



Planning for our future

Upcoming national and local changes

Introduction

- Overview of upcoming changes in the national and local government planning space
- Presenters:
 - Gina Sweetman
 - Stewart McKenzie

**But in the
meantime...the RMA**

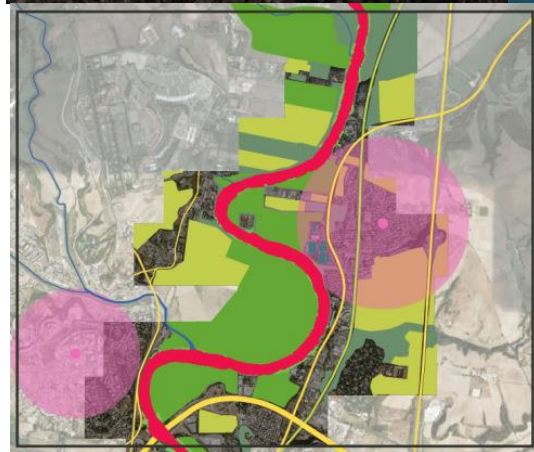
- Has been in place since 1991
- Overall purpose of “sustainable management of natural and physical resources”



Fundamental principles

- Public participation
- Integrated environmental management – well, sort of
- Balance between environment and private property rights
- Permissive approach to land use, but not use of resources
- Majority of decision making at local government level

Regional Council Responsibilities



City and District Council Responsibilities



Three proposed new Acts:

- Natural and Built Environments Act (NBA), as the main replacement for the RMA, to protect and restore the environment while better enabling development
- Strategic Planning Act (SPA), requiring the development of long-term regional spatial strategies to help coordinate and integrate decisions made under relevant legislation; and
- Climate Adaptation Act (CAA), to address complex issues associated with managed retreat.

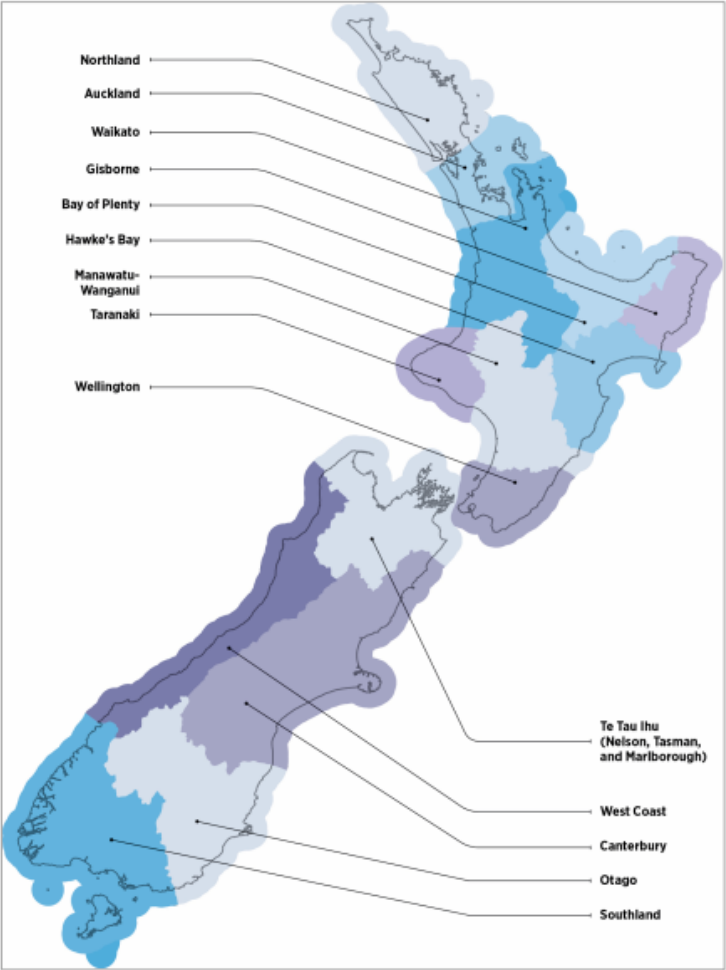
Objectives

- protect and restore the environment and its capacity to provide for the wellbeing of present and future generations
- better enable development within natural environmental limits
- give proper recognition to the principles of Te Tiriti of Waitangi and provide greater recognition of te ao Māori including mātauranga Māori
- better prepare for adapting to climate change and risks from natural hazards, and better mitigate emissions contributing to climate change
- improve system efficiency and effectiveness, and reduce complexity while retaining appropriate local democratic input.

Timeline for reforms



Appendix 5 Map of regions for combined planning



TIMELINE

RMA reform
Three waters
Other

2021

FEB

Formal announcement of three Bills to **replace RMA**

MAR-JUN

Long-term plan consultation, deliberation and adoption

MAY

Central Government's budget delivered

MAY-SEPT

Natural & Built Environment Bill exposure draft released - special Select Committee inquiry process

Strategic Planning Bill and **Climate Change Adaptation Bill** developed through parallel process

DEC

NBA and **SPA** introduced to Parliament
Public consultation on **CAA** 'end of year'

2022

OCT - Local government elections

All three Bills passed by end of year

2023

2024

MAR

Regional engagement by DIA with local government & Iwi/Māori (19 March)

Local Government (Three Waters Reform) Amendment Bill to come to enable council decisions about participation (Sept pass)

APR-MAY

Cabinet decisions on reform proposals
Water Services Entity Bill released

MAY-AUG

Public communications about proposals from central Government through information and education campaign

SEPT-DEC

Councils consult with communities, then decide about participation in reforms

Preparation for the formation of water services entities

Legislation passed by mid-2022

Preparation for the operation of water services entities

Go live

Planning for Porirua's Future



Porirua's 30-year vision

Our vision

Porirua City, a great place to live, work, and raise a family

Community outcomes

Our people

We are diverse and inclusive – a city with lifelong economic and social opportunities



Safe, active and healthy communities

Genuine participation in city decisions

Young people at the centre of our whanau

Access to quality education and diverse employment opportunities

Our harbour

We have a healthy harbour and catchment – a thriving natural environment



A place to gather food

A place of recreation and enjoyment

Diversity of organisms

A taonga

Our home

We build to last and adapt to change



Thriving economy

Diverse housing options

Low carbon community

Ready for growth – infrastructure, homes and business

Sustainable use of resources

Connected and accessible transport

Strategic priorities

In the short term Council will focus on four things of key importance

Investing in 3 waters infrastructure and catchment restoration

Proactively responding to the climate crisis

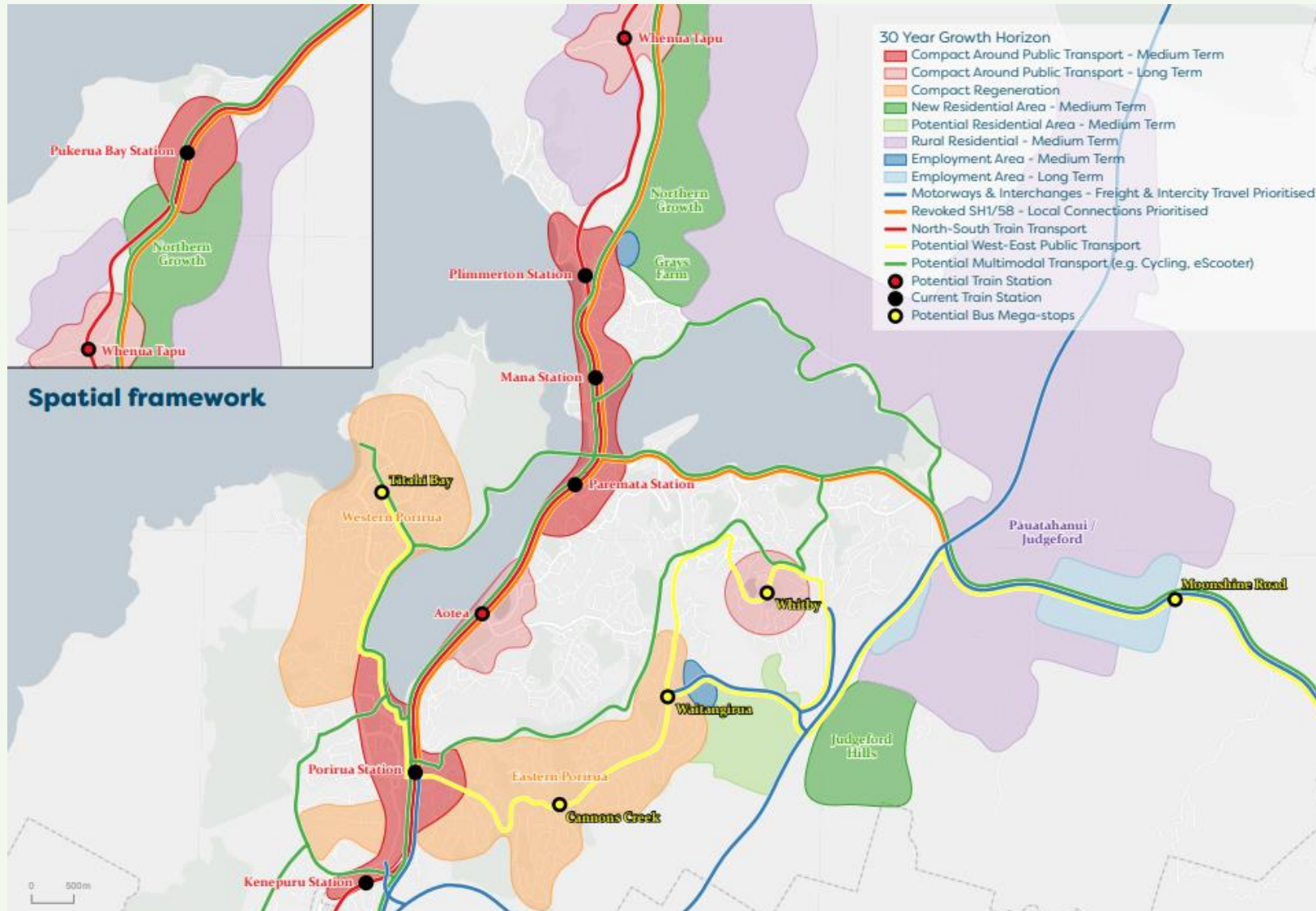
Advocating for and providing a safe, healthy and thriving community

Putting children and young people at the heart of the city

Summary of expected growth

- Porirua is planning to accommodate 30,000 additional residents by 2051 (90,000 estimated population)
- Approximately 11,500 new homes will be required
- New development facilitated by the Proposed District Plan (PDP) supported by new infrastructure set out in the Long Term Plan (LTP)
- Housing typologies will be increasingly mixed, with a 55:45 ratio of greenfield and brownfield development
- Intensification around existing urban centres and higher overall housing densities expected
- Northern Growth Area and Eastern Porirua are key growth nodes
- 20 - 30 new dwellings per month currently being consented

Porirua Growth Strategy



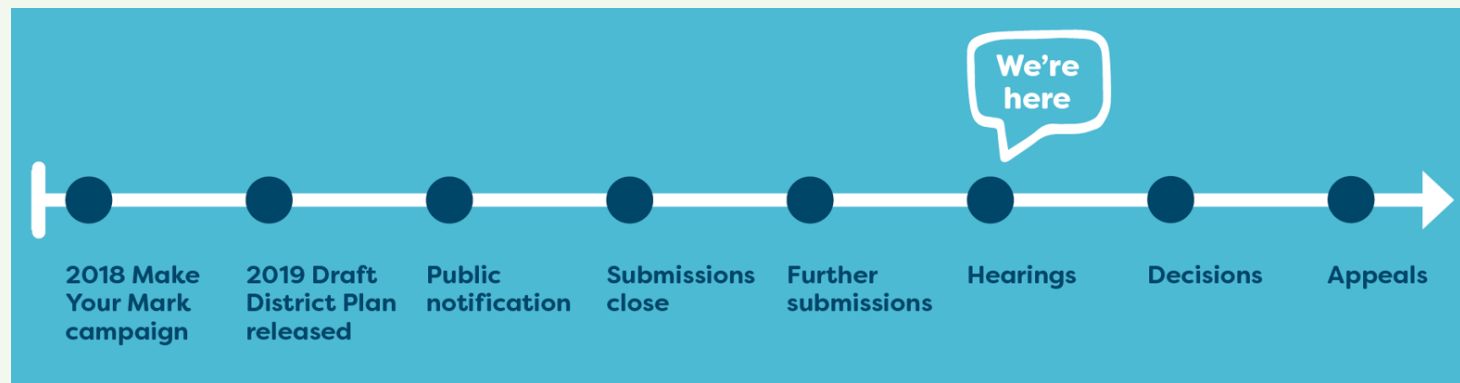
Proposed District Plan - what is it?

‘The District Plan is the rulebook for how land can be used, and provides the blueprint for how the City will grow’

- Applies to every property in the City
- Sets out how we will look after the things in our city that we value
- Contains **provisions** (objectives, policies, rules, standards and other methods) that are **legally binding**
- Includes site specific provisions (zones) and district wide provisions (e.g. infrastructure, transport, three waters, natural hazards, bio-diversity etc)
- Will replace the Operative District Plan which dates from the mid 90s

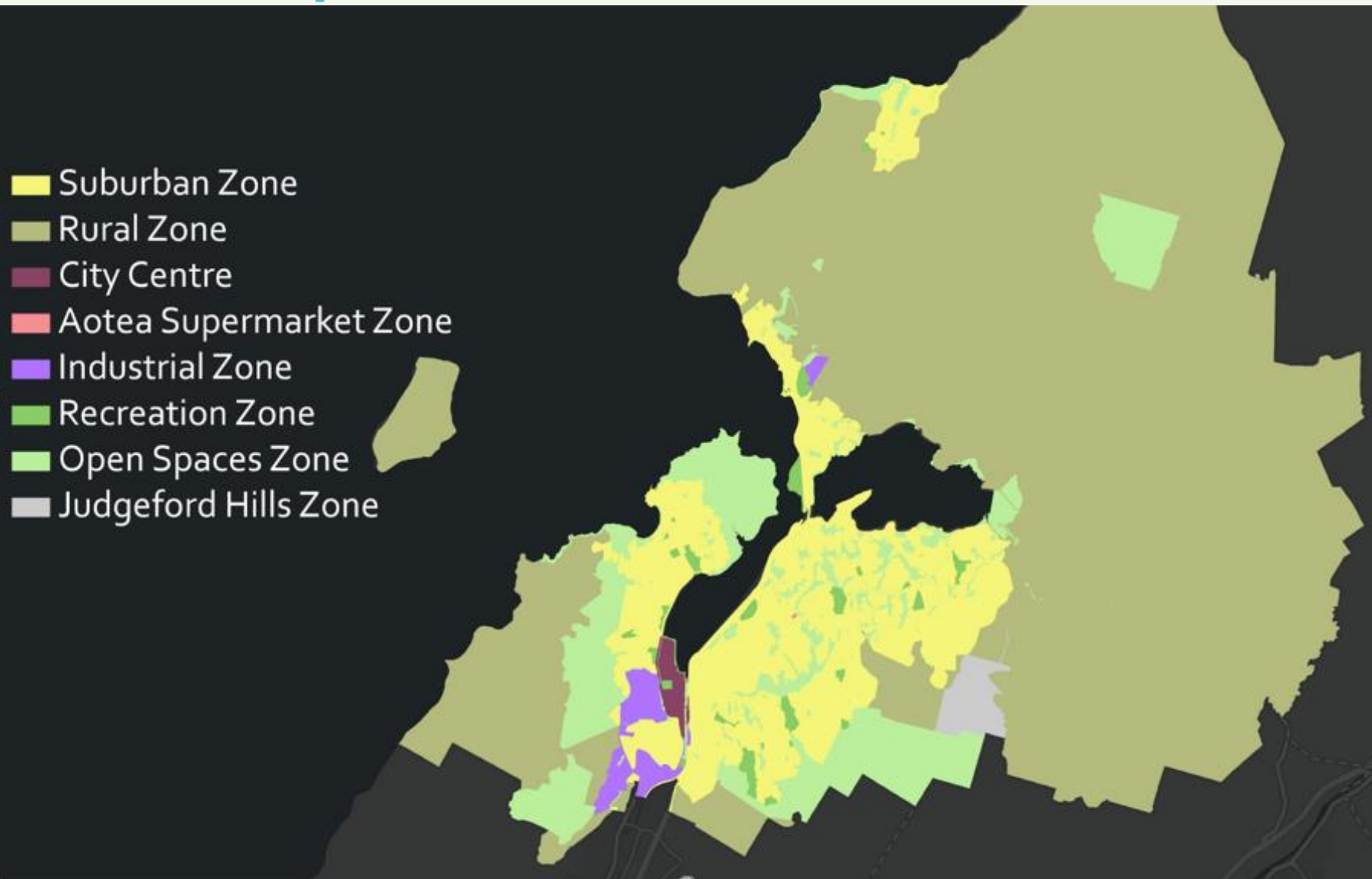
Proposed District Plan - where are we up to?

- Submissions closed in November 2020. 274 submissions were received containing 4,500 submission points
- An Independent Hearings Panel has been appointed to hear and make decisions on submissions
- Hearings commenced in late September and will run until June 2022
- Decisions expected September 2022, and can be appealed

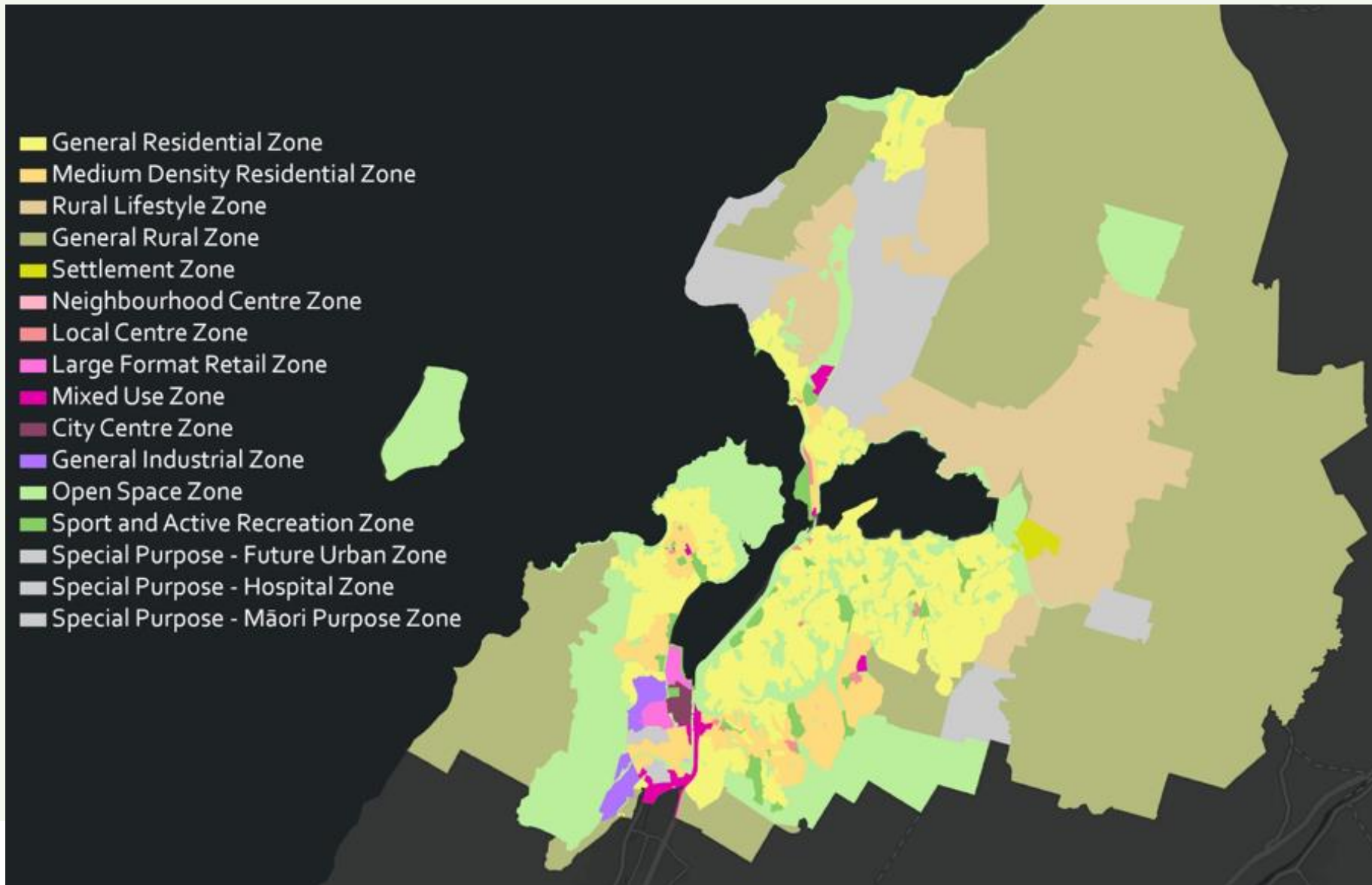


What's changed?

Operative District Plan Zones



Proposed District Plan Zones



Plimmerton Farm Plan Change

- Plan change rezoning 374 hectares from rural to urban land use under the Operative District Plan
- Approved by the Minister for the Environment in February 2021
- Will provide up to 2,000 new homes, a school and commercial areas
- 30% of site will be protected as significant natural areas, bio-diversity offset areas and new wetlands
- Development still requires resource consents from Greater Wellington Regional Council



National Policy Statement on Urban Development (NPS UD)

Purpose

- The NPS UD came into effect in August 2020 and must be given effect to
- It's a key pillar of the Government's Urban Growth Agenda which aims to:
 - better enable urban growth
 - alleviate the housing crisis
 - improve social, economic and environmental outcomes

Provisions

- Contains objectives and policies that require councils to:
 - Plan for growth both 'up' and 'out', with less constraints on growth
 - Report on the demand, supply and price of land to inform plan making
 - Co-ordinate planning across urban areas
- Specific requirements in terms of parking and infrastructure provision

Variation to the Proposed District Plan

- A **variation** to the PDP is required to give effect to the NPS UD
- The PDP will generally need to enable 6-storey buildings within a **walkable distance** of train stations and the Central City
- Will greatly increase 'plan enabled' housing capacity in the City, although we're proposing a nuanced approach
- Variation notified in November, and submissions will be heard at the same time as submissions on the PDP Urban Zones



6-storey apartment block



4-storey apartment block

What can we expect to see in Porirua?

- Despite 'plan enablement' development still needs to be ***feasible*** and ***realisable***
- The vast majority of development will be market led and needs to be ***financially viable***
- Economic assessment suggests 6-storey apartment blocks are not realistic in Porirua in the short to medium term (0 - 10 years)
- We can expect more ***medium density residential*** development over the next 10-years, both in greenfield and brownfield areas



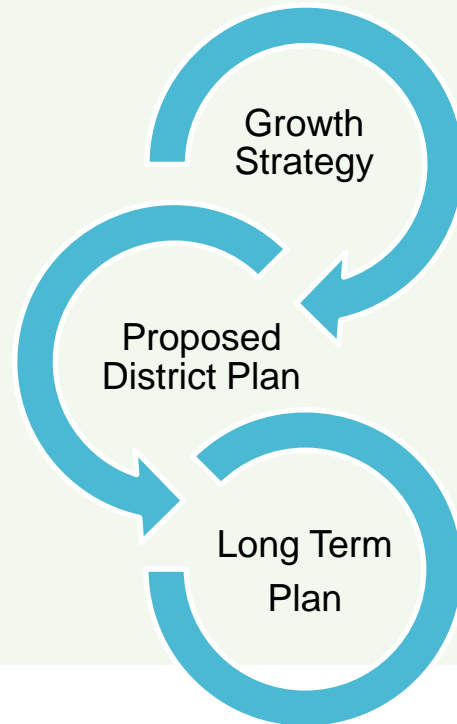
Kenepuru Landing



Castor Cres, Eastern Porirua

Integrated land use & infrastructure planning

- The PDP and Long Term Plan (LTP) need to work hand in hand
- The LTP is the Council's 30-year investment plan, setting out **what** the Council will invest in, **where** and **why**
- \$1.8 billion to be invested in infrastructure over the next 30-years, the majority in three waters infrastructure (water supply, wastewater and stormwater)
- Development contributions will also fund infrastructure (charged per residential unit)



District Plan and RMA reforms

