

7 REPORTS | NGĀ PŪRONGO

7.1 GROWTH STRATEGY 2053

Author: Kieran Brown, Senior Policy Advisor
Kaitohutohu Kaupapahere Matua

Authoriser: Nicola Etheridge, General Manager Policy Planning and Regulatory Services
Pouwhakahaere Whakamahere Kaupapahere me ngā Ratonga

KAUPAPA PURPOSE

The purpose of this report is to seek adoption of the Growth Strategy 2053.

NGĀ TŪTOHUTANGA RECOMMENDATIONS

That Te Puna Kōrero:

1. Receive the report.
2. Adopt the Growth Strategy 2053.
3. Note the Growth Strategy 2053 will be included as supporting information for the 2024 Long-term Plan consultation.
4. Delegate to the Chief Executive to make minor editorial changes prior to publication.

Reports contain recommendations only. Refer to the meeting minutes for the final decision.

HE WHAKAMĀRAMA BACKGROUND

2018 strategy

1. The Growth Strategy 2048 was developed by Council five years ago in 2018. Between 2008 and 2018 our population grew by 14 per cent, compared to only 6 per cent in the previous ten years. At the time it was clear that the rapid growth in Porirua required a new District Plan. The strategy was intended to inform the new District Plan by providing a picture of what the city might eventually look like and show where people might live, work and play.
2. The strategy outlined what the Council was planning based on a set of growth principles and a spatial framework agreed with stakeholders, partners and the community.
3. Although as a Council we cannot 'control' growth, we can guide and influence how it happens, so it is well-managed and consistent with our strategic priorities and community outcomes.

Connection to the Proposed District Plan (PDP)

4. Since 2018, Council has made significant progress on the Proposed District Plan (PDP). The proposed plan was notified in August 2020. Following the direction of central government, a variation was made in 2022 to enable medium density (3-story) houses in all residential areas and identify areas where high density (taller than 3-story) buildings can be built.
5. This work has provided a foundation for addressing our city's future housing needs by re-zoning land, creating higher density opportunities and ensuring that we have enough developable land available for decades to come.
6. The PDP also enables and encourages the recent trend of increased acceptance of higher density housing. The plan enables the intensification of urban areas which means that more houses can be built. The plan also encourages greater environmental protection and natural hazard avoidance, building upon our growth principles around the harbour and resilience.

6. The final hearings on the Proposed District Plan have now been completed and the Independent Hearings Panel is currently considering all submissions and evidence as part of their deliberations.

Context for change

7. Much has changed since we first developed our principles-based Growth Strategy in 2018. Since that time, we've made significant steps toward our growth principles, hence it's time to update our work on this second-generation strategy.
8. Over the last five years we've seen large investment across the city, from central government who are regenerating Eastern Porirua, Ngāti Toa in the west, and developer investment in the Whitby, Aotea and Kenepuru areas.
9. Private development continues to be a key driver of growth in Porirua. There is also significant work being undertaken by Kāinga Ora and Ngāti Toa to improve the quality and quantity of social, affordable, and market housing.
10. Te Ara Nui o Te Rangihaeata/Transmission Gully has also changed the way people in the city and the wider region move around. We now have the opportunity to re-think how our existing roading space is used and how we can enable a meaningful transition toward a lower carbon city. Much has changed since we first developed the Growth Strategy 2048, requiring a refresh to guide the next phase in Porirua's growth.
11. There are also many legislative changes coming from central government that will impact how the city grows and the role of Council in enabling growth. The most significant impacts on growth are from the National Policy Statement on Urban Development, the Resource Management Act Reform and Affordable Water reform.
12. Housing availability and affordability has been exacerbated by the Covid-19 pandemic, and the socio-economic gap between those who are living comfortably and those struggling is widening quickly. The social housing waitlist has grown to historically high levels, and we have become reliant on emergency housing to house many of the most vulnerable members of our community.
13. Looking into the future, over time the new rules and controls in the PDP will enable increased housing supply and greater density housing. This will reduce some of the impact of land value on house prices, but it won't be quick. In the meantime, our community needs greater support as they deal with the impacts of a recession and the national housing crisis.
14. Council's approach to addressing the impacts of climate change has also evolved since 2018. Our 2020 Climate Change Strategy (Rautaki o Te Ao Hurihuri) sets out the intention of Council to reduce greenhouse gas emissions, prepare Porirua for the impacts of climate change, and help support a transition to a low-carbon city.

NGĀ MATAPAKI ME NGĀ KŌWHIRINGA**DISCUSSION AND OPTIONS**

15. Despite the significant amount of change over the last five years, Council's long-term aspirations for the city have not changed and therefore the growth principles that we previously agreed with our community remain relevant. The refresh isn't about starting from scratch but preparing for the next phase of achieving our aspirations for Porirua. The purpose of this second-generation strategy is to connect the principles with meaningful action on how they can be realised.
16. We expect the strong growth to continue, with our population projected to increase by over 20,000 people over the next 30 years. This means that around 10,000 more dwellings will need to be built.
17. The updates to the strategy were developed in collaboration with teams across Council, focused on what has changed since 2018, the impacts these changes will have, and what the next steps in Porirua's growth should be.
18. The principles and directions have been tweaked, but the intent behind them is unchanged. The biggest update is to reflect the change in density enabled by the Proposed District Plan and to be more explicit about what our climate and environmental aspirations are for the city.
19. The Strategy sits across Council and will be delivered through many different work areas. To illustrate the current or planned work that will help Council deliver on the Growth Strategy 2053, we have added a section under each principle outlining the key pieces of work that support it.

KŌRERO WHAKAKAPI**CONCLUSION**

20. The Growth Strategy 2053 is a refresh of the previous Growth Strategy 2048. It aims to prepare Council for the next steps in Porirua's growth and turn the growth principles into action. Council won't do this alone, but with the support of partners, underpinned by the principles we've already agreed with our community.
21. Council's role is to create the right vision and framework to encourage quality and diverse development in our city over the next 30 years and this strategy is working towards that vision.
22. The final strategy will be shared with key teams across Council, elected members, Ngāti Toa, Kāinga Ora and developers and we will include the strategy as supporting information with the 2024 LTP consultation.

NGĀ MŌHIOHIO TAUTOKO SUPPORTING INFORMATION

E TINO WHAI WĀHI ANA KI TE AHUNGA RAUTAKI A TE KAUNIHERA CONTRIBUTION TO COUNCIL'S STRATEGIC DIRECTION

The issues in this report contribute to the strategic priorities of:

- a. Investing in 3 waters infrastructure and catchment restoration
- b. Proactively responding to the climate crisis
- c. Advocating for and providing a safe, healthy, and thriving community

NGĀ WHIRIWHIRINGA Ā-PŪTEA FINANCIAL CONSIDERATIONS

Cost

The development of the Growth Strategy 2053 was completed within existing budgets and resources.

Financial Implications

No financial implications result from the issues raised in this report.

Ongoing Cost

There are no ongoing costs.

NGĀ WHAKARITENGA Ā-TURE STATUTORY REQUIREMENTS

There is no statutory requirement to have a Growth Strategy.

NGĀ ORANGA E WHĀ FOUR WELL-BEINGS

The Growth Strategy touches on all four of the well-beings.

TE WHAKAMANA I NGĀ MĀTĀPONO O TE TIRITI RECOGNITION OF TREATY PRINCIPLES

We will continue to work with Ngāti Toa to integrate their growth aspirations into our work.

HIRANGA SIGNIFICANCE

The refresh does not meet the significance threshold for consultation.

TE KŌRERORERO TAHI ME NGĀ WHAKAWHITIWHITI KŌRERO ENGAGEMENT AND COMMUNICATIONS

The Growth Strategy, and supporting information, will be available on our website.

NGĀ ĀPITI HANGA ATTACHMENTS

1. Growth Strategy 2053



Porirua Growth Strategy 2053

October 2023



2 Porirua Growth Strategy 2053

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Mai i tō koutou Koromatua rāua ko tō Kaiwhakahaere Matua From the Mayor and Chief Executive



Kia ora, talofa lava, hello!

This Porirua Growth Strategy 2053 is an update on our previous 2018 strategy which we developed to help us plan for the city until 2048. We have refreshed this work to make sure we have captured recent Government policy changes and updated our population projections.

We expect strong growth to continue. Over the next 30 years, we expect our population to increase by over 20,000 extra people. Although as a council we can't 'control' growth, we can guide and influence how it happens, so it's in keeping with what our community wants.

One of the main goals of the original growth strategy was to inform our new Proposed District Plan. Now, with that Plan nearing completion, we are preparing for the next steps in growth.

This strategy also considers other big changes that have occurred since 2018 and how they might impact growth. Housing availability and affordability are key concerns for our community, and we want to enable development while also protecting the environment – climate change implications also need serious consideration.

There have been many legislative changes from central government, that impact what we are required to do to enable growth, particularly in the urban area. These include local government reform, changes to the Resource Management Act and the Water Services Reform which will change how we invest in water infrastructure.

There's lots to think about when it comes to planning for growth and we work with many agencies, developers, and the community. That's why it's important to review and clarify our overall approach, then look at how best to finance the necessary infrastructure and services to support people to live well in Porirua.

Anita Baker and Wendy Walker

Mayor of Porirua City and Chief Executive

Executive Summary

Porirua City is a vibrant, young city and a great place to live. It's at the heart of our region and enjoys the benefits of being close to the capital while still enjoying wide open spaces, beautiful coastlines and friendly, diverse communities.

We are changing quickly, and we need to respond at pace to make sure Porirua continues to grow in the right places and in the right way that keeps our community safe, connected, and resilient – now and in the future.

Between 2008 and 2018 our population grew by 14 per cent, compared to only 6 per cent in the previous ten years. We expect this strong growth to continue, with our population projected to increase by over 20,000 people over the next 30 years. This means that around 10,000 more dwellings will need to be built. Although as a Council we can't 'control' growth, we can guide and influence how it happens, so it is well-managed and consistent with our strategic priorities and community outcomes.

Much has changed since we first developed our principles-based Growth Strategy in 2018. Since that time, we've made significant steps toward our growth principles, and it's time to update our work on this second-generation strategy.

Over the last five years we've also seen large investment across the city, from central government who are regenerating Eastern Porirua, Ngāti Toa in the west, and developer investment in the Whitby, Aotea and Kenepuru areas. There is significant work being undertaken across Porirua by Kāinga Ora and Ngāti Toa to improve the quality and quantity of social, affordable, and market housing in Porirua. Te Ara Nui o Te Rangihaeata/Transmission Gully has also changed the way people in the city and the wider region move around. We now have the opportunity to re-think how our existing roading space is used and how we can enable a meaningful transition toward a lower carbon city.



There are also many legislation changes coming from central government, which have an impact on what we are required to do to enable growth. One of the most fundamental impacts on growth came in the form of the National Policy Statement on Urban Development. The Government is also undertaking reforms that will impact on the role of local government. The Resource Management Act reforms will change how enabling growth is integrated with protecting the environment and the role of Council in managing this. The Affordable Water Reform will also have an impact on the management of our water infrastructure.

Council has done a lot of work since 2018 that has built on our growth principles. Our Proposed District Plan (PDP) has provided a foundation for addressing our city's future housing needs by re-zoning land, creating higher density opportunities and ensuring that we have enough developable land available for decades to come. The PDP also enables and encourages the recent trend of increased acceptance of higher density housing. The plan enables the intensification of urban areas which means that more homes can be built. The plan also encourages greater environmental protection and natural hazard avoidance, building upon our growth principles to improve the health of our harbour and resilience of the city.

Looking into the future, we know that over time the new rules and controls in the PDP will enable increased housing supply and greater density housing. This will reduce some of the impact of land value on house prices, but it won't be quick. In the meantime, our community needs greater support as they deal with the impacts of a recession and the national housing crisis.

Housing availability and affordability has been exacerbated by the Covid-19 pandemic, and the socio-economic gap between those who are living comfortably and those struggling is widening quickly. The social housing waitlist has grown to historically high levels, and we have become reliant on emergency housing to house many of the most vulnerable members of our community. Meaningfully and purposefully applying our growth principles and working in collaboration with partners is crucial to ensure that we are playing our part in tackling these issues. Council needs to work in partnership to ensure there isn't just more housing in Porirua, but better and more affordable housing for everyone.

While the PDP is a big step in the right direction, there are ongoing challenges that will be a key focus of the Growth Strategy implementation moving forward. We know that development in Porirua still has an unacceptable impact on our environment and that new housing is dominated by market housing that is not accessible to everyone.

This is a significant period of change for Porirua, after a long period of stability. Over the next few years Council and the community will continue to face both big challenges and opportunities, with change coming from all directions. This second-generation Growth Strategy is about facing up to these challenges and taking the next steps in Porirua's growth journey. The principles remain sound, but this strategy will connect the principles with meaningful action on how they can be realised.

Council won't do this alone, but with the support of our partners, underpinned by the principles we've already agreed with our community. Our role is to create the right vision and framework to encourage quality and diverse development in our city over the next 30 years.

6 Porirua Growth Strategy 2053

Background

Porirua's Growth Strategy 2053

Our population is projected to grow by over 20,000 people over the next 30 years. This means that around 10,000 more dwellings will need to be built. The city is evolving. In 30 years' time Porirua will be more diverse, more populated, and experiencing greater impacts from climate change. The Growth Strategy 2053 is a guiding framework to help prepare our city for these changes. Porirua will need to be a denser city, focused around existing suburban centres and more dependent on public transport to connect us with employment, recreation and services.

Over the next three decades these changes will present opportunities that we need to embrace as well as challenges that will need to be addressed. This strategy builds on the growth planning that has already been realised and given effect to in our Proposed District Plan (PDP). By taking a community-driven principles-based approach, This refreshed strategy emphasises a vision of how the city will grow and what we are doing to support this.

Population projections

Porirua's population is projected to steadily increase over the next 30 years, with an additional 20,000 residents expected to call our city home by 2053.

Porirua Population	2018	2023	2033	2043	2053
Refreshed Projections	58,850	62,088	68,696	75,558	82,684



What's changing?

National changes

National direction on urban development has increased significantly in recent years, with a growing tension between the need for greater density of housing, better environmental protection, and a national response to climate change. This includes:

- The National Policy Statement on Urban Development and the Medium Density Residential Standards (MDRS), permitting higher density development, with reduced Council discretion
- The National Policy Statement for Freshwater Management, placing greater focus on improving environmental outcomes
- The National Adaptation Plan & Emissions Reduction Plan, supporting a major shift toward a low-carbon economy and society

At the same time, the RMA and 3 Waters reform are significantly reshaping the role councils play in enabling growth, and the tools used to do this.

Regional changes

There is increasing regional influence and co-ordination in where growth is enabled. Collectively, the councils in the Wellington region and Horowhenua, along with central government agencies like Kāinga Ora and Waka Kotahi, are creating a regional strategic spatial plan called the Future Development Strategy to set the growth priorities for the region and identify future large-scale brownfield and greenfield development areas. In Porirua, this means supporting greenfield developments like the Northern Growth Area and encouraging development around existing transport connections, like our train stations.

Local changes

In recent years the role of central government in driving growth in Porirua has grown significantly. The regeneration of social housing in Eastern Porirua lead by Kāinga Ora is one of the largest investments in housing in Porirua history. The 20-year project will significantly increase and improve Porirua's public, affordable, and market housing. Kāinga Ora is also assessing the Northern Growth Area as a possible

Specified Development Project, which would see greater Government support for the development.

Since 2018, Te Rūnanga o Toa Rangatira (Ngāti Toa) has expanded their investment in housing. It has taken over the management of social housing in western Porirua through Te Āhuru Mōwai, its community housing arm. It has developed a housing strategy to guide its work and improve housing outcomes for the iwi. It has also taken control of the Kenepuru Landing development, with the aim of delivering higher density development and shared ownership of housing. It is important that Council supports Ngāti Toa's work to improve housing outcomes, and that the Growth Strategy reflects this.

Council strategic framework has been updated since 2018. The long-term vision set by Council was *Porirua City, a great place to live, work, and raise a family*. This was supported by the community outcomes under the pillars of *Our People, Our Harbour, Our Home*.

For the 2024-54 LTP, Council's short-term strategic priorities are to:

- Commit to the health of Te Awarua-o-Porirua Harbour and its catchment through investment, advocacy and regulation
- Build towards a low-carbon city and proactively address the challenges of climate change
- Create thriving communities where everyone can be safe and healthy – at home, work or play
- Keep tamariki and rangatahi at the heart of our city.

The Council's vision and priorities have underpinned the development of a range of strategies and plans that have been recently adopted. Most relevant to future growth are our 2020 Climate Change Strategy (Rautaki o Te Ao Hurihuri) and the Proposed District Plan. The Climate Change Strategy sets out the intention of the Council to reduce greenhouse gas emissions, prepare Porirua for the impacts of climate change, and help support a transition to a low-carbon city. The PDP enables higher-density housing and urban development, while also seeking to increase the protection of the environment and avoid natural hazards.

The Proposed District Plan

The District Plan is the rulebook for how land can be used and is prepared in accordance with the Resource Management Act 1991 (RMA). It applies to every property in the city and provides the blueprint for where and how Porirua will grow. It sets out how we will look after the things in our city that we value. The existing District Plan has been in place since 1999, but the Council, its partner organisations and the community have recently undertaken an extensive review and prepared a replacement, known as the Proposed District Plan. This is likely to be made operative in 2024.

The PDP is intended to assist in reducing the impact of land values on house prices in Porirua. It does this by enabling greater density housing in existing urban areas and opening up new areas for development. At the same time, it encourages greater environmental protection and better natural hazard avoidance.

The big changes in the new District Plan

Tangata Whenua Values

Recognition and promotion of tangata whenua values, including through a Tangata Whenua chapter written by Ngāti Toa, a new Māori Purpose Zone at Hongoeka, and enabling papakaingā across the city.

Greater Density

Changes to legislation and central government policy has directed councils to relax District Plan rules to increase housing supply and intensification in urban areas. Therefore, the Proposed Porirua District Plan allows medium-density housing (three houses of three storeys each) in all residential areas in Porirua without needing Council permission. Taller buildings can be built in and around the city centre, local centres and commercial areas. By enabling greater housing density, the impact of land value on property prices will be reduced.

Targeted Expansion

We want growth in Porirua to be a balance of growing up and growing out. The PDP identifies greenfield areas suitable for future housing, industry and business in Future Urban Zone areas. There are two Future Urban Zone areas – the Northern Growth Area predominantly suitable for residential use, and Judgeford Flat, predominantly suitable for industrial use.

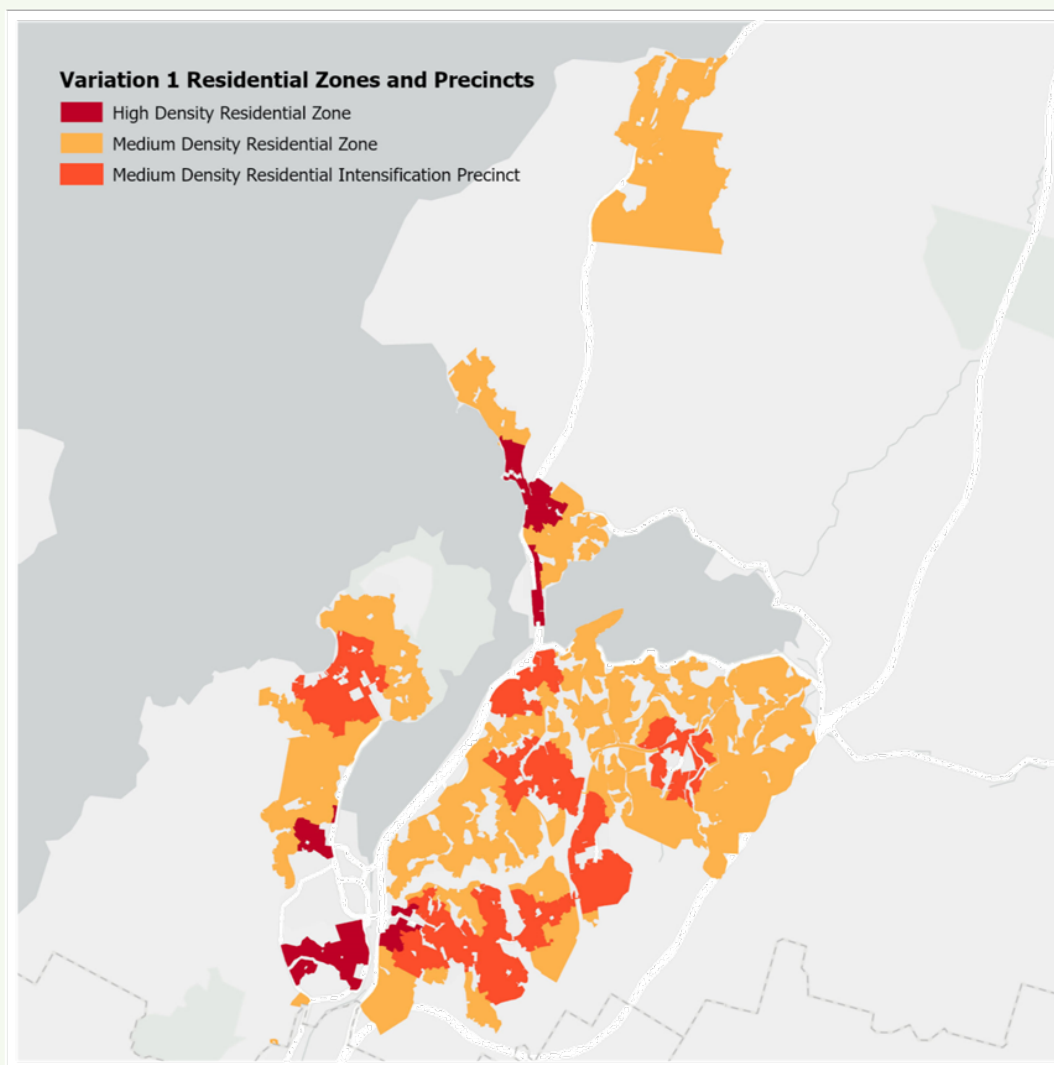
Natural Hazard Avoidance

A risk-based approach to managing development on properties exposed to natural hazards (including coastal, seismic fault and flooding). The rules include low, medium and high-risk profiles and only allows development appropriate to the risk of the hazard. This includes risks from storm-surge, flooding and sea level rise.



Greater Environmental Protections

Areas of indigenous biodiversity, on private and public land, (known as Significant Natural Areas) have been identified and protected in the PDP. Additionally, valued landscaped, natural features and areas of high natural character in the coastal environment have also been identified and protected in the PDP. The PDP has rules which ensure that any development on such land will not undermine the protected areas.



Growth areas

The PDP has a strong focus on enabling more intensive urban development centred around public transport hubs and established urban centres. This encourages more efficient use of already developed urban land, which in turn promotes both improved housing affordability and low carbon-emitting lifestyles. This shift requires investment in

multi-modal transport to support higher residential densities and reduced reliance on private vehicles.

Along with enabling urban growth, it is important that new employment opportunities are provided to support population growth. Within the city there needs to be sufficient commercial land available, in suitable locations, and the existing industrial and employment generating areas need to be protected.

The city centre and local centres

The city centre provides a wide range of commercial, cultural, community, recreational and residential activities that serve the city's economic and social needs. Improvements to the urban form, such as the upgrade of Cobham Court, have improved the amenity of the city centre and its attractiveness for a greater range of activities such as hospitality and residential activities. The PDP has set highly enabling policies and rules for residential activity above ground floor level in the city centre, and apartments are allowed up to 12 storeys.

The existing local commercial centres, such as Whitby, Mana and Titahi Bay shopping centres, perform a vital economic and social function, and the existing hierarchy of centres is proposed to be maintained and strengthened. New policies and rules also permit residential development in local centres above ground floor, typically up to five storeys in height.

Kenepuru Landing

Kenepuru Landing is a predominantly medium-density residential development just to the south of the city centre, comprising a combination of standalone, duplex and terraced houses. Given its close proximity to the city centre, Kenepuru train

station and a range of services and employment areas, it has been rezoned to High Density Residential Zone under the PDP. This means apartments up to six storeys can be built on the remainder of the site, and the total housing capacity has the potential to reach 1100 dwellings. Ngāti Toa have ownership of the undeveloped area of the site and plan to develop it to its full potential over the medium to long-term.

Eastern Porirua

Kainga Ora, in partnership with Porirua City Council and Ngāti Toa, are leading the regeneration of Eastern Porirua. Kainga Ora plans to refurbish 2000 state houses to make them warmer, drier and safer, and build a further 1800 houses.

An Eastern Porirua Spatial Plan has been prepared to guide the regeneration project, along with masterplans for individual neighbourhoods and infrastructure investment. Older state homes that are past their best are being replaced with modern homes that are better suited to tenants' needs. Opportunities for home ownership are also being created through development of affordable homes. The regeneration project is also focused on designing better neighbourhoods, including improved parks and streets, to improve amenity and make it safer and easier to get around.



The Northern Growth Area

The Northern Growth Area (NGA) is 1036 hectares of greenfield land between Pukerua Bay and Plimmerton adjacent to State Highway 59 (formerly State Highway 1). Part of the NGA has an existing specific zone (Plimmerton Farm Zone). The remainder has been identified as being suitable for residential development as a Future Urban Zone in the PDP. The NGA has the capacity for up to 4000 houses along with supporting infrastructure and services.

The NGA is made up of seven major land holdings. Plimmerton Farm, the largest land holding at 384 hectares, is zoned for residential development. The Minister for the Environment approved Plimmerton Farm – Stage One for referral to an expert consenting panel under the Covid-19 Recovery (Fast-track consenting) Act 2020.

Two further land holdings, Mt. Welcome Station and the Muri Road Block, are also going through a rezoning process known as the Northern Growth Development Area (NGDA). The NGDA has the potential for 1500 houses along with supporting commercial development in a neighbourhood centre. A structure plan has been prepared to guide this development and is proposed to be incorporated into the PDP.

Kāinga Ora has also selected the NGA for assessment as a Specified Development Project (SDP) under the Urban Development Act. If confirmed, this would set up a standalone planning framework for the NGA, along with a new governance entity and funding arrangements for infrastructure and services.

Whitby and Aotea

There are housing developments progressing in Whitby and Aotea. The Silverbrooke, Brookside, Exploration Way, Navigation Heights and Cleat St developments are at various stages of planning and building, with a total expected yield of 700 houses. Further housing intensification in and around the Whitby Local Centre is also expected. The final stages of the Aotea development are progressing, with a potential for a further 100 houses in this development.

Western Porirua

Ngāti Toa's Community Housing Provider entity, Te Āhuru Mōwai, manages 700 former state houses in western Porirua across Titahi Bay, Elsdon and Takapūwāhia. As well as maintaining and upgrading existing housing, Te Āhuru Mōwai plans to develop its housing assets in the medium and long-term - this may include redevelopment of appropriate sites to better realise their housing potential.

Increased density

The PDP enables greater development in existing urban areas. Unlike large scale greenfield development, brownfield development will involve many small-scale projects. While the PDP enables greater density across Porirua, it guides intensification to the areas where it makes most sense. Greater intensification is permitted around existing transport networks and urban centres, making better use of these hubs.



Voice of our community

It is clear that the affordability and suitability of housing is a major concern for our residents. There is also concern about the form intensification and growth will take and what this will look like in their neighbourhoods. The community have highlighted the value of our diversity and want to ensure that people continue to feel included as we grow.

We have engaged with the community on a wide range of topics in recent years and it is clear the health of the harbour and the impact of urban intensification remain key concerns for the community. The harbour is a taonga for the city and we must work to protect it as a priority.

There is also a growing concern in the community about climate change, both in terms of the need to reduce emissions and the impact climate change will have on the city. The Growth Strategy must focus on both mitigation of, and adaptation to, climate change.

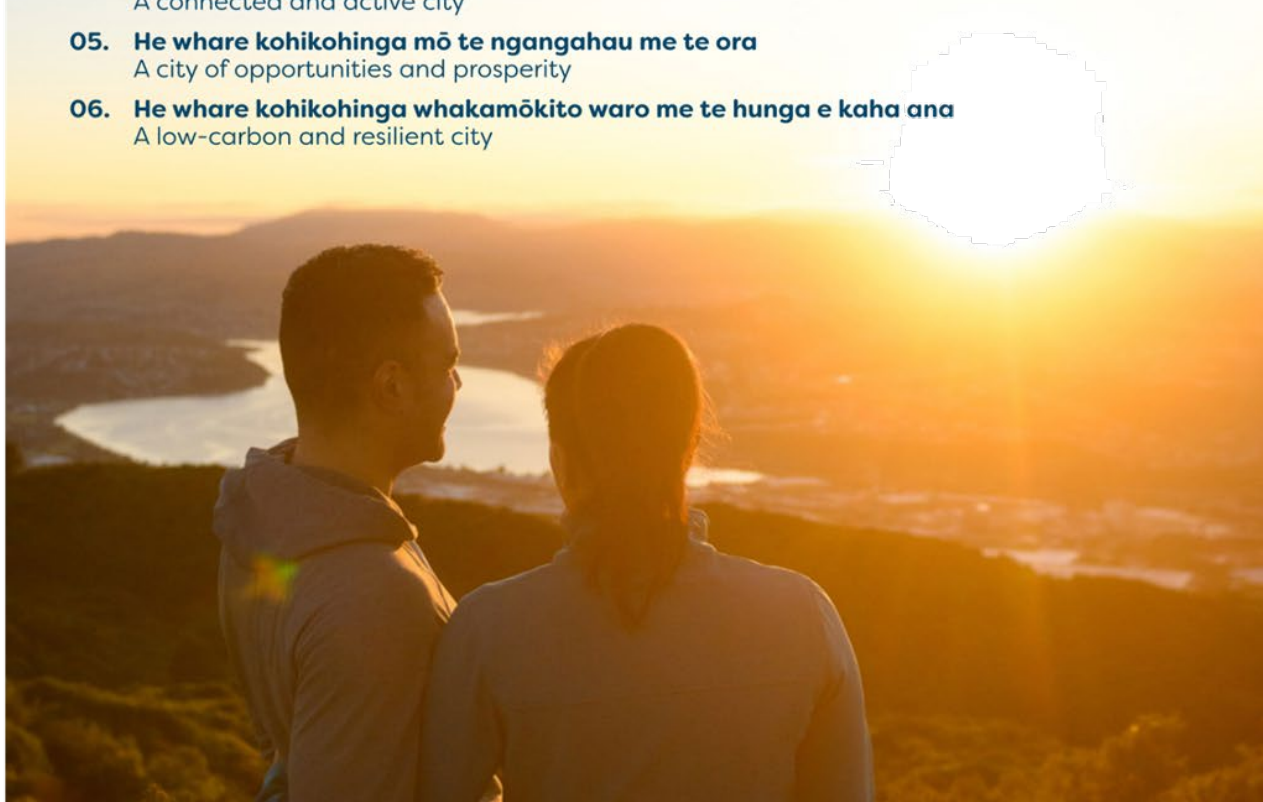


Our growth principles

The Growth Strategy is a living document. The strategy will be reviewed and updated to respond to emerging needs and challenges as the city grows. However, the Growth Strategy has a long-term vision for growth, and we believe the guiding principles in it will remain valid over the next three decades.

These are our six principles to help shape and guide growth in our city

01. **He whare kohikohinga e whakanuia i te kanorau me te whakauruuru**
A diverse and inclusive city
02. **He whare kohikohinga e pokapū mai uta ki tai**
A harbour-centred city
03. **He whare kohikohinga tū takitahi tū tōnuitanga**
A compact and liveable city
04. **He whare kohikohinga i kōtuituia e manahau e**
A connected and active city
05. **He whare kohikohinga mō te ngangahau me te ora**
A city of opportunities and prosperity
06. **He whare kohikohinga whakamōkito waro me te hunga e kaha ana**
A low-carbon and resilient city



01 Principle tahi

He whare kohikohinga e whakanuia i te kanorau me te whakauruuru A diverse and inclusive city

Porirua is a place where everyone feels welcome and is able to contribute to building a more cohesive community

Porirua values and honours the Treaty of Waitangi and the aspirations of Ngāti Toa, as the foundation for an inclusive Porirua.

The city is a place where everyone has the opportunity to develop to their full potential.

People of all ages, abilities and backgrounds have opportunities to meet, connect, participate and enjoy the community and city.

Directions

- Integrate design principles that reflect the diversity of Porirua, including the place of Ngāti Toa as mana whenua
- Provide accessible, quality places, where people of all mobilities, abilities, ages and backgrounds can meet, connect, be active and enjoy our villages, harbour and the city
- Work with our partners to provide neighbourhoods that encourage a diverse range of living options for people that rent, and for people that own their homes
- Focus investment to address disparities and serve communities of greatest need.

Why is this important?

Our city has a very diverse population. In the 2018 census we found 62 per cent of people identify as European New Zealanders, 26 per cent as Pacific, 22 per cent as Māori, and 9 per cent as Asian. The Pacific community in Porirua is the largest in the country after Auckland. We are also welcoming a growing number of migrants and refugees from around the world

Porirua has the largest proportion of young people in the country, with 37 per cent of residents being younger than 25. Porirua is also a city of extremes, with some of the wealthiest households in the country, and some of the poorest.

Making sure Porirua remains a welcoming and diverse place is something that our community values. It's therefore important that as we grow and change, we hold on to the things that make Porirua special, and that everyone feels that they have a place here. Growth is also an opportunity to address some of the disparities in the city.



Initiatives to make it happen***Enabling Growth in the West and the Western Porirua Growth Study***

Council is supporting the work of Ngāti Toa, through Te Āhuru Mōwai, to help western Porirua develop in a way that benefits the whole community. Supporting the growth aspirations of mana whenua will be an ongoing expression of our Tiriti honouring relationship. The Council is reviewing its work programme to identify opportunities for integration with Ngāti Toa plans as they develop.

A functional 3 Waters network is vital for higher density living that does not degrade our environment and helps ensure residents can enjoy the harbour and beaches in the west. Porirua City Council has committed to undertaking a detailed assessment of the networks in the west, identifying constraints to growth and the opportunities to address infrastructure shortcomings. As with all growth in the city, new development is an enabler of improvements to the infrastructure that services our whole community.

Eastern Porirua Spatial Plan

Kāinga Ora in partnership with Ngāti Toa and Porirua City Council have developed the Eastern Porirua Spatial Plan. This plan was designed to reflect community views on what people value and their future aspirations, and how these can be incorporated into a growing city. Kāinga Ora has developed infrastructure masterplans for Eastern Porirua to help support growth and realise these aspirations as it invests heavily in the regeneration in the east.

Housing Partnership

Much needs to be done in the full spectrum of housing needs in the city, especially in the areas of non-market housing. A housing partnership between Council, community organisations, Government, and Ngāti Toa is being explored to help address the housing crisis in Porirua and the associated impact this is having on the community. It will consider how we can improve outcomes in all areas of non-market housing needs, from homelessness to affordable housing.



02 Principle rua

He whare kohikohinga e pokapū mai uta ki tai A harbour-centred city

Te Awarua-o-Porirua and its catchment is one of our most important taonga.

Our green backdrop of hills, trees and rural land is a valued resource for the health and wellbeing of our environment and its people.

Our communities have access to a healthy harbour and green, open spaces, so that they can enjoy and appreciate their cultural, recreational and environmental significance.

Our harbour is ecologically diverse and resilient. Our people can swim and gather kaimoana safely.

Directions

- Ensure that Te Awarua-o-Porirua and its catchment is valued and cared for by the people who live in Porirua and northern Wellington, and by visitors
- Collaborate with stakeholders and our community to ensure the water quality of our harbour is consistently safe to swim in
- Focus on restoring and enhancing the harbour and its catchment as Porirua grows and changes by using water-sensitive urban design approaches
- Rehabilitate existing stormwater systems using

water sensitive design, particularly areas where we are intensifying development

- Make the harbour edge and streams functioning natural areas, and ensure ecological requirements are built into urban design
- Allow for green spaces of the city to be more accessible for people to enjoy in daily life
- Use green and multi-functional infrastructure to deliver greater resilience, long-term cost savings and improved environmental outcomes
- Require stormwater neutrality for all new developments to help lessen flooding impacts and improve water quality in the harbour.

Why is this important?

Te Awarua-o-Porirua Harbour has been the home of Ngāti Toa Rangatira since the early 1800s and the harbour was, and continues to be, a waahi tapu and highly valued taonga. Ngāti Toa have been hugely affected by the changes to our harbour and the mana and kaitiakitanga of Porirua continues to be impaired by the condition of the harbour waiora and kaimoana.



Above: Artist's impression of SH58, by ETCH Architecture.

More than 200 years of deforestation and development of the harbour's catchment has left it in a poor state, with high levels of sedimentation, pollution, and limited places where the community can access the harbour edge.

The most significant sources of sediment into the harbour are from eroding farmland, harvesting of plantation forests and earthworks from land development. Permanent reforestation of hillslopes, streamside restoration and effective earthworks management is likely to play a critical part in improving the long-term health of the harbour, particularly the Pāuatahanui Inlet.

Much of the pollution going into the harbour comes

from the 3 Waters network and roads, which are currently not fit for purpose to service growth or deliver improved water quality. Equally, creating larger impervious surfaces through development results in poor water quality and increased flooding. All of our streams are in a very poor state of health due to the effects of urban development and rural land use.

Applying a water-sensitive design approach to the development of new suburbs and regeneration of older ones is essential to improving water quality within urban areas, along with reducing flooding, increasing natural areas (for our plants and animals to live) and improving our liveability.

Initiatives to make it happen

Whaitua Implementation Plan and the Ngāti Toa Rangatira Statement

Wellington Regional Council co-ordinated the development of the Whaitua Implementation Plan (2019). This plan contains 75 recommendations, many relating to growth in the harbour catchment, to improve fresh and marine water quality. This plan supports the Ngāti Toa vision for the mauri of Te Awarua-o-Porirua to be restored.

Harbour Accord

Porirua City Council is co-ordinating the development of the Harbour Accord that seeks to bring together those with the greatest influence on the harbour for the purpose of turning around the negative trends of harbour health. Central to the accord will be a renewed commitment to lift construction practices to better manage sediment, ensure growth that does not increase wastewater overflows, and implement green infrastructure to capture and treat contaminants.

Proposed District Plan

The PDP seeks that the health and wellbeing of Te Awarua-o-Porirua Harbour is maintained and protected and, where possible, enhanced. The PDP responds to the needs of the harbour and the impacts experienced as a result of land development through the incorporation of provisions controlling earthworks and stormwater runoff. The earthworks standards require silt and sediment to be retained on site. Porirua City Council's resource consents monitoring team are actively providing guidance on best practice in the city. The 3 Waters standards also require new development to be hydraulically neutral.

Long-term Plan

The 2021-2051 Long-term Plan has signalled almost \$700 million needed over the next 30 years to maintain, renew and upgrade the wastewater network in Porirua. This investment will reduce the overflows and leakage of sewerage into the harbour. The large wastewater storage tank currently under construction near Porirua railway station is the first of many planned upgrades to this network. This investment is only possible if growth contributes its fair share.

Riparian Planting and Harbour Restoration

With funding and support from the Ministry for the Environment, Porirua City Council is co-ordinating an ambitious plan to revegetate stream banks across the city. New development in the city can help participate in this programme – the riparian planting as well as the creation of esplanade reserves.

03 Principle toru

He whare kohikohinga tū takitahi tū tōnuitanga A compact and liveable city

Porirua will develop as a compact, high quality and well-functioning urban environment.

People living in Porirua will have access to a variety of housing types that reflect the diverse needs of current and future residents and are well-located to access social and economic opportunities.

There will be sufficient places and spaces in the city that are inclusive, accessible and connected, and that contribute to healthy and enjoyable urban and rural living.

Directions

- Support Ngāti Toa and Māori to meet their specific housing aspirations. For example, Papakainga
- Enable development of homes that match our communities' changing preferences, with a range of options, including standalone, medium-density and high-density housing
- Ensure sufficient land is available to support regeneration and intensification in a way that maintains and enhances the health of our natural environment, reduces private vehicle use and builds resilience to the impacts of climate change
- Enable our network of local centres and villages to provide for housing intensification and mixed-use development, along with supporting high quality services and amenities
- Generally enable high density housing within a walkable catchment of the city centre and rapid transit stops
- Support intensification and regeneration of existing residential areas, particularly areas of social housing
- Ensure safe and reliable connections to active and public transport options.

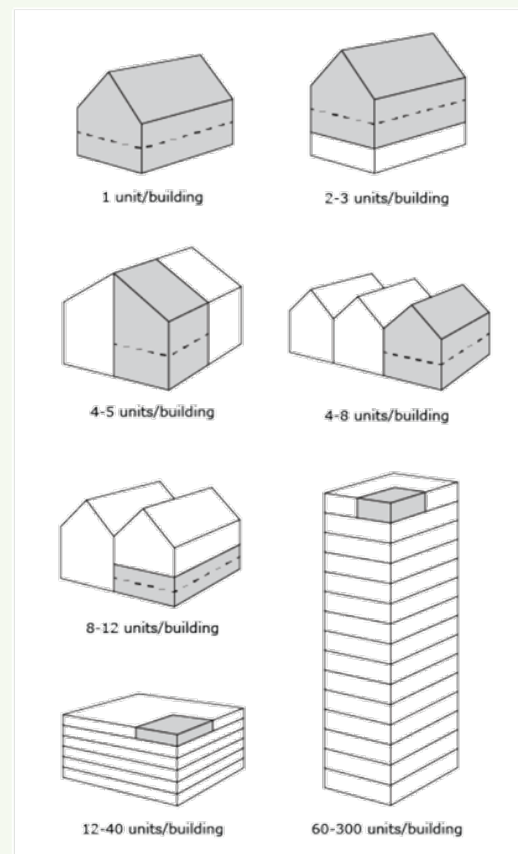
Why is this important?

We are required by the Government to make sure we have enough land available to accommodate growth. New developments will need to generally be more compact and intensive, with higher-density townhouses, apartments and retirement villages compared to what has previously been built in the city. It's important that current and future residents

have greater choices in terms of housing as their needs change throughout their lives, and to keep affordable housing options available.

Balanced alongside regeneration and new developments we will need to ensure we continue to have high-quality public spaces and parks where people can meet and enjoy time with their friends and neighbours.

Whether it comes to regeneration or new residential development, quality living environments and environmental enhancements will need to be considered when infrastructure services are being designed. Water-sensitive urban design best practice



and modern multi-modal transport design must be prioritised.

A compact city with accessible active and public transport options, and the ability to live, work and play locally, will support our goal of reaching net

zero greenhouse gas emissions by 2050 by reducing the distance we need to travel. It will also contribute to the emissions reduction targets specified in New Zealand's first Emissions Reduction Plan.

Initiatives to make it happen

Parks Planning in Response to Housing Density Change – Issues and Opportunities Porirua City

The Parks & City Services team are planning for the future needs of a denser Porirua. This study will provide the platform for a co-ordinated approach to how Council provides and manages open spaces in a growing and more intensely populated city. It will enable Porirua's parks to meet the changing needs of the community and inform future growth.

Community Facilities Framework

The Community Facilities Framework will help Council understand where, when and what type of facilities are needed to support a compact and liveable city. An important part of making a compact liveable city is reducing the distance and the need for people to travel to access services.

Te Manawa Masterplan

The city centre is a vital part of compact and liveable city, not just because of the services in it but also because of its potential as a high-density residential area. A master plan for the city centre is being developed to provide a focal point for the city, incorporate Ngāti Toa aspirations, pedestrianise and support the commercial, residential and recreational use of main centre.

Eastern Porirua Spatial Plan

Kainga Ora, in partnership with Ngāti Toa and the Council, are creating the Eastern Porirua Spatial Plan to deliver a more compact city as well as identifying the services and infrastructure needed to support this. The challenges being addressed in this document are representative of the issues facing the wider city as it intensifies.

Strategic Land Review

Porirua City Council is undertaking a Strategic Land Review that will consider the opportunities for Council to use the land it manages to support a compact and liveable city.



Image of DUKE Condos, Toronto. Images provided by ETCH Architecture.

04 Principle wha

He whare kohikohinga i kōtuituia e manahau e A connected and active city

People, places, businesses, goods and services are better connected for a healthier, more dynamic and inclusive city.

A healthier, resilient, social and efficient city prioritises active transport. Porirua's size, form and topography provide us with the opportunity to lead the charge in climate-friendly and environmentally sustainable transport.

New growth in the city will be undertaken in a way that reduces the city's car use. There will be genuine choices for moving around that are easy, safe, more efficient, and encourage people to be more active.

Directions

- Balance active transport and public transport alongside private vehicle use
- Make walking, cycling, and public transport attractive, efficient and safe
- Make better use of the existing road corridor to improve connectivity and access in the city
- Provide high-quality east-west public transport options, between Porirua and the Hutt Valley
- Better integrate land use and transport to support an increasingly compact urban form
- Work with Waka Kotahi on the future function of SH59
- Improve safety for pedestrians and cyclists as well as other transport network users, to eliminate death and serious injury.

Why is this important?

Most of Porirua's development has occurred since the 1950s and has been characterised by highly car-dependent suburbs, where people have few choices about how they can get around. Many of our streets have not been designed to encourage safe walking and cycling. Our steep topography can present a challenge to provide this in a user-friendly way. This has discouraged people from choosing to be physically active when they make short trips.

Our city's high rate of car ownership exacerbates inequalities and leads to a wide range of social, environmental and economic challenges. We now

know much more about the consequences of these planning choices, including increasing rates of obesity, diabetes, and significant transport costs when people can only get around by car.

Our suburbs are also often poorly connected to each other. In particular, State Highway 59 can be a major barrier between the east and west of the city, creating severance issues. As fuel prices increase, people need viable choices for how they move around, so they are not dependent on private vehicles.

The lack of connections and multi-modal transport choices are also contributing to rising levels of congestion at key points around Porirua, making it difficult for businesses to move goods around. With Transmission Gully now open to traffic, people and businesses are moving around the city differently. There is strong support from the community to have a range of transport choices available as Porirua grows. Ensuring people have good access to public transport, walking, non-vehicle motorised technology, cycling, and private cars will be important to support the anticipated growth.

Making sure transport and urban development are integrated will be increasingly important to ensure a connected and active city. From a regional perspective, it is important that future planning supports safe, multi-modal connections between sub-regional areas, particularly the Hutt Valley. This supports resilience, as well as the need for more efficient connections in and out of our city. We have determined that an east-west link, in principle, is a valuable part of our future growth. The east-west link concept will be further investigated with Greater Wellington Regional Council and Waka Kotahi in order to utilise current infrastructure, namely the Transmission Gully Motorway and SH58.

Initiatives to make it happen**Transport Strategy**

As the city grows, our transport corridors will largely remain the same size and in the same location. This means that they will need to convey more people faster to avoid congestion. This is only possible by more people using public and active transport. Porirua is developing a Transport Strategy to help guide this transition by focusing investment on improving the efficiency and safety of all road users.

Active Transport Plan

Cities surrounding a harbour have an abundance of potential for efficient and attractive active transport paths. Being developed alongside the Transport Strategy, the Active Transport Plan will specifically address how Council can support active transport to reduce the reliance on private vehicles. Active transport delivers a wide range of social, health and economic benefits.

Speed Management Plans

Council needs to ensure the safety of all road users. Council is reviewing speeds across the city with an initial focus on streets surrounding schools, town centres and marae. Reducing speed limits will increase the safety and attractiveness of active transport modes. Waka Kotahi has identified that most urban streets are unsafe with a 50kmh speed limit.

Eastern Porirua Transport

Council, in partnership with Waka Kotahi, Greater Wellington and Kāinga Ora, is shaping a plan to transform the transport networks in Eastern Porirua, enable intensification and reduce the reliance on car ownership. With a strong focus on making public and active transport attractive, efficient, safe and frequent, this plan will help support growth in the four suburbs the makeup Eastern Porirua.



Artist's impression of Mana Esplanade post revocation by ETCH Architecture.

05 Principle rima

He whare kohikohinga mō te ngangahau me te ora A city of opportunities and prosperity

Porirua maximises its proximity to the Wellington CBD and its location at the heart of the Wellington region to provide opportunities for business to invest, grow and (re)locate here.

The city has diverse employment and education opportunities that enable everyone to enjoy a better standard of living.

The city centre has a growing residential population and offers a high-amenity location for a range of commercial, retail, hospitality and tourism-related businesses.

Directions

- Advocate for a range of employment and education pathways to attract and retain skills and talent in our city
- Leverage off the investment in transport infrastructure, especially Transmission Gully Motorway interchanges and link roads and upgrades to Metlink train services and stations, for the benefit of the city and regional economy
- Identify and enable land for commercial, industrial and mixed-use development in locations that are resilient and have strong transport connections
- Actively enable Porirua to grow as a tourist destination by leveraging off the city's natural assets and potential tourism opportunities
- Continue to revitalise the city centre as a higher-density mixed-use centre that offers a viable alternative from the Wellington CBD and other regional centres for a range of businesses and services
- Prioritise investment in infrastructure to ensure sufficient capacity for a growing and resilient economy, including multi-modal transport infrastructure, 3 Waters, electricity and communications infrastructure, and solid waste management systems and processes
- Champion employment opportunities and support Māori businesses and Ngāti Toa so they can be significant drivers of Porirua's economy.

Why is this important?

One of the main reasons people choose to live in or move to a place is to access employment. Porirua's position in the region means our people can easily access jobs in Wellington, the Hutt Valley, and Kāpiti Coast, as well as closer to home.

With Transmission Gully and link roads increasing investment in the Kāpiti Line train services and stations, Porirua's position in the region will be strengthened. The transport network will create new opportunities for businesses to locate and grow in Porirua.

There is a shortage of industrial land in Wellington, the Hutt Valley and Porirua. In Porirua alone, it is estimated that 63 hectares of land will be required for industrial purposes over the next 30 years.

Is there a demand for business and industrial land?

Research has been commissioned on the demand for business and industrial land specific to the Wellington region and Porirua. The key recommendations were:

1. Council should seek to allocate additional greenfield sites for industrial uses in locations that are close to transport interchanges to support the ongoing growth and attraction of industrial employers
2. In zoning new greenfield sites for industrial activity, the Council should consider the opportunity to create a modern industrial park and should undertake a more detailed assessment of the location, demand and financial viability of such an initiative
3. The Council should prepare an economic development strategy with a supporting set of policies and interventions to ensure that it has the right measures in place to proactively enable the growth and attraction of industrial activities.

As a result, the identification and re-zoning of the Judgeford Flats area on SH58 as Future Urban Zone suitable for industrial development has been advanced through the PDP.

Have we got appropriate land to accommodate business and industrial use?

Numerous technical reports and studies informing the PDP, including the 2019 HBA Report, identified a need for additional land for industrial purposes over the next 30 years in the district. The collective recommendation of these reports was to re-zone a 90-hectare greenfield area either side of SH58 at Judgeford (an area known as Judgeford Flats) for future industrial use. Based on a comprehensive assessment of constraints, costs and benefits, it was determined that this would be the most suitable place for a new industrial area to serve the needs

of the city and region.

The Future Urban Zone (FUZ) in the PDP provides for the identification and protection of greenfield land for either residential or business purposes. The FUZ has been identified for the land at Judgeford Flats for industrial purposes. It is a holding zone where land can continue to be used for a range of rural activities, while subdivision and urban development are discouraged until a structure plan is prepared and the land fully rezoned for industrial use. Structure planning helps achieve an optimal type, form and extent of urban development, and demonstrates how future development can be adequately serviced by infrastructure.

Initiatives to make it happen

Destination Management Plan (2021)

This plan focuses on unlocking the benefits of becoming a visitor destination. Growing the visitor economy in Porirua benefits local people in sustaining and nurturing culture, people, and the environment. Existing and new residents will be proud of Porirua and motivated to share and enjoy the city with their visiting friends and relatives.

Wellington Regional Economic Development Plan (2022)

A collaborative plan that seeks to support the long-term direction of the region's economy, identify issues and opportunities in key focus areas and helps prioritise initiatives to contribute towards creating jobs for our growing population and improving quality of life in our region.

Economic Development Plan

Porirua's Economic Development Team have been creating a plan designed to support economic growth in Porirua by capitalising on our opportunities, while also ensuring economic growth benefits everyone. This plan is based on the three approaches of:

- strengthening partnerships and relationships
- connecting education, skills, and workforce needs, and
- positioning Porirua City as a destination.



Artist's impression of Titahi Bay shops as a mixed-use zone by ETCH Architecture.

06 Principle ono

He whare kohikohinga whakamōkito waro me te hunga e kaha ana A low-carbon and resilient city

Porirua minimises the effects of climate change, and our communities and businesses are prepared for, and can quickly recover from, the unavoidable impacts.

Our city takes action to minimise the impacts of climate change by reducing our reliance on fossil fuels, cutting our emissions and protecting and restoring our natural areas.

Porirua is ready and able to adapt to the unavoidable impacts of climate change.

Our growth activities align with the goals of Aotearoa New Zealand's Emissions Reduction Plan and National Adaptation Plan.

Directions

- Prioritise active transport and public transport modes over private vehicles
- As we develop in new places, we will seek to avoid high-risk natural hazard locations, including areas vulnerable to sea level rise, coastal erosion or frequent flooding
- New growth or development is well-connected, energy efficient and resilient to the impacts of climate change
- We will support and work with our communities to strengthen resilience as the city changes and grows

- We have knowledge of and are well-informed about climate change and natural hazards
- We both protect existing communities and retreat from areas of high coastal and flood hazard
- Our infrastructure networks are robust and able to adapt to climate change.

Why is this important?

There have been significant developments in our understanding of and response to climate change since the 2018 Growth Strategy:

- we are increasingly seeing the damaging impacts of climate change through more frequent and severe storms and flooding;
- Porirua City declared a climate emergency in June 2019 and released its first Climate Change Strategy *Rautaki o Te Ao Hurihuri* in 2021;
- the PDP now includes a Natural Hazards chapter, and its maps identify areas prone to sea level rise and flooding;
- Aotearoa New Zealand's first Emissions Reduction Plan was released in 2022, identifying emissions



reduction targets to achieve a 30 per cent reduction in greenhouse gas emissions by 2030, and net zero by 2050;

- the first National Adaptation Plan was also released in 2022, aiming to help New Zealanders adapt to climate change; and
- the Intergovernmental Panel on Climate Change (IPCC) released its sixth assessment report (AR6) in 2022, with a very clear message that “any further delay ... will miss a brief and rapidly closing window of opportunity to secure a liveable and sustainable future for all”.

Like all of the Wellington region, Porirua is subject to a range of significant natural hazards, including flooding, slips, earthquakes, liquefaction and tsunamis. As we learn more about climate risks, we will be better able to manage where development occurs, mitigate impacts and, in some cases, avoid them altogether (by not building any further into known high-hazard areas).

Our communities are already being affected by more frequent and extreme weather events as a result of climate change. One of our biggest challenges will be deciding the right mix of accommodating, protecting or retreating roads, infrastructure and buildings from areas vulnerable to sea level rise, flooding and erosion.

Within the existing developable areas, it is recognised there will be some locations that are susceptible to natural hazards and growth will need to avoid or mitigate both current and future risks.

Those areas include:

- Pāuatahanui basin area from flooding and sea level rise
- coastal fringe along the Plimmerton waterfront from sea level rise and storm surge
- coastal areas such as Pukerua Bay beach, Plimmerton waterfront, Titahi Bay, Hongoeka and Golden Gate from sea level rise.



Initiatives to make it happen

Transport Strategy and Active Transport Plan

Over 60 per cent of the greenhouse gas emissions generated in Porirua come from transport. The Transport Strategy and the Active Transport Plan will consider how the entire transport network can support a low-carbon city.

Proposed District Plan

The PDP has a strong emphasis on avoidance of hazard prone areas, both current hazards as well as those exacerbated by climate change into the future. Avoidance is our best defence against sea level rise, increased extreme rainfall and slips.

Climate Change Adaption Plan

The Council is also working on a plan to help create a stronger, more resilient city that is prepared for the impacts of climate change. This plan will help Council and communities decide on how to respond to the risks for existing development within hazard prone locations and help provide the community with certainty of the Council's response to our changing hazards.



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Porirua City Council
16 Cobham Court
PO Box 50218
Porirua 5240

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