

SDP

SPECIFIED  
DEVELOPMENT  
PROJECTS



**Kāinga Ora**  
Homes and Communities



# Porirua Northern Growth Area

The Urban Development Act 2020 (UDA) establishes the Specified Development Project (SDP) process, a tool that can be used to plan and deliver complex and transformational urban development projects. This can help to address Aotearoa New Zealand's housing shortage.

Under the UDA, Kāinga Ora, or the Minister of Housing and the Minister of Finance can select an urban development project for assessment as a potential SDP.

### **WHAT IS AN SDP?**

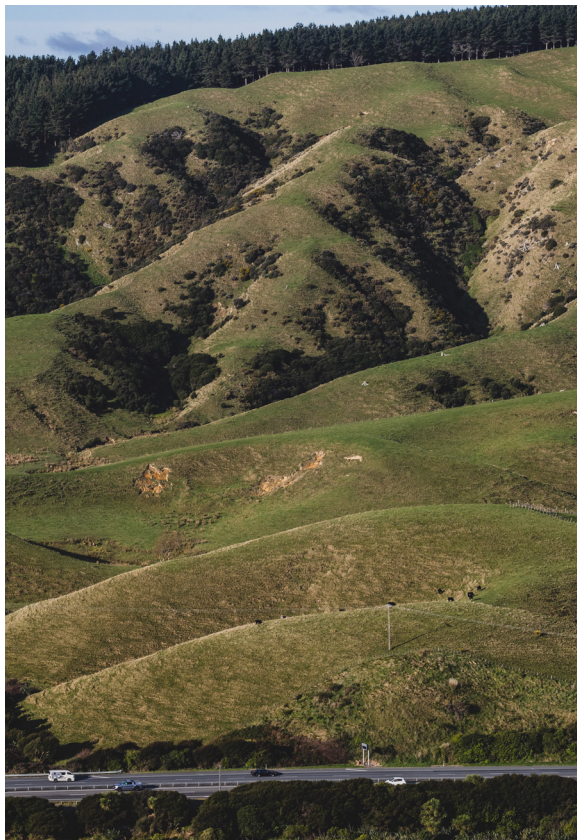
An SDP is an urban development project with a defined area(s), stated project objectives, and a defined governance body (the three 'key features' of an SDP).

It's a way for local and central government, Mana Whenua, private developers, and the community to efficiently plan and deliver on shared housing and urban development outcomes for an area. The process is designed so land use planning, infrastructure and funding arrangements are sorted upfront, and delivery of housing and urban development can get underway.

The SDP process may be best suited to complex projects, as it can help overcome barriers that often stop projects from getting underway, like lack of co-ordination across stakeholders, poor and aging infrastructure, large project areas involving multiple landowners, funding constraints, or planning challenges.

## NORTHERN GROWTH AREA

The Northern Growth Area (NGA) is around 1000 hectares of greenfield land in northern Porirua.



It's primarily made up of seven major land blocks and has been identified by Porirua City Council (PCC) and the Wellington Regional Leadership Committee as an area suitable for future urban growth.

On 25 July 2022, PCC wrote to Kāinga Ora (in our capacity as the government's urban development authority) requesting the NGA be selected for assessment as a potential Specified Development Project (SDP) under the Urban Development Act 2020 (UDA).

An SDP could be a significant opportunity for Porirua City Council, Ngāti Toa Rangatira, landowners and developers, Kāinga Ora, and other stakeholders to collaborate on common and aligned objectives.

This could include delivering more homes to help with the region's housing shortage, employment, public transport, walking and cycling infrastructure, and environmental protection.

On 24 August 2022, Kāinga Ora selected the NGA for assessment as a potential SDP. We've been carrying out the assessment with our partners PCC and Ngāti Toa Rangatira since then.

## PROPOSED KEY FEATURES

As part of the assessment process, a set of proposed key features must be developed. These set the project direction and make sure that, if established, the SDP would deliver improved housing and urban development outcomes.

We've worked closely with partners, stakeholders, and landowners to gather insights to shape these proposed key features: the project area, project objectives, and project governance body.

On the 31 August 2023 we publicly notified the proposed key features for the NGA.

## PROPOSED PROJECT AREA

The proposed project area, defined by geographical boundaries, is where the SDP would operate.

As part of the assessment, a proposed project area needs to be clearly defined. This is informed by assessing the constraints and opportunities of the land within the proposed project area, helping identify how the land might be used. This includes which areas could potentially be developed for urban use, land that might be protected or excluded from development, and which areas would be better suited to remain in its current use, be used for public amenities, and/or conservation.

**We'd like your feedback on the proposed project area, including any areas you think should or shouldn't be included.**



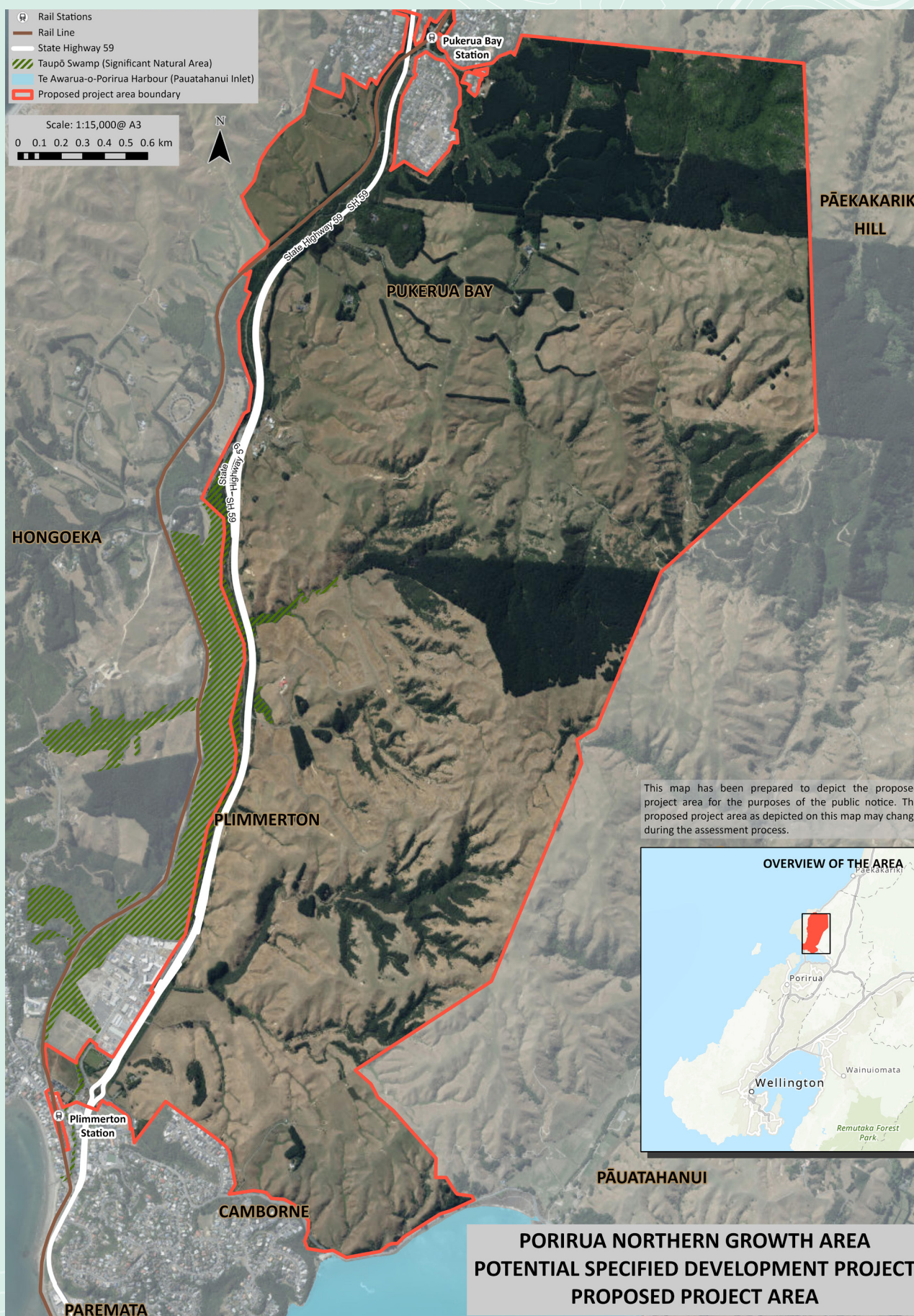
The Northern Growth Area (NGA) is around 1000 hectares of greenfield land identified as a future urban growth area in northern Porirua. It's primarily made up of seven major land holdings.

It's serviced by the Kāpiti rail service to Wellington via Porirua, including the Plimmerton and Pukerua Bay train stations. State Highway 59 runs along the western boundary and provides access to other parts of Porirua and State Highway 1.

The proposed project area is based on the area identified by PCC in their request for the NGA to be selected as a potential SDP, stemming from extensive work carried out as part of the Porirua Proposed District Plan and the Porirua Growth Strategy 2048. The NGA has also been prioritised by the Wellington Regional Leadership Committee as a Complex Development Opportunity for the region.

During the SDP assessment, we've updated the proposed project area to include the part of State Highway 59 that is adjacent to the NGA and the Plimmerton and Pukerua Bay train station areas to ensure consideration of access and connectivity to the stations, potential stormwater management, and existing flood risks around the Plimmerton roundabout and rail station.







## PROPOSED PROJECT OBJECTIVES

Project objectives would set the SDP direction and what it would need to achieve. If an SDP is established, the project objectives would guide statutory decisions under the UDA and must be considered as part of statutory decision making under the Natural and Built Environment Act 2023.

The proposed NGA project objectives aim to reflect national, regional, and local strategies such as the Porirua Growth Strategy 2048 and Proposed Porirua District Plan and address key delivery challenges. They've been informed by SDP principles, assessment of constraints and opportunities, engagement with partners, landowners, and stakeholders, and look to support the timely and efficient delivery of more homes.

**We'd like your feedback on these proposed project objectives.**

### Partnership and coordination



#### Objective 1

A genuine partnership between local government, central government, and Mana Whenua is maintained for the duration of the project, to support the achievement of all project objectives, where:

- a) the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) are given effect to in all decisions
- b) all partners work collaboratively to find solutions to competing priorities and considerations
- c) partners deliver on their individual and collective commitments, as included in partnership agreements.

#### Objective 2

A high degree of coordination across multiple entities and landowners over the duration of the project supports timely and efficient delivery of urban development, including more homes and employment, that is responsive to the demand and changing needs of the Porirua Northern Growth Area and wider sub-region.

### Land use, housing and urban form



#### Objective 3

Residential densities across the project area support the provision of high-frequency public transport infrastructure and services, to or between Pukerua Bay and Plimmerton railway stations over time.

#### Objective 4

Maximise the efficient use of developable land within the western region of the project area.

#### Objective 5

Land use and infrastructure enables a mix of local commercial and employment opportunities.

#### Objective 6

Urban development delivers a concentrated, compact urban form, with a range of housing typologies, price points and tenures, and quality design outcomes that incorporate mātauranga Māori design principles.

### Mana Whenua identity



#### Objective 7

Enable Ngāti Toa Rangatira as Mana Whenua to exercise kaitiakitanga and recognise and provide for cultural and other values and outcomes, through clearly identifying and enabling the recognition of sites, areas and values of cultural significance for Mana Whenua in each new development area.

#### Objective 8

Identify and enable opportunities for the economic, social, and environmental interests of Ngāti Toa Rangatira.

## Thriving and inclusive neighbourhoods



### Objective 9

Neighbourhoods provide an appropriate mix of land uses including community facilities and amenities, so most people can safely access most of their daily social, educational, recreational, and cultural needs, and also where possible, employment needs, within a 20-minute trip from home.

### Objective 10

The project area features an integrated network of high-quality public and open spaces that cater for the needs of the community, and that is integrated with community facilities, transport routes and commercial centres.

## Well connected and accessible



### Objective 11

A new north-south transport links enables safe and convenient transport connections and supports public transport, walking and cycling connections to and between Pukerua Bay and Plimmerton railway stations.

### Objective 12

Design of the transport network ensures integrated and safe connections to State Highway 59.

### Objective 13

The transport network prioritises public transport, walking and cycling with:

- early investment to achieve travel behaviour change to contribute to less car dependence over the medium to long term
- fast, frequent, and reliable public transport services connecting, over time, to activity nodes within the project area and wider sub-region
- enhanced walking and cycling access to the Pukerua Bay and Plimmerton railway stations.

## Respected natural environment



### Objective 14

Urban development, including infrastructure design and operation, integrates with te taiao in a manner that respects the whenua, whakapapa and wai, including the mauri (life-supporting capacity) of Te Awarua-o-Porirua, Taupō Swamp and other natural watercourses and wetlands, while

- recognising that the efficient use of developable land and delivery of compact form in the western region of the project area may require natural environment modifications in order to achieve other project objectives.

### Objective 15

The use of mātauranga Māori to enhance the mauri of te taiao is promoted, when managing the health and wellbeing of indigenous biodiversity.

### Objective 16

Identify and enhance ecological corridors and buffer areas between and around areas of ecological value, and integrate these into public open space.

## Adaptive and resilient



### Objective 17

Urban development in locations that are highly susceptible to moderate-or-higher severity natural hazard events is avoided, and in all other locations, the potential effects of natural hazards on urban development are mitigated.

## PROPOSED PROJECT GOVERNANCE BODY

The project governance body would be responsible for overseeing the SDP development and delivery, making sure a development plan is prepared, and project objectives are achieved over the life of the project.

The UDA provides flexibility to set up appropriate governance arrangements for each SDP. This could be an existing governance entity or new entity set up specifically for the SDP. Because SDPs are likely to be long-term, the governance arrangements might need to evolve over time.

**Kāinga Ora is proposing a project governance body (PGB) type for the NGA potential SDP, and we're inviting your feedback on this too.**

The proposed PGB is based on best practice, SDP principles, assessment of constraints and opportunities, and engagement with partners, landowners, and stakeholders. If an SDP is established, the first job for the PGB is likely to be overseeing preparation of the development plan.

## WHAT WE'RE PROPOSING

A two-phased governance approach, acknowledging the different skills, partners, roles, and governance arrangements that may be required across the SDP lifespan. The two phases may need different types of project governance bodies:

- the PGB for Phase One would cover establishing the SDP and last until the development plan is completed and has been approved/not approved by the Minister of Housing
- the PGB for Phase Two would cover SDP delivery, once the development plan is approved.

The proposed PGB for Phase One is a small committee, appointed by the Kāinga Ora Board. The committee is proposed to include (members from or appointed on behalf of) Ngāti Toa Rangatira, Porirua City Council, Greater Wellington Regional Council, and Kāinga Ora.

We'd also introduce wider arrangements (i.e., a forum), to ensure landowner and developer views are considered.

At this stage we're focused on the PGB type for Phase One. Further details, including the appointments process and PGB terms of reference, will be worked through following public notification.

## PROVIDING FEEDBACK

We're inviting your feedback on:

- the proposed project area
- the proposed project objectives
- the proposed project governance body.

We'll consider your feedback and use it to feed into our recommendation to the Ministers of Housing and Finance, who'll decide if the NGA should be established as an SDP.

### How to give feedback

You can provide feedback from Thursday 31 August to Friday 29 September 2023.

Visit us online and fill out the feedback form  
<https://l.ead.me/porirua-nga-sdp>



Come to one of our drop-in sessions at:  
**St Andrews Church Hall**  
11 Steyne Avenue, Plimmerton  
5pm-7.30pm, Thursday 7 September 2023

**Pukerua Bay RSA**  
5 Wairaka Road, Pukerua Bay  
2pm-4pm, Saturday 16 September 2023

View a full copy of the public notification documentation at <https://specified-development-projects-kaingaora.hub.arcgis.com/> or the Porirua City Council offices, Cobham Court, Porirua, and request a feedback form.

If these options don't suit and you need support providing feedback, please call us on 0800 801 601.

A copy of our privacy statement for this public notification can be found on our website.