in this regard.

2 In terms of the mainly foothills and rolling tops, as slope and elevation increases, the effects of development may be less able to be absorbed or internalised (i.e., contained) within the site. Such effects could be increasingly significant as slope and elevation (and therefore visibility increases). As such, whilst the higher foothills may have some development potential, open space encroachment may be need to be more carefully considered in order to ensure that rural open-space landscape character is not compromised. Rural lifestyle development should be encouraged to appropriately revegetate or retire rural land to enhance rural landscape values. Protection of appropriate landscape features, such as identified ecosites, could be an appropriate alternative to re-vegetation or retirement of land in this regard.

3 The steeper upper slopes and elevations are the most visually predominant landform within the rural environment and are the most erosion-prone. Development within this Landscape Character Type is typically more severely constrained by access and the generally higher degree of visual prominence. These upper slopes and elevations are often part of the backdrop to views from further afar around Porirua, particularly when seen from publicly accessible places or from within residential areas. As such, it is more difficult to conceal landscape changes within these areas and there is a higher risk of adverse effects on the landscape. Therefore these areas will generally require a higher degree of intervention to achieve landscape outcomes that appropriately reflect the landscape values of these areas. Rural lifestyle development should be encouraged to appropriately revegetate or retire rural land to enhance rural landscape values. Protection of appropriate landscape features, such as identified ecosites, could be an appropriate alternative to re-vegetation or retirement of land in this regard.

4 The hilltops, ridgelines and significant spurs are at the head of the catchments and are visually prominent, forming the skyline for many places within Porirua. Some types of development within these Landscape Character Types may be more intrusive/noticeable than others. Land use changes that interrupt the visual coherence of the hilltops, ridgelines, prominent spurs and skylines should be carefully managed. In terms of managing change within the landscape, the emphasis should be on limiting structures, except in special cases where there is a clear net benefit to the ecology and rural character of an area, in order to ensure that the visual integrity and visual coherence of ridgelines and skyline areas are maintained. The visual effects of infrastructure development within these more elevated areas should carefully be considered on a case by case basis, in order to ensure that cumulative effects of such developments on the landscape qualities of these areas is appropriately managed. Rural lifestyle development should be encouraged to appropriately revegetate or retire rural land to enhance rural landscape values. Protection of appropriate landscape features, such as identified ecosites, could be an appropriate alternative to re-vegetation or retirement of land in this regard.
5 **Streams, wetlands, and tidal areas** are part of a wider system of catchment waterways that ultimately feed into the harbour and contribute to its water quality. Recognition of the natural values of wetlands, including their ecological health and resistance, should be a priority in considering any regime for managing land use and development. Particular emphasis should be on encouraging appropriate riparian planting, appropriate re-vegetation of gullies to enhance natural values and character, as well as incorporating waterways into open space networks and ecological corridors.

6 For those areas identified as an **outstanding natural feature** or **special amenity landscape**, there should be greater controls on those activities and development that has the potential to degrade the landscape values of these areas. For some areas in private ownership, the long-term strategy could include acquisition where appropriate into the City’s reserve network, or partnering with land owners.

A summary of the potential landscape management tools (‘the toolbox’) that could be applied to the landscape of Porirua’s rural environment is presented in the following section. As previously noted, recommended District Plan provisions are indicative only and the development of specific regulatory tools would be subject to the District Plan review and consultation process.

### 10.2 The Landscape Management Toolbox

<table>
<thead>
<tr>
<th><strong>Landscape Character Type</strong></th>
<th><strong>Overview and Tools</strong></th>
</tr>
</thead>
</table>
| **Valley floors and low foothills** | The valley floors and low foothills are mostly flat to gently sloping (less than 15°) landforms. These landforms generally contain the greatest concentration of existing rural residential development. Generally these areas have restricted visual accessibility because of existing vegetation. These areas may adjoin or contain land/water edges along waterways and coastal edges which increase their visibility and importance.

Generally, the valley floors and low foothills have the greatest ability to absorb or conceal landscape change at the broad scale of each landscape area in which these types are situated. In this regard, the more gentle slopes are easier to build on, with fewer earthworks required and, therefore, relatively low impacts on rural character. It is also easier to screen effectively any buildings or other structures.

In Type 1 areas landscape issues may be more focused on the potential impact of development on amenity values of immediately adjoining sites, rather than the impact of development on wider landscape values (although the latter may still be of some concern).

Accordingly, development guidance may be more a matter of how to effectively screen adjoining development or ensure adequate privacy and seclusion, as well as maintaining the community’s aspirations of an uncluttered, relatively low density rural environment where natural attributes are predominant and built structures are well integrated into the landscape. There is the potential for smaller rural sized lots in appropriate areas, particularly where accompanied by landscape protection measures for more valuable landscapes. The nature of the development should reflect the particular nuances of the local rural character.

The following tools could provide a management framework in which rural activities could continue, while opportunities can be provided for subdivision and other forms of development in a manner that avoids or mitigates the effects on the landscape.

**Key Tools**

The main regulatory tools would be through the District Plan.

- Rural activities, particularly primary production and pastoral activities (including associated structures and buildings) could be enabled through a permissive plan framework where activities are enabled subject to meeting specific standards which ensure certainty of landscape outcomes for the important landscape qualities of these areas. In particular buildings associated with rural activities could be allowed subject to suggested standards including:
  - a maximum height of 10m;
Porirua Landscape Management Strategy for Rural and Open Space Areas

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<tr>
<th>Landscape Character Type</th>
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<td>Earthworks could generally be permitted where the cut or fill is less than 1.5m high and doesn’t exceed a maximum area of earthworks of 3000sq m.</td>
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<td>Buildings should have a non-reflective exterior comprising either natural cladding or low reflectively if painted to ensure appropriate provision of rural landscape values. (This may be expressed as guidance).</td>
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<td>For the existing small residential sites at Motukaraka Point and Pauatahanui Village, the following standards should apply:</td>
</tr>
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<td>A limit of one dwelling per site.</td>
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<td>The maximum height of any dwelling or accessory building should be 8m;</td>
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<tr>
<td></td>
<td>All buildings should be contained with an envelope determined by height recession plane receding at an angle of 45 degrees over the site, commencing at an elevation of 3m vertically above the site boundary;</td>
</tr>
<tr>
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<td>For the dwelling and accessory buildings in these areas, the maximum area of site covered by all buildings should be 30 percent of the total site area or 350m² whichever is the lesser;</td>
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<tr>
<td></td>
<td>Set backs of:</td>
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<td></td>
<td>5m from front yards,</td>
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<td></td>
<td>1.5m from side and rear yards,</td>
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</tbody>
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Further restrictions on earthworks may also apply to SAL areas with a reduced maximum area of 500sq m. Internal farm access tracks could have their own standards.

Dwellings associated with a rural activity could be enabled. The number of dwellings (including farm workers accommodation) that may be permitted on a site may be determined by the size of the site and size and number of dwellings. Such standards could reflect those of rural activities (refer above) in terms of height, setbacks, and earthworks. A maximum site coverage will also be appropriate of 500m² with the maximum coverage area of any one separate building being 350m². For those areas identified within SAL’s, the following
### Landscape Character Type

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<td>standards could be appropriate:</td>
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<tr>
<td>2. a front, rear and side yard setback of 10m;</td>
</tr>
<tr>
<td>3. and a 20m setback from MHWS, may apply.</td>
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<td>Plantation forestry is prevalent throughout the rural area and is part of the rural landscape character. As a consequence, harvesting of plantation forestry is also expected from time to time. Therefore in this context, trying to control harvesting from a visual point of view is challenging and the necessity of managing this to achieve landscape outcomes is questionable and may not be practicable. From the aspect of managing sedimentation and road maintenance, some control over harvesting of plantation forestry may be practical, but these aspects are not being considered under this strategy. They will be dealt with separately in the subsequent District Plan review.</td>
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<tr>
<td>The suggested standard for subdivision lots could be a 2ha minimum average (with a 1ha min lot size) where there is an esplanade reserve to vest. Opportunities may exist to incentivise landscape benefits by linking subdivision entitlements to re-vegetation or landscape protection opportunities. Subdivision opportunities may include residential farm or forest park development requirements. Consideration should be given to measures such as clustering techniques; allotment dimensions, shape requirements, frontages and distances between entrances in order to appropriately manage landscape outcomes. As part of the subdivision process, smaller lots may only be considered on a case by case basis. Differing standards could apply to Pauatahanui Village and Motukaraka Point for both subdivision and dwellings.</td>
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<td>Associated with subdivision, as part of the strategy of enhancing the landscape, Council may explore the option of using financial contributions taken as part of a subdivision for landscape enhancement works including re-vegetation of slopes and elevations and protection of river margins. In any event the entitlement to undertake rural lifestyle subdivision should be encouraged for appropriate re-vegetation or retirement of land, in order to accrue landscape enhancement benefits from such intensification. Protection of appropriate landscape features, such as identified ecosites, could be an appropriate alternative to re-vegetation or retirement of land in this regard.</td>
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<tr>
<td>Notwithstanding other development issues (such as servicing and natural hazards), from a landscape perspective there is potential for peri-urban development within the valley floor and low foothills. This is subject to consideration of effects and mitigation measures. Matters of assessment could relate to:</td>
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<td>1. Prominence and visibility of the landscape;</td>
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<td>2. Proposed development density;</td>
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<td>3. Nature of the existing rural character;</td>
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<tr>
<td>7. Building placement within the natural landform;</td>
</tr>
<tr>
<td>8. Relationship to the existing natural landform and vegetation patterns; and</td>
</tr>
<tr>
<td>Any development near waterways and the coastal edge should require careful consideration of the effects on the relationship between the open space and built form near the land/water edge. Such development in the vicinity of such areas should be managed through activity controls and setback and density standards.</td>
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</table>
### Landscape Character Type

#### Overview and Tools

- Non-rural activities (excluding Network Utilities) could be controlled through the District Plan regulatory framework and considered on a case by case basis, with consideration of landscape effects and mitigation measures relating to prominence, visibility, density, screening, rural character, privacy and access.
- Network utilities will be addressed through a separate Plan Change review process. Nevertheless maintenance of existing network utilities, including trimming of nearby vegetation undertaken by network utility operators, should be allowed to continue, as existing network utilities are part of the rural landscape.
- More restrictive District Plan controls could apply to Outstanding Natural Landscape Features. Minimal subdivision is anticipated and should be carefully assessed and considered on a case by case basis, as should plantation forestry and earthworks within ONF's. Structures and development within these areas should be evaluate don a case by case basis. In particular, matters that should be taken into consideration include:
  - The prominence and/or visibility and/or scale of the site;
  - Site suitability;
  - Development density;
  - The complexity of the landscape;
  - The extent to which amenity values and natural resources are protected and/or enhanced;
  - The level of naturalness/intactness/natural processes;
  - Whether the development could change the use of the affected land;
  - The cultural expectations and public perceptions about the particular landscape.

A range of non-regulatory tools could be applied to valley floors and low foothills, including:

- Use of guidelines to provide information on building form, styles and materials that would be compatible with the landscape.
- Advocacy – Council working with landowners. For example, the provision of qualified and experienced Council staff or consultants available to assist landowners; field days and discussion groups; restoration planting workshops; seminars and lectures, and development of a walkway or open space network.
- Working with individual landowners or groups of landowners with Landcare Trust support. Voluntary planting in reserves as well as weed and pest control.
- Working with landowners catchment management plans and riparian planting
- Education – provision of information on good landscape management techniques.
- Active financial assistance with landscape management. This may include for example, assistance to community care groups; or at a more site specific level, to encourage landscape enhancement and good practice subdivision by assistance with fencing costs for protecting natural features or riparian margins; weed and pest management costs; covenanting costs; rating relief for covenanted land; planting costs or the provision of plant stock; resource consent fee waivers; and land purchase for areas of particular significance to the community.

Other measures such as rates relief and protective covenants may also be something considered on a case by case basis.

### 2 Mainly foothills and rolling tops

The mainly foothills and rolling tops (slopes between 15-25º) generally look like “rolling country” and contain low foothills with many spurs and valleys resulting from the folded and corrugated landform. Generally land use is visually contained within the various valleys in these areas. Typically the landscape contains pasture land and localised pockets of native vegetation, particularly in the gullies, with occasional structures interspersed in areas where building platforms can be conveniently located. Land use is
Landscape Character Type

Overview and Tools

Typically low density, although opportunities could exist to conceal structures within the valleys and hills.

As slope and elevation increases, the effects of development may be less able to be absorbed or internalised (contained within the site), as the land’s visibility increases and greater earthworks are needed to accommodate building platforms and tracks. Accordingly, structures may have potential for adverse effects (associated with earthworks required for access and buildings platforms, visual prominence, water runoff and soil erosion) that may not be able to be readily avoided, especially in more exposed areas. Exceptions may be where structures and development is otherwise visually-concealed by large mature vegetation or the presence of encircling hills, spurs or ridges. Such potential adverse effects on landscape character could be increasingly significant as slope and elevation, and therefore visibility, increases. Therefore, while the mainly foothills have some development potential, structures within this type may need to be sited and designed more carefully than in Type 1 areas, and possibly supplemented with screening, in order to ensure that rural landscape character is not inappropriately compromised.

The following tools could provide a management framework in which rural activities could continue, while opportunities can be provided for subdivision and other forms of development in a manner that avoids or mitigates the effects on the landscape.

Key Tools

The main regulatory tool would be through the District Plan.

- Rural activities, particularly primary production and pastoral activities (including associated structures and buildings) could be enabled through a permissive plan framework where activities are enabled subject to meeting specific standards which ensure certainty of landscape outcomes for the important landscape qualities of these areas. In particular buildings associated with rural activities could be allowed subject to suggested standards including:
  - A maximum height of 10m;
  - A setback requirement from all yards of 5m;
  - A combined total coverage area of 500m² for rural related buildings within a site for sites smaller than 4 ha in area,
  - A combined total site coverage of 1,000m² for rural related buildings within a site for sites greater than 4ha in area.

- Earthworks could generally be permitted where the cut or fill is less than 1.5m high and doesn’t exceed a maximum area of earthworks of 3000sq m.

- Dwellings and related accessory buildings should be allowed subject to suggested standards including:
  - A maximum height of 10m;
  - A setback requirement from all yards of 5m;
  - A maximum site coverage of 500m² with the maximum coverage area of any one separate building being 350m².

- Dwellings and related accessory buildings within Harbour SALs should be allowed subject to suggested standards including
  - A maximum site coverage of 500m² with the maximum coverage area of any one separate building being 350m².
  - A maximum height of 6m;
  - A setback requirement from all yards of 10m;
  - A setback of 20m from MHWS;
  - Buildings should have a non-reflective exterior comprising either natural cladding or low reflectively if painted to ensure appropriate provision of rural landscape values. (This may be expressed as guidance).
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<td>- Advocacy – Council working with landowners. A form of advocacy could include the provision of qualified and experienced Council staff or consultants available to assist landowners; field days and discussion groups; restoration planting workshops; seminars and lectures, and development of a walkway or open space network.</td>
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<td>Other measures such as rates relief and protective covenants may also be something considered on a case by case basis.</td>
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3 Steeper Upper Slopes

The upper hill slopes and coastal escarpments of Porirua’s rural landscape are characterised by steep elevated slopes that rise up towards the higher hilltops and ridgelines, generally comprised of slopes over 25°. Vegetation on the upper hill-slopes and coastal escarpments includes a mixture of pasture, scrubland (reverting from former pasture) and small woodlots. Some parts are also covered in pine plantations, reflecting...
## Landscape Character Type

The limited capability to utilise the land in this type

The steepest slopes and valley sides are the most predominant landform within the rural environment and are the most erosion-prone. The main land use is stock grazing, with some plantation forestry. Development within this character type is more-severely constrained by access and the potentially high degree of visual prominence compared to other Landscape Character Types. These upper slopes are often the backdrop to views from around Porirua, particularly from residential areas and from state highways and other main roads and public places. As such, it is difficult to conceal significant landscape changes in these Type 3 areas unless specific opportunities exist for stable building platforms and access without significant earthworks, whereby structures can remain generally concealed from view. Any form of non-rural development could pose a higher risk of creating adverse effects in the landscape.

### Key Tools

The main regulatory tools would be through the District Plan.

- Rural activities, particularly primary production and pastoral activities (including associated structures and buildings) could be enabled through a permissive plan framework. Such activities would be enabled subject to meeting specific standards which ensure certainty of landscape outcomes for the important landscape qualities of these areas. In particular buildings associated with rural activities could be allowed subject to suggested standards including:
  - a maximum height of 10m;
  - a setback requirement from all yards of 5m;
  - and a combined total coverage area for rural related buildings within a site of 1000sq m.

- Earthworks above a certain threshold (for example over 1.5m in height cut or fill and exceeding a maximum area of 1000m², or within 20m away from watercourses) could require resource consent.

- For those areas also identified within SAL's, dwellings and related accessory buildings should be allowed subject to suggested standards including
  - Where such dwellings and accessory buildings are on lots under 40 ha in area, then the buildings should be situated within approved building platforms identified at the time of subdivision.
  - A maximum site coverage of 500m² with the maximum coverage area of any one separate building being 350m².
  - Setback requirement from all yards of 10m;
  - 20m setback from waterways and streams;
  - Buildings should have a non-reflective exterior comprising either natural cladding or low reflectively if painted to ensure appropriate provision of rural landscape values. (This may be expressed as guidance).

- Otherwise the construction of buildings in these areas may be considered on a case-by-case basis. Matters that will need to be considered are building density, height, bulk, location and impacts on the values these areas contribute to city wide landscape amenity.

- Plantation forestry is prevalent throughout the rural area and is part of the rural landscape character. As a consequence, harvesting of plantation forestry is also expected from time to time. Therefore in this context, trying to control harvesting from a visual point of view is challenging and the necessity of managing this to achieve landscape outcomes is questionable and may not be practicable. From the aspect of managing sedimentation and road maintenance, some control over harvesting of plantation forestry may be practical, but these aspects are not being considered under this strategy. They will be dealt with separately in the
subsequent District Plan review.

- For those areas also identified within SAL’s, the construction of buildings may be considered on a case by case basis. Matters to be considered are building density, height, bulk, location and impacts on the values these areas contribute to citywide landscape amenity. The following standards could also apply:
  - a reduced maximum height of 6m;
  - a front, rear and side yard setback of 10m;
  - and a 20m setback from MHWS, may apply.

Further restrictions on earthworks may also apply to SAL areas with a reduced maximum area of 500sq m. Internal farm access tracks could have their own standards.

- Dwellings associated with a rural activity could be enabled. The number of dwellings (including farm workers accommodation) that may be permitted on a site may be determined by the size of the site and size and number of dwellings. Such standards include:
  - include a maximum height of 10m; a
  - setback requirement from all yards of 5m;
  - and a maximum site coverage of 500m² with the maximum coverage area of any one separate building being 350m².

For those areas identified within SAL’s, the following standards could be appropriate:

- a reduced maximum height of 6m within Harbour SALs;
- a front, rear and side yard setback of 10m;
- and a 20m setback from MHWS, may apply.

Within SAL’s buildings should also have a non reflective exterior comprising either natural cladding or low reflectivity if painted to ensure appropriate provision of rural landscape values. This may be a matter for design guidance (rather than regulation in district plan provisions).

- The suggested standard for subdivision lots could be a 4ha minimum average with a 2ha min lot size. Opportunities may exist to incentivise landscape benefits by linking subdivision entitlements to re-vegetation or landscape protection opportunities. Subdivision opportunities may include residential farm or forest park development requirements. Consideration should be given to measures such as clustering techniques; allotment dimensions, shape requirements, frontages and distances between entrances in order to appropriately manage landscape outcomes. As part of the subdivision process, smaller lots may only be considered on a case by case basis.

Within SAL’s subdivision could also be considered on a case by case basis taking into consideration the specification of identified building platforms and associated curtilage for ancillary residential activities. Building platforms for dwellings should be able to accommodate a 30m diameter shape factor circle which is clear of setbacks.

- Associated with subdivision, as part of the strategy of enhancing the landscape, Council may explore the option of using financial contributions taken as part of a subdivision for landscape enhancement works including re-vegetation of slopes and protection of river margins. In any event the entitlement to undertake rural lifestyle subdivision should be encouraged for appropriate re-vegetation or retirement of land, in order to accrue landscape enhancement benefits from such intensification. Protection of appropriate landscape features, such as identified ecosites, could be an appropriate alternative to re-vegetation or retirement of land in this regard.

- Notwithstanding other development issues (such as servicing and natural hazards) from a landscape perspective development within the steeper upper slopes would be subject to consideration of effects and mitigation measures
### Landscape Character Type

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A key consideration in the assessment of development and activities would be the compatibility with rural character and the visual effects of structures and access.

- Non-rural activities (excluding Network Utilities) should be controlled through the District Plan regulatory framework and considered on a case by case basis, with consideration of landscape effects and mitigation measures relating to prominence, visibility, density, screening, rural character, privacy and access.

- Network utilities will be addressed through a separate Plan Change review process. Nevertheless maintenance of existing network utilities, including trimming of nearby vegetation undertaken by network utility operators, should be allowed to continue, as existing network utilities are part of the rural landscape.

- More restrictive District Plan controls could apply to Outstanding Natural Landscape Features. Minimal subdivision is anticipated and should be carefully assessed and considered on a case by case basis, as should plantation forestry and earthworks within ONF’s. Structures and development within these areas should be evaluated on a case by case basis. In particular, matters that should be taken into consideration include:
  - The prominence and/or visibility and/or scale of the site;
  - Site suitability;
  - Development density;
  - The complexity of the landscape;
  - The extent to which amenity values and natural resources are protected and/or enhanced;
  - The level of naturalness/intactness/natural processes;
  - Whether the development would change the use of the affected land;
  - The cultural expectations and public perceptions about the particular landscape.

Other potential regulatory tools include:

- Protective covenants on Property pursuant to S108 or 221 of the RMA
- Reserve Management Plans in terms of the Reserves Act 1977
- Conservation Management Plans in terms of the Conservation Act 1987
- Queen Elizabeth II National Trust Open Space Covenants

A range of non-regulatory tools could be applied to the steep slopes and elevations and valley sides, including:

- Use of guidelines to provide information on building form, styles and materials that would be compatible with the landscape.
- Advocacy – Council working with landowners. A form of advocacy may include the provision of qualified and experienced Council staff or consultants available to assist landowners; field days and discussion groups; restoration planting
### Landscape Character Type

<table>
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<tr>
<th><strong>Overview and Tools</strong></th>
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<tr>
<td>Workshops; seminars and lectures, and development of a walkway or open space network.</td>
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<tr>
<td>• Working with individual landowners or groups of landowners with Landcare Trust support. Voluntary planting schemes in reserves, as well as weed and pest control.</td>
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<tr>
<td>• Working with landowner’s catchment management plans and riparian planting, particularly along gullies.</td>
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<tr>
<td>• Education – provision of information on good landscape management techniques</td>
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<tr>
<td>• Active financial assistance with landscape management for example, assistance to community care groups; or at a more site specific level, to encourage landscape enhancement and good practice subdivision by assistance with fencing costs for protecting natural features or riparian margins; weed and pest management costs; covenanting costs; rating relief for covenanted land; planting costs or the provision of plant stock; resource consent fee waivers; and land purchase for areas of particular significance to the community</td>
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<tr>
<td>• Rates relief for landscape protection of select valuable areas.</td>
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<td>• Landscape management agreements with landowners</td>
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### 4 Hilltops, ridgelines and significant spurs

The hilltops, ridgelines and spurs of the rural landscape are the highest areas within the rural landscape and are visually prominent. These areas tend to form the uppermost visual edges of the Landscape Identity Areas and in many instances also coincide with the landscape horizon when seen from the harbour inlets or the coastal area. The landform in Type 4 areas is mostly undeveloped except for pasture and plantation forestry, interspersed with occasional remnant shelterbelts, and occasional existing telecommunication aerial masts, electricity transmission lines and pylons. This pattern of land use is largely due to natural constraints such as elevation, limited access and exposure to wind.

Some types of development could be more intrusive/noticeable than others in these areas. Land use changes that interrupt the visual coherence of the hilltops, ridgelines, prominent spurs and skyline should be discouraged.

In terms of managing change within the landscape, the emphasis should be on limiting structures and earthworks except in cases where there is a clear net benefit to the ecology and rural character of an area. This would help to ensure that the visual integrity and visual coherence of the ridgelines and hilltops are maintained. Rural activities, in particular pastoral activities and plantation forestry, should be permitted.

The following tools provide a framework in which from a landscape perspective, rural activities would be permitted. Plantation forestry could also be permitted, subject to management of harvesting.

#### Key Tools

The main regulatory tools would be through the District Plan.

- Rural activities, particularly primary production and pastoral activities (including associated structures and buildings) and plantation forestry, could be enabled through a permissive plan framework. Activities would be enabled subject to meeting permitted activity standards which ensure certainty of landscape outcomes for the important landscape qualities of these areas. In particular buildings associated with rural activities could be allowed subject to suggested standards including:
  - a maximum height of 10m;
  - a setback requirement from all yards of 5m;
  - and a combined total coverage area for rural related buildings within a site of 1000sq m.
  - Earthworks above a certain threshold (for example over 1.5m in height cut or fill
Landscape Character Type | Overview and Tools
---|---

- Plantation forestry is prevalent throughout the rural area and is part of the rural landscape character. As a consequence, harvesting of plantation forestry is also expected from time to time. Therefore in this context, trying to control harvesting from a visual point of view is challenging and the necessity of managing this to achieve landscape outcomes is questionable and may not be practicable. From the aspect of managing sedimentation and road maintenance, some control over harvesting of plantation forestry may be practical, but these aspects are not being considered under this strategy. They will be dealt with separately in the subsequent District Plan review.
- For those areas also identified within SAL’s, dwellings and related accessory buildings should be allowed subject to suggested standards including:
  - Where such dwelling sand accessory buildings are on lots under 40 ha in area, then the buildings should be situated within approved building platforms identified at the time of subdivision.
  - A maximum site coverage of 500m² with the maximum coverage area of any one separate building being 350m².
  - Setback requirement from all yards of 10m;
  - 20m setback from waterways and streams;
  - Buildings should have a non-reflective exterior comprising either natural cladding or low reflectively if painted to ensure appropriate provision of rural landscape values. (This may be expressed as guidance).
- Otherwise the construction of buildings in these areas may be considered on a case-by-case basis. Matters that will need to be considered are building density, height, bulk, location and impacts on the values these areas contribute to city wide landscape amenity.

The following standards could also apply:
- Further restrictions on earthworks may also apply to SAL areas with a reduced maximum area of 500sq m. Internal farm access tracks could have their own standards.
- The suggested standard for subdivision lots could be a 4ha minimum average with a 2ha min lot size. Opportunities may exist to incentivise landscape benefits by linking subdivision entitlements to re-vegetation or landscape protection opportunities. Subdivision opportunities may include residential farm or forest park development requirements. Consideration should be given to measures such as clustering techniques; allotment dimensions, shape requirements, frontages and distances between entrances in order to appropriately manage landscape outcomes. As part of the subdivision process, smaller lots may only be considered on a case by case basis.
- Within SAL’s subdivision should also be considered on a case by case basis taking into consideration the specification of identified building platforms and associated curtilage for ancillary residential activities. Building platforms for dwellings should be able to accommodate a 30m diameter shape factor circle which is clear of setbacks.
- Associated with subdivision, as part of the strategy of enhancing the landscape, Council may explore the option of using financial contributions taken as part of a subdivision for landscape enhancement works including re-vegetation of slopes and protection of river margins. In any event the entitlement to undertake rural lifestyle subdivision should be encouraged for appropriate re-vegetation or retirement of land, in order to accrue landscape enhancement benefits from such intensification. Protection of appropriate landscape features, such as identified...
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<td>ecosites, could be an appropriate alternative to re-vegetation or retirement of land in this regard.</td>
<td>- Non-rural activities (excluding Network Utilities) should be controlled through the District Plan regulatory framework and considered on a case by case basis, with consideration of landscape effects and mitigation measures relating to prominence, visibility, density, screening, rural character, privacy and access.</td>
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<td>- Network utilities will be addressed through a separate Plan Change review process. Nevertheless maintenance of existing network utilities, including trimming of nearby vegetation undertaken by network utility operators, should be allowed to continue, as existing network utilities are part of the rural landscape.</td>
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<td>- More restrictive District Plan controls could apply to Outstanding Natural Landscape Features. Minimal subdivision is anticipated and should be carefully assessed and considered on a case by case basis, as would plantation forestry and earthworks within ONF’s. Structures and development within these areas should be evaluated on a case by case basis. In particular, matters that should be taken into consideration include:</td>
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<td>- The prominence and/or visibility and/or scale of the site;</td>
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<td>- Site suitability;</td>
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<td>- Development density;</td>
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<td>- The complexity of the landscape;</td>
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<td></td>
<td>- Advocacy – Council working with landowners. A form of advocacy could include the provision of qualified and experienced Council staff or consultants available to assist landowners; field days and discussion groups; restoration planting workshops; seminars and lectures, and development of a walkway or open space network.</td>
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<td>- Working with individual landowners or groups of landowners with Landcare Trust support. Voluntary planting scheme in reserves, as well as weed and pest control.</td>
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<td>- Working with landowners catchment management plans and riparian planting</td>
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<td></td>
<td>- Education – provision of information on good landscape management techniques.</td>
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<td></td>
<td>- Active financial assistance with landscape management. For example, assistance to community care groups; or at a more site specific level, to encourage landscape enhancement and good practice subdivision by assistance with fencing costs for protecting natural features or riparian margins; weed and pest management costs; covenanting costs; rating relief for covenanted land;</td>
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</table>
## Landscape Character Type

### Overview and Tools
- planting costs or the provision of plant stock; resource consent fee waivers; and land purchase for areas of particular significance to the community.
- Rates relief for landscape protection of select valuable areas.

### 5 Wetlands, streams and tidal areas

This landscape type includes natural wetlands, estuaries and tidal areas. Wetlands are part of a wider system of waterways that ultimately feed into the harbour and contribute to its water quality. Many wetlands are small and tightly enclosed and are not usually very visible, with the exception of Taupō Swamp alongside State Highway 1 and the Pauatahanui Wildlife Refuge.

However, the tidal areas and estuaries are usually part of the land/water edge which is a key focal point within the City’s landscape vistas. In this respect this landscape type can be very sensitive to change.

Many of the wetlands and tidal areas are in public ownership and thus are not directly susceptible to development pressure. Nevertheless, because of the high importance placed on their natural character and values, protecting and/or enhancing the ecological health and resilience of these areas should be a key priority of the management of this landscape type. Enhancement measures may include riparian planting and incorporating existing waterways into open space networks.

### Key Tools

A range of non-regulatory tools could be applied to wetlands, including:

- Working with individual landowners or groups of landowners with Landcare Trust support. Voluntary planting schemes in the reserves, as well as weed and pest control.
- Working with landowners on catchment management plans and riparian planting
- Use of guidelines to promote riparian planting and pest and weed control.
- Advocacy – Council working with landowners. A form of advocacy could include the provision of qualified and experienced Council staff or consultants available to assist landowners; field days and discussion groups; restoration planting workshops; seminars and lectures, and development of a walkway or open space network.
- Active financial assistance with landscape management for example, community care groups to enhance particular waterbodies.
- Active financial assistance upstream at a more site specific level to reduce runoff and sediment entering streams and to encourage landscape enhancement and good practice subdivision by assistance with fencing costs for protecting riparian margins; weed and pest management costs; or planting costs or the provision of plant stock.

The main regulatory tools could be through protective covenants, reserve or conservation status under legislation, and providing for conservation and limited recreational activities through the District Plan.

- Protective covenants on Property pursuant to S108 or 221 of the RMA
- Reserve Management Plans in terms of the Reserves Act 1977
- Conservation Management Plans in terms of the Conservation Act 1987
- Queen Elizabeth II National Trust Open Space Covenants
- Stream enhancement works and public access for recreational purposes could be enabled under the District Plan regulatory framework. Other development and activities within the wetlands and streams should require consent, potentially as a discretionary activity, with a key assessment matter being the effect on the landscape values of the waterbody, as well as impact on the wider landscape. The avoidance of inappropriate buildings and development within these areas is also consistent with natural hazard management. Examples of potential standards that could be applied include a 5m minimum building setback from...
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<th>Landscape Character Type</th>
<th>Overview and Tools</th>
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<tr>
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<td>waterbodies (with a greater setback (i.e. 20m) from identified significant waterbodies or waterbodies over a minimum width (i.e. 3m),</td>
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11 Landscape Management Evaluation – Specific Identity Areas

11.1 Overview

Porirua’s rural area is comprised of approximately 14,000 ha, which is made up of watershed catchments that drain into Porirua Harbour’s two inlets (the Pauatahanui Inlet and the Onepoto Arm), with some catchments (Taupo Swamp/stream and outer coastal escarpments) draining directly into the Cook Strait coastal area.

The landscapes of these watershed catchments form distinct viewing arenas, whereby catchments are generally separated by ridgelines and spurs which form the visual ‘land/sky’ edges to each catchment. These catchments have been adopted as the 11 identified Landscape Identity Areas and 5 Coastal Environment Identity Areas (See Figure 9: Landscape and Coastal Identity Areas).

Many of the areas share similar characteristics in that they have similar physical features. However, the sensitivity to change can vary widely between the LIAs; for example, because of their prominence or visibility.

To identify the most appropriate forms of management methods for the City’s rural landscape, a comprehensive evaluation was undertaken of the LIAs and Outer Coastal Edge, identifying the levels of risk and sensitivity for each of the landscape character types within each area. From this evaluation a number of potential management methods were identified that could be used to maintain or enhance the landscape values within each area. The results of this evaluation are presented in Appendix 6.

A range of regulatory and non-regulatory management tools are recommended for the management of the Landscape and Coastal Environment Identity Areas. It should be emphasised that recommendations for policies and types of regulatory methods have only been considered in regard to the management of landscape values, and not other relevant Resource Management Act matters. For example, servicing is another entirely separate aspect of land development that the Council would address in considering the future zoning and management of development rather than a component of the Landscape Strategy. The issue of further intensification (serviced rural-residential development) and urban growth is also a separate component of the District Plan review process.

In managing the rural landscape, it is recognised that the landscape in Porirua’s rural area is predominantly a pastoral working landscape with a mix of plantation forestry and reverting scrubland, collectively making up 96.5 percent of the land cover. The types of land cover broadly prevalent in the rural area are shown in the following graph Figure 14. Types of Land Cover (LCDB2 data):

If the overall appearance of the rural landscape were to be maintained, then the above mix of land cover should continue. This implies a management strategy which enables the continued use of the pastoral farming and its ancillary activities – for example, providing for ancillary buildings, tracks, and fencing and plantation forestry, and retirement of steeper-sloping land. There are particular areas where favouring particular types of uses over others may be important to maintaining landscape qualities, such as for example particular ridgelines or steeper slopes and elevations where open space or natural character may be desirable. Other methods may therefore need to be considered to ensure that the values of such features are not detrimentally affected.

In addition, approximately 95 percent of the rural land resource in Porirua is privately owned. Primary production and forestry activity forms part of the rural landscape character. Therefore it is important to enable primary production and rural land use as the most efficient way to maintain rural landscape character. To facilitate and encourage this activity, a permissive regulatory approach would be the most appropriate tool. Rural activities and structures (including dwellings) could likely be permitted in the District Plan subject to minimum controls relating to building dimensions, bulk and location requirements and earthworks controls (on the steeper slopes and elevations).
In contrast, non-rural uses may present more-intrusive, or potentially incongruous, landscape elements in the rural area. Residential intensification, particularly low-density rural-residential development, presents a change to rural landscape character. Notwithstanding any servicing or growth strategy issues, the management of the landscape values also should consider how provision for such development may be made in a manner that protects the critical aspects of the landscape.

In addition, the City has a number of ridgelines, prominent spurs and hilltops upon which the placement of large highly visible structures (including wind turbines) may be proposed. In assessing the effects of such structures, consideration should be given to the visual prominence of such structures and these sites, as well as other effects (such as earthworks associated with access or construction, noise, and reverse sensitivity). In such circumstances, the resource consent process could be used for require a proponent to demonstrate that such activities avoid, remedy or mitigate the adverse effects on characteristics and values of any particular landscape.

11.2 Summary of Landscape Management Options

The objective of the Landscape Management Strategy for Rural and Open Space Areas is to assist in the identification of appropriate methods to enable the existing land uses to continue, whilst at the same time maintaining the important landscape values both now and for the future. Appendix 6 outlines the findings of the evaluation of the 11 LIAs and 5 CIAs that was undertaken to determine possible management methods that could be considered, in consultation with landowners.

A summary of the landscape management evaluation is presented below, according to the following landscape areas:

1. Outer Coastal Edge – Pikarere CIA
2. Outer and Inner Coastal Edge – Whitireia Peninsula CIA
3. Outer Coastal Edge – Mana Island CIA
4. Outer Coastal Edge – Pukerua South CIA
5. Outer Coastal Edge – Pukerua North CIA
6. Duck Creek LIA
7. Cannons Creek LIA
8. Porirua and Takapuwahia LIAs
9. Ohariu LIA
10. Horokiri LIA
11. Whakatiki LIA
12. Pauatahanui LIA
13. Moonshine LIA
14. Hongoeka LIA
15. Taupō LIA
16. Kakaho LIA

These areas are shown on the following map, Figure 16. Porirua City Identity Areas. As previously noted, the Hutt Valley LIA has not been included within the Strategy as it is a smaller area on the periphery of the City's boundary and is not visible from the City's urban area.

The frames of reference for describing landscape values and achieving outcomes for each area and type are detailed in the following sections. For each of the landscape areas, a summary of the following items is provided:

- The location of the area and its main landscape features
- Whether it contains any outstanding natural features and/or special amenity landscapes
- An overview of the capacity for change for within each character type and the main methods by which to manage the activities and landscape.

The information relates to landscape matters only and other constraints such as hazards, transport and infrastructure may change the provisions, in particular through the district plan review process. However, it is a useful starting point to discuss which management tools are appropriate in which circumstances.

It is also important to recognise that this is only a general summary and there are likely to be exceptions for some activities or for particular sites or features within each area.

For example, the Porirua Development Framework 2009 contemplates development patterns in the future, in particular within the Taupo Identity Area.

Potential growth areas as provided in the Porirua are shown on the following map, in Figure 15. These are areas where it could be appropriate to extend the suburban zone (notwithstanding other issues relating to access and servicing) once most of the existing suburban zone greenfield areas (such as Aotea, Silverwood etc) have been developed. However, until the opportunities for urban growth have been determined, the emphasis should be on managing the existing rural character.
Figure 13 Porirua Development Framework Map.
Figure 14. Porirua City Identity Areas.
11.3 The Outer Coastal Edge

**Pikarere – Coastal Environment Identity Area**

**Overview**

The Pikarere Landscape Identity Area is part of the Outer Coastal Edge and is located on the southwestern coastline of the City. The northern-most portion of the Pikarere Landscape Identity Area borders the urban area of Titahi Bay. The Area adjoins the Ohariu Landscape Identity Area and the Porirua/Takapuwahia Landscape Identity Area.

The Pikarere Farm was developed as an extensive pastoral run and this is still reflected in the present use of the area.

The landform features broad ridge top which forms a plateau, with steeper slopes and coastal escarpments along the seaward boundary of the area.

**ONFs and SALs**

This area contains the Pikarere ONF which features steep coastal escarpments south of Open Bay, as well as a segment of SAL on the hilltops spurs around Colonial Knob.

**Ongoing Activities**

In terms of ongoing uses, it is anticipated rural activities would continue on the site.

Given the existing established rural character of the area, rural activities and associated structures would continue to be encouraged. Rural activities should be permitted in the District Plan, with appropriate standards applying to development and buildings.

New non-rural activities and associated structures within Special Amenity Landscape and Outstanding Natural Feature areas should be assessed on a case by case basis to determine their appropriateness.

**Specific Landscape Character Areas**

There are four Landscape Character Types within the Pikarere section of the Outer Coastal Edge.

There is a small, but concealed, amount of flatter Type 1 land within the area that could be developed more readily due to a natural ability of the landform in this type to accommodate effective mitigation in the form of planting and screening. This could be augmented with suggested appropriate development standards (such as building setbacks and height limits). Rural-lifestyle subdivision in these areas should be encouraged to appropriately revegetate or retire land to accrue landscape enhancement benefits.

There are Type 2 and Type 3 areas adjacent to the coast that are exposed to coastal views, however these areas tend to enjoy visual concealment from most landward locations within Porirua. Accordingly there is some capacity for development and changes in these areas provided that such development takes the coastal open space character into account. Rural-lifestyle subdivision in these areas should be encouraged to appropriately re-vegetate or retire land to accrue landscape enhancement benefits. Certain non-rural land uses could be considered where these would not adversely affect the existing landscape values and attributes.

The Type 3 steeper slopes have the character of rural pastoral landscapes and are a visually predominant landscape feature of the area. These steeper slopes and elevations include three sections of steep coastal escarpments identified as outstanding natural features. The emphasis should be on continuing rural pastoral use, with non-rural activities assessed on a case-by-case basis.
Figure 16. Landscape Character Types within the Outer Coastal Edge - Pikarere Identity Area

The Type 4 ridgeline leading up to Colonial Knob is visible from Porirua and Mana Island, as well as from within other identity areas, and is a critical element of the significant landscape values of the coastal escarpment. As large structures could be noticeable, controls should be imposed on the location and scale of structures, including earthworks. Continued pastoral farming should be encouraged. As the Type 4 area within the Pikarere Landscape Identity Area is highly visible, the Council may wish to consider long-term possibility of acquisition of the ridgeline (which is also highly visible from Porirua (above the scenic reserve) in order to maintain the open-space character of this area. Greater control of activities and development should be imposed within Outstanding Natural
Feature and Special Amenity Landscape areas, with activities assessed on a case by case basis

Summary

Overall, rural activities are likely to remain the predominant activity in the Pikarere Landscape Identity Area and accordingly such activities should be enabled with a minimum amount of regulatory control. The majority of the area has a low sensitivity to change given a large amount of the land is not highly visible or prominent. There is the potential for some level of development intensification in certain discrete areas. Rural-lifestyle subdivision in these areas should be encouraged to appropriately revegetate or retire land to accrue landscape enhancement benefits. Plantation forestry over the bulk of the Identity Area should not be restricted because its prevalence in the district and harvesting is anticipated in any event. Greater control of activities and development should be imposed within ONF and SAL areas with activities assessed on a case by case basis.
Whitireia Peninsula – Coastal Environment Identity Area

**Overview**

The Whitireia Peninsula is located partly within the Outer Coastal Edge and partly within the Inner Coastal Edge. It is significant for its recreational and scenic values. The suburb of Titahi Bay flanks the Peninsula's southern side where it joins the mainland. There are noteworthy views in all directions from many locations within the Peninsula, including expansive views across Cook Strait towards Mana Island.

The landscapes of the Peninsula are distinctive and comprise two distinctive types – the more gentle and undulating Inner Coastal Edge and the more exposed and rugged Outer Coastal Edge. The Peninsula is a hilly feature of the Porirua Harbour entrance and presents a transition from outer coastal to inner coastal landscapes from western to eastern sides of the Peninsula. Some smaller escarpments with rocky foreshores are present on the western outer coastal part of the Peninsula, whilst the eastern inner coastal parts contain small valleys that terminate in sheltered embayment's and some small areas of coastal flats on the northern and eastern sides.

The vegetation of the Peninsula consists mainly of rolling pastureland with pockets of regenerating scrubland, as well as a wetland area in the Te Onepoto estuarine embayment on the eastern side.

Whitireia Peninsula differs from other areas in that it is held in public ownership. Most of the Peninsula's publicly accessible land (183.5 hectares) is classified as Recreation Reserve and is administered by the Department of Conservation. This area is highly accessible to the general public with roads and walking tracks throughout and around the perimeter of much of the coastal shoreline. A separate area of 53 hectares is controlled by Radio New Zealand and is the site of radio transmitter masts and associated buildings. This public ownership restricts the development opportunities within the Peninsula and means that at the present time, while the Peninsula is highly sensitive to change, there is a low actual risk of change.

Whitireia Peninsula is culturally significant to Māori. Several pre-European era Māori settlement sites are evident in the form of earth-worked terraces and Pa sites, and many middens are present. In addition, the Peninsula is said to be where the explorer Kupe fastened his canoe with an anchor stone when he landed there. Kupe's anchor stone is now in the museum of Te Papa Tongarewa and a replica stone has been placed on the Peninsula in its place.

**Ongoing Activities**

Given the ownership and recreational and cultural values of the Peninsula, the emphasis for the management of the Peninsula should be on preserving the open space, enabling conservation activities and imposing tight limits on development and structures. Both regulatory controls (primarily through the District Plan) and guidance could be used, as well as collaboration with DOC and Radio NZ to maintain and enhance the landscape.

**ONFs and SALs**

The outer coastal edge is mostly an Outstanding Natural Feature, while the Inner coastal edge is part a Special Amenity Landscape (Harbour Influence). Onehunga Bay on the northern side of the peninsula, is an Outstanding Natural Feature.

**Activities within specific Landscape Character Types**

There are five Landscape Types within the Whitireia Identity Area, as shown on the map below. There is a small component of flat land on the upper part of the peninsula and on the coastal edge, and small peneplain in the basin. While these areas are highly accessible, there is little risk they could change given their current use (by Radio NZ), the cultural significance of the peninsula, and its recreational use.
In terms of the steeper upper slopes and elevations rising up from the coastal and coastal escarpment, and the ridgelines and spurs, these areas are highly sensitive given their visibility and accessibility. In particular the ridgeline is considered the “crown” of the Peninsula. However, as above, there is little risk these areas would change given the cultural significance of the Peninsula, its recreational use, and DOC ownership.

The Onepoto Creek, coastal wetland and estuarine marsh is part of the Whitireia Special Amenity Landscape and is highly sensitive due to its ecological fragility and size. There would be no development capacity within the wetland, rather the emphasis should be on protection of the wetland and natural features within, particularly from stock management (as it is surrounded by farmland).
Summary

Overall there is very low risk of, and potential for, development on the Whitireia Peninsula given its administration (by DOC) as a Recreation Reserve and remaining area designated for broadcasting purposes, and the cultural associations and expectations associated with the Peninsula. Emphasis should be on preserving the open space, enabling conservation activities and imposing tight limits on development and structures. Protection of the ridgeline by means such as covenant or scenic reserve could also be pursued. Greater control of activities and development should be imposed within ONF’s with activities assessed on a case by case basis.

Figure 18. Landscape Character Types within the Whitireia Peninsula Identity Area.

Figure 19. Looking south across Whitireia Peninsula with the Onepoto Arm of Porirua Harbour on the upper-left. Colonial Knob is on the skyline centre. Mana Island is to the top right hand side of the picture.
Mana Island – Coastal Environment Identity Area

Overview
Mana Island is located 2.5km offshore to the mainland at the closest point. Mana Island is a unique landform and is the only island in Porirua. The Island contributes significantly to the scenic qualities of Porirua’s landscape. The flat-topped landscape of the Island is clearly visible from many locations on the mainland within Porirua, including from publicly-owned and accessible localities such as Whitireia Peninsula and beachesfronts at Plimmerton and Titahi Bay, as well as from vantage points within many suburbs and many locations within the rural hinterland.

Mana Island can be seen from several vantage points on the mainland, as well as from Cook Strait. This also contributes to it landscape significance.

The coastal shoreline of Mana Island is 6.6km long, and the land area of the island is 216.8709 ha. The entire Island is registered as Wāhi Tapu by the New Zealand Historic Places Trust and is classified as Scientific Reserve administered and owned by the Department of Conservation.

Mana Island has high cultural values for Māori. It contains Ngati Toa burial sites and is a Pa site for Ngati Toa chieftains; Te Rangihaeata, Te Rauparaha and Nohorua. The full name of Mana Island is Te Mana o Kupe ki te Moana Nui a Kiwa (the mana of Kupe in crossing the great ocean of Kiwa), which is sometimes shortened to Te Mana o Kupe ki Aotearoa. Both these versions of the name reflect the long historical association of Māori with Mana Island as one of many local Porirua names that relate to Kupe's visit to the Porirua.

Archaeological records show that Mana Island was occupied very early in the 15th century AD, and perhaps as much as two hundred years earlier. Mana was deforested by burning beginning about 1275 AD and this was probably carried out to clear land for crops to be grown. After British colonisation, the Island was initially farmed, but was later developed for farm research (quarantine). Pastureland and regenerating scrubland is still evident on the flatter parts of the Island giving it a slightly modified appearance.

The escarpments on North Bluff and along the entire western shoreline of the Island from North Bluff to South Point remain highly natural landforms. There is also coastal escarpment on the eastern shoreline extending about 860m southward from North Bluff. The highest of these coastal escarpments is 110m above sea level on the North Bluff, although most of the escarpments are around about 100m above sea level. The vegetation on the escarpments is mainly naturally occurring, which contributes to their high natural landscape values.

ONFs and SALs
The westward-facing coastal escarpment of the Island is identified as an Outstanding Natural Feature, and rest of the island is identified as a Special Amenity Landscape.

Ongoing Activities
Overall there is very low risk of development on the Island given its geological separation from the mainland and its administration (by the Department of Conservation) and classification as Wāhi Tapu by the New Zealand Historic Places Trust, and Scientific Reserve.

Activities within specific Landscape Character Types
There are three main Landscape Types within the Identity Area (shown in the map below), being the mainly foothills, steeper upper slopes around the eastward-facing escarpments, and hilltop classification of the island's elevated central plateau. There is a small valley floor on the eastern side which is well vegetated and not visible other than from the coastal edge.

In terms of the steeper (east and west facing) slopes, these are highly visible and have little capacity
to absorb landscape changes. The eastern slopes have been extensively replanted over time. The high visual prominence of the central plateau is highly sensitive to landscape change. The emphasis on managing this landscape should be on preserving the open space, enabling conservation activities and careful consideration of any future development and structures.

Overall the island has limited capacity for landscape change in the form of development. Any further development should retain the predominant open space character of the island's landscape, and be in keeping with the natural character of the island. Therefore any further building(s) should be carefully considered on a case-by-case basis in order ensure that the landscape values of the Island are maintained and enhanced.

Figure 21. Landscape Character Types within the Mana Island Identity Area.
Figure 22. View looking eastwards across Mana Island towards Green Point – the closest point on the mainland 2.5km away. Titahi Bay is the settlement in the left hand middle distance. The southern coastal escarpment and Colonial Knob are in the right-hand middle distance.

Summary

Overall, there is very limited potential and capacity for change on Mana Island. Notwithstanding its management under the Reserves Act or heritage classification as a Wāhi Tapu site, the Island has distinct visual, cultural, historical and ecological features which warrant its protection.
Pukerua South – Coastal Environment Identity Area

Overview

The Pukerua South section of the Outer Coastal Edge is located to the west of Pukerua Bay urban area, and includes Wairaka Point. The landscape is significant for its recreational and scenic values.

The coastal escarpment between Pukerua Bay and Te Rewarewa point to the south is remote in nature and encompasses Wairaka Point to the west of Pukerua Bay, and Te Rewarewa Point to the west of Hongoeka. Māori have a strong cultural relationship to the land. Subdivision and development of Maori land in the southern portion of the Identity Area (and that of the adjoining Hongoeka Identity Area) has a specific development context in that it is subject to Te Ture Whenua (Maori Land) Act 1993 processes, the principles of which facilitate the occupation, development, and utilisation of that land for the benefit of its owners, their whanau, and their hapu.

ONFs and SALs

The area is part of the Outer Coastal Area ONF, and also includes the Rewarewa to Wairaka Ridgeline SAL.

Activities within specific Landscape Character Types

There are three Landscape Character Types within Pukerua South OCE; the flatter narrow coastal margin, steeper upper slopes and ridgeline. In terms of the Character Types within the Pukerua South OCE, there is a very small area of flat land along the quarry road on the coastline (Te Rewarewa Point).

As with the other sections of the Outer Coastal Edge, the predominant landscape type is the steeper upper slopes and elevations below the ridgeline and the outer and inner faces. These slopes and elevations are highly sensitive to development in that they are visually accessible, unmodified and very steep and rugged. Some areas could be more sensitive than others to a change in the landscape.

The west facing part of the ridgeline above Te Rewarewa Point and east facing part of the Rewarewa to Wairaka Ridgeline are visually accessible and highly sensitive in that they are prominent and well defined landforms. Rural activities should continue in the area, with non-rural activities (including telecommunication and other infrastructure activities) requiring resource consent with guidance on how protection of backdrop vistas can be achieved. Greater control of activities and development should be imposed within ONF’s with activities assessed on a case by case basis.

For that part of the Identify Area subject to Te Ture Whenua (Maori Land) Act 1993 processes, the Council would need to recognise and provide for the relationship of Maori with their ancestral lands, waters and wahi tapu, as well as having particular regard to kaitakitanga and take into account the principles of the Treaty of Waitangi. Section 131 of the Act provides that the Māori Land Court can "determine and declare, by a status order, the particular status of any parcel of land". As such the

Figure 23. Pukerua South Outer Coastal Edge.
subdivision of the Maori Land is exempt from the need to obtain subdivision consent under Section 11(2) of the Resource Management Act 1991 unless the Te Ture Whenua Act 1993 otherwise requires subdivision consent to be obtained.

Figure 24. Landscape Character Types within the Outer Coastal Edge Pukerua Southern Identity Area.
Summary

Overall, provision for rural activities should maintain the open landscape of this area. There is little potential to allow for development in this part of the coastline given the landscape and that a portion of the Identity Area is subject to the Te Ture Whenua (Maori Land) Act 1993 processes. A less permissive district plan management framework could likely apply.
Pukerua North – Coastal Environment Identity Area

Overview
The Pukerua North section of the Outer Coastal Edge is the most northern part of the City’s coastline. The area is located north of Pukerua Bay. The coastal escarpment is the gateway to the Porirua City and predominantly comprises steep slopes and ridges with prominent spurs. Given the steep slopes, the majority of the area is highly visible.

Ongoing Activities
Within the “Centennial Highway Section” are SH1 and the North Island Main Trunk Railway, located near the foot of the escarpment adjacent to the shoreline. The balance of the area is used for pastoral farming purposes, and it is anticipated this use should continue with rural activities permitted (within the District Plan), subject to complying with minimum standards for rural activities, buildings and earthworks. Plantation forestry over the bulk of the Identity Area should not be restricted because its prevalence in the district and harvesting is anticipated in any event. Non-rural activities could require resource consent with one of the assessment matters relating to the effects on vistas and the skyline.

Access to and within the area is limited and the topography constrains the land use and development options. The hill country above the escarpment is accessible through farmsteads located on Paekakariki Hill Road.

ONFs and SALs
Most of the area has been identified as a special amenity landscape (SAL), either as part of the Outer Coastal Edge or as part of the significant hilltops, ridgelines and spurs.

Activities within specific Landscape Character Types
There are five Landscape Character Types within the area, each having differing features, values and capacity for change.

In terms of development, the coastal edge is unique and constrained in its capacity for change in that it presently accommodates the main North Island railway line and SH1. The actual potential for change is low given the escarpment is publicly owned (as a road), and designated for roading purposes which constrains the development potential.

Within the eastern foothills immediately behind Pukerua Bay there is some capacity for further intensification in the form of rural-residential development that provides a transition between the existing urban area at Pukerua Bay. Rural-lifestyle subdivision in these areas should be encouraged to appropriately revegetate or retire land to accrue landscape enhancement benefits. The area is situated behind the existing urban area, and therefore is not highly visible. Any subdivision should be carefully managed with appropriate mitigation measures (such as setbacks, height limits, planting) imposed.

The bulk of the Pukerua North OCE comprises steeper upper slopes below the ridgeline, forming part of the Pukerua Bay Special Amenity Landscape. The area is highly sensitive to change given its visual accessibility and largely unmodified and steep form (particularly on the lower slopes). The emphasis should be on maintaining the open character of the area with provision for pastoral rural activities supported by standards for buildings.

There are two distinct ridgelines in this area. The ridgelines are highly sensitive to change in that they are accessible, prominent, clear and well defined landforms. The privacy, views and accessibility of
the upper slopes means there are at a moderate to high risk from change, as they are in private ownership and have some value for development. The management response should be to provide for pastoral rural activities and to ensure that any development retains the open character of the skyline. Non-rural activities (including telecommunication and infrastructure activities) should be assessed in terms of effects on the skyline, scale of the structures and effects of earthworks.

The small wetland at the headwater of the Pukerua Stream is highly sensitive due to its ecological fragility and size. This wetland should be protected through both regulatory and non-regulatory methods.

Figure 27. Landscape Character Types within the Pukerua Coastal Identity Area.
Summary

Overall, there is limited potential for change with the existing land use and open space character to continue. There is some potential for low density self-sufficient rural-residential development within discrete areas of the foothills adjoining the existing urban area, and on the upper slopes above the escarpment, subject to careful management. Rural-lifestyle subdivision in these areas should be encouraged to appropriately re-vegetate or retire land to accrue landscape enhancement benefits.
11.4 Inland Catchments

Duck Creek – Landscape Identity Area

Overview

The Duck Creek LIA is a physically and visually self contained area extending from the south of the residential area of Whitby, to Wellington City’s boundary at the top of Takapu Road. Rural activities are an established activity within the area.

The area is bordered to the west by the Cannons Creek Identity Area and to the east by Pauatahanui/Belmont Identity Area.

The Belmont Hills form an important backdrop to the suburbs of Whitby, Cannons Creek and Waitangirua, with the upper eastern slopes of the Duck Creek Catchment running out into the Belmont Hills.

Most of the upper catchment is within the Belmont Regional Park and is therefore managed as public open space. These upper areas continue to be grazed and the natural regeneration of indigenous species on the steep and more inaccessible slopes is encouraged.

The most accessible part of the Duck Creek Catchment is already developed as part of Whitby, with the most recent rural residential development occurring at the top of Bradeys Road.

ONFs and SALs

In terms of existing vegetation, the ridgeline area is heavily planted in pines, and includes part of the Cannons Creek Ridgeline SAL and the Belmont Park Ridgelines SAL.

Ongoing Activities

Given the existing and established rural nature of the area, rural activities and associated structures should continue to be encouraged to maintain its landscape values.

Rural activities should be permitted within the District Plan, subject to complying with minimum for buildings. There could be greater controls on activities and development on the steeper slopes and ridgelines given their prominence and visibility from the residential areas of Porirua City. Plantation forestry over the bulk of the Identity Area should not be restricted because its prevalence in the district and harvesting is anticipated in any event.

Activities within specific Landscape Character Types

In terms of development, the mainly foothills and rolling tops have some capacity for intensification in the form of low density self serviced rural-residential development, subject to management of reverse sensitivity effects on existing established activities including the proposed Transmission Gully Motorway. Any such subdivision and development should require resource consent, with opportunities within the consent process to protect/appropriately manage any high valued landscapes, and incorporate vegetation retention and erosion and sedimentation control measures. On steeper upper slopes and on the ridgeline, difficult access and steep slopes means the area has limited capacity for intensification and therefore a low risk of changing.
Figure 30. Landscape Character Types within the Duck Creek Identity Area (eastern segment).
Summary

Overall, given the contained nature of the Duck Creek Identity Area, the level of risk in terms of changes to the landscape is low to moderate. Notwithstanding, given the prominence of the ridgeline, and that the Belmont Hills provide a visual backdrop to the Porirua Basin, the ridgeline has a moderate sensitivity to change. However the slope and difficult access in these areas means there is limited scope for intensification. Rural activities should maintain the existing landscape values of the area and should be provided for in the district plan management framework.
Cannons Creek – Landscape Identity Area

Overview

The Cannons Creek Landscape Identify Area is located to the south of the existing residential areas of Porirua East, adjoining Cannons Creek and Ranui Heights.

Rural activities are the predominant activities undertaken.

The area is an enclosed and contained landscape, with views to the south dominated by the more dramatic hills of Belmont Regional Park, located beyond Porirua City boundary. The steep pastoral hills provide a backdrop to residential development on the lower slopes. These lower slopes are covered in gorse, early indigenous re-growth and pine plantations, and are dissected by steep narrow gullies running back up into the hillsides. This is in sharp contrast with the more rolling slopes and open pasture of the upper slopes and ridgeline. Clusters of exotic trees are silhouetted on the skyline at the western end of the ridgeline.

The Eastern Porirua ridge and the slopes below Colonial Knob to the west define the southern boundary of Porirua City and form a distinctive “gateway”.

ONFs and SALs

The Identity Area contains the Cannons Creek SAL and Ridgeline SAL. The Transmission Gully motorway could have a visual effect within the area.
The rural area within the Cannons Creek Catchment provides a containing backdrop for much of the City. The mix of pastured hills, shelterbelts and exotic plantations, with bush-filled gullies, has created diverse patterns of open spaces with few prominent structures. This important backdrop to the City requires careful management if it’s important values are to be sustained.

Ongoing Activities

Given the existing and established rural nature of the area, rural activities and associated structures should continue to be encouraged. Rural activities should be permitted within the District Plan, subject to complying with minimum standards for buildings. Guidance could be provided on matters such as enhancing riparian vegetation. There could be greater controls on activities and development on the ridgeline given its prominence and visibility from the residential areas of Porirua City. Plantation forestry over the bulk of the Identity Area should not be restricted because its prevalence in the district and harvesting is anticipated in any event.

Activities within specific Landscape Character Types

In terms of development, the mainly foothills and rolling tops have a moderate capacity for change, with the emphasis on enabling rural productivity to retain the existing rural and open space character. Any rural-lifestyle subdivision in these areas should be encouraged to appropriately revegetate or retire land to accrue landscape enhancement benefits. As the steeper upper slopes are more highly visible and form a backdrop to the City, they are more sensitive to change and therefore there is limited capacity for change. Furthermore, the development potential is restricted by the topography and access difficulties. As with the lower slopes, the emphasis should be on retaining the existing rural character.

The ridgelines are very prominent and therefore sensitive and vulnerable to change. There is limited capacity for development, and any development on the open pastoral character should be managed to respect the coherence of the ridgeline and contribution to the wider skyline and backdrop to the City. In addition to minimum development standards, any development should be assessed against assessment criteria to guide decisions on the appropriateness of the development and the landscape and visual values. Such assessment criteria could also apply to any infrastructure activities and structures on the ridgelines.

Summary

Overall, rural and pastoral activities should maintain the important landscape values of this area, and there should be greater control on activities and development on the ridgeline.
Porirua Landscape Management Strategy for Rural and Open Space Areas

Porirua and Takapuwahia – Landscape Identity Area

Overview

The Porirua and Takapuwahia Landscape Identity Areas are located in the west of the City, providing a spectacular rural backdrop to the city and complementing the natural character of the harbour edges.

Most of these Identity Areas is located within the Porirua Scenic Reserve, one of the largest areas of substantial indigenous bush in Porirua. The Reserve is a central feature of the City identity and its landscape serves to provide a pleasant visual backdrop to the City, as well as containing the areas of urban development. The eastern edge of the Porirua Identity Area borders the Industrial area of Porirua City.

ONFs and SALs

The areas include part of the Inner Coastal SAL and the Colonial Knob-Takapuwahia Ridgeline SAL. The steep slopes up to Colonial Knob and the ridgelines are highly visible and prominent.

Ongoing Activities

Future development and changes to the Identity Areas are constrained by the Reserve Status of the bulk of the land and the adjoining uses.

Activities within specific Landscape Character Types

Rural, recreation and potentially industrial activities could be undertaken on the lower area, mainly foothills.

However, any industrial activities should require boundary mitigation treatment so as to provide a transition between the differing activities.

The low visibility of the mainly foothills and rolling tops means this area is not as sensitive to change. However, any development of land within the Scenic Reserve must be managed accordingly.

The steeper upper slopes and ridgelines should continue to be managed as public open space, with an emphasis on reverting the pasture to scrub and regenerating indigenous vegetation, supported by active planting programmes. While these higher areas are highly visible and therefore highly sensitive to change, they are of a low risk given they are owned by Porirua City Council and managed as a reserve. There is no real capacity for change other than enhancing of the conversation and recreation values.
Figure 35. Landscape Character Types within the Porirua/Takapuwahia Identity Area.
Summary

Overall, the existing land use patterns should continue. There is limited capacity for change in the Porirua and Takapuwahia Landscape Identity Areas, largely due to the public ownership of the bulk of the area, and the adjoining industrial land uses.
Ohariu (Makara) - Landscape Identity Area

Overview

The Ohariu Landscape Identity Area is located in the south of the City. The identity Area forms part of the Ohariu catchment, the majority of which is contained within Wellington City. The Area adjoins the Pikarere Landscape Identity Area and the Porirua/Takapuwahia Landscape Identity Area.

The Ohariu Identity Area is a typical working pastoral landscape, reflecting that of the adjoining Pikarere Farm (Outer Coastal Identity Area). The boundary between the adjoining identity areas is almost indistinguishable so that the landscape is viewed as a continuous area from the coastal edge.

ONFs and SALs

The Identity Area includes part of the Colonial Knob-Takapuwahia Ridgeline SAL.

Ongoing Activities

Given the existing established rural character of the area, rural activities and associated structures would continue to be encouraged. Rural activities should be permitted in the District Plan, with appropriate standards applying to development and buildings.

Non-rural activities and associated structures within SAL and ONF areas should be assessed on a case by case basis to determine their appropriateness.

Activities within specific Landscape Character Types

There are four Landscape Character Types within the Ohariu Landscape Identity Area.

There is a small, but concealed, amount of flatter Type 1 land within the area that could be developed more readily due to a natural ability of the landform in this type to accommodate effective mitigation in the form of planting and screening. This could be augmented with suggested appropriate development standards (such as building setbacks and height limits). Rural-lifestyle subdivision in these areas should be encouraged to appropriately re-vegetate or retire land to accrue landscape enhancement benefits.

There are Type 2 and Type 3 areas which tend to enjoy visual concealment from most landward locations within Porirua. Accordingly there is some capacity for development and changes in these areas provided that such development takes the coastal open space character into account. Rural-lifestyle subdivision in these areas should be encouraged to appropriately revegetate or retire land to accrue landscape enhancement benefits. Certain non-rural land uses could be considered where these would not adversely affect the existing landscape values and attributes.

The Type 3 steeper slopes have the character of rural pastoral landscapes and are a visually predominant landscape feature of the area. These steeper slopes and elevations lead up to the Colonial Knob ridgeline, in certain areas there is also the potential for change, primarily in discrete pockets or gullies. Rural-lifestyle subdivision in these areas should be encouraged to appropriately revegetate or retire land to accrue landscape enhancement benefits. However, given parts of this area are visible from Mana Island, development should be limited on the steeper slopes and other visible areas. Given the pastoral landscape, non-rural activities should be limited and restricted through the District Plan's resource management framework.

The ridgeline forms part of the Colonial Knob-Takapuwahia Ridgelines Special Amenity Landscape (SAL), is highly visible and an important part of the skyline. Given the high visibility of the ridgeline, the capacity for change is low. Regardless, the likelihood of development is low given the ridgeline is...
The emphasis should be on managing the area as public open space with conservation enhancement in terms of the gradual reversion from pastoral back to scrub and indigenous vegetation cover.

Figure 38. Landscape Character Types within the Ohariu Identity Area.
Summary

Overall, rural activities are likely to remain the predominant activity in the Ohariu Landscape Identity Area and accordingly such activities should be enabled with a minimum amount of regulatory control. The majority of the area has a low sensitivity to change given a large amount of the land is not highly visible or prominent. There is the potential for some level of development intensification in certain discrete areas. Rural-lifestyle subdivision in these areas should be encouraged to appropriately re-vegetate or retire land to accrue landscape enhancement benefits. Plantation forestry over the bulk of the Identity Area should not be restricted because its prevalence in the district and harvesting is anticipated in any event. The valley floor, foothills, and non prominent steeper slopes could be able to accommodate some change. However, rural activities and conservation enhancement on the ridgeline should be encouraged on the upper slopes. Greater control of activities and development should be imposed within ONF and SAL areas with activities assessed on a case by case basis.
Horokiri – Landscape Identity Area

Overview

The Horokiri Landscape Identity Area is mainly comprised of a large valley system, which encompasses the Horokiri Stream catchment and includes most of Paekakariki Hill Road, and Battle Hill Farm Park and the majority of the Transmission Gully Motorway alignment north of State Highway 58.

The area contains rural-residential development along Paekakariki Hill Road and the northern-most section of Flightys Road. The main valley is a strong landscape feature within the area, providing a strong sense of place and community identity with settlement based around the Paekakariki Hill Road and Horokiri Stream.

Settlement within the area has occurred over a long period of time. The long history of farmsteads and rural residential living has created a small scale landscape of hedgerows, copses and shelter belts. Existing development retains a rural (rather than a 'peri-urban') character. In contrast to the southern half of the area, the northern part of the area is comprised mainly of steep visually prominent upper slopes, ridgelines and hilltops, with high natural open-space character with few structures and limited access other than from farm and forest tracks.

ONFs and SALs

The Area includes part of the Pauatahanui Inlet SAL and part of the Northern Ridgelines SAL.

Ongoing Activities

In terms of future development and change, the capacity for landscape change differs markedly between the valley floor and foothills, which has more capacity to absorb increased development intensity, and the steeper slopes and high spurs and ridgelines where development would have more noticeable landscape impacts.

A key factor in managing change would be to maintain natural character of the upper slopes and ridgelines and be mindful of how further development is incorporated into the valley floor and foothills landscapes. Rural and medium density lifestyle activities could be provided for within the District Plan, subject to appropriate standards for subdivision and buildings that ensured that rural landscape character is maintained. Rural-lifestyle subdivision in these areas should be encouraged to appropriately revegetate or retire land to accrue landscape enhancement benefits. Emphasis should be on maintaining open space and privacy (including appropriate setbacks from stream and waterway edges and wetland areas). Guidelines relating to enhancing vegetation and natural values could be provided, including general planting and screening, and riparian planting. Plantation forestry over the bulk of the Identity Area should not be restricted because its prevalence in the district and harvesting is anticipated in any event.
For all development, careful consideration should be given to the prominence and visibility of the chosen development site (particularly relevant for the upper valley floors and steep slopes) in terms of its location and elevation, as well as the height and scale of any structures. Within the Inner Coastal Edge (near the Inlet); the height, scale and external appearance of any structures and their setback from waterways and wetland edges is important, along with the management of vegetation on the margins of waterways and the inlet. In general it would be appropriate to ensure development is in keeping with the landscape patterns, landform,
development intensity, and amenity and character of existing development and land use. Emphasis could be placed on retaining and expanding public recreational and access facilities in highly valued parts of the Inlet edges.

**Activities within specific Landscape Character Types**

On the valley floor (Type 1) and low foothills (Type 2) areas, there is some capacity for increase in development intensity for rural lifestyle development and rural activities, subject to appropriate standards for maintaining local amenity and open space character. Rural-lifestyle subdivision in these areas should be encouraged to appropriately revegetate or retire land to accrue landscape enhancement benefits. Within the foothills of Battle Hill, Ration Creek there is particular capacity for intensification without severely affecting the rural character. Any rural-lifestyle subdivision in these areas should be encouraged to appropriately revegetate or retire land to accrue landscape enhancement benefits. The Upper ration Creek catchment in the vicinity of Flightys Road is within the Pauatahanui Judgeford Structure Plan area, and some increase in development intensity is anticipated in accordance with that Structure Plan in these areas.

The steeper upper slope (Type 3) areas are a visually predominant landform and are compromised of a mixture of pastureland, reverting scrubland, plantation forestry and occasional pockets of indigenous vegetation. These areas are highly visible in some cases, and contribute to the rural backdrops that are visible from within Porirua's suburban areas and the Pauatahanui Inlet. There is some capacity for further development in some of these areas, provided such development is of appropriate intensity and any buildings are sited carefully to avoid visual prominence. Rural-lifestyle subdivision in these areas should be encouraged to appropriately revegetate or retire land to accrue landscape enhancement benefits. Management of the visual impacts of access tracks and earthworks would be appropriate in some areas.

The high spurs and ridgeline (Type 4) areas have an open pastoral character and form the skyline boundaries to the Horokiri Landscape Identity Area as well as being part of the skyline/horizon of the land to the northern side of Pauatahanui Inlet. The spurs and ridgelines are prominent and therefore sensitive and vulnerable to change. Most of the Type 4 areas are within SAL overlays.

There is limited capacity for some types of development in the Type 4 areas, and the impact of any development on the open pastoral character should be managed to respect the visual coherence of the ridgelines, and the contribution these areas make to the wider skyline and backdrop to the Inlet and the City. Any rural-lifestyle subdivision in these areas should be encouraged to appropriately revegetate or retire land to accrue landscape enhancement benefits.

In addition to minimum development standards, any development within SAL areas in these Type 4 areas should be assessed against assessment criteria to guide decisions on the appropriateness of the development and the landscape and visual values. Therefore such development should be considered on a case-by-case basis within SALs. Such assessment criteria should also apply to any infrastructure activities and structures on the ridgelines, with a restrictive District Plan management framework applying. Subdivision in these areas should ensure that building platforms are suitably identified with consideration given to siting of building platforms to minimise landscape impacts.

The wetlands within the Horokiri Area have high natural character and ecological values. As such, the emphasis for managing the landscape impacts on development on the natural character of wetlands should be to not only protect these wetlands from development, but also to ensure that development is appropriately set back from waterways and wetlands. As part of the landscape strategy, the main methods to protect the landscape features of the wetland and manage the effects from activities should therefore include development setbacks and controls on building bulk and locations, as well as guidelines for and incentives for vegetation retention and enhancement, and working with agencies responsible for wetland management to ensure appropriate management and protection of the landscape values of these areas.

The part of the Horokiri area near the Pauatahanui Inlet is also important from the perspective of potential impacts of development of the landscape character of the inlet. This area is identified as Harbour Amenity SAL overlay. Careful consideration should be given to the bulk and location and external appearance of development within this area as well as the setback from waterways and the edge of the inlet.
Figure 41. Horokiri Valley.

Summary

The Horokiri Identity Area has a long history of settlement and any change should reflect the existing settlement and development patterns. Further development should largely be confined to either infilling of existing smallholdings or extending out from the valley floor onto the lower hill slopes that are currently being grazed or in plantations of pine. Given their visual prominence there is limited potential for development on the upper slopes and ridgelines. Any development must ensure the existing rural character and pattern of local neighbourhoods is not compromised, and that appropriate consideration is given to the amenity values of the Pauatahanui Inlet and waterways and wetland areas. 
Whakatiki – Landscape Identity Area

Overview

The Whakatiki Landscape Identity Area is located east of the City on the outer rim of the Porirua basin, adjoining the Moonshine and Pauatahanui Landscape Identify Areas and forms the eastern-most skyline of the Pauatahanui Inlet landscape as well as the north-eastern backdrop of the Horokiri, Pauatahanui and Moonshine Landscape Identity Areas.

Some of the area is largely inaccessible to rural lifestyle development. The upper part of the catchment consists predominately of steep slopes leading to the ridgeline. The catchment falls to Whakatiki and the Hutt Rivers and as such the ridgeline is really only prominent from when viewed from points to the west of the area. This ridgeline is one of the main outer ridgelines defining the horizon skyline of the Porirua landscape. Some of the southern-most portions are the area are accessible to limited lifestyle development opportunities via the Pauatahanui catchment.

Vegetation is comprised mainly of exotic plantation forestry on the easier ridges and regenerating bush/scrub on more difficult land. There are some lifestyle properties and rough grazing land in the southern parts of the area. The northern portion of the area is within Greater Wellington Regional Council administered Farm Park land, which is identified as a future GWRC water collection area (although there are only minor watercourses within the Whakatiki Landscape identity Area within Porirua's district).

Most of the Whakatiki River catchment can be accessed by the public and is used for recreational purposes. The Forest Park administered by Greater Wellington Regional Council has an extensive network of tracks, mountain bike and trail bike routes and a number of these lie within the Whakatiki Landscape Identity Area.

ONFs and SALs

The Area includes part of the Eastern Ridgeline SAL.

Ongoing Activities

The area contains some pockets of significant ecological sites identified in the Porirua 2001 Ecological Sites Inventory. There are also natural values associated with water courses and riparian areas (although only there are only minor water courses within the Porirua area).

In terms of future development potential, there is little pressure for rural lifestyle intensification over most of the area given the steep slopes and low accessibility. Given the existing and established rural nature of the area, rural activities and associated structures that promote rural neighbourhood and retain rural character should continue to be provided for.

The area is visually contained and only the Puketiro ridgeline is seen from Pauatahanui Inlet and large parts of the Horokiri Landscape Identity Area.

Rural activities should be permitted by the District Plan, subject to appropriate development standards for buildings. Emphasis should be on ensuring natural values and open space character is retained. Plantation forestry over the bulk of the Identity Area should not be restricted because its prevalence in the district and harvesting is anticipated in any event. Any rural-lifestyle subdivision in these areas should be encouraged to appropriately revegetate or retire land to accrue landscape enhancement benefits. Protection of identified significant ecosites could also be taken into account in determining subdivision entitlements in this regard.

Figure 42. Whakatiki Identify Area.
Figure 43 Landscape Character Types within the Whakatiki Identity Area.
Activities within specific Landscape Character Types

The most predominant landform in the Whakatiki Identity Area is the steeper upper slope (Type 3) and ridgeline and hilltop (Type 4) areas which have a moderate sensitivity to change. Most of the Type 4 areas are within Special Amenity Landscape overlays. The actual risk of landscape change is considered to be low given the difficulty in developing the steep slopes. However the ridgelines may be attractive for wind farm development and have previously been identified as a possible site for the envisaged Puketiro wind farm.

As noted above, the Puketiro Ridgeline is visually prominent, it is sensitive and vulnerable to change and any development should be managed to respect the coherence of the ridgeline and its contribution to the wider skyline. In addition to minimum development standards, any development should be assessed against assessment criteria to guide decisions on the appropriateness of the development and the landscape and visual values. Such assessment criteria should also apply to any infrastructure activities and structures on the ridgelines. Any development within Special Amenity Landscape areas should be considered on a case-by-case basis. Subdivision in these areas should ensure that building platforms are suitably identified with consideration given to siting of building platforms to minimise landscape impacts. Rural-lifestyle subdivision in these areas should be encouraged to appropriately re-vegetate or retire land to accrue landscape enhancement benefits.

Within the upper steeper slopes and ridgeline, access tracks and management of forestry harvesting to prevent scouring could be imposed.

Summary

Overall, rural, exotic forestry and Forest Park associated activities would continue to prevail within the area. Notwithstanding the Forest Park status, future development is primarily constrained by access and steep topography. For the majority of the area there is low capacity for change
Pauatahanui – Landscape Identity Area

Overview
The Pauatahanui Landscape Identity Area is located within the east of the City, adjoining the residential area of Whitby. The Pauatahanui catchment is more open than most and is a basin rather than a valley, with a broad valley floor rising gradually from the inlet edge to rolling foothills and steeper upper slopes.

The landscape is mainly pastoral in character, with small pockets of bush or scrub in gullies and scattered plantations of pines across steeper slopes.

Intensification of the area over the last 20 years has resulted in subdivision of smaller rural ‘lifestyle’ lots where roads afford easy access. A notable characteristic of this Identity Area is the presence of an increasing number of rural lifestyle lots and houses concentrated around State Highway 58 and local roads which are easily accessible.

As of November 2012, Porirua City Council had adopted a structure plan for the Pauatahanui Judgeford area which includes the Pauatahanui Landscape Identity Area (the Pauatahanui Judgeford Structure Plan). This Structure Plan envisages a certain amount of landscape change in the area over the next 20 to 30 years.

The Landscape Strategy contains suggested standards which can be applied to development within the structure plan area that will ensure rural landscape values are maintained and enhanced.

Ongoing Activities
In terms of future development, there is pressure for further intensification across the flatter areas of the catchment and in the foothills. As such, the existing rural character, especially around Pauatahanui Village and along the inlet edge, is at risk from development spreading from the valley floor onto the natural backdrop of hills and ridgelines which afford views to the Inlet.

Whilst this area is more developed than a number of other landscape identity areas, the area has retained a rural character which is highly valued by local residents and residents within nearby suburban areas. Given the established rural character of the area, rural activities and associated structures that promote rural neighbourhood and reinforce rural character should continue to be encouraged. Rural activities should therefore be permitted within the District Plan, subject to minimum standards for buildings and earthworks which reinforce rural landscape character. The emphasis should be on ensuring natural values (including those of stream edges and wet areas) are retained with careful attention to appropriate development along waterway edges, and along SH58 (thereby retaining the rural character of the road and immediate area). Guidelines relating to enhancing vegetation and natural values is appropriate, including general planting and screening, and riparian planting. Plantation forestry over the bulk of the Identity Area should not be restricted because its prevalence in the district and harvesting is anticipated in any event.

Activities within specific Landscape Character Types
The majority of the valley floor and mainly foothills have a low to moderate sensitivity to change (given the greater capability for landscape mitigation measures to conceal development in these areas). However, the Pauatahanui Inlet foreground and some of the smaller more-prominent spurs are more-highly sensitive to landscape change given their visual exposure to a viewing audience from nearby suburban areas and public roads and reserves. Rural-lifestyle subdivision in these areas should be
encouraged to appropriately revegetate or retire land to accrue landscape enhancement benefits.

In terms of development potential within the valley floor and mainly foothills, there is some capacity for medium density lifestyle and rural activities, subject to local amenity controls. These areas are more readily accessible for development and the land is mainly privately owned. Development within these areas should protect the local neighbourhood character and identity patterns of natural vegetation, and recognised natural and cultural heritage values, as well as recognising the contribution of rural open-space character along road corridors. Consideration could be given to siting and design of buildings in order to maintain landscape amenity values, and the natural character of waterways and inlet edges. Emphasis could also be on retaining and expanding public access and recreational facilities in the highly valued parts of the inlet edges.

Plantation forestry over the bulk of the Identity Area should not be restricted because its prevalence in the district and harvesting is anticipated in any event.

Figure 45. Landscape Character Types within the Pauatahanui Identity Area.
Other than the Pauatahanui Inlet foreground, the most visually prominent landforms in the Pauatahanui Identity Area are the steeper upper slopes and high spurs and ridgelines. These areas are more visually accessible and have a high sensitivity to certain forms of landscape change. Any development on the steeper upper slopes should take account of the landscape patterns, landform, development intensity, and open space character of these areas. There is some capacity for limited development, and such development should be managed to respect the open pastoral character and landscape coherence of the ridgeline, and the ridgeline's contribution to the wider skyline and backdrop to the Inlet and the City. In addition to minimum development standards, any development should be assessed against assessment criteria to guide decisions on the appropriateness of the development and the landscape and visual values. Such assessment criteria could also apply to any infrastructure activities and structures on the ridgelines.

Wetlands within the Pauatahanui Identity Area have high natural and ecological values. Within the wetlands themselves are protected under public ownership. However, there are risks to the wetland from activities on the surrounding catchment relating to water quality and sedimentation. As such, the emphasis for managing the wetland should be to not only protect the wetland, but also to manage effects of earthworks and water quality from upstream catchments. The main methods to protect the wetland and manage the effects from activities include regulatory restrictions on development (not necessarily as part of the Landscape Strategy), vegetation retention and enhancement, and working with DOC for protection and public access.

Figure 46. Aerial view looking northwest across Pauatahanui towards Cook Strait. The Kakaho valley hills are in the middle distance with the Wairaka-Rewarewa coastal ridgeline on the horizon. Whitby suburb is on the left (next to Pauatahanui Inlet). The abundance of smaller spurs and gullies can clearly be seen in the hills around Kakaho valley, and on the Wairaka-Rewarewa range.

Summary

Overall, while rural and pastoral activities could maintain the existing rural landscape, there is potential for further low-density development within the area, primarily on the valley floor and foothills. Rural-lifestyle subdivision in these areas should be encouraged to appropriately revegetate or retire land to accrue landscape enhancement benefits. A lower intensity of development should generally be maintained in more-visualy prominent areas, in such a way as to reinforce the pattern of the existing rural lifestyle development, and reflect the landscape patterns, landform, development intensity, and
rural landscape character and amenity values of the area.
Moonshine – Landscape Identity Area

Overview

The Moonshine Landscape Identity Area is located in the east of the City. The areas’ distinctive identity is defined by its steep slopes, incised gullies, and open exposed ridge tops. Given its topography, the area is relatively isolated. However, the isolation and topography means the area has an accompanying sense of community identity for those living in the area.

The Moonshine Identity Area is very much rural in nature with open pasture limited to the more accessible open but exposed hilltops.

Most of the catchment is steep and contains some scrubland with patches of indigenous bush, or pine blocks.

As of November 2012, Porirua City Council had adopted a structure plan for the Pauatahanui Judgeford area (the Pauatahanui Judgeford Structure Plan) which includes the Moonshine Landscape Identity Area. This Structure Plan envisages a certain amount of landscape change potentially associated with further lifestyle development, land retirement, and regeneration of vegetation.

This Landscape Strategy contains suggested standards which can be applied to development within the structure plan area that will ensure rural landscape values are maintained and enhanced.

ONFs and SALs

The Area includes part of the Eastern Ridgeline SAL.

Ongoing Activities

Given the existing and established rural nature of the area, rural activities and associated structures that promote rural neighbourhood and retain rural character should continue to be provided for.

Rural activities should be permitted by the District Plan, subject to complying with minimum standards for buildings. Emphasis should be on ensuring natural values, including those of stream edges and wet areas, are retained, with minimal development along waterway edges. Guidelines relating to enhancing vegetation and natural values could be provided, including general planting and screening, and riparian planting. Plantation forestry over the bulk of the Identity Area should not be restricted because its prevalence in the district and harvesting is anticipated in any event.

Activities within specific Landscape Character Types

The Area features a small amount of valley floor along the Moonshine Stream, used as open farmland. Because of the Pauatahanui Judgeford Structure Plan, there is a likelihood that the landscape will change as more intensive rural lifestyle subdivision and development occurs over time. Overall, the area has a moderate capacity for change in the form of medium density lifestyle and rural activities, provided the low density residential character is maintained and the effects on immediate neighbours and other issues are addressed (such as flood risks, servicing, riparian management, and traffic) and indigenous vegetation is protected. Rural-lifestyle subdivision in these areas should be encouraged to appropriately revegetate or
Porirua Landscape Management Strategy for Rural and Open Space Areas

Protect identified significant ecosites could also be taken into account in determining subdivision entitlements in this regard. The Landscape Strategy contains suggested guidelines for development in order to ensure rural landscape values of the area are maintained and enhanced. These suggested guidelines would inform the district plan review. The Council could also look at options for encouraging landscape enhancement – for example, fencing costs, plant cost or stock, and weed and pest management control.

Figure 48. Landscape Character Types within the Moonshine Identity Area.

Within the foothills and rolling tops parts of the area, the emphasis on maintaining landscape values should be on retaining the rural character and local neighbourhood character and identity, while allowing for further appropriate low density development and activities.
The most predominant landform in the Moonshine Identity Area is the steeper upper slopes, which are visually prominent and have a moderate sensitivity to landscape change. However, the actual risk of change is low given the difficulty in developing the steeper slopes, which have a limited capacity for further low density development. Any such development should be of a form that respects the landscape patterns, landform, land use intensity, and amenity and open space character of existing land uses. Plantation forestry over the bulk of the Identity Area should not be restricted because its prevalence in the district and harvesting is anticipated in any event.

The visual prominence of the high spurs and ridgelines of the Moonshine Identity Area means they are potentially vulnerable to landscape change, particularly the ridgeline to the north which higher and more visually prominent that the ridgeline to the south. The emphasis in these areas should be on ensuring development respects the visual coherence of the ridgeline and contribution to the wider skyline and backdrop to the inlet and the City. In addition to minimum development standards, any development on the upper slopes and ridgelines could be assessed against assessment criteria to guide decisions on the appropriateness of the development and the landscape and visual values. Such assessment criteria could also apply to any infrastructure activities and structures on the ridgelines.

Summary

Overall, rural and pastoral activities should be encouraged as the predominant land use activity within the area. Access to the area is constrained by current roading. It is accepted that forestry activities may impact on roading networks, but that doesn’t mean that such development will necessarily easily enable more intensive subdivision. Intensive development and the associated land fragmentation is unlikely, although some development for rural lifestyle blocks could be integrated on the foothills and upper spurs with careful attention to selection of building site locations and appropriate planting to ensure that any visual effects can be contained within the catchment. Any rural-lifestyle subdivision in these areas should be encouraged to appropriately re-vegetate or retire land to accrue landscape enhancement benefits. However, the visual prominence of the prominent ridge tops and spurs means that these areas have a low capacity for landscape change.
Hongoeka – Landscape Identity Area

Overview

The Hongoeka section of the Outer Coastal Edge is located north of Plimmerton, and includes the Rewa Rewa Point.

The southern portion of the Identity Area (and that of the adjoining Southern Pukerua Identity Area) has a specific development context in that it is subject to Te Ture Whenua (Maori Land) Act 1993 processes, the principles of which facilitate the occupation, development, and utilisation of that land for the benefit of its owners, their whanau, and their hapu.

ONFs and SALs

The ridgeline) has been identified as a Special Amenity Landscape (SAL).

Activities within specific Landscape Character Types

There are four Landscape Character Types within Hongoeka Coastal Identity Area, being: the valley floor, foothills, steeper upper slopes and ridgeline. Given that it is largely in Māori ownership, there would be a need to work with tangata whenua to enable appropriate use and development. On the steeper and more visible areas, non-rural activities could be controlled through regulatory methods, principally the District Plan.

In terms of the Character Types within the Hongoeka Identity Area, there are areas of flat land and low foothills comprising a small flat triangle around the Hongoeka Marae, and adjoining the existing urban area.

Notwithstanding any natural hazard issues, there is the potential for low rise development within and around the Marae that reflects the predominant pattern of development.

As with many of the Identity Areas, the predominant landscape type within Hongoeka is the steeper upper slopes below the ridgeline and the outer and inner faces. These slopes are highly sensitive to development in that they are visually accessible, unmodified and very steep and rugged. Some areas could be more sensitive than others to a change in the landscape. Rural activities should continue in the area, with non-rural activities (including telecommunication and other infrastructure activities) requiring resource consent with guidance on how protection of backdrop vistas can be achieved.

For that part of the Identify Area subject to Te Ture Whenua (Maori Land) Act 1993 processes, the Council would need to recognise and provide for the relationship of Maori with their ancestral lands, waters and wahi tapu, as well as having particular regard to kaitakitanga and take into account the principles of the Treaty of Waitangi. Section 131 of the Act provides that the Māori Land Court can "determine and declare, by a status order, the particular status of any parcel of land". As such the subdivision of the Maori Land is exempt from the need to obtain subdivision consent under Section 11(2) of the Resource Management Act 1991 unless the Te Ture Whenua Act 1993 otherwise requires subdivision consent to be obtained.

Summary

Overall, provision for rural activities should maintain the important amenity values of this landscape area. There is the potential for other activities in certain discrete areas, provided they were suitably sited, designed and controlled so as to retain the existing open space rural character. Any rural-lifestyle subdivision in these areas should be encouraged to appropriately revegetate or retire land to accrue landscape enhancement benefits. Protection of identified significant ecosites could also be taken into account in determining subdivision entitlements in this regard. Recognition of the land that
is subject to processes for ownership under the Te Ture Whenua (Maori land) Act 1993 is important in order to enable tangata whenua to realise their well-being and aspirations.

Figure 50. Landscape Character Types within the Outer Coastal Edge Hongoeka Identity Area.
Taupō – Landscape Identity Area

Overview

The Taupō Landscape Identity Area is located directly to the north of Porirua City, between Plimmerton and Pukerua Bay.

The area is predominantly rural in character, with some rural-residential development on the western side of the catchment on the mainly foothills, sheltered and contained by trees. The area is bisected north-to-south by State Highway 1 (SH1) and the Northern Main Trunk Railway Line. There are urban settlements at the northernmost and southernmost ends of the area (Pukerua Bay to the north and Plimmerton and Camborne to the south). The area is identified in the Porirua Development Framework 2009 (PDF) as subject to strategic studies for potential future urban growth.

The overall topography of the area is that of a large valley running in a north-south direction. Taupō Swamp is situated within the valley floor. Prominent ridgelines flank either side of the main valley to the east and west with associated smaller spurs and gullies running down from these main ridgelines.

Taupō Swamp is a well known natural feature and is a nationally important wetland and of cultural importance to tangata whenua. The swamp is highly visible for travellers because of SH1.

The lower-lying land within this area has been identified in the PDF for a potential future urban area, subject to the development of a structure plan. Such structure plan would confirm future land development priorities within this area. Therefore the landscape of this area would eventually change, and because of this, the process for developing a structure plan should include an interactive community planning exercise to define the extent of future landscape change.

Nevertheless, the practical constraints of developing steeper and higher land would imply that there would be an opportunity to retain a more open space hinterland on the upper slopes and ridgelines.

A small portion of the Identity Area (and that of the adjoining Hongoeka Identity Area) has a specific development context in that it is subject to Te Ture Whenua (Maori Land) Act 1993 processes, the principles of which facilitate the occupation, development, and utilisation of that land for the benefit of its owners, their whanau, and their hapu (refer Figure 54).
ONFs and SALs

The Area includes a number of important natural features including the coastal ridgeline between Te Rewarewa Point and Wairaka Point (termed the Rewarewa-Wairaka SAL) and the ridgeline behind Karehana Bay (Karehana Ridgeline SAL), and the ridgeline to the east of the valley (Eastern Taupō SAL), in addition to the Taupō Swamp, which is an outstanding natural feature.

Ongoing Activities

Notwithstanding that the landscape in this area is likely to change with future urban growth (in particular within the Judgeford and Camborne areas), until the opportunities for urban growth have been determined through a structure plan process, the emphasis should be on managing the existing rural character.

Pending future urban development opportunities, rural activities and associated structures that promote rural neighbourhood and retain rural character should be encouraged in the interim. Rural activities should be permitted within the District Plan, subject to complying with the minimum for buildings.

Plantation forestry is possible throughout the area at present on an as-of-right basis. Therefore, it is not envisaged that introducing further restraints on plantation forestry would be of any practical advantage in directing landscape outcomes within the area. Nevertheless, plantation forestry as a potential activity should be discouraged within ONF areas, and proposals for plantation forestry within ONF areas should only determined on a case-by-case basis. Otherwise, no limits on plantation forestry are proposed.

Nevertheless guidelines relating to enhancing vegetation and natural values or natural features may be appropriate, including general planting and screening, riparian planting along margins and wet areas. The acquisition of key areas for landscape treatment and water management may be considered in the long term as opportunities for land development become more defined through the structure planning (and subsequent district planning) processes.

Activities within specific Landscape Character Types

The Taupō Identity Area comprises five Landscape Types (shown on the map below), each having differing features, values and capacity for change. In terms of development, within the valley floor and mainly foothills areas, there is more capacity for development as these areas are generally not highly visible. Development within these areas should nevertheless respect the land form of the area. Any future development should retain a landscape buffer to SH1, and protect the natural character and landscape values of the Taupō Swamp.

There is a potential urban growth area located north of Camborne on the eastern side of SH1 (Refer Figure 54: The Porirua Development Framework, showing in red the potential urban growth area within the Taupō LIA).

Further long-term potential urban growth may extend as far north as Pukerua Bay over the next 30 years. Potential for further rural-residential intensification includes areas directly north of Plimmerton and on the higher land to the east of the urban growth area between Camborne and Pukerua Bay.

Given the high visibility, visual prominence and access constraints, there is limited capacity for intensive development on the steeper upper slopes without dramatic landscape change in these more-elevated areas. However, there is some potential for low density rural development subject to consideration of landscape impacts and taking into account any planting, siting and scale of structures and access. Any rural-lifestyle subdivision in these areas should be encouraged to appropriately re-vegetate or retire land to accrue landscape enhancement benefits. Protection of identified significant ecosites could also be taken into account in determining subdivision entitlements in this regard.

In addition, there may be opportunities to encourage landscape enhancement through non-regulatory management tools, such as landscaping guidelines, and assistance with land protection measures such as stock-proof fencing, planting, and stock, weed and pest management control.

The ridgelines of the Taupō LIA are very prominent and sensitive to change – particularly the main western ridgeline between Wairaka Point and Re Rewarewa Point. Whilst there is some capacity for change amongst the hills tops along ridgeline, the emphasis should be on maintaining open space coherence and contribution to the citywide skyline and as a backdrop to the coastal landscape. In addition to minimum development standards, any development on the upper slopes and ridgelines should be assessed against assessment criteria to guide decisions on the appropriateness of the
development and the landscape and visual values. Such assessment criteria would also apply to any infrastructure activities and structures on the ridgelines.

For that small portion of the Identify Area subject to Te Ture Whenua (Maori Land) Act 1993 processes, the Council would need to recognise and provide for the relationship of Maori with their ancestral lands, waters and wahi tapu, as well as having particular regard to kaitaktanga and take into account the principles of the Treaty of Waitangi.

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**Figure 52: The Porirua Development Framework, showing in red the potential urban growth area within the Taupō LIA.**

Taupo Swamp is a nationally important wetland, and is culturally important to tangata whenua. The wetland forms part of the Taupō Swamp ONF. Remnants of the wetland have been cut off by the railway and State Highway. The wetland itself is covenanted for protection to maintain its high ecological and cultural values. As such, the emphasis for management of the wetland should be to manage the landscape effects of development from adjoining areas. The main methods to protect the wetland and manage the effects from activities on the upstream catchments include the promotion of riparian protection and planting as buffer areas, and working with railway and road controlling authorities regarding buffer area management, as well as working with the Department of Conservation and Greater Wellington Regional Council on long term and catchment management.

Careful management of land development and land use within ONF areas would be appropriate, with land use activity proposals assessed on a case by case basis.

**Summary**

Overall, rural and pastoral activities would maintain the important landscape values of the Taupō Landscape Identity Area, with appropriate controls to manage effects of activities prior to future urbanisation of the area. Limited development potential on the ridgelines and upper slopes should be controlled through an appropriate District Plan regulatory framework. Rural-lifestyle subdivision in these areas should be encouraged to appropriately re-vegetate or retire land to accrue landscape enhancement benefits. Within the rest of the Taupō Landscape Identity Area, there are areas which are less sensitive to change and where there is the potential for development. However, any intensive
development would need to be in line with the aspirations for urban form envisaged in the Porirua Development Framework.

Figure 53: View of Taupō Catchment from the southern end overlooking Taupō Swamp and State Highway 1 in the centre with the Wairaka coastal range on the skyline to the north.
Figure 54. Landscape Character Types within the Taupō Identity Area.
Porirua Landscape Management Strategy for Rural and Open Space Areas

Kakaho – Landscape Identity Area

Overview

The Kakaho Landscape Identity Area is located to the north of Porirua City and extends from the Pauatahanui Inlet into the hills and ridgelines east of the Taupō LIA.

The area is rural in nature and the rugged landform combined with a history of extensive pastoralism has left an open and largely unfragmented landscape. The existing land use is pastoral farming on open ridgelines and regenerating bush on steeper slopes and gullies.

The Kakaho Identity Area is bordered by Pauatahanui Inlet to the south, Taupō Identity Area to the east, Horokiri Identity Area to the west and the established area of Pukerua Bay to the north.

The topography is such that the outer edges of the catchment are visually prominent from much of the city and the open higher ridges provide a dramatic; large scale backdrop to the Porirua basin and the Pauatahanui Inlet. The prominent backdrop of hills can be particularly spectacular in early morning and late afternoon when the low angle of the sun throws the landform into sharp relief. In contrast, the valley floor is open and visually accessible.

The floodplain of the Kakaho Stream is well contained in the valley floor.

ONFs and SALs

The area includes part of the Pauatahanui Inlet SAL and part of the Northern Ridgelines SAL.

Ongoing Activities

Given the existing and established rural nature of the area, rural activities and associated structures that promote rural neighbourhood and retain rural character should continue to be encouraged. Rural activities should be permitted by the District Plan, subject to complying with minimum standards for buildings. Plantation forestry over the bulk of the Identity Area should not be restricted because its
prevalence in the district and harvesting is anticipated in any event. There could be greater controls on activities and development on the steeper slopes and ridgelines given their prominence and visibility from the urban areas of Porirua City. Greater controls should be imposed within ONF’s with activities and development assessed on a case by case basis. Guidelines relating to enhancing vegetation and natural values could be provided.

Activities within specific Landscape Character Types
In terms of development, on the valley floor and mainly foothills, there is some capacity for change and low to medium density lifestyle development on the lower more concealed sections. Rural-lifestyle subdivision in these areas should be encouraged to appropriately revegetate or retire land to accrue landscape enhancement benefits. However, challenges in terms of servicing and flood risk (on the floodplain) should be addressed. Any development could be subject to controls relating to building height, mitigation planting and screening, setbacks from Grays Road and waterways and the inlet edge, vegetation protection adjacent to waterways, and maintenance of recognised natural and cultural heritage values. Generally, these areas have a low sensitivity to change.

On the steeper upper slopes which comprise the majority of this LIA, the capacity for change (particularly on the slopes, spurs and ridge tops close to the inlet) is low given its high visibility, slope stability issues, potential for soil erosion and scouring, and lack of vegetation. Appropriate development may be able on the lower slopes. Plantation forestry over the bulk of the Identity Area should not be restricted because its prevalence in the district and harvesting is anticipated in any event.

In terms of the prominent ridge tops and spurs that frame the valley, the difficult access and serving constraints restrict the potential for development and development should be carefully managed and considered (through the use of assessment criteria) so as to respect the coherence of the ridgelines and contribution to the wider skyline and backdrop to the inlet.

Figure 56. View towards Kakaho Hills on northern side of Pauatahanui Inlet.
Figure 57. Kakaho Hill.
Figure 58. Landscape Character Types within the Kakaho Identity Area.
Summary

Overall, rural and pastoral activities should continue to be the predominant activity within the area. There is the potential for development on the valley floor and in other areas which are not visually prominent. Rural-lifestyle subdivision in these areas should be encouraged to appropriately revegetate or retire land to accrue landscape enhancement benefits. However, given the visual prominence of the other parts of the Kakaho LIA, particularly the prominent ridgetops and spurs, means that there is a higher sensitivity and lower capacity for change within much of this LIA. However, access and servicing issues could limit the actual potential for change in the more sensitive areas.
12 Summary

12.1 Purpose of the Strategy

The purpose of this strategy is to recognise Porirua’s important landscape and rural landscape values and to recommend appropriate management of these to achieve landscape outcomes identified in this strategy. In doing this the Council aims to work with landowners and other stakeholders to identify the most appropriate methods for managing the City’s rural landscape in a way that can most effectively enable landowners to continue to use their land while maintaining the important landscape values. It also seeks to identify ways in which future intensification of development can occur within the Rural Zone in a way that appropriately manages and protects important landscape values.

12.2 How the Rural Landscape has been Assessed

The draft Landscape Management Strategy has been informed by a number of comprehensive landscape assessments:

- The identification of the biophysical characteristics of the rural landscape – Landscape Character Types;
- The identification of landscapes with common community characteristics – Landscape Identity Areas; and
- The identification of landscapes of highest/important value – Outstanding Natural Features and Special Amenity Landscapes

These landscape assessments have formed the basis on which to determine appropriate management tools that allow and manage activities and development. In doing so it is important to enable ongoing rural activities which form part of the rural landscape character.

The potential management tools were identified by determining the landscape’s degree of sensitivity to change, and the level of risk from such change and the important landscapes.

In general, the most successful approach to manage landscape would include a mixture of regulatory and non-regulatory tools.

In assessing methods, particular regard is had to the Porirua City District Plan as the plan is the primary regulatory method given that it is applied on a district wide scale and sets the framework for what activities occur in the District.

This Landscape Strategy will form the review of the District Plan rural areas. As such, the review of the Rural Zone provides an opportunity to incorporate the Landscape Strategy outcomes and principles and management methods in the District Plan regulatory approach.

Recommended provisions in the study are for managing landscape outcomes and have not been developed in context of other issues such as hazards, servicing or infrastructure. As such, the provisions of this strategy would need to be integrated with other issues.

A major emphasis for managing the rural landscape should be the recognition of existing rural activities and the need to ensure these activities are enabled to continue. In order to achieve the landscape outcomes that this Strategy seeks to advance, certainty would be needed around aspects of development that have an effect on landscape outcomes. Potential development controls in this regard would be in relation to scale and location of structures, lot size, bulk and location and setbacks.

A full evaluation of the City’s rural landscape and the potential management tools is provided in Appendix 6.

12.3 Interpretation

For the purpose of this report the following terms are defined as follows:
<table>
<thead>
<tr>
<th><strong>INTERPRETATION</strong></th>
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<tbody>
<tr>
<td><strong>CIA</strong></td>
<td>Coastal Identity Area</td>
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<tr>
<td><strong>Controlled Activities</strong></td>
<td>Resource consent is required and Council must grant consent, but may impose conditions on some matters, such as a requirement for landscaping</td>
</tr>
<tr>
<td><strong>Criteria</strong></td>
<td>Matters (and effects) Council would have regard too in considering a resource consent application</td>
</tr>
<tr>
<td><strong>Discretionary Activities</strong></td>
<td>Council has full discretion to deny or grant consent, and may impose conditions</td>
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<tr>
<td><strong>DOC</strong></td>
<td>Department of Conservation</td>
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<tr>
<td><strong>LIA</strong></td>
<td>Landscape Identity Area</td>
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<td><strong>LPA</strong></td>
<td>Landscape Protection Area</td>
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<tr>
<td><strong>MHWS</strong></td>
<td>Mean High Water Springs (mark)</td>
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<tr>
<td><strong>Mitigation measures</strong></td>
<td>Measures taken to avoid, reduce the severity of, or eliminate an adverse impact. Such measure include methods to reduce the effects of an activity, such as planting to enhance or screen or stabilise the ground area, use of certain building materials and building design measures to reduce the prominence of a building</td>
</tr>
<tr>
<td><strong>Non-complying Activities</strong></td>
<td>Council may deny or grant consent, where effects are minor and activity not inconsistent with the District Plan</td>
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<tr>
<td><strong>NZCPS</strong></td>
<td>New Zealand Coastal Policy Statement</td>
</tr>
<tr>
<td><strong>ONFs and SAL’s</strong></td>
<td>Outstanding Natural Features and Special Amenity Landscapes</td>
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<tr>
<td><strong>PDF</strong></td>
<td>Porirua Development Framework</td>
</tr>
<tr>
<td><strong>Permitted Activities</strong></td>
<td>An activity allowed without a consent (but must often meet certain standards)</td>
</tr>
<tr>
<td><strong>Permissive District Plan framework</strong></td>
<td>Provisions within a District Plan that permit activities with a minimal number of standards that have to be met. Generally the more permissive a District Plan framework, the greater the likelihood that resource consent is not required</td>
</tr>
<tr>
<td><strong>Resource Consent</strong></td>
<td>A permission required from Council for an activity that might affect the environment, and isn't allowed 'as of right' in the district plan</td>
</tr>
<tr>
<td><strong>Restricted Discretionary Activities</strong></td>
<td>Resource consent is required and Council may deny or grant consent, with conditions, but only decided on matters set out in the plan</td>
</tr>
<tr>
<td><strong>Restrictive District Plan measures</strong></td>
<td>Provisions within a District Plan that restrict more activities. Generally the more restrictive a District Plan framework, the greater the likelihood that resource consent is required</td>
</tr>
<tr>
<td><strong>RLMA</strong></td>
<td>Rural Landscape Management Area</td>
</tr>
<tr>
<td><strong>RMA</strong></td>
<td>Resource Management Act 1991</td>
</tr>
<tr>
<td><strong>RPS</strong></td>
<td>Regional Policy Statement</td>
</tr>
<tr>
<td><strong>Rural Activity</strong></td>
<td>Comprises pastoral and primary production activities and structures, and associated residential activities and dwelling(s).</td>
</tr>
<tr>
<td><strong>Standards</strong></td>
<td>Refers to the requirements for activities to meet acceptable levels of environmental effect and includes conditions and terms that need to be met. Standards are often also referred to as Rules</td>
</tr>
</tbody>
</table>
Appendix 1 – Landscape Character Types

**PORIRUA LANDSCAPE STRATEGY**

**LANDSCAPE CHARACTER TYPES**

4. Hilltops, Ridgelines & significant Spurs
3. Steeper Upper Slopes
2. Mainly Foothills & Rolling Tops
1. Valley Floors & Low Foothills
5. Wetlands, Streams & Tidal Areas

- Coastal Environment Identity Area (CIA)
- Landscape Identity Area (LIA)
- Maori Land (Hongoeka Block)
- Urban Area
- TA Boundary
Appendix 2 – Landscape and Coastal Identity Areas
Appendix 5 – Recommended District Plan Framework and Standards

Appendix 5 Recommended District Plan Framework and Standards

1 Approach

The Porirua Landscape Management Strategy for Rural and Open Space Areas recognises that rural (comprising pastoral and primary production and associated residential) activities and structures are an important contributor to the character of the rural landscape. To a large degree, many of today’s rural landscape values in Porirua have been created and managed by rural landowners undertaking primary production activities on a small number of large landholdings. Therefore it is desirable to enable rural activities from the point of view of landscape management albeit that there may be an appropriate level of regulatory intervention depending on the circumstances relating to landscapes. In some respects, this would result in a lessening of decision-making constraints for rural development; whilst more-restrictive provisions may be appropriate where important landscape values are at risk from particular forms of development.

Residential intensification and the associated servicing and infrastructure, need careful management and there are many places where the landform in the rural area provides capability to ‘absorb’ development into the landscape in a way that maintains rural character – along valley floors and in areas of complex (‘crumpled’) topography, discrete valleys and hidden pockets of gentle topography.

A mix of regulatory and non-regulatory tools to implement the landscape strategy is required – a comprehensive and co-operative approach is seen as more likely to succeed than a purely regulatory one. However, whether regulatory or non-regulatory, implementation of the landscape strategy and corresponding policy must be done in conjunction with rural landowners and their aspirations for the land they work on and the landscape they live in.

2 Relevance of the Porirua District Plan

Given its universal application in that it is applied on a district wide scale and that Porirua City Council has a statutory function for “the control of any actual or potential effects of the use, development, or protection of land3”, the District Plan is the primary regulatory method to manage the rural landscape. Council is shortly to commence a review of the District Plan and the Porirua Landscape Strategy is appropriately considered as part of the review of the rural environment provisions of the District Plan.

The following assessment evaluates the various management framework and standards that could be adopted in the District Plan review in relation to rural landscape issues. It is noted that the recommended provisions relate primarily to the landscape strategy and have not been developed in context of other issues such as hazards, servicing or infrastructure. As such, the following provisions are subject to change in that they would need to be integrated with other constraints and objectives during the review of the district plan, and would be subject to the formal district plan first schedule review, consultation and submission process.

3 Evaluation – District Plan Management Framework

The Operative District Plan applies a ‘one size fits all’ approach to land use activities in the Rural Zone with little difference within sub-areas or specific locations (such as on highly versatile soils).

3 Section 31(b) of the Resource Management Act 1991
Porirua Landscape Management Strategy for Rural and Open Space Areas

Therefore a consistent suite of land use activity policies and rules apply across the vast majority of the rural environment. The exception to this is the rural areas within the Landscape Protection Area, and the recently adopted Judgeford Hill Zone.

The overarching issue is whether the operative District Plan ‘one size fits all’ approach for subdivision and land use in the rural area is appropriate and should continue to be applied, or whether the rural environment zoning and rule framework should recognise the different values and features within the rural landscape.

The following evaluations address the two issues for the management of activities within the rural landscape by the District Plan, specifically:

- **Issue One** - What are the recommended information and underlying values that would determine the area for managing landscape values – which for the purpose of this strategy are referred to as Rural Landscape Management Areas (RLMA). It is noted that Rural Landscape Management Areas are not intended to be ‘zones’ but areas incorporating guidance for a level of development that will enable the landscape values of the rural area to be appropriately managed and which from a landscape perspective would feed into the formal District Plan review process.
- **Issue Two** – Having established the information and value to underpin the management areas, the second issue relates to the recommended configuration of the Rural Landscape Management Areas.

### 3.1 Issue One – Information and Values Basis for Rural Landscape Management Areas

The current District Plan features one Rural Zone (not including the Judgeford Hill Zone) which extends across the entire rural environment, overlaid with features including a Landscape Protection Area and Seismic Hazard Areas which apply to select areas.

The use of “zoning” as a management tool is considered appropriate as it provides clear direction over the areas of land intended for different types of activity and allows the location and extent of the rural environment to reflect the existing location of rural activities outside of the urban areas. It enables new primary production and other activities to locate in a defined area that provides for that type of activity and effects on the environment can be managed without undue effect on adjoining activities and people.

In undertaking the Porirua Landscape Strategy, the City’s rural landscape has been assessed from three inter-related terms of reference comprising the biophysical, community and important values, as follows:

- **Landscape Character Types** – key physical characteristics of the rural landscape that describe the underlying landforms (being Biophysical Elements).
- **Landscape and Coastal Environment Identity Areas** – distinct landscape areas with physical catchments (associated with water drainage catchments) that features as Catchment Communities.
- **Landscapes of High Value** – outstanding natural features and landscapes that contribute special amenity values (in terms of the Resource Management Act 1991) that are important to the City’s sense of place (being Important Values)

The first issue in determining the management framework is to determine whether rural landscape value area should be based on biophysical elements, community catchments and important landscapes or a combination of these terms of reference.

Rural Landscape Management Areas based on Catchment Communities have the benefit of reflecting the particular characteristics and features of a particular community. However, the range of Biophysical and Important Values within such communities’ means there would be multiple provisions and repetition across the 16 communities (Identify Areas) and would result in a large degree of repetition of the provisions.

In contrast, Rural Landscape Management Areas based on Important Values would only address those areas identified as Outstanding Natural Features or Special Amenity Landscapes with the large majority of the rural landscape incorporated within an area and therefore outside the management...
Porirua Landscape Management Strategy for Rural and Open Space Areas

Rural Landscape Management Areas based on Biophysical elements would have the benefit of reflecting the predominant and underlying Biophysical features (being predominantly slope), and combined with Important Values, would provide a simple and responsive means of determining rural landscape management areas.

On this basis, Rural Landscape Management Areas based on Biophysical elements would be the more workable and appropriate approach for determining what information and values would inform the management areas. Such an approach would also have the benefit of reflecting the predominant and underlying Biophysical features (being predominantly slope), and combined with Important Values, would provide a simple and responsive means of determining rural landscape value areas.

3.2 Issue Two - Configuration of the Rural Landscape Management Areas.

Having determined that rural landscape value areas are to be based on Biophysical Elements and Important Values, the second issue is therefore how to incorporate the Biophysical Elements (being Landscape Character Types) and Important Landscapes identified as part of the Landscape Strategy within the District Plan framework, and whether to adopt a single or multiple Rural Landscape Management Area (RLMA) framework. The options below have been identified and evaluated to determine the most appropriate way(s) to achieve the proposed outcomes and principles for land use activities in the rural landscape.

- Option 1: Provide for one RLMA which covers the entire rural environment and an ONF/SAL’s Overlay feature that sits above the RLMA (i.e. the existing approach).
- Option 2: Provide for one RLMA which covers the entire rural environment and provide for the five landscape character types and SAL/ONF’s as an overlay feature that sits above the RLMA.
- Option 3: Provide for multiple RLMA’s over the rural environment comprising the five Landscape Character Types and provide for the SAL/ONF’s as overlay features that sit above the RLMA’s.
- Option 4: Adopt Option 3 but provide the SALONF’s as a further separate RLMA.

<table>
<thead>
<tr>
<th>Options</th>
<th>Efficiency and Effectiveness</th>
<th>Benefits</th>
<th>Costs</th>
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<tbody>
<tr>
<td>Option 1: One RLMA and one SAL ONF Overlay feature</td>
<td>The one RLMA approach is intended to provide a comprehensive and consistent framework for the provision and management of primary production and other complementary activities in the rural environment. This single RLMA is considered efficient for managing for land use activities. However it is not considered effective in that it does not recognise the differing landform values to be reflected.</td>
<td>A single RLMA provides a clear and simple rule framework and reflects the existing District Plan zoning approach. RLMA’s provide clear direction over the areas of land intended for different types of activity and the provision of one RLMA ONF’s and SNA’s are recognised.</td>
<td>The single RLMA approach does not reflect the differing landscape character types that make up the rural environment, and neither does it allow for the adaptive management of the rural environment. Does not reflect or incorporate the Porirua Landscape Strategy.</td>
</tr>
<tr>
<td>Option 2: One RLMA and a series of overlay features comprising the five landscape character types and ONF/SAL’s</td>
<td>The single RLMA approach is intended to provide a comprehensive and consistent framework for the provision and management of primary production and other complementary activities in the rural environment. This single RLMA is considered effective and efficient for land use activities in that it would enable the landscape character types to be reflected in the overlay’s. However, the use of multiple overlays may not be efficient in that it is potentially confusing and may result in duplication of</td>
<td>A single RLMA provides a clear and simple rule framework and reflects the existing District Plan zoning approach. Overlays can provide clear direction over the areas where specific issues apply, such as types of activity and/or particular character and amenity values.</td>
<td>The single RLMA approach may not fully reflect or incorporate the Porirua Landscape Strategy. The use of multiple overlays may be confusing and result in duplication of common standards and provisions across the multiple overlays.</td>
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Porirua Landscape Management Strategy for Rural and Open Space Areas

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<tr>
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<th>Efficiency and Effectiveness</th>
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<tr>
<td>Option 3: Dual or multiple RLMA’s and provision of SNA ONF’s as an Overlay feature.</td>
<td>A multiple RLMA approach is considered efficient and effective to manage the rural environment and landscape in a way that can most effectively enable landowners to continue to enjoy the use of their land while enabling valued landscapes to be appropriately managed. The multiple RLMA approach would be effective in that it would provide a specific suite of standards for each character area.</td>
<td>• A multiple RLMA approach allows the differing landform values to be reflected in the rule framework, thereby providing a more responsive regulatory framework. • The use of overlays for SNA and ONF’s would provide an additional layer of assessment for these more vulnerable areas.</td>
<td>• Potentially the plan length would be increased in that a large number of provisions would need to be repeated across the dual or multiple rural RLMA’s. However this could addressed through a common set of policies relating to the rural landscape. • A further cost is uncertainty over boundary definition and what area to apply where a site borders the varying rural areas. Careful mapping would be required to address this cost.</td>
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<tr>
<td>Option 4: In addition to options 1, 2 or 3, provide a SNA ONF RLMA</td>
<td>The provision of a RLMA for SNA/ONF’s would be effective in that it would provide a specific suite of standards for ONF and SAL’s. However, the approach is not efficient in that it would generate a large degree of repetition where it may be only discrete components that differ.</td>
<td>• The RLMA approach allows the differing landform values to be reflected in the rule framework, thereby providing a more responsive regulatory framework. • The approach may be easier to understand as users would not have to determine if any overlay applies, instead they would only have to consider one specific suite of RLMA provisions.</td>
<td>• The main costs associated with the RLMA for all features and character areas are the more complicated rule framework in that there are differing rules for differing activities. • Furthermore, the plan length would be increased in that a large number of provisions would need to be repeated across the multiple rural RLMA’s. • A further cost is uncertainty over boundary definition and what area to apply where a site borders the varying rural areas.</td>
</tr>
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</table>

Based on the above evaluation, it is considered the approach of dual or multiple RLMA’s and a series of overlays comprising the ONF/SAL’s (Option 3) is the most appropriate way to achieve the outcomes and principles for the rural landscape.

A dual/multiple RLMA framework is straightforward and provides a simple rule framework with the areas reflecting the biophysical features of the landscape. For the large part, activities would have the same activity status regardless of whether they are on the ridgeline or hilltop (and thereby more prominent) or on the valley floors. For those particular activities which need to be differentiated depending on the character type, specific standards can be included. The RLMA approach allows specific standards and objectives and policies to apply, but eliminates the need to repeat provisions that apply universally across the rural landscape.

As noted in the Landscape Strategy Technical report, the Identified Landscape Character Types form a framework on which to determine the most appropriate management tools to manage land use in a way that will maintain or enhance the rural landscape values. The five basis landscape character types reflect the natural patterns of the landscape and include:
Porirua Landscape Management Strategy for Rural and Open Space Areas

- Valley Floors and Low Foothills (Character Type 1)
- Mainly Foothills and Rolling Tops (Character Type 2)
- Steeper Upper Slopes (Character Type 3)
- Hilltops, Ridgelines and Significant Spurs (Character Type 4)
- Wetlands, Streams and Tidal Areas (Character Type 5)

For the purpose of determining the configuration of the Rural Landscape Management Areas to manage the rural landscape, the above five landscape character types can be split into two “RLMA” areas being: Valley floor and foothills, and Steeper upper slopes, hilltops and ridgelines.

Special Amenity Landscapes and Outstanding Natural Features would be split into three Overlays being: Special Amenity Landscapes, Inner harbour influence and Special Amenity Landscapes, and Outstanding Natural Features.

Details of the RLMA’s and Overlays are as follows:

1. **The Valley floor and foothills RLMA** comprises those areas of land less than 25º and includes the valley floors and low foothills and mainly foothills and rolling top. Also included in would be the wetlands, streams and tidal areas. Generally these landscape character type areas are visually contained within topographical catchments, framed by higher slopes, hilltops and ridgelines. The containment and framing of Type 1, 2 and 5 Landscape Character Type Areas means these areas contain the greatest concentration of rural-residential development, agricultural activities and various recreational and service activities; have the greatest ability to absorb or conceal landscape change at the broad scale of each landscape area in which these types are situated; and generally are easier to build on, with fewer earthworks required and, therefore, relatively low impacts on rural character; and screening can be more effectively used as a mitigation measure.

2. **The Steeper upper slopes, hilltops and ridgelines RLMA** comprises the steeper upper slopes and hilltops, ridgelines and significant spurs, generally comprising slopes over 25º. These areas are visually prominent as well as prone to erosion and scouring. Given the prominent, development (and associated earthworks) would be more prominent with limited opportunity to conceal significant landscapes changes. Grazing and forestry are predominant activities.

3. **Three Overlays** comprising high value and important landscapes for which particular attention should be given to maintaining the landscape values. The three Overlays would be the Special Amenity Landscapes, Inner harbour influence and Special Amenity Landscapes, and Outstanding Natural Features with particular levels of control above that applying at the RLMA level. Greater control would apply to ONF’s with activities requiring specific assessment on a case by case basis to determine their appropriateness.

A dual RLMA and multiple overlay approach would enable the zoning framework (and accompanying rules and standards) to reflect to the underlying natural landform and is considered the most appropriate way to manage the rural environment and landscape in a way that can most effectively enable landowners to continue to enjoy the use of their land while enabling valued landscapes to be appropriately managed.

4 **Evaluation – Recommended Standards**

Following on from the recommended rural landscape management framework comprising RLMA’s and Overlays, and not withstanding other issues and constraints including hazards, access, servicing, heritage and infrastructure constraints, the following is an evaluation of specific activities and standards to accompany the District Plan management framework for the rural landscape:

4.1 **Evaluation - Subdivision**

The Resource Management Act 1991 refers to subdivision as the division of parcels of land. However, it is recognised that subdivision is inevitably linked to the establishment of land use activities and land use activities can have both site specific and cumulative effects on the environment. As such it is appropriate to consider the potential cumulative effects of land use activities anticipated by the
subdivision of land. Coordination of subdivision of land with the anticipated land use activities will ensure logical and efficient patterns of development through the rural landscape and will avoid, remedy or mitigate adverse effects of land use on the environment.

The subdivision approach recognises there is a strong interrelationship between subdivision and the subsequent land use. Therefore, the future land use will also be considered at the time of subdivision.

The key issue in establishing the subdivision rule framework is to determine whether uniform subdivision standards and activity status should apply across the entire rural environment (the approach which is presently adopted in the current District Plan) or to differentiate between the two Rural Landscape Management Areas (Area 1 being Landscape Character Types 1 and 2; and Area 2 being Landscape Character Types 3 and 4) and apply differing subdivision standards or activity status.

No subdivision is a permitted activity, as it is necessary each subdivision proposal is assessed, and if necessary, conditions imposed. Therefore, subdivisions are at least a controlled activity, if the proposal complies with the relevant standards.

The options are as follows:

Option 1: Provide for one subdivision standard to cover the entire rural environment. The Operative District Plan applies such a ‘one size fits all’ approach to land use activities in the Rural Zone with no differences within sub-areas or specific locations (such as on highly versatile soils or on higher slope areas). Therefore, a consistent suite of land use activity policies and rules apply across the entire Rural Zone.

Option 2: Provide for differing subdivision standards depending on the landscape character type (i.e. differentiate between the two Rural Landscape Management Areas (Area 1 being Landscape Character Types 1 and 2; and Area 2 being Landscape Character Types 3 and 4)).

Option 3: Provide a further specific standard for identified SNA/ONF areas.

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<tr>
<th>Options</th>
<th>Efficiency and Effectiveness</th>
<th>Benefits</th>
<th>Costs</th>
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<tbody>
<tr>
<td><strong>Option 1:</strong> Provide a single subdivision standard across the entire Rural Environment.</td>
<td>The single subdivision standard approach provides a consistent, easily understood and familiar approach. It is effective and efficient in that it is easily interpreted and understood. However it is inefficient in that it does not recognise the different landform features within the rural environment.</td>
<td>• A single subdivision zone provides a clear and simple rule framework and reflects the existing District Plan zoning approach.</td>
<td>• The single standard approach does not reflect the differing landscape character types that make up the rural environment, and neither does it allow for the adaptive management of the rural environment.</td>
</tr>
<tr>
<td><strong>Option 2:</strong> Provide differing subdivision standards within differing Landscape Character Types</td>
<td>A multiple standard approach based on landscape character types is considered efficient and effective to manage subdivision within the rural environment and landscape in a way that can most effectively enable landowners to continue to enjoy the use and development of their land while enabling valued landscapes to be appropriately managed.</td>
<td>• A multiple standard approach allows the differing landscape values to be reflected in the rule framework, thereby providing a more responsive regulatory framework.</td>
<td>• The main costs associated with the multiple standard approach are the more complicated rule framework in that there are differing rules for differing area. • A further cost is uncertainty over boundary definition.</td>
</tr>
<tr>
<td><strong>Option 3:</strong> Provide specific subdivision standards for identified ONF and SAL areas.</td>
<td>The identified Outstanding Natural Features are protected because of their natural and aesthetic values. It is an effective mechanism to assess the full effects of any subdivision proposal in these areas, to determine whether it is appropriate for subdivision to occur. A specific standard for identified ONF and SAL’s is considered efficient and effective in that it recognises the specific features</td>
<td>• Protects the values and qualities of the outstanding natural features and special amenity landscapes and enables the effects to be assessed on a case by case basis. • A specific standard for subdivision for ONF’s and SAL’s provides for</td>
<td>• The main costs associated with the specific standard approach are the more complicated rule framework in that there are differing rules for differing activities. • A further cost is uncertainty over</td>
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</table>
While a single standard approach (Option 1) is straightforward and provides a simple rule framework, it does not reflect the differing landscape character types that make up the rural environment, and neither does it allow for the adaptive management of the rural environment. As a result, the simplistic approach provides an inflexible rule framework which does not reflect the existing landscape and provide for its appropriate management. While having one rural environment wide standard would have some benefits compared to the multiple standard approach, it is considered the costs outweigh the benefits, particularly relating to landscape values outcomes.

Overall, based on the above evaluation, it is considered the approach of differing standards (Options 2 and 3) based on the differing Rural Landscape Management Areas (which are based on landscape character types) is the most appropriate way to achieving the outcomes and principles for the rural landscape. Recognising that all subdivision requires resource consent, from a landscape perspective, a higher density of development is anticipated on the lower slope areas, recognising that from a visual perspective, such areas can generally accommodate a greater density of development. The exception to this is the existing small residential sites as Motukaraka Point and Pauatahanui Village where there should be no further subdivision. Within the lower slope areas (being Landscape Character Types 1 and 2) subdivision of lot should have a 2.5 hectare minimum average with a 1 hectare minimum lot size. Where there is an esplanade reserve to vest, a small average of 2 hectares would apply, recognising that a portion of the land would be vested. On steeper slopes (Landscape Character Types 2 and 3) subdivision of lots should have a 4 hectare minimum average with a 2 hectare minimum lot size. The provision of smaller lots would be considered on a case by case basis, as would subdivision within more visually prominent and sensitive areas being Special Amenity Landscapes and Outstanding Natural Features.

4.2 Evaluation - Standards for Buildings in the Rural Environment

Buildings associated with rural activities are anticipated within the rural environment. These include dwellings and accessory buildings, and buildings and structures ancillary to rural/primary production activities. The issue it not whether such structures and activities are provided for within the rural environment, but the appropriate standards to apply. The exception to this is buildings and structures within areas identified as Outstanding Natural Features. These areas are of such visual prominence and importance that from a landscape assessment, any buildings and structures would need to be assessed on a case by case basis to assess their location and visual effects.

It is noted that not all standards are included as the assessment is within the context of the Porirua Landscape Strategy and therefore matters such as natural hazards, servicing, dust, odour, transmission line setbacks, hazardous substances, signs, network utilities, activities on the surface of water, heritage items, vehicle parking and access standards, notable trees, setbacks from sensitive activities and intensive farming, and temporary activities are not included for assessment. Such matters are not directly influenced by the rural landscape and are therefore more appropriately addressed as part of the wider District Plan review.

The following options were evaluated for managing land use activities and development in the rural environment.

**Building and Structure Height**

<table>
<thead>
<tr>
<th>Options</th>
<th>Efficiency and Effectiveness</th>
<th>Benefits</th>
<th>Costs</th>
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</table>
| Option 1: Provide a maximum building and | Residential dwellings, and buildings and structures associated with a primary production activity are an anticipated activity. However, while the activity is activity, tall buildings can | • Provides certainty.  
• Maintains visual qualities of the zone.  
• Provides for buildings and | • No flexibility for built development.  
• Costs of applying for resource consent when |
### Porirua Landscape Management Strategy for Rural and Open Space Areas

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<tr>
<th>Options</th>
<th>Efficiency and Effectiveness</th>
<th>Benefits</th>
<th>Costs</th>
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<tbody>
<tr>
<td>structure height standard</td>
<td>adversely affect amenity values and obstruct views. Therefore it is efficient and effective to control the height of buildings and structures in the rural areas to protect rural character and amenity.</td>
<td>structures associated with primary production activities without the need for consent.</td>
<td>standard exceeded.</td>
</tr>
<tr>
<td>Option 2: Provide a maximum building and structure height standard but differentiate between the general rural landscape and high value areas (SAL’s).</td>
<td>Residential dwellings, and buildings and structures associated with a primary production activity are an anticipated activity. The provision of a differing standard for high value landscape areas would be an efficient and efficient method to enabling valued landscapes to be appropriately managed.</td>
<td>• Provides certainty. • Maintains visual qualities of the zone. • Provides for buildings and structures associated with primary production activities without the need for consent. • Assessment of effects required for taller buildings • Recognises those areas of specific rural amenity such as SAL’s. Such areas are of visual prominence and/or importance.</td>
<td>Costs of applying for resource consent when standard exceeded. • Potential costs of compliance, including scale of buildings to be reduced in order to comply with the rules.</td>
</tr>
<tr>
<td>Option 3: Provide no maximum building and structure height</td>
<td>Residential dwellings, and buildings and structures associated with a primary production activity are an anticipated activity. The lack of standards relating to building height would not be effective in achieving the outcomes and principles of the landscape strategy.</td>
<td>• Provides no constraint on the use of land (in relation to structure height).</td>
<td>The lack of standards would enable large buildings to be constructed which could dominate the landscape, and detrimentally effect its character. Amenity issues could be compromised with neighbouring properties.</td>
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</table>

Based on the above, the provisions of standards relating to building height with differing standards for SAL’s (Option 2) is considered the most efficient and effective way to manage the rural landscape in a way that can most effectively enable landowners to continue to enjoy use of their land while enabling valued landscapes to be appropriately managed.

A similar standard for residential dwellings and buildings and structures for primary production purposes is proposed as from a landscape perspective, the visual effects are the same. A maximum height of 10m is recommended across the rural environment as this reflects the existing scale of development in the Rural Zone and provide for the different types of structures. However within SAL’s a maximum height of 6m is proposed so as to reflect the visual prominence and sensitivity of these areas and the adverse visual effects resulting from taller buildings and structures.

An exception is provided within Motukaraka Point and Pauatahanui Village for which a 8m height limit shall apply as well as a recession plane requirement, to reflect the residential nature of these areas.
Building Setbacks

The provision of building setbacks are intended to provide for the protection of the rural amenity as they provide for the separation of buildings between properties and the road, creating an open spacious feel, as well as providing for privacy and high amenity values on within the rural environment.

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<th>Costs</th>
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</table>
| Option 1: Provide building setbacks from boundaries and separation distances | Residential dwellings, and buildings and structures associated with a primary production activity are an anticipated activity. The provision of a standard is considered appropriate as the lack of standards would enable large buildings to be constructed which could dominate the landscape, and detrimentally affect its character. Amenity issues could be compromised with neighbouring properties. Therefore it is considered efficient and effective to control building location in relation to internal boundaries to protect rural character and amenity. | • Manages the potential for reverse sensitivity  
• Protection of rural character and amenity (openness)  
• Provides certainty.  
• Maintains visual qualities of the zone.  
• Provides for buildings and structures associated with primary production activities without the need for consent.  
• Assessment of effects where standards are exceeded. | • Potential costs of compliance, including may create areas of reduced productive use within setbacks  
• No flexibility for built development.  
• Costs of applying for resource consent when standard exceeded.  
• A universal standard may not recognise those areas of specific rural amenity such as SAL’s. Such areas are of visual prominence and/or importance from a landscape perspective a uniform building setback standard may undermine the visual and amenity values of these areas. |
| Option 2: Provide building setbacks from boundaries and separation distances but differentiate between the general rural landscape and high value areas (SAL’s). | Residential dwellings, and buildings and structures associated with a primary production activity are an anticipated activity. The provision of a differing standard for high value landscape areas would be an efficient and efficient method to enabling valued landscapes to be appropriately managed. | • Provides certainty.  
• Maintains visual qualities of the zone.  
• Provides for buildings and structures associated with primary production activities without the need for consent.  
• Assessment of effects where standards are exceeded.  
• Recognises those areas of specific rural amenity such as SAL’s. Such areas are of visual prominence and/or importance. | • Costs of applying for resource consent when standard exceeded.  
• Potential costs of compliance, including scale of buildings to be reduced in order to comply with the rules. |
| Option 3: Provide no building setbacks from boundaries and separation | Residential dwellings, and buildings and structures associated with a primary production activity are an anticipated activity. The lack of standards relating to setbacks would not be effective in achieving the outcomes and principles of the landscape strategy. | • Provides no constraint on the use of land (in relation to setbacks). | • The lack of standards would enable large buildings to be constructed which could dominate the landscape, and detrimentally effect its character. Amenity issues could be compromised with |
Based on the above, the provisions of standards relating to setbacks with differing standards for SAL’s (Option 2) is considered the most efficient and effective way to manage the rural landscape in a way that can most effectively enable landowners to continue to enjoy use of their land while enabling valued landscapes to be appropriately managed.

A similar standard for residential dwellings and buildings, and structures for primary production purposes is proposed as from a landscape perspective, the visual effects are the same. A minimum height of 5m from the front, rear and side boundaries is recommended across the rural environment as this reflects the open space character and existing scale of development in the rural environment. Within SAL’s a minimum 10m setback from front, rear and side boundaries and 20m from waterways is proposed so as to reflect the visual prominence and sensitivity of these areas. Buildings within SAL’s should also have a non-reflective exterior comprising either natural cladding or low reflectivity if painted to ensure appropriate provision of rural landscape values.

An exception to the recommended standards is provided within Motukaraka Point and Pauatahanui Village for which a minimum 5m setback from the front yard and 1.5m from rear and side yards would apply, to reflect the residential nature of these areas.

Site Coverage

Site coverage is one method by which to control building density. While more commonly applied to the residential zone, it can also be applied to the rural zone.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Efficiency and Effectiveness</th>
<th>Benefits</th>
<th>Costs</th>
</tr>
</thead>
</table>
| Option 1: Provide maximum site coverage standard | Provision of a site coverage standard is an effective way by which to control density. The maximum site coverage is an effective mechanism for ensuring the size of the lot relates to the size of the building, to avoid small lots for existing large buildings. | ▪ Protection of rural character and amenity (openness)  
▪ Provides certainty.  
▪ Maintains visual qualities of the zone.  
▪ Provides for buildings and structures associated with primary production activities without the need for consent.  
▪ Enables efficient use of land.  
▪ Minimise potential for conflict thereby allowing rural (and associated ancillary) activities to operate without restraint.  
▪ Provides a permitted baseline and therefore does not trigger the need for resource consent unless the standard is not complied with. Manages the potential for reverse sensitivity  
▪ Assessment of effects where standards are exceeded. | ▪ Costs of compliance and monitoring.  
▪ Costs of applying for resource consent when standard exceeded.  
▪ A universal standard may not recognise those areas of specific rural amenity such as SAL’s. |
| Option 2: Provide maximum site coverage standard | Provision of a site coverage standard is an effective way by which to control density. The maximum site coverage is an effective mechanism for ensuring | ▪ Recognises those areas of specific rural amenity such as SAL’s. Such | ▪ Costs of compliance and monitoring.  
▪ Costs of applying for |
### Porirua Landscape Management Strategy for Rural and Open Space Areas

<table>
<thead>
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<th>Standard</th>
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<th>Costs</th>
</tr>
</thead>
</table>
| coverage standard but differentiate between the general rural landscape and high value areas (SAL’s). | the size of the lot relates to the size of the building, to avoid small lots for existing large buildings. The provision of a differing standard for high value landscape areas would be an efficient and efficient method to enabling valued landscapes to be appropriately managed. | areas are of visual prominence and/or importance.  
  - Protection of rural character and amenity (openness)  
  - Provides certainty.  
  - Maintains visual qualities of the zone.  
  - Provides for buildings and structures associated with primary production activities without the need for consent.  
  - Enables efficient use of land.  
  - Minimise potential for conflict thereby allowing rural (and associated ancillary) activities to operate without restraint.  
  - Provides a permitted baseline and therefore does not trigger the need for resource consent unless the standard is not complied with. Manages the potential for reverse sensitivity  
  - Assessment of effects where standards are exceeded. | resource consent when standard exceeded.  
  - A universal standard may not recognise those areas of specific rural amenity such as SAL’s. |
| Option 3: Provide no maximum site coverage standard                      | Provision of a site coverage standard is an effective way by which to control density. The maximum site coverage is an effective mechanism for ensuring the size of the lot relates to the size of the building, to avoid small lots for existing large buildings. However it may not necessarily be the most efficient method given the large area of most rural properties and the provision of other standards which control density (such as setbacks). | Provides no constraint on the use of land in relation to overall density of built structures. | The lack of standards would enable large buildings to be constructed which could dominate the landscape, and detrimentally effect its character. Amenity issues could be compromised with neighbouring properties. |

Based on the above, the provisions of standards relating to site coverage (Option 1) is considered the most efficient and effective way to manage the rural landscape in a way that can most effectively enable landowners to continue to enjoy use of their land while enabling valued landscapes to be appropriately managed. The provision of a standard for site coverage ensures a certain level of openness is retained within the rural landscape which from a landscape perspective is appropriate. No specific provisions relating to SAL’s are recommended as a generic standard would be just as effective and efficient. However structures and buildings would be assessed on a site by site basis.

However, in recognition of the rural environment differing site coverage standards are recommended for residential dwellings and buildings, and structures for primary production purposes.

For residential dwellings, a maximum site coverage of 500sq m, with the maximum coverage area of any one separate building being 350sq m, is recommended.

For rural buildings and structures, a combined total coverage area of 500sq m for buildings within a
site is recommended on the lower sloped areas (being Landscape Character Types 1 and 2); and a combined total coverage area of 1000sq m for buildings within a site is recommended on the higher sloped areas (being Landscape Character Types 3 and 4). The differing density standard reflect the general difference in lot sizes in these areas with predominately larger lots on the higher slopes areas which are able to accommodate a greater area of buildings as the overall site coverage would be comparable if not less than the lower sloped areas.

An exception to the recommended standards is provided within Motukaraka Point and Pauatahanui Village for which a maximum area of site covered by all buildings would be 30% of the total site or 350sq m whichever is the lesser, to reflect the residential nature of these areas.

4.3 Evaluation - Earthworks

Farming, forestry and horticulture are an important part of and make a considerable positive contribution to the District’s community well being. Farming, forestry, horticulture activities and associated residential activities are generally permitted and earthworks associated with these activities should be provided for as part of normal rural land management practices, provided that appropriate site management practices are implemented and maintained.

However, there are areas within the rural landscape with which the high degree of visual prominence of these landscape types would make any development (and the associated earthworks) potentially highly visible. The steeper slopes are also more prone to erosion and scouring, which further increases potential for adverse effects on landscape values. These upper slopes are often the backdrop to views from around Porirua, particularly from residential areas and from State highways and other main roads. As such, it is difficult to conceal significant landscape changes unless specific opportunities exist for stable building platforms and access without significant earthworks whereby structures are able to remained generally concealed from view.

The issue is therefore whether to control earthworks, and if so, whether earthworks on slopes should be controlled, and whether earthworks above a certain area should be controlled. The following two options for earthworks management are therefore evaluated.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Efficiency and Effectiveness</th>
<th>Benefits</th>
<th>Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Option 1:</strong> Provide standards to control earthworks</td>
<td>Earthworks are often undertaken as part of farming, forestry, horticulture and associated residential activities which are provided for within the rural environment. From a landscape perspective, some form of control on earthworks is an efficient and effective management method by which to manage the adverse visual effects associated with earthworks such as scouring, erosion and visual prominence.</td>
<td>• Provides certainty. • Maintains visual qualities of the rural zone, and in particular, those areas of specific rural amenity such as ONF and SAL’s. • Provides for a certain level of earthworks to be undertaken without the need for resource consent • Assessment of effects required for greater earth worked areas.</td>
<td>• Costs of applying for resource consent when standard exceeded. • Provides a constraint in the use of land. • No recognition of rural activities and associated requirement for earthworks (such as tracks, post holes).</td>
</tr>
<tr>
<td><strong>Option 2:</strong> Provide no standards or controls on earthworks</td>
<td>Earthworks are often undertaken as part of farming, forestry, horticulture and associated residential activities which are provided for within the rural environment. From a landscape perspective, a lack of restriction on earthworks would be not be an efficient or effective to manage adverse visual and amenity effects on landscape values, particularly those higher and more visible areas.</td>
<td>• Provides no constraint on the use of land (in relation to earthworks). • Recognises rural activities and associated requirement for earthworks (such as tracks, post holes).</td>
<td>• From a landscape perspective, the absence of controls over earthworks would not recognise the adverse visual effects earthwork can generate. Such an approach does not reflect the purpose of the Porirua Landscape Strategy to manage the rural landscape in a way that can most effectively enable landowners to continue to enjoy use of their land while enabling valued landscapes to be maintained.</td>
</tr>
</tbody>
</table>
From a landscape perspective, the management of earthworks is considered the most efficient and effective method by which to allow for certain earthworks, but also manage adverse visual effects on the rural landscape associated with larger scale earthworks. However, the costs associated with this option recognise the requirement for earthworks associated with permitted rural activities. In order to accommodate such earthworks, standards are recommended to enable earthworks of a certain height and area relative to the landscape character type. Generally, within lower sloped areas earthworks would be less visible and therefore from a landscape perspective a greater area of earthworks could be undertaken and largely be concealed. Tighter restrictions would therefore be appropriate on higher sloped areas where the earthworks would be more visible.

Internal farm access tracks would be provided for, with limits on the width and length increasing as the slope and visual prominence of the site increases. It is noted that activities associated with cultivation are presently excluded from the definition of earthworks and therefore such activities would not be subject to the recommended earthworks standards.

The visual prominence of ONF’s is such that they require control and assessment on a case by case basis to enable earthworks to be carefully assessed in terms of location and visual effects.

It is noted that other District Plan controls for the management of other environmental effects associated with earthworks (such as water quality, land stability, indigenous vegetation clearance) would likely be imposed but such matters are not assessed as part of the Porirua Landscape Strategy. In terms of Regional Council functions, the Regional Council can address any issues in relation to its responsibilities under the Regional Soil Plan.

### 4.4 Evaluation - Forestry Activities

Forestry as an activity provided for in the Porirua Landscape Strategy includes both planting and harvesting. Forestry has been an established activity within the rural environment and forms part of the rural landscape character. As with any vegetation, particularly larger more deep-rooted species, exotic forests bring a number of benefits including economic opportunity, generally improves water quality, CO2 absorption, soil stability, shelter and visual buffering, and help provide ecological corridors. However, forestry can also have adverse effects on indigenous vegetation (if clearance or overplanting is involved), naturalness, views from roads, and the availability of water in the catchment. During and after harvesting there can be adverse effects on soil conservation, water quality, traffic, roads and bridges. Large trees can also shade roads and properties. It is envisaged that there could be some sites or areas within sites that will be unsuitable for exotic plantings.

The issue is therefore whether to control plantation forestry from a landscape perspective. The following two options for plantation forestry management where therefore evaluated.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Efficiency and Effectiveness</th>
<th>Benefits</th>
<th>Costs</th>
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</thead>
<tbody>
<tr>
<td>Option 1: Minimum area for forestry</td>
<td>While the benefits of forestry are acknowledged, forestry can have adverse effects on indigenous vegetation, naturalness, views, shading as well as effects associated with harvesting.</td>
<td>Provides certainty. Maintains visual qualities of the rural zone, and in particular, those areas of specific rural amenity</td>
<td>Does not recognise existing forestry. Costs of applying for resource consent when standard exceeded.</td>
</tr>
</tbody>
</table>
Porirua Landscape Management Strategy for Rural and Open Space Areas

<table>
<thead>
<tr>
<th>Standard</th>
<th>Efficiency and Effectiveness</th>
<th>Benefits</th>
<th>Costs</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>The provision of a standard relating to forestry is efficient and effective in that it provides a permitted baseline for forestry activities.</td>
<td>such as ONF and SAL’s.</td>
<td>Provides a constraint in the use of land.</td>
</tr>
<tr>
<td></td>
<td>Provides for a certain level of forestry to be undertaken without the need for resource consent</td>
<td>Assessment of effects required for greater areas.</td>
<td>Costs of enforcing and monitoring standards.</td>
</tr>
<tr>
<td></td>
<td>Provides a constraint in the use of land.</td>
<td></td>
<td>From a landscape perspective, plantation forestry over the majority of the rural landscape is not an issue that requires management by Porirua City Council.</td>
</tr>
<tr>
<td></td>
<td>Costs of enforcing and monitoring standards.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>From a landscape perspective, plantation forestry over the majority of the rural landscape is not an issue that requires management by Porirua City Council.</td>
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</table>

Option 2: No standards on Plantation Forestry

While the benefits of forestry are acknowledged, forestry can have adverse effects on indigenous vegetation, naturalness, views, shading as well as effects associated with harvesting.

The absence of standards for the management of plantation forestry would be efficient and effective in that it would allow such activities to be undertaken without control and a lack of control would reflect the existing plantation forestry activities undertaken in the rural environment.

However such an approach may not be effective in managing the adverse (visual) effects of forestry in prominent and sensitive locations such as ONF’s.

<table>
<thead>
<tr>
<th>Benefits</th>
<th>Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recognises existing forestry and the predominance of plantation forestry within the rural landscape.</td>
<td>From a landscape perspective, the absence of controls over plantation forestry would not recognise the adverse visual effects forestry can generate. Such an approach does not reflect the purpose of the Porirua Landscape Strategy to manage the rural landscape in a way that can most effectively enable landowners to continue to enjoy use of their land while enabling valued landscapes to be appropriately managed.</td>
</tr>
<tr>
<td>From a landscape perspective, plantation forestry over the majority of the rural landscape is not an issue that requires management by Porirua City Council.</td>
<td>The absence of controls over forestry would not recognise those areas of specific rural amenity such as ONF’s. Such areas are of visual prominence and/or importance from a landscape perspective and the lack of control may undermine the visual and amenity values of these areas.</td>
</tr>
</tbody>
</table>

Based on the above, from a landscape perspective plantation forestry for the majority of the rural landscape is not an issue and therefore controls are not recommended as part of the Porirua Landscape Strategy. The exception to this is ONF’s which by their visual prominence require some control and assessment on a case by case basis to enable plantation forestry to be carefully assessed in terms of location and visual effects. Option 2 is therefore recommended.

While no controls are recommended as part of the Landscape Strategy, District Plan controls for the management of other environmental effects associated with plantation forestry (such as water quality, land stability, indigenous vegetation clearance) would likely be imposed.

4.5 Evaluation – Non-Rural Activities

While not the predominant activity, non rural/primary production activities are an anticipated activity in the rural environment. Non-primary production activities in the rural environment can be complementary or incompatible with other activities in the area. This compatibility/incompatibility can depend on the nature, location and scale of the different activities.

From a landscape perspective, the issue associated with non rural activities relates to visual and amenity effects. Two options are proposed in relation to non rural activities: the first being non control
Porirua Landscape Management Strategy for Rural and Open Space Areas

on such activities; and the second being the requirement for resource consent.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Efficiency and Effectiveness</th>
<th>Benefits</th>
<th>Costs</th>
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</thead>
<tbody>
<tr>
<td>Option 1: Control non rural activities</td>
<td>Non rural activities often have a location and operational requirement to locate in the rural landscape, and can be complimentary to rural activities. The provision of controls relating to non rural activities is efficient and effective in that it allows the visual effects of such activities to be assessed.</td>
<td>▪ Provides certainty. ▪ Maintains visual qualities of the rural zone, and in particular, those areas of specific rural amenity such as ONF and SAL’s. ▪ Provides for the assessment of effects of specific activities.</td>
<td>▪ Costs of applying for resource consent. ▪ Provides a potential constraint in the use of land.</td>
</tr>
</tbody>
</table>

| Option 2: Impose no control on non rural activities other than general standards relating to earthworks and bulk and location. | Non rural activities often have a location and operational requirement to locate in the rural landscape, and can be complimentary to rural activities. The absence of standards for the management of non rural activities would be efficient in that it would allow such activities to be undertaken without control. However such an approach may not be effective in managing the adverse (visual) effects of non rural activities across the rural environmental and in particular, in prominent and sensitive locations such as ONF’s. | ▪ Recognises the role such activities have within the rural environment. ▪ Provides no constraint on the use of land and therefore reduces establishment and operational costs. | ▪ From a landscape perspective, the absence of controls over non rural activities would not recognise the adverse visual effects such can generate. Such an approach does not reflect the purpose of the Porirua Landscape Strategy to manage the rural landscape in a way that can most effectively enable landowners to continue to enjoy use of their land while enabling valued landscapes to be appropriately managed. ▪ The absence of controls over non rural would not recognise those areas of specific rural amenity such as ONF’s. Such areas are of visual prominence and/or importance from a landscape perspective and the lack of control may undermine the visual and amenity values of these areas. |

Based on the above, from a landscape perspective, the control of non rural activities within the rural landscape is the most efficient and effective method by which to assess the visual and amenity effects of an activity on a case by case basis. An exclusion to the requirement would be in relation to network utilities which have recognised location and operational requirements. Option 1 is therefore recommended and non rural activities (excluding earthworks) should be assessed on a case by case basis.

5 Standards for Developments in Rural Zone

Based on the above evaluation, the proposed standards are considered the most appropriate for achieving the outcomes and principles for the rural landscape in a way that enables primary production activities and other associated rural based land uses to function efficiently and effectively in the Rural Zone and maintaining and enhancing the character and amenity values of the rural landscape.
## Rural Landscape Management Area

### Valley floor and foothills (Landscape Character Area Types 1 and 2)
- Subdivision of lots should have 2.5ha minimum average with 1ha min lot size.
- This type of rural lifestyle subdivision should be encouraged to revegetate or retire land in order to gain enhancement of rural landscape amenity from allowing more intense subdivision.
- Protection of outstanding natural features, identified ecosites or appropriate established vegetation may also be considered as trigger for subdivision entitlements.
- Smaller lots than this should be considered only on a case by case basis.
- Where there is an esplanade reserve to vest, subdivision of lots should have 2ha minimum average with 1ha min lot size.

**Motukaraka Point and Pauatahanui Village.**

For the existing small residential sites at Motukaraka Point and Pauatahanui Village, there should be no further subdivision.

### Steeper upper slopes and hilltops and ridgelines (Landscape Character Area Types 3 & 4)
- Subdivision of lots should have 4ha minimum average with 2ha min lot size.
- This type of rural lifestyle subdivision should be encouraged to revegetate or retire land in order to gain enhancement of rural landscape amenity from allowing more intense subdivision.
- Protection of outstanding natural features, identified ecosites or appropriate established vegetation may also be considered as trigger for subdivision entitlements.
- Smaller lots than this should only be considered on a case by case basis.
- The creation of smaller lots could be linked to incentives for the preservation of the landscape values e.g. covenants on lots on a case by case basis.

### Special Amenity Landscapes (SAL)
- Refer to the suggested standards for the underlying Landscape Character Area.
- Because of the SAL status, subdivision should be considered on a case by case basis taking into consideration the specification of identified building platforms and associated curtilage area for ancillary residential activities.
- Building platforms for dwellings and associated curtilage should accommodate a 30m diameter shape factor circle which is clear of building setbacks.

### Inner Harbour Influence and Special Amenity Landscapes (SAL)
- Refer to the suggested standards for the underlying Landscape Character Area.

### Outstanding Natural Features (ONF)
- Minimal subdivision is anticipated within ONF and that which does occur should be carefully assessed having regard to a range of matters including size, location and visibility on a case by case basis.

### Rural Dwellings

- Dwellings and related accessory buildings should be allowed subject to suggested standards including:
  - A maximum height of 10m;
  - A setback requirement from all yards of 5m;

- Dwellings and related accessory buildings should be allowed subject to suggested standards including:
  - A maximum height of 10m;
  - A setback requirement from
- Dwellings and related accessory buildings should be allowed subject to suggested standards including:
  - Where such dwelling sand
- Dwellings and related accessory buildings should be allowed subject to suggested standards including:
  - A maximum site coverage of

Any dwellings should be carefully assessed in terms of their location and visual effects on a case by case basis.
<table>
<thead>
<tr>
<th>Rural Landscape Management Area</th>
<th>Valley floor and foothills (Landscape Character Area Types 1 and 2)</th>
<th>Steeper upper slopes and hilltops and ridgelines (Landscape Character Area Types 3 &amp; 4)</th>
<th>Special Amenity Landscapes (SAL)</th>
<th>Inner Harbour Influence and Special Amenity Landscapes (SAL)</th>
<th>Outstanding Natural Features (ONF)</th>
</tr>
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<tbody>
<tr>
<td>• A maximum site coverage of 500m² with the maximum coverage area of any one separate building being 350m². Motukaraka Point and Pauatahanui Village</td>
<td>• A maximum site coverage of 500m² with the maximum coverage area of any one separate building being 350m².</td>
<td>accessory buildings are on lots under 40 ha in area, then the buildings should be situated within approved building platforms identified at the time of subdivision. A maximum site coverage of 500m² with the maximum coverage area of any one separate building being 350m².</td>
<td>• A maximum height of 6m; • A setback requirement from all yards of 10m; • A setback of 20m from MHWS; Buildings should have a non-reflective exterior comprising either natural cladding or low reflectively if painted to ensure appropriate provision of rural landscape values. (This may be expressed as guidance).</td>
<td>500m² with the maximum coverage area of any one separate building being 350m². • A maximum height of 6m; • A setback requirement from all yards of 10m; • A setback of 20m from MHWS; Buildings should have a non-reflective exterior comprising either natural cladding or low reflectively if painted to ensure appropriate provision of rural landscape values. (This may be expressed as guidance).</td>
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<tr>
<td>• A limit of one dwelling per site; • The maximum height of any dwelling or accessory building should be 8m; • All buildings should be contained with an envelope determined by height recession plane receding at an angle of 45 degrees over the site, commencing at an elevation of 3m vertically above the site boundary;</td>
<td>• All yards of 5m; • A maximum site coverage of 500m² with the maximum coverage area of any one separate building being 350m².</td>
<td>• Setback requirement from all yards of 10m; • 20m setback from waterways and streams; Buildings should have a non-reflective exterior comprising either natural cladding or low reflectively if painted to ensure appropriate provision of rural landscape values. (This may be expressed as guidance).</td>
<td>• A maximum height of 8m; • A setback requirement from all yards of 15m; • A setback of 20m from MHWS; Buildings should have a non-reflective exterior comprising either natural cladding or low reflectively if painted to ensure appropriate provision of rural landscape values. (This may be expressed as guidance).</td>
<td>• A maximum height of 6m; • A setback requirement from all yards of 10m; • A setback of 20m from MHWS; Buildings should have a non-reflective exterior comprising either natural cladding or low reflectively if painted to ensure appropriate provision of rural landscape values. (This may be expressed as guidance).</td>
<td></td>
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<tr>
<td>For the dwelling and accessory buildings in these areas, the maximum area of site covered by all buildings should be 30 percent of the total site area of 350m² whichever is the lesser. Set backs of: • 5m from front yards, • 1.5m from side and rear yards, • 20m from MHWS.</td>
<td>For the existing small residential sites at Motukaraka Point and Pauatahanui Village, the following standards should apply:</td>
<td>• A maximum height of 6m; • A setback requirement from all yards of 10m; • A setback of 20m from MHWS; Buildings should have a non-reflective exterior comprising either natural cladding or low reflectively if painted to ensure appropriate provision of rural landscape values. (This may be expressed as guidance).</td>
<td>• A maximum height of 8m; • A setback requirement from all yards of 15m; • A setback of 20m from MHWS; Buildings should have a non-reflective exterior comprising either natural cladding or low reflectively if painted to ensure appropriate provision of rural landscape values. (This may be expressed as guidance).</td>
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</table>

Matters that will need to be considered are building density, height, bulk, location and impacts on the values these areas contribute to city wide landscape amenity.
| Rural Landscape Management Area | Valley floor and foothills (Landscape Character Area Types 1 and 2) | Steeper upper slopes and hilltops and ridgelines (Landscape Character Area Types 3 & 4) | Special Amenity Landscapes (SAL) | Inner Harbour Influence and Special Amenity Landscapes (SAL) | Outstanding Natural Features (ONF) |
|--------------------------------|-----------------------------------------------------------------|------------------------------------------|--------------------------------|----------------------------------------------------------|--------------------------------
| Rural Buildings               | Buildings associated with rural activities and structures should be allowed subject to suggested standards including:  
• A maximum height of 10m;  
• A setback requirement from all yards of 5m - for buildings with a site area coverage exceeding 10m²;  
• A combined total coverage area of 500m² for rural related buildings within a site for sites smaller than 4 ha,  
• A combined total site coverage of 1,000m² for rural related buildings within a site for sites greater than 4ha in area.  
Network Utility Structures would be addressed in the Network Utility Review of District Plan provisions | Buildings associated with rural activities and structures should be allowed subject to suggested standards including:  
• A maximum height of 10m;  
• A setback requirement from all yards of 5m - for buildings with a site area coverage exceeding 10m²;  
• A combined total coverage area for rural related buildings within a site of 1,000m²  
Network Utility Structures would be addressed in the Network Utility Review of District Plan provisions | The construction of buildings in these areas may be considered on a case-by-case basis. Matters that will need to be considered are building density, height, bulk, location and impacts on the values these areas contribute to city wide landscape amenity. The following suggested standards could apply:  
• A maximum height of 6m;  
• A setback requirement from all yards of 10m;  
• A 20m setback from waterways;  
Buildings and structures should have a non-reflective exterior comprising either natural cladding or low reflectively if painted to ensure appropriate provision of rural landscape values. (This may be expressed as a standard or as guidance). | The suggested standards for the underlying Landscape Character Area would apply except that the following standards should apply to those areas also subject to an inner harbour influence SAL:  
• A maximum height of 6m  
• A setback requirement from all yards of 10m - for buildings with a site area coverage exceeding 10m²;  
• A 20m setback from MHWS;  
Buildings and structures should have non-reflective exterior comprising either natural cladding or low reflectively if painted to ensure appropriate provision of rural landscape values. (This may be expressed as a standard or as guidance). | Any buildings or structures should be carefully assessed in terms of their location and visual effects on a case by case basis. |
| Earthworks                | Earthworks should be allowed where cut or fill is less than 1.5m high and doesn’t exceed a maximum area of earthworks of 3,000m².  
There should be no restrictions on internal farm access | Earthworks should be allowed where cut or fill is less than 1.5m high and doesn’t exceed a maximum area of earthworks of 1,000m² and are situated at least 20m away from waterways.  
The maximum width of any | Earthworks should be allowed where cut or fill is less than 1.5m high and doesn’t exceed a maximum area of earthworks of 500m².  
The maximum width of any | Earthworks would need to be carefully assessed in terms of their location and visual effects on a case by case basis. | Any earthworks would need to be carefully assessed in terms of their location and visual effects on a case by case basis. |
<table>
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<th>Outstanding Natural Features (ONF)</th>
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<tr>
<td></td>
<td>roads and tracks.</td>
<td>width of any internal farm access roads and track should be 5m</td>
<td>internal farm access roads and track should be 5m</td>
<td>internal farm access roads and track should be 5m</td>
<td>Plantation forestry should not be restricted for landscape outcomes.</td>
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<td>Forestry</td>
<td>Plantation forestry should not be restricted for landscape outcomes.</td>
<td>Plantation forestry should not be restricted for landscape outcomes.</td>
<td>Plantation forestry should not be restricted for landscape outcomes.</td>
<td>Plantation forestry should not be restricted for landscape outcomes.</td>
<td>Plantation forestry and harvesting of it should be carefully assessed in terms of location and visual effects on a case by case basis.</td>
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<td>Non-Rural Activities</td>
<td>Non rural activities (excluding Network Utilities) should be carefully assessed on a case by case basis.</td>
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## Appendix 6 – Landscape Management Evaluation Matrix

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<tr>
<td>Coastal Identity Area - Pikarere Includes Pikarere ONFL (deep escarpments south of Titahi Bay) and SAL</td>
<td>Variable</td>
<td></td>
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<td>Low risk</td>
<td>Flat and hidden, easily concealed and most effectively mitigated with screening. Therefore greater level of certainty because of greater confidence that mitigation will be effective</td>
<td><strong>Provide for wide range of rural activities within minimum controls.</strong> Prescribe specific forms of mitigation for land use change.</td>
<td><strong>Specific standards for achieving mitigation including setbacks, height, location, screening, privacy, height, minimum lot area.</strong></td>
<td><strong>Enabling regulatory approach (permissive if within standards).</strong></td>
<td><strong>Enabling approach to non-complying proposals (RDAs).</strong></td>
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<tr>
<td>Pikarere OCE ONFL: High natural character (fragile) Variable visual accessibility Edges, skyline prominent Simplicity – uniformity, coherence Cultural expectations Scale (drama, big) Slope slopes</td>
<td>2</td>
<td>Some low gradient slopes, some hidden, other exposed to coastal views</td>
<td>Least - moderate sensitivity</td>
<td>Low – moderate risk</td>
<td>Capacity opportunity for screened or unobtrusive development (rocks in valleys and gullies, fields, variable landform patterns offer opportunity for landscape change)</td>
<td><strong>Recognise and provide for opportunity to accommodate change, not open ended, but appropriate – i.e. has to be on a consistent basis. Rural-Lifestyle subdivision in these areas should be encouraged to appropriately revegetate or retire land to accrue landscape enhancement benefits.</strong></td>
<td><strong>Provide appropriate opportunities for considering other uses where these will not adversely affect the principal landscape values and attributes</strong></td>
<td><strong>Assessment of proposals for non-rural activities involving structures and earthworks</strong></td>
<td><strong>Enabling regulatory approach (permissive if within standards).</strong></td>
<td><strong>Consent process to address non-rural activities involving structures and earthworks, with landscape guidance</strong></td>
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<td>Coastal slopes frames escarpments and embayment; visible from sea; Mana Island and Hongiwa</td>
<td>3</td>
<td>Coastal slopes frames escarpments and embayment; visible from sea; Mana Island and Hongiwa Includes three sections of deep coastal escarpments identified as an ONFL</td>
<td>Least – moderate sensitivity/remote semi-concealed</td>
<td>Low – moderate risk</td>
<td>Appearance as a rural pastoral landscape</td>
<td><strong>To retain pastoral elements</strong></td>
<td><strong>Encourage rural use, and ancillary rural buildings Manage non-pastoral rural activities to carefully consider their introduction into the landscape</strong></td>
<td><strong>Permissive standards for buildings and land use for pastoral rural activities. Careful assessment of proposals for non-rural activities involving structures and earthworks</strong></td>
<td><strong>Enabling regulatory approach (permissive if within standards).</strong></td>
<td><strong>Consent process to address non-rural activities involving structures and earthworks, with landscape guidance</strong></td>
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<td>Whitireia: Ridges visible from Porirua and Mana Island and Hongiwa, pts of Whitireia, contains part of SAL</td>
<td>Greater sensitivity</td>
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<td>High risk</td>
<td>Large structures would be noticeable, could absorb smaller structures and earthworks on seaward side</td>
<td><strong>To ensure development on ridgeline appropriate scale and intensity.</strong> <strong>Preserve Open space Spread out development; Site buildings where opportunity for concealment</strong></td>
<td><strong>Tight limits to Bulk, location, screening of structures Earthworks limits</strong></td>
<td><strong>Regulatory controls, plus guidance; Strong regulatory approach, particularly in relation to built structures and non-rural activities. Works towards acquisition of ridgeline above Porirua (scenic reserve)</strong></td>
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<td>Whitireia Outer Coastal Edge: Provides background (gateway) Prominent and high visual accessibility (Note: more complex, less sensitive) Landform edges Large intact landform, coherent Cultural perception (history) Landscape Mostly within OCE ONFL Whitireia Inner Coastal Edge: Provides background (gateway) Prominence Edge Natural character Cultural expectations Visual Accessibility Background/foreground Part within ONFL (Onehunga Bay)</td>
<td>1</td>
<td>Small component of flat land, on upper part (not part of ONFL or SAL), and on coastal edge (part of ONFL)</td>
<td>Highly sensitive because highly accessible</td>
<td>Low risk (Radio NZ), but potential to be disposed of in future</td>
<td>Limited capacity because of cultural expectations re publicly owned land and history of use/occupation</td>
<td><strong>To retain open space character</strong></td>
<td><strong>Preserve open space; Limit buildings to that in keeping with character</strong></td>
<td><strong>Tight limits relating to use, bulk, location, appearance, and screening of structures.</strong></td>
<td><strong>Regulatory controls, plus guidance; enable appropriate development compatible with open space and public function. Works towards protection of ridgeline (for example, covenant, scenic reserve)</strong></td>
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<td>2</td>
<td>Small permeable remnant, falling in basin; part of ONFL or SAL</td>
<td>Highly sensitive because highly accessible</td>
<td>Low risk (Radio NZ) and rest in DoC Estate</td>
<td>Limited capacity because of cultural expectations re publicly owned land and history of use/occupation</td>
<td><strong>To retain open space character</strong></td>
<td><strong>Preserve open space; Limit buildings to that in keeping with character</strong></td>
<td><strong>Tight limits relating to use, bulk, location, appearance, and screening of structures. Ownership limits development opportunities.</strong></td>
<td><strong>Regulatory controls, plus guidance; enable appropriate development compatible with open space and public function. Works towards protection of ridgeline (for example, covenant, scenic reserve)</strong></td>
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<td>3</td>
<td>Steep slopes rising up from coast and coastal escarpment Includes part of Whitireia ONFL and Whitirea SAL</td>
<td>Highly sensitive because highly accessible and highly visible</td>
<td>Low risk (DoC Estate) – note arson risk</td>
<td>Difficult because of cultural expectations re publicly owned land and history of use/occupation</td>
<td><strong>To retain open space character</strong></td>
<td><strong>Preserve open space; Limit buildings to that in keeping with character</strong></td>
<td><strong>Tight limits relating to use, bulk, location, appearance, and screening of structures. Resource consent likely required for development. Ownership limits development opportunities.</strong></td>
<td><strong>Regulatory controls, plus guidance; enable appropriate development compatible with open space and public function. Works towards protection of ridgeline (for example, covenant, scenic reserve)</strong></td>
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<td>Highest Ridgetline and spurs Includes part of Whitireia ONFL and Whitirea SAL</td>
<td>Highly sensitive – skyline, landmark boundary, “crown of the peninsula”</td>
<td>Low risk (DoC Estate) – note arson risk</td>
<td>Difficult because of cultural expectations re publicly owned land and history of use/occupation</td>
<td><strong>To retain open space character</strong></td>
<td><strong>Preserve open space; Limit buildings to that in keeping with character</strong></td>
<td><strong>Tight limits relating to use, bulk, location, appearance, and screening of structures. Ownership limits development opportunities.</strong></td>
<td><strong>Regulatory controls, plus guidance; enable appropriate development compatible with open space and public function. Works towards protection of ridgeline (for example, covenant, scenic reserve)</strong></td>
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<td>Landscape and Coastal Environment Identity Area</td>
<td>Degree of Sensitivity</td>
<td>Level of Risk from Change</td>
<td>Landscape Management Tools</td>
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<td><strong>Landscape and Coastal Environment Identity Area</strong></td>
<td><strong>Applicable Factors</strong></td>
<td><strong>Character Type</strong></td>
<td><strong>Sensitivity Rating</strong></td>
<td><strong>Risk Rating</strong></td>
<td><strong>Capacity for Landscape Change</strong></td>
<td><strong>Management Objectives</strong></td>
<td><strong>Management Policies</strong></td>
<td><strong>Management Guidance</strong></td>
<td><strong>Delivery Tools (Methods)</strong></td>
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<td>5</td>
<td>Oneroa Creek coastal wetland/estuarine marsh</td>
<td>Highly sensitive small ecosystem of specific type, surrounded by farmland</td>
<td>Low risk but sensitive to stock management</td>
<td>No real capacity for change</td>
<td>To retain open space character</td>
<td>Preserve open space; limit buildings to that in keeping with character</td>
<td>Tight limits relating to use, bulk location, appearance, and screening of structures.</td>
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<td><strong>Coastal Identity Area - Mana Island</strong></td>
<td><strong>West Mana Island</strong></td>
<td><strong>High natural character (fragile)</strong></td>
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<td>To retain open space character</td>
<td>Preserve open space; limit buildings to that in keeping with character</td>
<td>Enable conservation activities</td>
<td>Tight limits on development, buildings</td>
<td>Managed under Reserves Act</td>
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<td><strong>Highly visible from coastal</strong></td>
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<tr>
<td>Coastal Identity Area - Pukerua North</td>
<td>1</td>
<td>Coastal escarpment is gateway / steep, but rocks and crannies, limited potential / residential edge, buffer backdrop / high visual accessibility</td>
<td>Small coastal strip (Sea Highway 1) / Part of Pukerua Coastal SAL</td>
<td>Moderately sensitive because highly visible, but capable of some change if complements coastal amenities / function</td>
<td>Low risk because of public ownership / road related use and amenities</td>
<td>Limited capacity: designation allows for road related use and amenities</td>
<td>Encourage maintenance of open coastal character / retain coastal character, minimal built form / limited capacity for further intensification along similar peri-urban character</td>
<td>Maintain appropriate density for urban/rural transition</td>
<td>Provision for rural-residential at density that protects the transitional characteristics</td>
<td>Work with NZTA to achieve appropriate landscape outcomes within road corridor</td>
</tr>
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<td>2</td>
<td>Eastern foothills immediately above Pukerua Bay urban / Part of Pukerua SAL</td>
<td>Low sensitive because not immediately visible (tucked behind village)</td>
<td>Low risk if in keeping with established peri-urban character</td>
<td>Some capacity for further intensification along similar peri-urban character</td>
<td>Maintain appropriate density for urban/rural transition</td>
<td>Provision for rural-residential at density that protects the transitional characteristics</td>
<td>Careful management of subdivision proposals to achieve rural/urban fringe / mitigation of new development (e.g. setbacks, height limits, planting)</td>
<td>Careful assessment of proposals for non-rural activities involving structures and earthworks</td>
<td>Permissive standards for buildings and land use for pastoral rural activities / enable open character and maintain the backdrop vistas of OCE</td>
</tr>
<tr>
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<td>3</td>
<td>Predominantly steep coastal escarp, leading up to steeper slopes above seacliff, within Pukerua SAL</td>
<td>Highly sensitive because not immediately visible (tucked behind village)</td>
<td>Lower risk on seacliff (too steep, too fragile) / Moderate to high risk for upper slopes because private, good views, accessible</td>
<td>Limited capacity where visible; very small pockets on inner slopes or in upper slopes of escarpment</td>
<td>Encourage maintenance of natural character and vegetation, landform</td>
<td>Retain open character and maintain the backdrop vistas of OCE; / enable continued rural use; provide for limited discrete visually contained development on south facing slopes behind Hongoeka Marae</td>
<td>Permissive standards for buildings and land use for pastoral rural activities; / Careful assessment of proposals for non-rural activities involving structures and earthworks</td>
<td>Careful assessment of proposals for non-rural activities involving structures and earthworks / encourage planting and eco-management of earthworks that protects the transitional characteristics</td>
<td>Prevent damage or destruction to natural heritage; / Encourage planting and eco-management of earthworks that protects the transitional characteristics / Preserve or improve natural vegetation and habitat / Prevent damage or destruction to natural landscape and heritage / Mitigate new development (e.g. setbacks, height limits, planting) / Ensure appropriate landscape outcomes within rural / peri-urban corridor</td>
</tr>
<tr>
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<td>4</td>
<td>Two distinct ridgelines: Tuna, part of Pukerua SAL; Waikaka Point, with west facing part of OCE ONFL, and remainder within Pukerua SAL</td>
<td>Highly sensitive because not immediately visible (tucked behind village)</td>
<td>Limited capacity where visible; very small pockets on inner slopes or in upper slopes of escarpment</td>
<td>Limited capacity where visible</td>
<td>Maintenance of natural character and vegetation, skyline edge</td>
<td>Retain open character of skyline / Permissive standards for buildings and land use for pastoral rural activities; / Careful assessment of proposals for non-rural activities involving structures and earthworks / Regulatory controls on non-rural activities, with clear guidance on how protection of skyline can be achieved</td>
<td>Designation, underpinned by controls on development as per escarpment (below)</td>
<td>Designation, underpinned by controls on development as per escarpment (below)</td>
<td>Designation, underpinned by controls on development as per escarpment (below)</td>
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<td>5</td>
<td>V small wetland (headwater of Pukerua Stream)</td>
<td>Highly sensitive due to ecological fragility and smallness / Private ownership / - no capacity, very sensitive ecosystems</td>
<td>Private ownership / - no capacity, very sensitive ecosystems</td>
<td>Protection and enhancement of natural character and eco-functioning</td>
<td>Encourage planting and eco-management of earthworks that protects the transitional characteristics / Preserve or improve natural vegetation and habitat / Prevent damage or destruction to natural vegetation and habitat / Mitigate new development (e.g. setbacks, height limits, planting) / Ensure appropriate landscape outcomes within rural / peri-urban corridor</td>
<td>Designation, underpinned by controls on development as per escarpment (below)</td>
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</table>

**Hongoeka**

Includes: Rewarewa to Waikaka Ridgeline SAL

| Coastal Identity Area Area - Pukerua North | 1 | Simple, part of coherent Coastal environment character / steep – backdrop Small flat area – potential for triangle but high natural hazard risks Māori land – strong cultural | Small flat triangle around Hongoeka Marae, plus along quarry road on coastal line / Not part of ONFL or SAL | Low sensitivity / highly modified (built), visually obvious; | Low risk because of ownership and existing built form | Provision for low rise, contained development in Marae | Work with tangata whenua to enable appropriate use and development | Work with tangata whenua to enable appropriate use and development | Work with tangata whenua to enable appropriate use and development | Designation, underpinned by controls on development as per escarpment (below) | Designation, underpinned by controls on development as per escarpment (below) | Designation, underpinned by controls on development as per escarpment (below) |

**Porirua Landscape Management Strategy for Rural and Open Space Areas**

- **Degree of Sensitivity**
  - Coastal escarpment is gateway
  - Steep, but rocks and crannies, limited potential
  - Residential edge, buffer backdrop
  - High visual accessibility

- **Character Type Analysis**
  - Small coastal strip (Sea Highway 1)
  - Part of Pukerua Coastal SAL
  - Pukerua SAL
  - Pukerua OCE ONFL

- **Applicable Factors**
  - Pukerua North
  - Area – Includes:
  - Hongoeka
  - Pukerua North
  - Area – Includes:
  - Pukerua SAL
  - Ridgeline SAL
  - Waikaka
  - Rewarewa to Waikaka Ridgeline SAL

- **Sensitivity Rating**
  - High visual accessibility
  - Probability
  - Visual accessibility
  - Scale

- **Risk Rating**
  - Level of Risk from Change
    - Low risk because of public ownership (road)
    - Low risk of change
    - Low risk of change

- **Capacity for Landscape Change**
  - Limited capacity: designation allows for road related use and amenities
  - Limited capacity where visible
  - Limited capacity where visible

- **Landscape Management Tools**
  - Encourage maintenance of open coastal character
  - Encourage maintenance of natural character and vegetation
  - Retain open character of skyline

- **Management Objectives**
  - Retain coastal character, minimal built form (except highway amenities and public recreational facilities)
  - Maintain appropriate density for urban/rural transition
  - Retain open character and maintain the backdrop vistas of OCE

- **Management Policies**
  - Provision for rural-residential at density that protects the transitional characteristics
  - Permissive standards for buildings and land use for pastoral rural activities

- **Management Guidance**
  - Careful management of subdivision proposals to achieve rural/urban fringe
  - Careful assessment of proposals for non-rural activities involving structures and earthworks

- **Delivery Tools (Methods)**
  - Work with NZTA to achieve appropriate landscape outcomes within road corridor
  - Permissive standards for buildings and land use for pastoral rural activities
  - Careful assessment of proposals for non-rural activities involving structures and earthworks

- **Degree of Sensitivity**
  - Coastal escarpment is gateway
  - Steep, but rocks and crannies, limited potential
  - Residential edge, buffer backdrop
  - High visual accessibility

- **Character Type Analysis**
  - Small coastal strip (Sea Highway 1)
  - Part of Pukerua Coastal SAL

- **Applicable Factors**
  - Pukerua North
  - Area – Includes:
  - Hongoeka
  - Pukerua North
  - Area – Includes:
  - Pukerua SAL
  - Ridgeline SAL
  - Waikaka
  - Rewarewa to Waikaka Ridgeline SAL
<table>
<thead>
<tr>
<th>Landscape and Coastal Environment Identity Area</th>
<th>Degree of Sensitivity</th>
<th>Level of Risk from Change</th>
<th>Applicable Factors</th>
<th>Character Type Analysis</th>
<th>Sensitivity Rating</th>
<th>Risk Rating</th>
<th>Capacity for Landscape Change</th>
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<th>Management Policies</th>
<th>Management Guidance</th>
<th>Delivery Tools (Methods)</th>
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<tr>
<td>Cannons Creek</td>
<td>2</td>
<td>Very small area near Manure</td>
<td>A/A</td>
<td>Not part of OFNL or SAL</td>
<td>Highly sensitive; visually accessible and prominent in open character.</td>
<td>A/A</td>
<td>Some capacity for further development, reflecting predominant pattern of development (for example, associated with marae).</td>
<td>Work with tangata whenua to enable appropriate use and development.</td>
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Cannons Creek Includes part of

- Cannons Creek RidgeLine SAL
- Belmont Park RidgeLines SAL

Duck Creek Includes part of

- Transmission Gully
- Judgefort/Whitby

Landscape Management Strategy for Rural and Open Space Areas

1. **Cannons Creek**: Includes part of Cannons Creek RidgeLine SAL and Belmont Park RidgeLines SAL

2. **Leadership**

3. **Cannons Creek**: Includes part of

- Cannons Creek RidgeLine SAL
- Belmont Park RidgeLines SAL

4. **Ridgeline definition**: Defined by valley, pines included part of

- Cannons Creek RidgeLine SAL
- Belmont Park RidgeLines SAL

5. **Ridgeline definition**: Defined by valley, pines included part of

- Cannons Creek RidgeLine SAL
- Belmont Park RidgeLines SAL

6. **Cannons Creek**: Includes part of

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Light-handed regulatory approach for rural activities.

Consent process for subdivision and land development to provide for low density rural-residential development, subject to management of reverse sensitivity and quality of design. Look for opportunities in consent process to protect/appropriately manage any high valued landscapes. Vegetation retention and erosion and sedimentation control incorporated into subdivision proposals.

Permissive standards for buildings and land use for pastoral rural activities; Careful assessment of proposals for non-rural activities involving structures and earthworks.

Permissive standards for rural activities involving structures and earthworks.

Permissive standards for rural activities; Light-handed regulatory approach for rural activities. Consent process for subdivision and land development to provide for low density rural-residential development, subject to management of reverse sensitivity and quality of design. Look for opportunities in consent process to protect/appropriately manage any high valued landscapes. Vegetation retention and erosion and sedimentation control incorporated into subdivision proposals.

Permissive standards for buildings and land use for pastoral rural activities; Careful assessment of proposals for non-rural activities involving structures and earthworks.

Permissive standards for rural activities involving structures and earthworks.
### Landscape and Coastal Environment Identity Area

<table>
<thead>
<tr>
<th>Character Type Analysis</th>
<th>Degree of Sensitivity</th>
<th>Level of Risk from Change</th>
<th>Landscape Management Tools</th>
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<tbody>
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#### Porirua and Takapuwahia

<table>
<thead>
<tr>
<th>Low visitability – low sensitivity</th>
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</thead>
<tbody>
<tr>
<td>Natural character</td>
</tr>
<tr>
<td>Retain existing rural character</td>
</tr>
<tr>
<td>Promote open space and conservation enhancement</td>
</tr>
<tr>
<td>Provide for protected open space as scenic backdrop</td>
</tr>
<tr>
<td>Manage as visual open space</td>
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<tr>
<td>Provide for range of rural activities</td>
</tr>
<tr>
<td>Manage development to respect the coherence of the ridgeline and contribution to the wider skyline and as a gateway to City</td>
</tr>
<tr>
<td>Use of assessment criteria to guide decision on future development and visual impact</td>
</tr>
<tr>
<td>Controls for subdivision and development</td>
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<tr>
<td>Enhancing open space values</td>
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</table>

#### Ohariu

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### Landscape Management Tools

<table>
<thead>
<tr>
<th>Management Objectives</th>
<th>Management Policies</th>
<th>Management Guidance</th>
<th>Delivery Tools (Methods)</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Use of guidelines (for both regulatory and non-regulatory methods)</td>
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<td>Work towards acquisition of key areas of land for landscape management</td>
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### Notes

- **Porirua and Takapuwahia**
  - Includes part of...: Cannons Creek SAL, Cannons Creek Ridgeline SAL
  - Includes part of: Inner Coastal SAL, Colonial Knob, Takapuwahia Ridge (Ridgeline SAL)

- **Ohariu**
  - Includes: part of Colonial Knob-Takapuwahia Ridge (Ridgeline SAL)

---

### Porirua and Takapuwahia Landscape Management Strategy for Rural and Open Space Area

- **Sensitivity Rating**
  - From City

- **Risk Rating**
  - Low to moderate, highly visually accessible, part of colonial Knob, frames City

- **Capacity for Landscape Change**
  - Limited capacity because of visibility and visual coherence, and importance as backdrop

- **Management Objectives**
  - Retain existing rural character

- **Management Guidance**
  - Manage existing rural character

- **Delivery Tools (Methods)**
  - Permissive standards for buildings and land use for pastoral rural activities

---

### Porirua and Takapuwahia Landscape Management Strategy for Rural and Open Space Area

- **Character Type Analysis**
  - Knob, Hilltops, part of Colonial Knob

- **Degree of Sensitivity**
  - Low sensitivity, highly visually accessible, part of Cannon Creek SAL

- **Level of Risk from Change**
  - Moderate risk, potential for retirement, gradual reversion back to scrub and indigenous vegetation

- **Landscape Management Tools**
  - Manage as public open space and conservation enhancement

---

### Porirua and Takapuwahia Landscape Management Strategy for Rural and Open Space Area

- **Character Type Analysis**
  - Cliffs, part of Colonial Knob

- **Degree of Sensitivity**
  - High sensitivity, highly visually accessible, part of Cannon Creek SAL

- **Level of Risk from Change**
  - Low risk (Porirua City Council)

- **Landscape Management Tools**
  - Provide for further opportunities for further development, subject to buffering mitigation on edge

---

### Porirua and Takapuwahia Landscape Management Strategy for Rural and Open Space Area

- **Character Type Analysis**
  - Cliffs, part of Colonial Knob

- **Degree of Sensitivity**
  - Moderate risk, potential for retirement, gradual reversion back to scrub and indigenous vegetation

- **Level of Risk from Change**
  - Low risk (owned by Porirua City Council)

- **Landscape Management Tools**
  - Manage as public open space and conservation enhancement

---

### Porirua and Takapuwahia Landscape Management Strategy for Rural and Open Space Area

- **Character Type Analysis**
  - Edges/drainage, Natural character

- **Degree of Sensitivity**
  - Low sensitivity, limited visibility from outside catchment

- **Level of Risk from Change**
  - Moderate risk, potential for retirement, gradual reversion back to scrub and indigenous vegetation

- **Landscape Management Tools**
  - Provide for ongoing conversion to indigenous vegetation as scenic backdrop

---

### Porirua and Takapuwahia Landscape Management Strategy for Rural and Open Space Area

- **Character Type Analysis**
  - Edges/drainage, Natural character

- **Degree of Sensitivity**
  - Low sensitivity, protected by Transmission Gully as built

- **Level of Risk from Change**
  - Moderate risk, potential for retirement, gradual reversion back to scrub and indigenous vegetation

- **Landscape Management Tools**
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### Porirua and Takapuwahia Landscape Management Strategy for Rural and Open Space Area

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  - Edges/drainage, Natural character

- **Degree of Sensitivity**
  - Low sensitivity, protected by Transmission Gully as built

- **Level of Risk from Change**
  - Low risk (Porirua City Council)

- **Landscape Management Tools**
  - Manage as public open space and conservation enhancement
**Horokiri**

Includes:
- Part of Pauatahanui Inlet SAL
- Part of Northern Ridgelines SAL

**Landscape and Coastal Environment Identity Area**

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Visual absorption - development for potential without losing rural character</td>
<td>Low sensitivity - change to rural - visual backdrop</td>
<td>High – land is accessible, privately-owned and valuable land; except Low in Regional Park (public ownership)</td>
<td>Low in upper valley floors as limited space, difficult access, etc.</td>
<td>Low risk</td>
<td>Wetland landscape: Capacity for change subject to relative visual prominence</td>
<td>Provide for medium density lifestyle and rural activities, subject to local amenity controls</td>
<td>Limit on potentially incongruous structures (e.g., height and scale) in Inlet Coastal Environment (next to Inlet)</td>
<td>Manage vegetation on margins of watersheds and Inlet</td>
<td>Providing for development that is in keeping with the patterns, form, intensity, amenity and character of existing development and land use; including recommended bulk and location controls to protect amenity values; minimal development of waterways and Inlet edges, except appropriate public access</td>
<td>Retaining and expanding public recreational and access facilities in highly valued parts of Inlet edges. Regulatory framework, with controls on Riparian vegetation, built development, subdivision to reflect rural vernacular and coastal values. Use of guidance (for both regulatory and non-regulatory methods) – for example, for enhancing riparian vegetation endemic species.</td>
</tr>
<tr>
<td>Complexity – less sensitivity – nooks and crannies Horticultural 'Cotegory'</td>
<td>Highly sensitive</td>
<td>Low risk (Port Hills Council owned)</td>
<td>No real capacity – potential for rerouting, gradual reversion back to scrub and indigenous vegetation</td>
<td>Provide for ongoing conversion to indigenous vegetation as scenic backdrop</td>
<td>Manage as public open space and conservation enhancement</td>
<td>Reversion of pasture encouraged</td>
<td>Inlet views (part of Pauatahanui Inlet SAL)</td>
<td>Coastal - horizon and visual backdrop, simple bold patterns</td>
<td>Protecting and restoring values (for both regulatory and non-regulatory methods) – for example, for enhancing riparian vegetation endemic species.</td>
<td></td>
</tr>
<tr>
<td>Environmental - Coastline</td>
<td>Highly sensitive</td>
<td>Low risk (Port Hills Council owned)</td>
<td>No real capacity – potential for rerouting, gradual reversion back to scrub and indigenous vegetation</td>
<td>Provide for ongoing conversion to indigenous vegetation as scenic backdrop</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Coastal - horizon and visual backdrop, simple bold patterns</td>
<td>Moderate</td>
<td>Low risk (Port Hills Council owned)</td>
<td>No real capacity – potential for rerouting, gradual reversion back to scrub and indigenous vegetation</td>
<td>Provide for ongoing conversion to indigenous vegetation as scenic backdrop</td>
<td>Manage as public open space and conservation enhancement</td>
<td>Reversion of pasture encouraged</td>
<td>Coastal - horizon and visual backdrop, simple bold patterns</td>
<td>Protecting and restoring values (for both regulatory and non-regulatory methods) – for example, for enhancing riparian vegetation endemic species.</td>
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</tr>
</tbody>
</table>

**Horokiri**

Includes:
- Part of Pauatahanui Inlet SAL
- Part of Northern Ridgelines SAL

**Character Type Analysis**

<table>
<thead>
<tr>
<th>Degree of Sensitivity</th>
<th>Level of Risk from Change</th>
<th>Landscape Management Tools</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moderate Risk</td>
<td>Cultural heritage</td>
<td>Manage further subdivision and development of the landscape to respect the patterns, form, intensity, amenity and character of existing development and land use; including recommended bulk and location controls to protect amenity values. Minimal development of waterway/Inlet edges, except appropriate public access.</td>
</tr>
<tr>
<td>Low Risk</td>
<td>Visual absorption</td>
<td>Manage development to respect the patterns, form, intensity, amenity and character of existing development and land use; including recommended bulk and location controls to protect amenity values. Minimal development of waterway/Inlet edges, except appropriate public access.</td>
</tr>
<tr>
<td>High Risk</td>
<td>Cultural significance</td>
<td>Manage the riparian vegetation, built development to maintain open space character; Use of guidance (for both regulatory and non-regulatory methods) – for example, for enhancing riparian vegetation endemic species. Financial assistance – for example fencing, planting or plant stock, weed and pest management control in more sensitive areas.</td>
</tr>
<tr>
<td>Very High Risk</td>
<td>Natural resource values</td>
<td>Manage the riparian vegetation, built development to maintain open space character; Use of guidance (for both regulatory and non-regulatory methods) – for example, for enhancing riparian vegetation endemic species. Financial assistance – for example fencing, planting or plant stock, weed and pest management control in more sensitive areas.</td>
</tr>
<tr>
<td>Extreme Risk</td>
<td>Environmental significance</td>
<td>Manage the riparian vegetation, built development to maintain open space character; Use of guidance (for both regulatory and non-regulatory methods) – for example, for enhancing riparian vegetation endemic species. Financial assistance – for example fencing, planting or plant stock, weed and pest management control in more sensitive areas.</td>
</tr>
</tbody>
</table>
## Landscape and Coastal Environment Identity Area

<table>
<thead>
<tr>
<th></th>
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<th></th>
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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Porirua</strong> Landscape Management Strategy for Rural and Open Space Areas</td>
<td><strong>Degree of Sensitivity</strong></td>
<td>- High natural and eco values</td>
<td>Very high</td>
<td>No real capacity potential; limited recreational facilities to link with existing public walkway network</td>
<td>Manage as high value natural resource, exclusion of development aside from carefully sited and minimal impact structures associated with public walkway access; Manage development in catchments and edges that could degrade values; Avoid facilities and structures that are inappropriate to the natural functioning and character of the wetland</td>
<td>Tight limits on any work and structures to ensure design, location and extent has minimal impact on natural and visual values; Regard to natural hazards</td>
<td>Implement Porirua Harbour Strategy; Regulatory framework to impose restrictions on development; Vegetation retention and enhancement programme; Work with the Department of Conservation re protection and public access</td>
<td></td>
</tr>
<tr>
<td><strong>Whakatiki</strong> Includes:</td>
<td><strong>Part of Eastern Ridge lines SAL</strong></td>
<td>Tightly contained – limits visual accessibility</td>
<td>Low, generally, very difficult to develop and status as Forest Park, except for landscape scanning accessible for forestry.</td>
<td>No real capacity potential given Forest Park Status.</td>
<td>Manage as Forest Park and water catchment function. Also recognise recreational function.</td>
<td>Manage development to retain rural character and Reversion of pasture to scrub to regenerated indigenous vegetation, supported by active planting programme.</td>
<td>Already acquired: Forest Park Status. Potential Water Catchment Area.</td>
<td>Work with GWRC re protection and public access.</td>
</tr>
<tr>
<td><strong>Pauatahanui</strong> Includes:</td>
<td><strong>Part of Pauatahanui Inlet SAL</strong></td>
<td>Steeper upper slopes; visually inaccessible Exotic forestry on easterly ridges and regenerating bushblocks on more difficult land with substantial areas of indigenous forest in entrenched gullies. Falls within the Greater Wellington owned Whakatiki Forest.</td>
<td>Very high</td>
<td>Prominent ridgeline means vulnerable to change. However, in practice, no real capacity given Forest Park Status.</td>
<td>Manage as Forest Park and water catchment function. Also recognise recreational function.</td>
<td>Manage development to respect the coherence of the ridgeline and contribution to the wider skyline and backdrop to the City</td>
<td>Already acquired: Forest Park Status. Potential Water Catchment Area.</td>
<td>Work with GWRC re protection and public access.</td>
</tr>
</tbody>
</table>

## Whakatiki

### Part of Eastern Ridge lines SAL

- **Terrain**: Tightly contained – limits visual accessibility
- **Visual**: Edge – skyline – only vis. Accessible
- **Slope**: Steep slopes
- **Forms part of the Whakatiki Forest Park**

#### Description:
- **Vegetation Retention and Enhancement**: Promote local neighbourhood character and identity.
- **Regulatory Framework**: Manage development to respect the coherence of the ridgeline and contribution to the wider skyline and backdrop to the City.
- **Delivery Tools (Methods)**: Already acquired: Forest Park Status. Potential Water Catchment Area.

#### Management Objectives:
- Manage as Forest Park and water catchment function. Also recognise recreational function.

#### Management Policies:
- Manage development to retain rural character and Reversion of pasture to scrub to regenerated indigenous vegetation, supported by active planting programme.

#### Management Guidance:
- Implement Porirua Harbour Strategy; Regulatory framework to impose restrictions on development; Vegetation retention and enhancement programme; Work with the Department of Conservation re protection and public access.

#### Delivery Tools (Methods):
- Work with GWRC re protection and public access.

## Pauatahanui

### Includes:
- **Part of Pauatahanui Inlet SAL**
- **Hayward’s Hill SAL**

#### Description:
- **Terrain**: Flatter land in valley floors, particularly lower reaches of Pauatahanui Stream; Changes in character towards Inlet, more open, inner estuarine influence.
- **Vegetation Retention and Enhancement**: Minimise the visual impact of development on landscape and visual values.

#### Management Objectives:
- Protect natural and eco values.

#### Management Policies:
- Manage as high value natural resource, exclusion of development aside from carefully sited and minimal impact structures associated with public walkway access; Manage development in catchments and edges that could degrade values; Avoid facilities and structures that are inappropriate to the natural functioning and character of the wetland.

#### Management Guidance:
- Tight limits on any work and structures to ensure design, location and extent has minimal impact on natural and visual values; Regard to natural hazards.

#### Delivery Tools (Methods):
- Work with the Department of Conservation re protection and public access.
### Landscape and Coastal Environment Identity Area

<table>
<thead>
<tr>
<th>Applicable Factors</th>
<th>Degree of Sensitivity</th>
<th>Level of Risk from Change</th>
<th>Landscape Management Tools</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Climate</strong></td>
<td>High</td>
<td>Moderate</td>
<td>Provide for medium density lifestyle and rural activities, subject to local amenity controls. Protect natural and ecological values (for both regulatory and non-regulatory methods – for example, for enhancing riparian vegetation endemic species).</td>
</tr>
<tr>
<td><strong>Soil</strong></td>
<td>High</td>
<td>Moderate</td>
<td>Provide for medium density lifestyle and rural activities, subject to local amenity controls. Protect natural and ecological values (for both regulatory and non-regulatory methods – for example, for enhancing riparian vegetation endemic species).</td>
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<td><strong>Vegetation</strong></td>
<td>High</td>
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<tr>
<td><strong>Topography</strong></td>
<td>High</td>
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#### Landscape Management Tools

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<th>Management Policies</th>
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<tr>
<td>Retain open space character of rural backdrop, and forested ridgelines.</td>
<td>Manage further subdivision and development to limit intensification and fragmentation. Rural/lifestyle subdivision in these areas should be encouraged to appropriately revegetate or retain land to accrue landscape enhancement benefits.</td>
<td>Manage development to respect the character of existing land use and open space character; Bulk and location controls to protect amenity values.</td>
<td>Regulatory framework, with controls on riparian vegetation, built development, subdivision to reflect pattern of local differentiation; Use of guidance (for both regulatory and non-regulatory methods) – for example, for enhancing riparian vegetation endemic species.</td>
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<td>Prominent means vulnerable to change (Cannot be hidden), especially large scales or where affects character.</td>
<td>Protect visual values, particularly on edge of waterways.</td>
<td>Manage vegetation on margins of waterways and Inlet.</td>
<td>Regulatory framework, with controls on riparian vegetation, built development, subdivision to reflect pattern of local differentiation; Use of guidance (for both regulatory and non-regulatory methods) – for example, for enhancing riparian vegetation endemic species.</td>
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<td>Manage as visual open space. Manage further subdivision and development to limit intensification and fragmentation. Rural/lifestyle subdivision in these areas should be encouraged to appropriately revegetate or retain land to accrue landscape enhancement benefits.</td>
<td>Manage development to respect the character of existing land use and open space character; Bulk and location controls to protect amenity values.</td>
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<tr>
<td>Landscape and Coastal Environment Identity Area</td>
<td>Degree of Sensitivity</td>
</tr>
<tr>
<td>-----------------------------------------------</td>
<td>------------------------</td>
</tr>
<tr>
<td><strong>Moonshine</strong></td>
<td>Includes:</td>
</tr>
<tr>
<td></td>
<td>Part of Eastern Ridgelines SAL</td>
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</tr>
</tbody>
</table>

| **Ridgelines SAL**                           | High visibility – SH1/NMIT (except lower Berge) |                           | **Management Objectives**    |
|                                              | Cultural expectations – transition, green buffer, – distinct communities – continuous train of experiences – |                           | Provides for development that promotes rural neighbourhoods that retain rural character; bulk and location controls to protect amenity values; minimal development of waterway/ridge edges, except appropriate public access; management to protect existing coherences and natural values of stream and coastal edges, allowing appropriate public access. |
|                                              |                                              |                           | **Management Guidance**    |
|                                              |                                              |                           | Regulatory framework, with controls on riparian vegetation, built development, subdivision to promote local character; identification and promotion of linkage and special characteristics; financial assistance – for example, fencing, planting or plant stock, weed and pest management; land management agreements between Council and landowners. |
|                                              |                                              |                           | **Delivery Tools (Methods)** |
|                                              |                                              |                           | Use of guidance (for both regulatory and non-regulatory methods) – for example, for promoting local neighbourhoods nuances and differences; financial assistance – for example, fencing, planting or plant stock, weed and pest management control. |

### Table 1: **Moonshine**

<table>
<thead>
<tr>
<th><strong>Identified Areas</strong></th>
<th><strong>Character Type Analysis</strong></th>
<th><strong>Sensitivity Rating</strong></th>
<th><strong>Risk Rating</strong></th>
<th><strong>Capacity for Landscape Change</strong></th>
<th><strong>Management Objectives</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Tightly contained – limits visual accessibility</td>
<td>Edge – skyline – only vis. Accessible</td>
<td>Strong valley/ridge at lower</td>
<td>Medium to high sensitivity to change because of open terrain (recognising already well-developed); except in regard to effects on immediate, need to enjoy sense of privacy and amenity</td>
<td>High risk – land is accessible, privately-owned and valuable land, proximity to arterial road network makes it regionally accessible; Low risks in flood-prone areas</td>
<td>Moderate capacity for change, provided low density residential character maintained and immediate effects on neighbours addressed, and other factors addressed (e.g., flood risks, servicing, riparian management, traffic).</td>
</tr>
</tbody>
</table>

### Table 2: **Moonshine**

<table>
<thead>
<tr>
<th><strong>Identified Areas</strong></th>
<th><strong>Character Type Analysis</strong></th>
<th><strong>Sensitivity Rating</strong></th>
<th><strong>Risk Rating</strong></th>
<th><strong>Capacity for Landscape Change</strong></th>
<th><strong>Management Objectives</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper valley floors of Moonshine Stream and tributaries, less homogeneous – defining distinctive valley systems</td>
<td>Infill background high ambient visual and background values (final wide visibility); elsewhere moderate sensitivity, except on small prominent spurs</td>
<td>High risk – land is accessible, privately-owned and valuable land</td>
<td>Low to moderate capacity for change within a limited area towards State Highway 1; Not highly visible</td>
<td>Retail rural character of the valley floors, while allowing for further appropriate low density development and activities; Rural-lifestyle subdivision in these areas should be encouraged to appropriately revegetate or retain land to accrue landscape enhancement benefits.</td>
<td>Manage development to respect the patterns, form, intensity, amenity and character of existing land use and land use; including bulk and location controls to protect amenity values; minimal development of waterway/ridge edges; management of landscape change to protect existing coherences and natural values of stream and edges.</td>
</tr>
</tbody>
</table>

### Table 3: **Moonshine**

<table>
<thead>
<tr>
<th><strong>Identified Areas</strong></th>
<th><strong>Character Type Analysis</strong></th>
<th><strong>Sensitivity Rating</strong></th>
<th><strong>Risk Rating</strong></th>
<th><strong>Capacity for Landscape Change</strong></th>
<th><strong>Management Objectives</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Steeper upper slopes, predominant landform in flat, less easily accessible to vista backdrops to existing development and views from past</td>
<td>Moderate, lots of variation in landform, pockets of less steep land</td>
<td>Low risk, generally as difficult to develop, except for landscape screening accessible for forestry</td>
<td>Limited capacity for further development, if low density and buildings sized carefully to avoid visual prominence and visible earthworks/landform modification</td>
<td>Maintain open space character of rural backdrop, simple bold patterns</td>
<td>Manage development to respect the patterns, form, intensity, amenity and character of existing land use and land use; including bulk and location controls to protect amenity values; minimal development of waterway/ridge edges; management of landscape change to protect existing coherences and natural values of stream and edges.</td>
</tr>
</tbody>
</table>

### Table 4: **Moonshine**

<table>
<thead>
<tr>
<th><strong>Identified Areas</strong></th>
<th><strong>Character Type Analysis</strong></th>
<th><strong>Sensitivity Rating</strong></th>
<th><strong>Risk Rating</strong></th>
<th><strong>Capacity for Landscape Change</strong></th>
<th><strong>Management Objectives</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>High and ridgelines that form the skyline boundaries to the Moonshine Landscape Identity Area and visual boundary to the City and Inlet</td>
<td>Ridgeform to north highly sensitive (higher more visually prominent); Ridgeform to south moderate as less visible within Moonshine catchment</td>
<td>Moderate to high risk – from aerials, towers, and masts, power lines, forestry</td>
<td>Prominent means vulnerability to change (cannot be hidden), especially large scale or where affects coherence</td>
<td>Maintain open space character of rural backdrop (e.g. simple bold patterns).</td>
<td>Manage development to respect the coherence of the ridgeform and contribution to the wider skyline and backdrop to the Inlet and City.</td>
</tr>
</tbody>
</table>

### Taupō

<table>
<thead>
<tr>
<th><strong>Identified Areas</strong></th>
<th><strong>Character Type Analysis</strong></th>
<th><strong>Sensitivity Rating</strong></th>
<th><strong>Risk Rating</strong></th>
<th><strong>Capacity for Landscape Change</strong></th>
<th><strong>Management Objectives</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>High visibility – SH1/NMIT (except lower Berge)</td>
<td>Cultural expectations – transition, green buffer, – distinct communities – continuous train of experiences –</td>
<td>Low where poorly drained and wet, and current access difficult (off State Highway 1), except for areas</td>
<td>Moderate to High Capacity, due to opportunity for urban growth determinants</td>
<td>Retail existing rural character until future opportunity for urban growth determined.</td>
<td>Manage existing rural character until future opportunity for urban growth determined.</td>
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### Taupō

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<tr>
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<td>Ridgeform to north highly sensitive (higher more visually prominent); Ridgeform to south moderate as less visible within Moonshine catchment</td>
<td>Moderate to high risk – from aerials, towers, and masts, power lines, forestry</td>
<td>Prominent means vulnerability to change (cannot be hidden), especially large scale or where affects coherence</td>
<td>Retail open expansive coherence of ridgeform/skyline.</td>
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### Landscape and Coastal Environment Identity Area

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<td><strong>Capacity for Landscape Change</strong></td>
</tr>
<tr>
<td>Landscape corridor</td>
<td>Natural character – swamp and regeneration</td>
<td>Accessible off Raukiri St (Pukarau Valley), where moderate</td>
</tr>
<tr>
<td>Taupō Swamp ONFL</td>
<td>Prominent</td>
<td>Extensive element of LIA, on both sides of catchment valley flooding more visible from State Highway 1, except for areas accessed for access (Pukarau Valley), where moderate.</td>
</tr>
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<td>Taupō Swamp</td>
<td>Very high sensitivity, visually prominent</td>
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<td>Taupō Swamp</td>
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### Porirua Landscape Management Strategy for Rural and Open Space Areas

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**Waikato RidgeLine SAL**
- **Karehana RidgeLine SAL**
- **Eastern Taupō SAL**
- **Taupō Swamp ONFL**

**Kakaho**
- **Part of Paataahanui Inlet**

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4 Taupō Swamp is a nationally representative topogenous lowland freshwater mire created by the uplift of the ocean floor and developed from saltmarsh, with the predominant vegetative feature being an extensive New Zealand Flax Phormium tenax community. The mire has regionally unique and diverse vegetation and succession stages.
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<th>Management Policies</th>
<th>Management Guidance</th>
<th>Delivery Tools (Methods)</th>
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<td>Edge – naturalness – coherent –  grazing –  cultural aspect</td>
<td>Low risk; privately owned, but not easily serviced; (exited onsite)</td>
<td>Moderate risk; privately owned, but not easily serviced; visible from above</td>
<td>Leaf and forb species</td>
<td>Maintain historic natural and cultural heritage values</td>
<td>Minimise visual intrusion</td>
<td>Identify development opportunities for low risk and moderate risk</td>
<td>Compromise with the landform patterns; is in an appropriate and intensive for hillside landscapes</td>
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<td>Valley – open and visually accessible – relative to hilltops</td>
<td>Moderate risk; privately owned, but not easily serviced; (exited onsite)</td>
<td>Low capacity for change; because of high visibility, slope stability and potential for soil erosion and instability (impact on landform), lack of vegetation</td>
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<td>Coasts – relative to hillslopes</td>
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