

## DEV - NG - Northern Growth Development Area

The Northern Growth Development Area has been identified as an area that is suitable for urban growth where this is in accordance with the Structure Plan developed for the area.

This chapter contains objectives, policies and rules which relate to the Development Area. The rules in this chapter apply in addition to the underlying zone rules and the rules contained in the Part 2: District-Wide Matters chapters. Where there is a conflict between the two sets of rules, the more restrictive activity status will apply.

The Development Area covers approximately 323 hectares of greenfield land to the south of Pukerua Bay. The key elements that define the Development Area as shown on the Structure Plan are:

- Identification of the areas zoned Medium Density Residential, Rural Lifestyle and Neighbourhood Centre;
- Identification of proposed Freshwater Management Areas;
- The protection of Significant Natural Areas and identification of ecological connections to be created between them;
- Identification of an indicative transport network including roads, bus routes and cycling/pedestrian tracks, and connections at Development Area boundaries; and
- Identification of reserves to serve the new community and the existing community of Pukerua Bay, including a neighbourhood community park and neighbourhood reserves.

### Urban form

The way the Development Area is subdivided will introduce long-term development patterns and will therefore determine the quality and character of the area. Ensuring that subdivision is well-designed is therefore integral to achieving a well-functioning and high quality living environment for future residents. There will be a range of dwelling styles and sizes to ensure availability and affordability for a wide variety of household sizes and stages of life to account for the projected increase in the older population. Inclusion of the structure plan within the District Plan will assist in achieving a well-functioning urban environment, and the Development Area provisions will ensure that the Structure Plan is implemented. Underlying zoning provisions and district-wide provisions will also help ensure that subdivision, use and development, including any associated earthworks, are appropriate. Universal accessible design principles are incorporated into the subdivision to make the whole community, including recreational spaces and facilities, accessible to people with disabilities and of different ages, from the very young to the very old.

### Land use

The residential areas within the Development Area are zoned Medium Density Residential. This recognises the requirements of the NPS-UD and the Medium Density Residential Standards introduced through the RMA-EHS. A commercial area located within the Development Area near State Highway 59 is zoned Neighbourhood Centre, consistent with the hierarchy of commercial centres in Porirua. This area will provide services and amenities to

meet the day-to-day needs of residents. The balance of the site remains Rural Lifestyle Zone.

### Ecological values

There are areas of native vegetation within the Development Area which are Significant Natural Areas and are protected by the relevant Ecosystem and Indigenous Biodiversity provisions in the District Plan. The provisions seek to maintain and enhance these areas to ensure the integrity of the Significant Natural Areas on the site are not compromised through future development. The creation of new ecological connections between the Significant Natural Areas will also assist in enhancing these areas and indigenous biodiversity values across the Development Area.

### Recreation areas

The Structure Plan identifies a network of neighbourhood parks that enable residents to easily access a park or reserve close to their home. The Structure Plan also identifies a neighbourhood community park, including the potential for sports field(s) next to the neighbourhood centre, which will provide a large recreational space with good accessibility from road and active transport networks that service both the Development Area and the wider Pukerua Bay urban area. Additionally, four indicative neighbourhood reserve areas are identified to provide amenity and day-to-day recreational opportunities for residents. There will also be provision for street-level open spaces as informal gathering places for neighbours.

### Freshwater Management Areas

The Freshwater Management Areas identify opportunities to maintain and enhance terrestrial and freshwater ecology and improve water quality. They can also provide for water sensitive design approaches to stormwater management including catchment scale detention devices; provide increased resilience to flood hazards; connect the community to water and provide for passive recreation, and; create high quality amenity for the community. The Freshwater Management Areas also acknowledge provisions that already apply to subdivision, use and development in these areas under the District Plan, Natural Resources Plan, NPS-FM and the NES-F.

### Connectivity

To promote active and sustainable transport modes, and enhanced recreational experiences, indicative walking and cycling connections have been identified on the Structure Plan. The exact locations of these connections will need to be determined at subdivision stage and created through the development of the site. These also provide open space connectivity through providing linkages between Significant Natural Areas, recreation reserves and along waterways.

The Structure Plan provides indicative access locations, road layouts and bus routes. These have been identified primarily taking account of the topography of the Development Area, the location of water bodies and Significant Natural Areas, and the potential for longer-term connectivity to adjacent areas. The main connection of the internal road layout to the wider road network is via a new access onto State Highway 59.

### Climate change and resilience

The development will incorporate design principles that anticipate the effects of climate change, both to mitigate its impacts and to avoid contributing to it. Landform, infrastructure, urban design, water runoff, and placement of structures will anticipate an increase in extreme weather events and be designed to minimise the impacts of these events and other natural hazards, and to increase community resilience. Transport design and connectivity will seek to minimise the reliance on private motor vehicles for personal transport and maximise use of and access to public transport and carbon-neutral, active transport modes, such as cycling. Interpretation of rules around development must be in line with the Council's Climate Change Strategy.

## Objectives

### DEV-NG-O1 Purpose of the Northern Growth Development Area

The Northern Growth Development Area contributes to achieving feasible development capacity to meet Porirua City's medium to long-term housing needs.

### DEV-NG-O2 Planned urban built environment of the Northern Growth Development Area

Subdivision, use and development in the Medium Density Residential Zone and Neighbourhood Centre Zone of the Northern Growth Development Area achieves:

1. A well-functioning urban environment consistent with the Northern Growth Development Area Structure Plan;
2. A built urban form that responds to the natural landform;
3. A quality living environment that is connected, accessible and safe;
4. A high quality public open space and recreation network that is easy to access and meets the needs of the local community;
5. Medium density housing with a variety of housing types, sizes and tenures;
6. A neighbourhood centre that serves the needs of the local community;
7. Community facilities designed for multiple uses by the whole community, and which are designed to create and build social cohesion;
8. An urban form that is integrated with the transport network and encourages active transport modes; and
9. Development that maintains and protects and, where possible, enhances ecological values and the health and wellbeing of on-site freshwater management areas and receiving waterbodies including Te Awarua-O-Porirua Harbour and other downstream catchments.

### DEV-NG-O3 Provision of infrastructure

Infrastructure with sufficient capacity is provided at the time of subdivision for urban use and is developed in an integrated, efficient and comprehensive manner to meet the planned needs of the Northern Growth Development Area, and the anticipated impact of more extreme weather

[events resulting from climate change.](#)

## Policies

### DEV-NG-P1 Use and development

Enable use and development that is in accordance with the Northern Growth Development Area Structure Plan.

### DEV-NG-P2 Subdivision

Provide for subdivision that is in accordance with the Northern Growth Development Area Structure Plan, and where the design and layout of the subdivision:

1. Integrates the topographical, natural and physical characteristics, constraints and opportunities of the Development Area;
2. Minimises landscape and visual effects of development both within the site and on views of the site from transport corridors, the existing Pukerua Bay urban area, and Whenua Tapu cemetery, through:
  - a. Minimising earthworks and the modification of landform where practicable;
  - b. Integrating the transport network with the existing landform to the extent practicable;
  - c. Providing landscaping within road corridors;
  - d. Creating open space linkages and networks; and
  - e. Retaining existing indigenous vegetation;
3. Provides adequate and integrated infrastructure to service the needs of the development;
4. Provides a transport network layout and design that:
  - a. Recognises and provides for transport connections at the boundaries of the Development Area where opportunities exist;
  - b. Provides for roads shown as indicative bus routes as Collector Roads, and other roads as Access Roads;
  - c. Provides for pedestrian and open space connectivity, including by incorporating legal public access along indicative track routes identified on the Structure Plan, and providing for opportunities to create recreational and open space linkages;
  - d. [Allows for the staging of the development in a manner that supports progressive access to public transport and open space connectivity;](#)
5. Recognises and enhances ecological values of the Development Area, including by:
  - a. Creating buffer areas around the edges of Significant Natural Areas identified in SCHED7 - Significant Natural Areas; and
  - b. Creating ecological corridors in the locations identified on the Structure Plan which will, over time, become dominated by indigenous vegetation, with a sufficient width, scale, and appropriate mitigation of any severance caused by roads, to connect and enhance Significant Natural Areas;
6. Minimises adverse effects on waterbodies;
7. Minimises natural hazard risk to people's lives and properties;
8. Demonstrates that use and development within the Freshwater Management Areas identified on the Structure Plan:
  - a. Considers regional plan provisions and the regulations in the NES-F;
  - b. Is consistent with Water Sensitive Urban Design principles and Wellington Water's

'Water Sensitive Design for Stormwater: Treatment Device Design Guideline'  
(Version 1.1, 2019) for the design of any relevant stormwater treatment devices;

- c. Recognises and provides opportunities to enhance freshwater ecology, public access to and along freshwater bodies, and resilience to flood risk;
9. Incorporates stormwater management measures for the treatment and disposal of stormwater at catchment and allotment scales, and achieve hydraulic neutrality;
10. Provides parks, reserves, pathways and open space areas through the full extent of the built areas, including a mixed-use neighbourhood community park and neighbourhood parks, street-level gathering places, and gully and hilltop reserves where opportunities exist; and
11. Minimises the potential for reverse sensitivity effects and other effects at the interface of different zones within the Development Area.

DEV-NG-P3 Potentially appropriate development

Only allow subdivision, use and development that is potentially not in accordance with the Northern Growth Development Area Structure Plan where it is demonstrated that it is appropriate for such subdivision, use or development to occur within the Development Area, having regard to whether:

1. The purpose and effects of the subdivision, use or development are likely to constrain, limit or compromise the intended development and use of the Development Area as set out in the Structure Plan, including consideration of:
  - a. The compatibility of the type, location and density of the development with the planned urban form of the Northern Growth Development Area;
  - b. The integration of topographical, natural and physical characteristics, constraints and opportunities;
  - c. Risks from natural hazards to people, property and the environment;
  - d. Maintaining and enhancing ecological values within the Development Area;
  - e. The need for adequate, coordinated and integrated infrastructure to meet the planned urban needs of the area;
  - f. Connected transport networks that allow ease of movement to, from and within the Development Area; and
  - g. Integrated and accessible open space networks and reserves;
2. The effects on the landscape and visual amenity from earthworks, the modification of landform, and the location and design of the transport network will be minimised;
3. It will compromise any cultural, spiritual and/or historical values, sites of significance, interests or associations of importance to Ngāti Toa Rangatira that are associated with the Northern Growth Development Area and if so, the outcomes of any consultation with Ngāti Toa Rangatira, in particular with respect to mitigation measures and/or the incorporation of mātauranga Māori principles into the design and development of the activity;
4. It would provide for or support the future needs of the Development Area;
5. Its scale, design and layout is compatible with the planned urban built environment of Development Area as it transitions and once urbanised as set out in the Structure Plan;
6. Any adverse visual effects can be appropriately avoided, remedied or mitigated through screening, planting, building design, siting, and the retention of existing vegetation; and
7. Staging is appropriate to ensure development occurs logically and achieves good urban form.

## DEV-NG-P4 Inappropriate development

Avoid subdivision, use or development that is not in accordance with the Northern Growth Development Area Structure Plan, where these:

1. Constrain, limit or compromise the intended development and use of the Development Area as set out in the Structure Plan;
2. Result in adverse effects on the planned urban built environment of Development Area, which cannot be appropriately avoided, remedied or mitigated;
3. Compromise any cultural, spiritual and/or historical values, sites of significance, interests or associations of importance to Ngāti Toa Rangatira; or
4. Do not provide sufficient extra infrastructure to service its needs and/or constrain, limit or compromise the efficient provision of infrastructure to service the Structure Plan.

## Rules

Note: There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Additional rules relating to subdivision, including minimum allotment sizes for each zone, are found in the Subdivision chapter.

## DEV-NG-R1 Activities (excluding subdivision) that are permitted activities in the underlying zone

All zones

1. Activity status: Permitted

Where:

- a. The activity is in accordance with DEV-NG-Figure 1: Northern Growth Development Area Structure Plan.

Note: The provisions of the relevant zone chapters also apply to any activities within the Northern Growth Development Area.

All zones

2. Activity status: Restricted discretionary

Where:

- a. Compliance is not achieved with DEV-NG-R1.a.

Matters of discretion are restricted to:

1. The matters in DEV-NG-P3.

Notification:


An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

## DEV-NG-R2 Earthworks that are permitted activities in the Earthworks chapter

All zones 1. Activity status: Permitted  
Where:  
a. The activity is in accordance with DEV-NG-Figure 1: Northern Growth Development Area Structure Plan.  
Note: The provisions of the Earthworks chapter also apply to any earthworks within the Northern Growth Development Area.

All zones 2. Activity status: Restricted discretionary  
Where:  
a. Compliance is not achieved with DEV-NG-R2.a.  
Matters of discretion are restricted to:  
1. The matters in DEV-NG-P3.  
Notification:  
An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

### DEV-NG-R3 Subdivision of land within the Northern Growth Development Area

Medium Density Residential Zone 1. Activity status: Controlled  
Where:  
a. The allotment is less than 3,000m<sup>2</sup> in area;  
b. Any subdivision of an allotment containing a Significant Natural Area identified in SCHED7 - Significant Natural Areas must include:  
i. A scheme plan which identifies a buffer area of at least 5m wide around that part of the perimeter of the Significant Natural Area which is located within the allotment;  
ii. A planting plan and monitoring and maintenance programme for the buffer area which meets the requirements set out in Parts B and C of APP17 - Ecological Corridors and SNA Buffer Areas; and  
iii. Details of how the buffer area will be legally protected in perpetuity in accordance with Part A of APP17 - Ecological Corridors and SNA Buffer Areas;  
iv. Ecological corridors and SNA buffer areas to incorporate open space linkages to provide contiguous public access around all their margins for recreation and maintenance;  
v. Buffer areas around wetlands are designed to prevent excessing runoff into the wetland;  
c. Any subdivision of an allotment which includes an ecological corridor identified on DEV-NG-Figure 1 Northern Growth Development Area Structure Plan must include:  
i. A scheme plan which identifies the ecological corridor as being no less than 50m wide  connecting the Significant Natural Areas which it is located between;  
ii. A planting plan and monitoring and maintenance programme for the ecological corridor which meets the requirements set out in Parts B and C of APP17 - Ecological Corridors and SNA Buffer Areas; and

- iii. Details of how the ecological corridor will be legally protected in perpetuity in accordance with Part A of APP17 - Ecological Corridors and SNA Buffer Areas;
- d. The design and layout of the subdivision is in accordance with DEV-NG-Figure 1: Northern Growth Development Area Structure Plan.

Matters of control are limited to:

1. The matters in DEV-NG-P2.

Note: The provisions of the Subdivision chapter also apply to any subdivision within the Northern Growth Development Area.

Medium Density Residential Zone

2. Activity status: Restricted discretionary

Where:

- a. The allotment is 3,000m<sup>2</sup> or greater in area;
- b. Any subdivision of an allotment containing a Significant Natural Area identified in SCHED7 - Significant Natural Areas must include:
  - i. A scheme plan which identifies a buffer area of at least 5m wide around that part of the perimeter of the Significant Natural Area which is located within the allotment;
  - ii. A planting plan and monitoring and maintenance programme for the buffer area which meets the requirements set out in Parts B and C of APP17 - Ecological Corridors and SNA Buffer Areas; and
  - iii. Details of how the buffer area will be legally protected in perpetuity in accordance with Part A of APP17 - Ecological Corridors and SNA Buffer Areas;
- c. Any subdivision of an allotment which includes an ecological corridor identified on DEV-NG-Figure 1: Northern Growth Development Area Structure Plan must include:
  - i. A scheme plan which identifies the ecological corridor as being no less than 50m wide and connecting the Significant Natural Areas which it is located between;
  - ii. A planting plan and monitoring and maintenance programme for the ecological corridor which meets the requirements set out in Parts B and C of APP17 - Ecological Corridors and SNA Buffer Areas; and
  - iii. Details of how the ecological corridor will be legally protected in perpetuity in accordance with Part A of APP17 - Ecological Corridors and SNA Buffer Areas;
- d. The design and layout of the subdivision is in accordance with and gives effect to DEV-NG-Figure 1: Northern Growth Development Area Structure Plan.

Matters of discretion are restricted to:

1. The matters in DEV-NG-P2.

Rural Lifestyle Zone  
Neighborhood Centre Zone

3. Activity status: Restricted discretionary

Where:

- a. Any subdivision of an allotment containing a Significant Natural Area identified in SCHED7 - Significant Natural Areas must include:
  - i. A scheme plan which identifies a buffer area of at least 5m wide



- around that part of the perimeter of the Significant Natural Area which is located within the allotment;
- ii. A planting plan and monitoring and maintenance programme for the buffer area which meets the requirements set out in Parts B and C of APP17 - Ecological Corridors and SNA Buffer Areas; and
  - iii. Details of how the buffer area will be legally protected in perpetuity in accordance with Part A of APP17 - Ecological Corridors and SNA Buffer Areas;
- b. The design and layout of the subdivision is in accordance with and gives effect to DEV-NG-Figure 1: Northern Growth Development Area Structure Plan.
- Matters of discretion are restricted to:
1. The matters in DEV-NG-P2.

All zones

4. Activity status: Discretionary

Where:

- a. Compliance is not achieved with DEV-NG-R3-1.b, DEV-NG-R3-1.c or DEV-NG-R3-1.d;
- b. Compliance is not achieved with DEV-NG-R3-2.b, DEV-NG-R3-2.c or DEV-NG-R3-2.d; or
- c. Compliance is not achieved with DEV-NG-R3-3.

DEV-NG-R4

Activities that are not otherwise provided for in this table

All zones

1. Activity status: Restricted discretionary

Where:

- a. The activity is in accordance with DEV-NG-Figure 1: Northern Growth Development Area Structure Plan.

Matters of discretion are restricted to:

1. The matters in DEV-NG-P3.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

All zones

2. Activity status: Discretionary

Where:

- a. Compliance not achieved with DEV-NG-R4-1.a.

DEV-NG-Figure 1 Northern Growth Development Area Structure Plan