

24 August 2022

Wendy Walker  
Chief Executive  
Porirua City Council

Tēnā koe Wendy,

**Decision on whether to select the Porirua Northern Growth Area for assessment as a potential Specified Development Project under s 29(a) of the Urban Development Act 2020**

This letter is to inform you that Kāinga Ora has decided to select the Northern Growth Area (NGA) for assessment as a potential Specified Development Project (SDP) under s 29(a) of the Urban Development Act (Act).

Kāinga Ora has based this decision on the **attached** recommendation report (including the information referred to in that report) prepared by the Manager Specified Development Projects dated 16 August 2022.

The Act empowers Kāinga Ora to initiate, facilitate and undertake transformational, complex urban development that contributes to sustainable, inclusive, and thriving communities. SDPs established under the Act provide a new way for Kāinga Ora to work with councils, iwi/Māori, and private developers to deliver such transformational, complex urban developments.

It is considered the use of the SDP toolkit for the NGA offers a significant opportunity to reshape how this development can come forward to deliver on Crown, council, and mana whenua objectives relating to housing (including affordable housing) delivery, transport mode shift, and environmental enhancement and protection.

In making its decision, Kāinga Ora has taken into account matters that it considers relevant when exercising functions and powers under both the Act and the Kāinga Ora - Homes and Communities Act 2019. The recommendation report considers a range of information relating to the considerations listed in our selection framework outlined in our policy prepared to support decisions on whether or not to select proposed projects for assessment as a potential SDP under the Act.

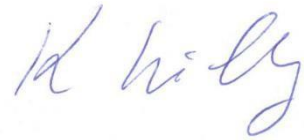
Having a clear understanding of the views of Porirua City Council, as set out in your letter to Andrew McKenzie, has been very helpful. With reference to your letter I also acknowledge the leadership role the Council will continue to take on behalf of your community in the work to come.

As you know, the decision to select the NGA for assessment by Kāinga Ora as a potential SDP is the first formal stage of the SDP process and we look forward to working with the Council along with Ngāti Toa Rangatira, Crown partners, Greater Wellington Regional Council, other stakeholders, and landowners/developers. To this end, a member of my team will work with your team to develop a project plan for the assessment. The outcome of the assessment by Kāinga Ora will then determine whether Kāinga Ora recommends establishment of this project as an SDP.

We look forward to working with you to progress the assessment in the coming months.

Should you have any questions regarding this decision, please contact me on [REDACTED] or via email [katja.lietz@kaingaora.govt.nz](mailto:katja.lietz@kaingaora.govt.nz)

Ngā mihi nui



Katja Lietz  
General Manager Urban Planning and Design  
Kāinga Ora—Homes and Communities



**Recommendation on whether or  
not to select a Proposed Project  
for assessment as a potential  
SDP under S29 of the Urban  
Development Act – Porirua  
Northern Growth Area**

# Executive Summary

The Urban Development Act 2020 (“UDA”) empowers Kāinga Ora - Homes and Communities’ (“Kāinga Ora”) to initiate, facilitate and undertake transformational, complex urban development that contributes to sustainable, inclusive and thriving communities.

Specified Development Projects (“SDPs”), established under the Act, provide a new way for Kāinga Ora to work with councils, iwi and private developers to deliver transformational, complex urban developments.

This report sets out Kāinga Ora - Homes and Communities’ officer’s assessment and recommendation regarding whether or not the Northern Growth Area (NGA), should be selected as a potential SDP pursuant to s 29 of the UDA. This report has been prepared in accordance with the Kāinga Ora *Policy for Decision Making under s 29 of the UDA (POL-364)*, dated 28 June 2022.

The NGA relates to an urban development project to take place on 1,036 hectares of greenfield land identified as a future urban growth area in the north of Porirua City. The NGA is currently made up of seven major land holdings and falls within the rohe of Ngāti Toa Rangatira. The NGA has been identified by the Greater Wellington Urban Growth Partnership as a ‘Complex Development Area’ which means its development has been prioritized by the partnership.

Porirua City Council requested this project be considered for selection for assessment as a potential SDP under the Act. This request followed engagement with Kāinga Ora, Ngāti Toa Rangatira and other stakeholders to explore the merits of making such a request. It is understood that Ngāti Toa Rangatira support the project being considered as a potential SDP and that the main landowners are open to this option also, if this would help accelerate and enable development.

Kāinga Ora officers consider that the use of an SDP for the NGA offers a significant opportunity to reshape how greenfield development can come forward to deliver on Crown, council and mana whenua objectives relating to housing (including affordable housing) delivery, transport mode shift and environmental enhancement and protection. The NGA has the potential to showcase a new version of cross-agency partnership building on the work undertaken to date on the NGA and other established partnerships.

It is considered that using an SDP in the NGA could offer a fully integrated process as it enables planning, infrastructure and funding arrangements to be agreed all at once rather than consecutively which in turn provides greater certainty of delivery on the objectives for the area. In addition, it is considered that a development plan as required for any SDP could be used to secure and co-ordinate all public funding required to implement the infrastructure delivery to bring the NGA forward, including transport interventions and social infrastructure.

After carefully considering the Proposed Project against the selection framework set out in this report, along with the work undertaken to date to bring the Proposed Project area forward for development, the Manager Specified Development Projects considers that the Proposed Project is suitable for assessment as a potential SDP.

For the reasons set out in this report, the Manager Specified Development recommends that the General Manager Urban Planning and Design **selects** the Proposed Project for assessment as a potential SDP under s 29(a) of the UDA.

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# Purpose

1. This report sets out Kāinga Ora - Homes and Communities' officer's assessment and recommendation regarding whether or not the Proposed Project in Porirua (referred to as the Northern Growth Area (NGA), located between Plimmerton and Pukerua Bay), should be selected as a potential SDP pursuant to s 29 of the UDA.
2. Section 29 of the UDA provides that a potential urban development project, or an urban development project that is already being carried out, may be selected for assessment as a potential SDP in one of two ways: either Kāinga Ora selects the project for assessment; or the joint Ministers direct Kāinga Ora, in writing, to assess the project as a potential SDP. At the time of writing this report, Kāinga Ora had not received direction from the joint Ministers to assess the Proposed Project as a potential SDP.
3. The decision by Kāinga Ora on whether to select a Proposed Project for assessment as a potential Specified Development Project under s 29(a) of the Act has been delegated by the Board of Kāinga Ora to the General Manager of Urban Planning and Design.
4. This recommendation report is for the General Manager – Urban Planning and Design to assist them to make a decision as to whether or not the Proposed Project should be selected by Kāinga Ora pursuant to s 29(a) of the UDA.
5. This report has been prepared in accordance with the Policy for Decision Making under s 29 of the UDA (POL-364), dated 28 June 2022.

## Background

6. The Northern Growth Area (NGA) is 1,036 hectares of greenfield land identified as a future urban growth area in the north of Porirua City (Figure 1). The NGA is currently made up of seven major land holdings (Figure 2 below). The NGA is serviced by the Kapiti rapid transit rail service to Wellington City via Porirua City, including Plimmerton Train Station and Pukerua Bay Train Station. State Highway 59 (previously State Highway 1, but renamed following the opening of Transmission Gully), runs along the western boundary of the NGA and provides access to Porirua City Centre and State Highway 1. Horokiri Stream runs along the east of the NGA. The Northern Growth Area falls within the rohe of Ngāti Toa Rangatira





Figure 1 Boundary of the Northern Growth Area



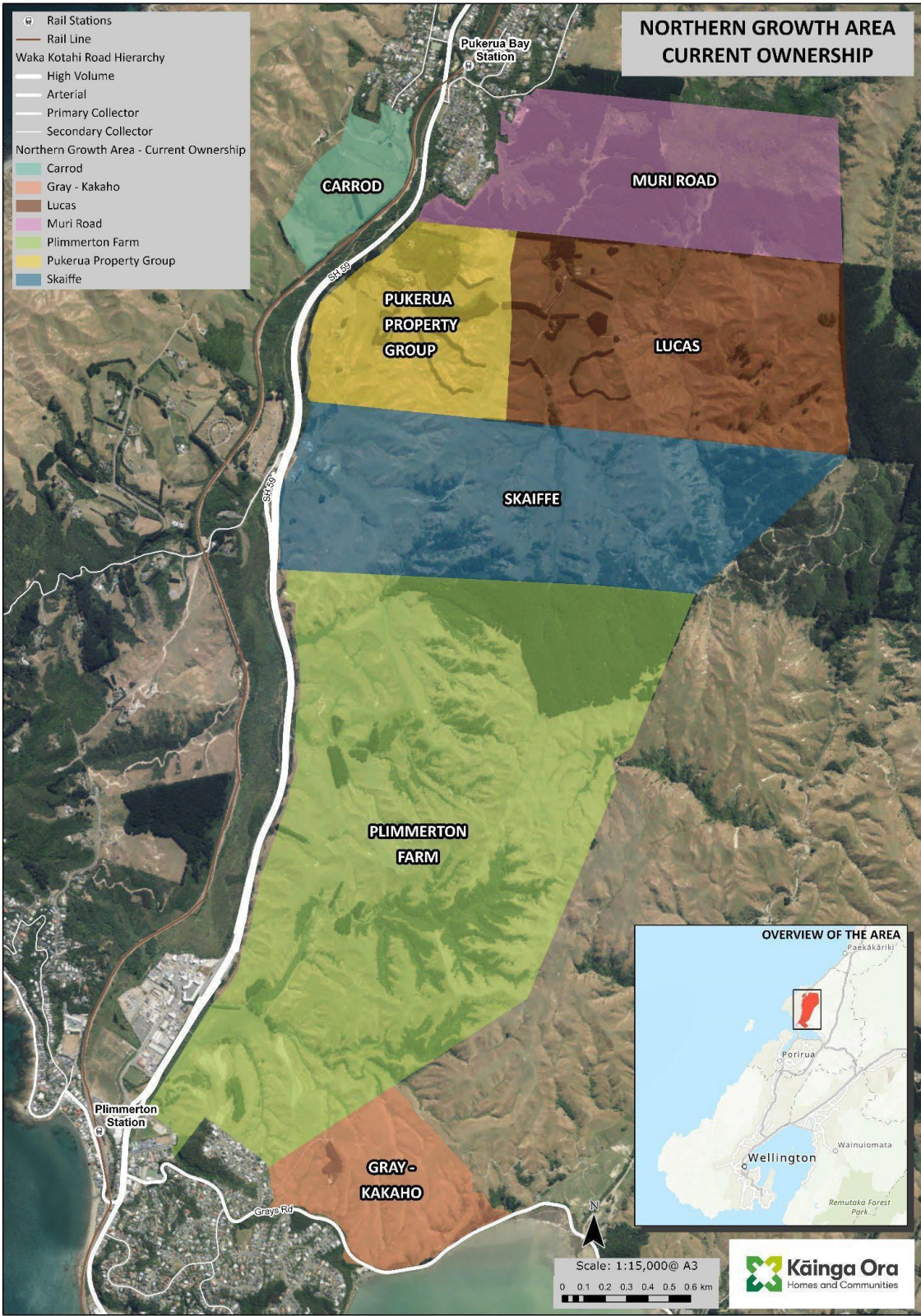


Figure 2 Current Ownership

## Area History

7. The Northern Growth Area was identified by Porirua City Council in the Porirua Development Framework as a growth area in 2009. Further detail regarding the principles for growth within Northern Porirua are set out in the Porirua Growth Strategy 2048 which recognises the ability for the NGA to deliver between 3,000-3,500 new homes by mid-2030, with a further 2,500 plus in the years following.<sup>1</sup>
8. The majority of land within the NGA (with the exception of Plimmerton Farm) is currently zoned Rural Zone in the Operative Porirua District Plan.
9. In April 2020 the Minister for the Environment approved the use of the Streamlined Planning Process<sup>2</sup> (SPP) to progress Plan Change 18 to rezone the 384ha Plimmerton Farm site from Rural to a new 'Plimmerton Farm Zone' following receipt of a request to use this process by PCC. The Plan Change became operative on 19 May 2021.
10. The Plimmerton Farm Zone incorporates a 'precinct plan' that identifies areas of different development potential, key transport routes, and ecological and landscape areas. The zone anticipates approximately 2,000 houses (from low rise apartments to single residential dwellings to small lifestyle blocks), a retirement village, recreation spaces, walkways and cycleways, a neighbourhood centre, a primary school, and a commercial area with a supermarket.<sup>3</sup>
11. PCC have been progressing a review of their district plan which includes responding to the requirements of the National Policy Statement on Urban Development as well as incorporating the aspirations for the city as set in Porirua Growth Strategy 2048. The Proposed Porirua District Plan (PDP) was notified on 28 August 2020. The area is zoned a mixture of Future Urban Zone and Rural Lifestyle Zone in the PDP.
12. PCC are currently preparing a variation to the PDP which will be notified in August 2022. This variation will address PCC's response to the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 as well as the rezoning of additional land within the Northern Growth Area (referred to as the Muri Road, Pukerua Property Group and Lucas blocks) for urban development.<sup>4</sup> It is understood that PCC has entered into a joint Memorandum of Understanding with the owners of the three properties to enable the rezoning.
13. As set out above, the NGA is adjacent to State Highway 59 (formerly State Highway 1, prior to the opening of Transmission Gully on 30 March 2022) ("SH59"). This has resulted in an estimated reduction of traffic volumes on SH59 of 76%.<sup>5</sup> Formal discussions between PCC and Waka Kotahi

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<sup>1</sup> It is noted that this yield was determined prior to the implementation of the National Policy Statement for Urban Development and is based on a figure of 3 units/ha.

<sup>2</sup> Councils can use a more streamlined planning process for the preparation of a planning instrument under the RMA if they get Minister approval. <https://environment.govt.nz/guides/streamlined-planning-process/>

<sup>3</sup> [https://storage.googleapis.com/pcc-wagtail-media/documents/Section\\_32\\_Evaluation\\_Report\\_Part\\_2\\_-\\_Future\\_Urban\\_Zone.pdf](https://storage.googleapis.com/pcc-wagtail-media/documents/Section_32_Evaluation_Report_Part_2_-_Future_Urban_Zone.pdf)

<sup>4</sup> [https://storage.googleapis.com/pcc-wagtail-media/documents/BM210882\\_StructurePlanDesgin\\_A3L.pdf](https://storage.googleapis.com/pcc-wagtail-media/documents/BM210882_StructurePlanDesgin_A3L.pdf)

<sup>5</sup> <https://www.nzta.govt.nz/assets/projects/transmission-gully/docs/open-day-07-traffic.pdf>

on the future function and form of SH59 (including the section of the road adjacent to the NGA), must begin by October 2022. The purpose of these discussions will be to ensure future plans for the State Highway network support Porirua growth and development objectives and wider wellbeing outcomes including transport emission reductions.

14. It should also be noted that Greater Wellington Regional Council's public transport authority Metlink is rolling out a range of capacity enhancement projects to support increasing patronage on the public transport network from housing developments in Porirua City including the Plimmerton Farms development. The Plimmerton PACE Programme (Porirua Area Capacity Enhancement) includes: the construction of a third platform and turn-back at Plimmerton Station to facilitate increased train frequency on the line; construction of a new pedestrian underpass to improve station access; development of a new Park & Ride facility adjacent to the station providing 100+ new car parks for public transport users; a programme of station enhancements including new shelters and platform furniture and 60+ new Bike & Ride storage facilities.<sup>6</sup>
15. The Wellington-Horowhenua Urban Growth Partnership, through their Wellington Regional Growth Framework, has identified key growth areas that require additional focus from the members to secure the delivery of a range of Māori, housing, transport and urban development outcomes. These areas are referred to as Complex Development Opportunities (CDOs) and on 31 May 22 it was determined that the NGA met the set criteria and was deemed a CDO with PCC identified as the lead agency for bringing it forward for urban development<sup>7</sup>.
16. Kāinga Ora is in the early stages of considering potential options to support delivery of affordable housing within the Plimmerton Farms area, including use of the Kāinga Ora Land Programme. These options are being considered separately to any potential SDP processes.

## Proposed Project

17. The technical information regarding the Proposed Project within this document has been provided by Kāinga Ora officers (from Te Kurutao and Urban Planning and Design), in the letter dated 25 July 2022 from PCC to Kāinga Ora and in discussion with officers from PCC.
18. At this stage, the Proposed Project relates to the delivery of urban development within the identified Northern Growth Area (NGA) as identified in Porirua Growth Strategy<sup>8</sup> and set out in the letter in Appendix 1, noting that, if the Proposed Project is selected for assessment, there would be opportunity through the assessment process to re-define the project area.
19. For clarification, the area in which the NGA relates includes:
  - Plimmerton Farm, 18 State Highway 59, Plimmerton
  - Gray Block (Kakaho), 93 Grays Road, Camborne
  - Skaiffe Block, 310 State Highway 59, Pukerua Bay

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<sup>6</sup> <https://www.metlink.org.nz/news-and-updates/plans-and-projects/>

<sup>7</sup> <https://wrgf.co.nz/reports/>

<sup>8</sup> [https://storage.googleapis.com/pcc-wagtail-media/documents/Porirua\\_Growth\\_Strategy\\_2048.pdf](https://storage.googleapis.com/pcc-wagtail-media/documents/Porirua_Growth_Strategy_2048.pdf)



- Mt Welcome Station, 422 and 422A State Highway 59, Pukerua Bay
  - Muri Road Block, 34 Muri Road, Pukerua Bay
  - Carrod Block, Rawhiti Road, Pukerua Bay
20. PCC have also proposed consideration of inclusion of the Mana Esplanade, north of Paremata Bridge and within the walkable catchments of the suburban rapid transit rail stations.
21. The Proposed Project is expected to deliver an estimated 6,000 dwellings and associated amenities across the 1,036ha, upon full build out. This number of dwelling units has been determined by work undertaken by PCC on the Porirua Growth Strategy 2048.
22. The majority of the Proposed Project area has been identified for future housing with a smaller amount of land identified for business purposes and rural lifestyle living.
23. In summary, across the Proposed Project area the following is proposed:
- New residential dwellings of various typologies and tenures
  - A retirement village
  - Associated three waters infrastructure (freshwater, wastewater and stormwater)
  - Transport improvements including walking and cycling improvements
  - Sports fields, and new social infrastructure to meet community needs
  - New local commercial uses including a supermarket
  - New schools
  - Protection of significant natural areas and wetland retention, restoration and enhancement

## Section 29 assessment

24. Under s 29 of the UDA, an urban development project may be selected for assessment as a potential SDP through a decision by Kāinga Ora under s 29(a) of the UDA or pursuant to a direction from the joint Ministers under s 29(b) to carry out an assessment. No direction from the joint Ministers has been received.
25. Section 29(a) does not identify any specific statutory criteria to which Kāinga Ora must have regard when exercising its discretion as to whether or not to select a project to take through the assessment process. Any such discretion must not be exercised arbitrarily or capriciously, rather it should be exercised in a consistent and rational manner. In exercising a discretion, all relevant facts and factors should be considered, with due regard given to the breadth of any discretion conferred and any mandatory considerations, and in furtherance of the statutory objectives. When considering whether to select a proposed project to be assessed as a potential SDP, Kāinga Ora must act consistently with the purpose of the UDA and take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

26. The Kāinga Ora *Policy: Decision making under Section 29 of the UDA (POL-364)* reflects this, and has been developed to guide selection under s 29(a) of the UDA. The following framework<sup>9</sup> has been used to consider the Proposed Project and inform the recommendation at the end of this report as to whether or not it should be selected for assessment under s 29(a) UDA:

- Is sufficient information available to suggest that the Proposed Project will achieve the purpose of the Act contained in s 3 and the principles for SDPs contained in s 5 of the UDA, namely:
  - (a) providing, or enabling,—
    - (i) integrated and effective use of land and buildings; and
    - (ii) quality infrastructure and amenities that support community needs; and
    - (iii) efficient, effective, and safe transport systems; and
    - (iv) access to open space for public use and enjoyment; and
    - (v) low-emission urban environments; and
  - (b) promote the sustainable management of natural and physical resources and, in doing so,—
    - (i) recognise and provide for the matters in section 6 of the Resource Management Act 1991; and
    - (ii) have particular regard to the matters in section 7 of that Act; but
    - (iii) recognise that amenity values may change.
- Is the Proposed Project likely to support the principles of the Treaty of Waitangi? Have the principles of the Treaty of Waitangi been taken into account?
- Does the Proposed Project cover any land identified as protected in s 17 (eg, Māori Customary Land, national parks etc.), or affected by s 18 (Former Māori Land) or s 19 (RFR Land)?
- Does the Proposed Project contain key outputs and outcomes (“Proposed Objectives”) that the Proposed Project intends to deliver?
- Are the boundaries of the Proposed Project area clearly defined and easily identifiable in practice?
- Do the Proposed Project and the Proposed Objectives appear to be consistent with existing national directions under the Resource Management Act 1991?

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<sup>9</sup> The Framework sits within the Policy for Decision Making under s 29 of the UDA (POL-364) dated 28 June 2022.

- Is the Proposed Project area in an urban area or on land generally suitable for urban use? Are there any technical constraints on the suitability of the land for urban use (eg, contamination)?
- Has there been any prior engagement with Iwi/Māori, communities or other stakeholders? What is the nature of that engagement and what feedback was produced? Was the engagement appropriate and commensurate with the nature and likely scale of the Proposed Project?
- What is the perspective of the relevant territorial authority and key infrastructure operators within the Proposed Project area?
- Is the SDP process likely to be suitable for the Proposed Project? Considering this, a relevant question may be:
  - Are there other, more suitable, processes available for the Proposed Project to be implemented, such as under the Resource Management Act 1991?
- Is the information available to date adequate to determine whether the Proposed Project should be selected for assessment?
- Are there other relevant factors which should be considered in respect of the particular Proposed Project? (For instance is the Proposed Project in the national interest?)

27. In considering the Proposed Project below, Kāinga Ora officers have identified operating principles of particular relevance to the circumstances of the NGA, noting that a decision to select for assessment would be the first step in a more detailed assessment process.



# Information considered

28. In preparing this report, Kāinga Ora officers have reviewed and considered the following information<sup>10</sup> along with feedback obtained internally and at hui and meetings with PCC, GWRC, Waka Kotahi, and Ngāti Toa Rangitira:

- Porirua Development Framework 2009
- Porirua Growth Strategy 2048
- Porirua District Plan 1999
- Proposed Porirua District Plan April 2020
- Porirua Long Term Plan 2021-2050
- Plan Change 18 (Plimmerton Farm) to the Porirua District Plan and associated documents (including supporting technical assessments)
- Northern Growth Area Plan Variation 2022
- General information relating to the functions of the Council and growth and urban development on the PCC website
- Letter from Porirua City Council received 25 July 2022 (Appendix 1)
- Ngāti Toa Rangitira website content including strategic and corporate documents
- Wellington Regional Growth Framework Website content
- Metlink Website Plans and Projects Page
- Greater Wellington Regional Policy Statement 2013
- Government Policy Statement for Urban Development 2021

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<sup>10</sup> Website content was accessed between 1 May and 29 July 2022. Specific references are set out in the body of the report.

## Assessment under section 29(a)

Is there sufficient information available to suggest that the Proposed Project will achieve the purpose of the Act contained in s 3 and the principles for SDPs contained in s 5 of the UDA?

29. The purpose and principles of the UDA, as set out in ss 3 and 5, apply directly to any decision made by Kāinga Ora under s 29(a) to select a project for assessment.
30. Section 3 of the UDA describes its purpose as being to facilitate urban development that contributes to sustainable, inclusive, and thriving communities.
31. Section 5 of the UDA sets out the following principles that, as a person performing functions or exercising powers under it in relation to an SDP, Kāinga Ora must have particular regard to. Specifically, s 5(1) requires that Kāinga Ora, in selecting a Proposed Project for an SDP under s 29(a), must have particular regard to providing or enabling:
  - i. integrated and effective use of land and buildings; and
  - ii. quality infrastructure and amenities that support community needs; and
  - iii. efficient, effective, and safe transport systems; and
  - iv. access to open space for public use and enjoyment; and
  - v. low-emission urban environments.
32. Kāinga Ora officers have reviewed available information including the Porirua Growth Framework, Proposed Porirua District Plan, Plan Change 18 (Plimmerton Farm) and the Wellington Regional Growth Framework. Kāinga Ora officers consider that this information is sufficient to suggest that the Proposed Project will achieve the purpose of the UDA and the principles for SDPs as set out in s 3 and s5 of the UDA (noting that section 5(1)(ii) is also consistent with the operating principle of ensuring urban development contains quality infrastructure and amenities to support community needs). The key parties (predominantly PCC, Ngāti Toa and Kāinga Ora) have committed to working up the details of the Proposed Project in a manner which meets sections 3 and 5(1) if it is selected for assessment. It is noted a decision to select a proposed project to be assessed as a potential development project relates to the commencement of a process and should not pre-empt the assessment process, where these matters will be considered in more detail.
33. Section 5 further requires that all persons performing functions or exercising powers under the UDA in relation to potential SDPs, must promote the sustainable management of natural and physical resources and, in doing so,—
  - (i) recognise and provide for the matters in s 6 of the RMA; and

- (ii) have particular regard to the matters in s 7 of the RMA; but
  - (iii) recognise that amenity values may change.
34. The work undertaken to date by PCC, and the landowners (including those who have embarked or are currently embarking on structure planning in partnership with PCC) identify how the Proposed Project would promote the sustainable management of natural and physical resources as defined by the RMA, has also been considered.
35. For example, the Plan Change 18 (Plimmerton Farm)<sup>11</sup> to the Porirua District Plan demonstrated that the change in land use from rural to urban meets Part 2 of the RMA (including ss 6 and 7) as it was informed by a number of technical reports that address environmental, cultural and heritage values including a cultural values assessment ("CVA") as well as reports relating to heritage, natural hazards and ecology.<sup>12</sup>
36. In a similar manner to Plan Change 18, the proposed live zoning of the remainder of the NGA currently being worked through by PCC is informed by a number of technical reports which will ensure that the development opportunity is shaped in a manner that is not contrary to Part 2 of the RMA.
37. For the reasons stated above, at this time it is considered that an SDP for the NGA could recognise and provide for the matters at s 6 of the RMA, and have particular regard to the matters at s 7 of the RMA, noting that a selection decision relates to the commencement of a process and should not pre-empt the assessment where these matters will be considered in more detail.

## Is the Proposed Project likely to support the principles of the Treaty of Waitangi (Te Tiriti o Waitangi)? Have the principles of the Treaty of Waitangi been taken into account?

38. Section 4 of the UDA states that in achieving the purpose of the Act, all persons performing functions or exercising powers under the Act must take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). The Kāinga Ora Board has adopted the principles identified by the New Zealand Court of Appeal in *New Zealand Māori Council v Attorney General* [1987] 1 NZLR 641 (Lands Case), namely partnership, active protection, and redress. When Kāinga Ora interprets the principles it reflects comments that other people have made about the principles, including the Courts, the Government and the Waitangi Tribunal.
39. While Kāinga Ora is not a Treaty partner, it must recognise and respect the Crown's responsibility to consider and provide for Māori interests. In addition, the partnership and active protection principles of the Treaty are reflected in the operating principles of Kāinga Ora (set out in the Kāinga Ora Act):

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<sup>11</sup> <https://porirua.govt.nz/your-council/getting-involved/public-consultation/proposed-plan-change-18-plimmerton-farm/>

<sup>12</sup> Note the relevance of the operating principle - 14(1)(j) of the Kāinga Ora Act.

- a) s 14(1)(k) requiring Kāinga Ora to partner and have early and meaningful engagement with Māori, and offering Māori opportunities to participate in urban development; and
  - b) s 14(1)(i) requiring Kāinga Ora to identify and protect Māori interests in land, and recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wahi tapu and other taonga (this operating principle is consistent with the obligation at s 5 of the UDA).
40. The NGA falls within the rohe of Ngāti Toa Rangatira. Engagement that is broadly consistent with the operating principles referred to above has been undertaken by Kāinga Ora officers with Ngāti Toa (noting also the relevance of matters discussed at paragraphs 41-47 and 66-68 below). At this point in time, following consultation with Ngāti Toa, PCC and Te Arawhiti, Kāinga Ora officers understand that there are no other known mana whenua within or adjacent to the Proposed Project area. However, it should be noted that an assessment process would ensure that all interests in the area are identified in accordance with s 32(1) and s 33 of the UDA.
41. Engagement has been undertaken by Kāinga Ora officers with Ngāti Toa who have confirmed their desire to participate in the SDP process (should the NGA be selected by Kāinga Ora) as partner, kaitiaki<sup>13</sup> and as a potential developer. These discussions have included a commitment from Kāinga Ora to support Ngāti Toa to participate fully in any assessment process and further through the SDP process should an SDP be established<sup>14</sup>.
42. It is noted that PCC, Kāinga Ora and Ngāti Toa Rangatira are currently working in partnership to deliver the Eastern Porirua Regeneration Project. In addition, in 2017 Ngāti Toa and PCC signed a Strategic Partnership agreement<sup>15</sup> which sets out the shared commitment of each body to work in partnerships with each other and to the future wellbeing of Porirua. In practice this agreement provides opportunity for Te Rūnanga to contribute to Council decisions and to provide leadership alongside the Council for Porirua.

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<sup>13</sup> It is understood that this reflects the role as defined in section 2 of the Resource Management Act

<sup>14</sup> Support refers to Kāinga Ora ensuring it gives performs its function in s13(i)(j) of the Kāinga Ora Act to 'understand, support and enable the aspirations of Māori in relation to urban development'.

<sup>15</sup> <https://porirua.govt.nz/your-council/ngāti-toa/partnership-mana-whenua/#:~:text=Council%20and%20Ng%C4%81ti%20Toa%20Rangatira,the%20future%20wellbeing%20of%20Porirua.>

43. A Cultural Impact Assessment<sup>16</sup> was undertaken by Te Rūnanga o Toa Rangatira as the mandated iwi authority for Ngāti Toa in relation to Plan Change 18 (Plimmerton Farm). This assessment was undertaken for the purpose of the Plan Change and only covers Plimmerton Farm rather than the entirety of the Proposed Project area. It does however identify that Plimmerton Farm is an area that is historically and culturally significant to Ngāti Toa as it sits within the Taupō Block Reserve and is connected to Taupō wetlands and streams that flow through to Taupō (Present day Plimmerton), Pāuatahanui Inlet and Te Awarua-o-Porirua harbour.
44. As set out in s 32 of the Urban Development Act the assessment process includes identification of Māori cultural archaeological and historic heritage values of land within a proposed project area. It is expected that should the Proposed Project be selected for assessment, Kāinga Ora will work with Ngāti Toa to ensure these are identified across the whole of the Northern Growth Area building on the work undertaken to date.
45. Engagement with Ngāti Toa Rangatira along with the Cultural Impact Assessment for Plimmerton Farm, along with the published documents on Ngāti Toa's website<sup>17</sup> (specifically He Kakano, the Ngāti Toa Rangatira Iwi Environmental Management and Poutiaki Plan and the Ngāti Toa Housing Strategy) provide a starting point for understanding any Treaty of Waitangi/ Te Tiriti o Waitangi obligations within the Proposed Project area as well as the aspirations of Ngāti Toa Rangatira.
46. It is on the basis of the above that Kāinga Ora officers are confident that the Proposed Project would be likely to support the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) and that these have been and would continue to be taken into account through the development of the NGA as a potential SDP.

## Does the Proposed Project include any land identified as protected in s 17, or affected by s 18 or s 19?

47. Under the UDA, consideration needs to be given as to whether or not the Proposed Project involves protected, former Māori or RFR land. No part of the project area falls within the scope of land protected from acquisition and development, and the Proposed Project area does not consist of former Māori land or RFR land as defined by the UDA.
48. It should be noted that there are currently applications being considered under the Marine and Coastal Area (Takutai Moana) Act 2011 in relation to the nearby coastal and marine area that could be impacted by the Proposed Project (given its development potential). It is understood these applications have been made by Ngāti Toa Rangatira, Owners of the Hongoeka Blocks and the Muaupoko Tribal Authority Incorporated.<sup>18</sup>

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<sup>16</sup> cc-wagtail-media/documents/S32\_Attachment\_5\_Cultural\_Impact\_Assessment\_Overall\_Page\_Numbers\_450 -480.pd

<sup>17</sup> <https://www.ngatitoea.iwi.nz/strategic-documents>

<sup>18</sup> <https://www.tearawhiti.govt.nz/te-kahui-takutai-moana-marine-and-coastal-area/applications/wellington>

## Does the Proposed Project contain key outputs and outcomes ('Proposed Objectives') that the project intends to deliver?

49. For an SDP, project objectives are defined by the UDA as the project objectives set out in an establishment order (i.e. an Order in Council) for an SDP. Under s 27(1) of the UDA, the project objectives for an SDP 'must set out the key outcomes and outputs that the project aims to deliver'. Because an establishment order can only be made following an assessment process, and an assumption that a Proposed Project has first been selected, then assessed, and then established as an SDP, Kāinga Ora have applied this consideration as though it refers to the aspirations of PCC, including for the NGA, as described by the Porirua Growth Strategy 2048.
50. The Porirua Growth Strategy and Proposed District Plan contain clear objectives for the NGA and can be drawn on to determine the key outputs and outcomes of the Proposed Project alongside the specifics of the NGA and Plan Change 18.
51. The six growth principles listed in the Porirua Growth Strategy set out what PCC wish to achieve in their growth areas are listed below:
- A diverse and inclusive city;
  - A harbor-centered city;
  - A compact and livable city;
  - A connected and active city;
  - A city of opportunities and prosperity; and
  - A resilient city.
52. Based on the existing strategic documents reviewed it is anticipated that objectives of an SDP could relate to the delivery of:
- A variety of housing densities, tenures and typologies to provide for people of all mobilities, abilities, ages and backgrounds
  - Local amenities including schooling, neighbourhood shopping, parks, reserves
  - A healthy community - walkable neighbourhoods with greenlinks, cycleways and walkways
  - A connected community with transport choice - cycling, walking and public transport links to neighbouring areas and the Porirua CBD and Greater Wellington
  - Water sensitive design including wetland restoration. Recognising the significance of Te Awarua-o-Porirua



53. Kāinga Ora officers are satisfied they understand the key outcomes and outputs that the Proposed Project aims to deliver. These outcomes and outputs are currently very generic. Kāinga Ora officers would expect that, if the Proposed Project was selected, assessed and established as an SDP, then these objectives would be described with much greater specificity in any establishment order. For the purposes of a recommendation regarding selection for assessment, Kāinga Ora officers conclude that the objectives of the Proposed Project are well understood and that given the nature of an assessment that may follow, they are a sufficient starting point.

## Are the boundaries of the Proposed Project area clearly defined and identifiable?

54. The boundaries of the Proposed Project area are clearly defined and are easily identifiable (see Figure 1 above).
55. It is noted that PCC in their letter dated 25 July 2022 also suggested that the Mana Esplanade, north of Paremata Bridge and within the walkable catchments of suburban rapid transit rail stations be included for consideration. Whilst this area has not been considered by Kāinga Ora officers at this point in time, it should be noted that Proposed Project boundaries can be adjusted during the assessment process. Stakeholders may propose an alternate boundary for consideration as part of the drafting of Key Features.<sup>19</sup>

## Do the proposed objectives appear to be consistent with existing national directions under the Resource Management Act 1991?

56. Whilst the project objectives are not established at this stage, the basis for the development of the objectives as set out in paragraphs 49-53 above are considered to be generally consistent with existing national directions under the RMA. The Proposed Project is likely to be consistent with Part 2 of the RMA and the work undertaken to date on the NGA has identified where and how the Proposed Project would be consistent with existing national directions. Specific national directions of most relevance are discussed below.
57. The Porirua Growth Strategy was developed to assist PCC with their implementation of the draft National Policy Statement on Urban Development Capacity 2016 by providing the framework for implementation through the Porirua District Plan Review Process. Whilst this has been superseded by the National Policy Statement on Urban Development 2020 (NPS-UD), Policy 3.2 and 3.3 of the NPS-UD states that tier 1 Councils (such as Porirua City Council) must enable sufficient development capacity for housing and business land. This land must be plan-enabled, infrastructure ready and feasible and reasonably expected to be realised. PCC is working to implement the policies of the

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<sup>19</sup> Defined in s 26 of the UDA as the Project Objectives, Project Area (defined by geographical boundaries) and a project governance body

NPS-UD in its district plan review including bringing forward additional capacity for development within the Northern Growth Area through rezoning.

58. It is understood that parts of the Urban Growth Area would be subject to the National Policy Statement for Freshwater Management; National Environmental Standards for Freshwater particularly with regards to the protections for wetlands. The Ministry for the Environment have released an exposure draft of proposed changes to the NPS-FM and the NES-FM.<sup>20</sup> It is understood that should these changes be adopted that the NGA may be able to follow the new consent pathway for activities necessary for urban development, however, the impact of this is not yet known. In a general sense, the requirements of these documents are well understood by all parties and the work on any development plan would need to ensure that development is consistent with this national direction as it evolves.
59. Given the existing rural land uses within the NGA, which could include storage of agrichemicals, pesticides and/or fertiliser or use of livestock dips, it is likely that the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health will apply. All parties involved in the Proposed Project are aware of the requirements of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health and progress their developments in accordance with it, which is now considered normal practice in land development processes.
60. It is expected that project objectives developed during an assessment phase would be able to be consistent with existing National Directions under the RMA.

## Is the project area in an urban area or on land generally suitable for urban use?

61. As set out in paragraph 6 of this report, the NGA currently consists of land in rural use (though the live zoning of Plimmerton Farm should be noted). The area is a complex development area under the Wellington-Horowhenua Urban Growth partnership for housing, community and small scale commercial uses.
62. The area is recognised as a new residential community in the Porirua Growth Strategy 2048 and it is currently proposed that the area be rezoned from rural to future urban zone with some parts retained as rural lifestyle. As set out above, it is also understood that PCC are currently preparing a variation to the PDP which will be notified in August 2022. This variation proposes the rezoning of additional land within the Northern Growth Area (referred to as the Muri Road, Pukerua Property Group and Lucas blocks) for urban development.<sup>21</sup>
63. Based on the work undertaken to date by PCC as set out above, Kāinga Ora officers are satisfied that the growth area is generally suitable for urban use.

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<sup>20</sup> <https://consult.environment.govt.nz/freshwater/npsfm-and-nesf-exposure-draft/>

<sup>21</sup> [https://storage.googleapis.com/pcc-wagtail-media/documents/BM210882\\_StructurePlanDesgin\\_A3L.pdf](https://storage.googleapis.com/pcc-wagtail-media/documents/BM210882_StructurePlanDesgin_A3L.pdf)

## Has there been any prior engagement with Iwi/Māori, communities or other stakeholders? What is the nature of the engagement and what feedback was produced? Was the engagement appropriate and commensurate with the nature and likely scale of the proposed project?

64. Engagement is required directly by s 22, UDA (along with a duty under s 23 to cooperate with relevant local authorities and infrastructure providers), and indirectly through the Operating Principles contained within the Kāinga Ora – Homes and Communities Act at ss 14(1)(k) and 14(1)(l).
65. It is noted that PCC as the local authority have also sought to ensure they have met their own obligations and expectations when it comes to engaging with partners on the aspirations for the NGA as well as their request for Kāinga Ora to consider whether or not to select the Proposed Project for assessment under s29.  
*Engagement with Iwi/ Māori*
66. As set out in paragraphs 38-46 above, the project falls within the Rohe of Ngāti Toa. PCC and Ngāti Toa have a partnership agreement which sets out how they work together within the city. It is understood that this has shaped engagement between PCC and Ngāti Toa with regards to growth in the city as a whole and that Ngāti Toa have been involved in a number of different planning processes to shape the city. This has included active engagement with PCC and Plimmerton Development Limited (PDL) in the SPP process for Plan Change 18.
67. It is understood that Ngāti Toa strongly support the efforts of PCC to unlock more housing. Ngāti Toa are encouraging their people to come home and more homes are needed for them to come home to. Ngāti Toa are talking directly with PDL about the possibility of involvement in the development to meet specific iwi needs, for example, for clustered and intergenerational houses. Ngāti Toa have taken a strong interest in environmental protection and management on the site and are discussing with PDL taking ownership of important wetlands and being involved in the site's widespread restoration planting and ongoing management of protected areas. Ngāti Toa weavers are pleased to be able to harvest harakeke and kiekie from the site's wetlands, supported as mana whenua by both PDL as landowner and by PCC formally through the district plan provisions. Ngāti Toa will have a key role in the environmental monitoring of the site (and elsewhere), including evaluating the implementation of district plan provisions for Te Mana o te Wai and mātauranga Māori, through the City's environmental monitoring strategy.
68. Building on the above, in early May, PCC and Kāinga Ora officers met with Ngāti Toa, to have an early discussion on the potential for an SDP in the NGA. Ngāti Toa expressed a strong desire to be involved from the beginning as a partner, as a kaitiaki and as a potential developer. They noted that the whole of Porirua is significant to Ngāti Toa. They also noted the capacity challenges they currently face in being able to resource their role in conversations like this and that they have a very full current work programme that they do not want to divert resources from. Kāinga Ora

officers have offered potential support to help them resource this conversation if the Proposed Project is progressed through to assessment and beyond. They expressed an interest in being involved in all levels of an SDP, including governance.

#### *Engagement with communities and other stakeholders*

69. Significant engagement has been undertaken by PCC on the Porirua Growth Strategy, the proposed Porirua City Plan and the variation to the proposed Porirua City Plan. This has included community open days and public notification of the proposed district plan.
70. Whilst this engagement has not been directly related to use of the UDA to facilitate the development, it provides a solid foundation for any future engagement undertaken during any assessment of the project as a potential SDP. This is because most stakeholders and the wider community are familiar with the intention to develop the masterplan for a residential led mixed use urban development, supported by wider roading and three waters delivery.
71. PCC have advised Kāinga Ora officers that they have engaged directly with the main landowners of the blocks within the Northern Growth Area both with regards to the development aspirations for the growth area (of which they are supportive) as well as the consideration of the area as a potential SDP. It is understood that the main landowners are open to the consideration of the area as a potential SDP, if this would help accelerate and enable development.
72. In early May, PCC officers and Kāinga Ora officers met with officers from the Greater Wellington Regional Council to discuss the consideration of an SDP for the Northern Growth Area. The discussions indicated a willingness of GWRC to work with partners through the assessment process and no objections were raised.

## What is the perspective of the relevant territorial authority and any infrastructure operators within the project area?

73. As set out above, Kāinga Ora have been working with PCC to explore whether or not there would be any benefit in exploring an SDP to bring forward urban development within the NGA. These discussions began in 2021 and culminated in receipt of a letter from PCC to Kāinga Ora requesting Kāinga Ora select the Proposed Project for assessment (Appendix 1).
74. It is on this basis that Kāinga Ora officers conclude that PCC are supportive of the Proposed Project being selected for assessment. PCC have advised that it would work in partnership with Kāinga Ora, Ngāti Toa and others (including GWRC and Waka Kotahi) through an assessment process.
75. Kāinga Ora has engaged with Waka Kotahi as the operator of the adjoining State Highway. Waka Kotahi are supportive of the Proposed Project being selected to be assessed and are also committed to working through any assessment process in partnership with Kāinga Ora and others (including PCC and Ngāti Toa).
76. It is expected that should the Proposed Project be selected for assessment, that engagement undertaken in accordance with s 33 of the UDA would identify and ensure all relevant infrastructure providers are aware of and have the opportunity to participate in the SDP process.

## Is the SDP process likely to be suitable for the Proposed Project? Are there other, more suitable, processes available for the Proposed Project to be implemented, such as under the Resource Management Act 1991?

77. The UDA provides a comprehensive planning and delivery process for complex, transformational projects that would have difficulty coming forward in their optimal form under existing processes.
78. The UDA sets out a rigorous assessment process that must be completed before an SDP can be established and the delivery of an SDP can begin. This enables proposed urban development projects to be shaped by local needs and aspirations, and the benefits of urban development to be balanced against environmental, cultural and heritage considerations. The UDA provides for a project to be delivered under a single governance structure through the life of the project and for a shared project, this relies on a high degree of collaboration and trust between the parties to achieve the project objectives. This is different from the traditional model where the regulatory process under the RMA is legally separate from project delivery and completion.
79. The substantive assessment phase that occurs after a project is selected, as set out by the UDA, includes a detailed assessment of constraints and opportunities (including identification of any protected land, alignment with strategy documents, infrastructure constraints and funding options, and risk of natural hazards), engagement with Māori and key stakeholders, along with public notification of the proposed key features. The amount of time needed for an assessment will vary between projects, as it would be dependent on factors such as the amount of technical information required, as well as the level of stakeholder and/or public interest in a project.
80. It should be noted that, even if a project was selected to be assessed, there is no guarantee that the Proposed Project would be established as an SDP through an establishment order. Should a project be established as an SDP, a development plan would need to be drafted, be publicly notified, then considered and supported by an independent hearings panel and subsequently approved by the responsible Minister. Kāinga Ora officers estimate that the complete process from selection to approval of a development plan could take more than two years, assuming that the independent hearing panel's recommendation is to approve the draft development plan in full and the responsible Minister approves the panel's recommendation.
81. It is therefore important for Kāinga Ora to consider at this early stage: (a) whether or not there are other processes available for progressing the Proposed Project and if so, whether or not they may be more suitable; and (b) whether or not there are any other reasons why the SDP process might be suitable for the Proposed Project.

82. As set out above, Kāinga Ora officers have been in dialogue with PCC since 2021 regarding whether or not an SDP could be considered as a pathway to progress urban development within the NGA. This has included discussions and workshopping to understand the barriers to urban development within the NGA, understanding the limitations with regards to what the market is currently delivering<sup>22</sup> as well as the strategic importance of the NGA in a regional sense (noting its status as a Complex Development Opportunity) and wider specific context.
83. The opening of Transmission Gully has fundamentally shifted use of the transport corridor through Porirua North from a major north-south transport and freight route to a less trafficked route presenting opportunities for greater east-west travel as well as walking and cycling opportunities in the area. This fundamental shift along with changing priorities for urban development relating to density and climate change mitigation present a significant opportunity to reset what ‘growth’ (especially greenfield growth) can look like in Wellington<sup>23</sup>.
84. However, in order to achieve this step change, there is a need for integration between PCC, mana whenua, Crown agencies and private developers. Both from the view of creation of an integrated and comprehensive plan as well as certainty that each partner will deliver ‘their piece’ in a programmed manner noting that a shift away from a dormitory car dominated suburb toward a mixed density/use development may require upfront investment in walking and cycling by way of example.
85. Whilst it is noted that considerable planning work has been undertaken to date and will also likely be progressed via the variation to the proposed district plan, the challenges outlined above will not be solved by simply putting an enabling planning framework in place. An SDP would offer a fully integrated process as it enables planning, infrastructure and funding arrangements to be agreed all at once rather than consecutively which in turn provides greater certainty of delivery on the objectives for the area. In addition, it is considered that a funding plan could be used to secure and co-ordinate all public funding required to implement the infrastructure delivery to bring the NGA forward, including transport interventions and social infrastructure.
86. The creation of an overarching development plan could not only assist with the planning of the NGA but could also streamline the delivery of the vision for the area through the provision of an overarching masterplan; and coordinated delivery (through agreed staging and sequencing of delivery) of housing, commercial and social uses, and infrastructure (including pedestrian and cycling connections, internal roads and 3 waters networks). The creation of an SDP project governance body could also more easily enable a shared approach to civil works which could lead to additional efficiencies in delivery (both in reducing construction costs and the impact on the wider environment).

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<sup>22</sup> In terms of typologies, density, design and market specifics relating to affordability particularly the rental market (<https://www.rnz.co.nz/news/national/460380/porirua-named-most-expensive-rental-market-in-nz>)



87. It is considered that the SDP could provide a fully integrated process using all the required tools to bring forward development of the Proposed Project, with greater certainty of delivery compared to the other process which, as set out above, may not provide the conditions needed to ensure the creation of a new sustainable inclusive and thriving community. In addition, the use of these tools would enable Kāinga Ora to partner with Ngāti Toa, PCC and the private sector to bring forward optimised development. It is for these reasons Kāinga Ora officers consider that the SDP process could be well suited for the Proposed Project. Engagement to date and the prospect of partnering and engaging meaningfully with other persons and organisations through an SDP process align (or would align) with the operating principle set out in section 14(1)(l) of the Kāinga Ora Act.

## Is the information available to date adequate to determine whether the Proposed Project should be selected for assessment?

88. The collaborative process undertaken thus far with identified parties with an interest has helped to ensure that adequate information on the Proposed Project has been available for Kāinga Ora officers to consider when preparing this report.
89. It is therefore considered that there is sufficient information available to make a recommendation as to whether to select the Proposed Project for assessment, which would be undertaken in accordance with s 31 of the UDA.

## Are there any other relevant factors which should be considered in respect of the particular Proposed Project?

### **Government Policy Statement on Housing and Urban Development (GPS-HUD)**

90. Section 26 of the Kāinga Ora Act requires Kāinga Ora to give effect to the GPS-HUD when performing its functions.
91. The GPS-HUD emphasises Wellington-Horowhenua as an area where both the Ministry of Housing and Urban Development and Kāinga Ora will prioritise effort and investment. It is considered that the selection of the Proposed Project for assessment as a potential SDP could enable Kāinga Ora to give effect to this strategic direction.
92. It is further considered that the Proposed Project could meet the broad objectives of the GPS-HUD noting this would be confirmed through an assessment process.

## Overall assessment

93. After considering the above matters individually, it is appropriate for Kāinga Ora to consider whether, overall, it should exercise its discretion under s 29(a) of the UDA to select the Proposed Project for assessment as a potential SDP.
94. The NGA presents a significant opportunity for Kāinga Ora, PCC and Ngāti Toa and others to work together to secure the delivery of a sustainable, inclusive and thriving community in this greenfield setting.
95. Kāinga Ora officers consider that the NGA offers a significant opportunity to reshape how greenfield development can be facilitated to deliver on both Crown, council and mana whenua objectives relating to housing (including affordable housing) delivery, transport mode shift and environmental enhancement and protection, while supporting the development sector. The NGA has the potential to showcase a new version of cross-agency partnership building on the work undertaken to date on the NGA and the existing working relationships including the Eastern Porirua Regeneration Project and Wellington-Horowhenua Urban Growth Partnership.
96. An SDP could offer a framework for the NGA that provides greater certainty and integration compared to the other process. In addition, the key features could be drafted in a way that enables an additional level of certainty to the developers which could enable them to deliver a broader range of housing outcomes across the wider masterplan area consistent with the aspirations of the UDA and the GPS-HUD.
97. Based on the above assessment and the information available, it is considered that overall the NGA is well suited to be selected for assessment as a potential SDP.

## Recommendation

98. For the reasons set out above, the Manager Specified Development Projects recommends that the General Manager Urban Planning and Design **selects** the Proposed Project for assessment as a potential SDP under s 29(a) of the UDA.

**Report prepared by:** David Clelland – Manager Specified Development Projects



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Andrew McKenzie  
Chief Executive  
Kāinga Ora  
AUCKLAND

Tena koe Andrew,

### **Request to select the Porirua Northern Growth Area for assessment as a Specified Development Project**

I am writing to request that Kāinga Ora select the Porirua Northern Growth Area for assessment as a potential Specified Development Project (SDP) under Section 29 of the Urban Development Act 2020.

The Northern Growth Area comprises approximately 1000 ha of undeveloped land along State Highway 59 and Wellington's northern rail corridor. It is expected to deliver an estimated 6000 new dwellings and associated amenities to support housing demand in the city and wider region. For the purposes of this request, the Northern Growth Area includes:

- Plimmerton Farm, 18 State Highway 59, Plimmerton,
- Gray Block (Kakaho), 93 Grays Rd, Camborne,
- Skaiffe Block, 310 State Highway 59, Pukerua Bay,
- Mt Welcome Station, 422 and 422A State Highway 59, Pukerua Bay,
- Muri Rd Block, 34 Muri Rd, Pukerua Bay,
- Carrod Block, Rawhiti Road, Pukerua Bay, and
- Land along the Mana Esplanade, north of Paremata Bridge and within the walkable catchments of the suburban rapid transit rail stations.

We expect that the proposed boundaries of an SDP in the Northern Growth Area will be considered in more detail and confirmed as part of the assessment process.

Porirua is experiencing significant growth with a number of large scale housing developments at various stages in the development process. Despite this, Porirua developments are not delivering the number of new houses required per year, and the city's housing challenges are becoming more acute. Porirua has a lack of affordable housing and some of the highest rents in the country.

Given its location and scale, the Northern Growth Area is the region's most important greenfield opportunity. This has been recognised by the Wellington Regional Leadership Committee, which has prioritised the Northern Growth Area as a Complex Development Opportunity for the region.

Porirua City Council believes the area can be an exemplar urban development, (similar to Kāinga Ora's development at Hobsonville Point in Auckland), that:

- delivers affordable medium and higher density housing, within a high quality public realm and with better models of social housing,
- has an urban form that supports wide uptake of public transport and micro-mobility as the preferred modes, and reduces carbon emissions from transport,
- supports wider community wellbeing and environmental outcomes (including building more resilient communities, protecting Taupo Swamp and water quality in Te Awarua-o-Porirua), and
- integrates into the wider fabric of the city and region, to ensure its residents have access to economic and social opportunities.

These aspirations are described in more detail in the growth principles set out in the Council's Porirua Growth Strategy 2048. They would form the Council's starting point for developing a set of project objectives for the SDP.

The Council and landowners have already progressed planning changes to enable new housing and urban development in this area, and we expect that these processes will continue. A streamlined plan change has zoned Plimmerton Farm for urban development. The Proposed District Plan identifies future urban zone land across this area and a Structure Plan has been prepared for the Muri Rd/Mt Welcome blocks, with a variation for these blocks expected to be notified in August 2022.

Use of an SDP could provide an opportunity to realise this area's potential more fully, and create a public transport oriented community, a lower carbon emission urban environment and support environmental outcomes. But with a patchwork of developer-led processes there is currently no integrated vision for the Northern Growth Area and no formal cross-Agency governance structure mandated to develop and deliver the area's infrastructure requirements and secure long-term certainty over funding and sequencing investment by all stakeholders. Addressing the requirements of the NPS Freshwater Management in this area also presents challenges.

In our due diligence process to date, we have looked at the value an SDP might bring to the Northern Growth Area, and the implications it would have for Porirua City Council. We commissioned PWC to consider the implications for the Council, including opportunities, risks, pros and cons. We have concluded that there is merit in taking the next step and further exploring an SDP through the formal assessment process. Working with our Treaty partner Ngāti Toa, we look forward to doing this with Kāinga Ora, GWRC, Waka Kotahi, landowners and others.

Should Kāinga Ora choose to select the Northern Growth Area for assessment, we would look to work together to complete the assessment process. We would expect the process to include workshops with our elected members early in their new triennium, ensuring they can help shape the draft key features of an SDP, and also provide them an opportunity to formally endorse the draft key features prior to their public notification by Kāinga Ora.

I understand Kāinga Ora is also able to offer resourcing support to enable Porirua City Council to partner in the assessment process in a timely and comprehensive manner. This support will be essential, given the range of other demands currently placed on staff from processes such as implementation of the NPS-UD and the residential intensification variation. We would be looking to confirm our partnership intentions, formalise our process expectations and confirm resourcing support, in a Memorandum of Understanding with Kāinga Ora that sets out our shared approach to the SDP assessment.

Our key contact for the SDP is Bryan Patchett, Programme Lead – Urban Growth Integration. His contact details are: [bryan.patchett@porirua.govt.nz](mailto:bryan.patchett@porirua.govt.nz), Mobile: [REDACTED].

We look forward to taking the next steps in the SDP process with Ngāti Toa and Kāinga Ora, and with landowners and other stakeholders, should you decide to select the Northern Growth Area for assessment.

Nga mihi



Wendy Walker  
Chief Executive  
Kaiwhakahaere Matua