

porirua**city**

Variation to the Proposed District Plan - Enabling Housing Supply



March 2022

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Purpose of this workshop

1. Recap on new legislation and national policy to be implemented through the PDP
2. Receive feedback on the city-wide variation to the PDP
3. Seek feedback on the Northern Growth Area re-zoning
4. Seek feedback on the approach to engagement
5. Provide an update on the variation programme and key milestones



Summary of the Resource Management (Enabling Housing Supply) Amendment Act

Enabling increased housing supply

- The purpose of the RMA-EHS is to enable housing intensification, facilitate a wider variety of housing, and help increase housing supply

Medium Density Residential Standards (MDRS)

- The MDRS need to be inserted into the PDP, and will enable three dwellings up to three storeys on every site in a residential zone as a permitted activity
- The MDRS will be supported by new objectives and policies

Intensification Planning Instrument (IPI)

- Tier-1 Councils including Porirua are required to notify an IPI which includes the above matters, and also implements the NPS-UD, by August 2022
- An IPI will be progressed through a city-wide variation using the Intensification Streamline Planning Process (ISPP), similar to the process used for Plimmerton Farm

National Policy Statement on Urban Development - Policy 3

Implementing NPS-UD Policy 3

- Policy 3 requires the PDP to enable at least 6-storey buildings within a walkable distance of train stations on the Kapiti Line:

‘Policy 3: in relation to tier 1 environments, regional policy statements and district plans, enable...

(c) building heights of at least 6-storeys within at least a walkable catchment of the following

(i) existing and planned rapid transit stops...’

- This policy will be reflected in the zone maps and policy framework included in the city-wide variation to the PDP

City-wide variation to the PDP

What will it include?

- ✓ New zone maps and provisions implementing NPS-UD Policy 3
- ✓ Deletion of the General Residential Zone and replacement with the Medium Density Residential Zone
- ✓ New Residential Intensification Precincts around local centres
- ✓ A new High Density Residential Zone
- ✓ Replacement of the City Centre Zone with the Metropolitan Centre Zone
- ✓ Insertion of the MDRS into the Medium Density Residential Zone
- ✓ Re-written Residential and Commercial Zone chapters
- ✓ Changes to the Plimmerton Farm Zone

New draft zone maps will be shared at the workshop

MDRS content

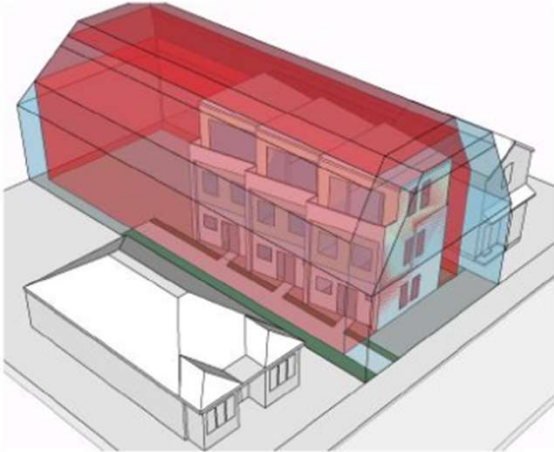
| Density Standards | Dimensions |
|---------------------------------|---|
| Residential units per site | Maximum 3 |
| Height | Maximum 11m + 1m for qualifying pitched roof |
| Height in relation to boundary | Maximum 4m high + 60 degree recession plane |
| Setbacks | Minimum: <ul style="list-style-type: none"> • 1.5m (front yard) • 1m (side yard) • 1m (rear yard; excluded on corner sites) Excepting where two adjacent buildings have existing/proposed common wall |
| Building coverage | Maximum 50% of net site area |
| Outdoor living space (per unit) | Minimum 20m ² for a ground floor space, with min dimension of 3m Minimum 8m ² for a balcony, patio or roof terrace, with min dimension of 1.8m Must be accessible from the unit May be grouped into a larger communal space. |
| Outlook space (per unit) | Minimum 4m x 4m (principal living room) Minimum 1m x 1m (all other habitable rooms) |
| Windows to street | Minimum 20% glazing on street-facing façade (windows or doors) for residential units facing the street |
| Landscaped area | Minimum 20% grass, plants or tree canopy coverage, across ground level of developed site |

MDRS visualised

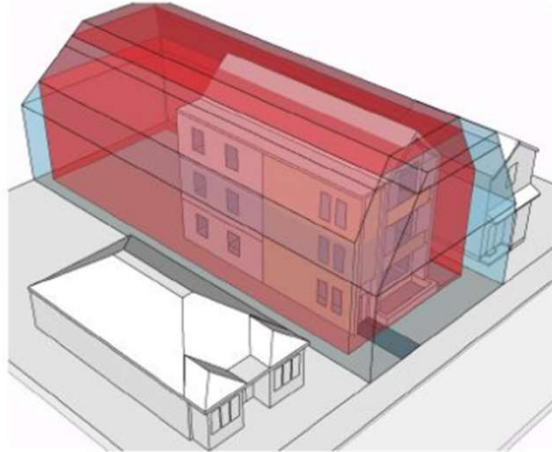
MFE INTENSIFICATION MODELLING ILLUSTRATED OPTIONS

Outer envelope
Inner envelope (minus setbacks)

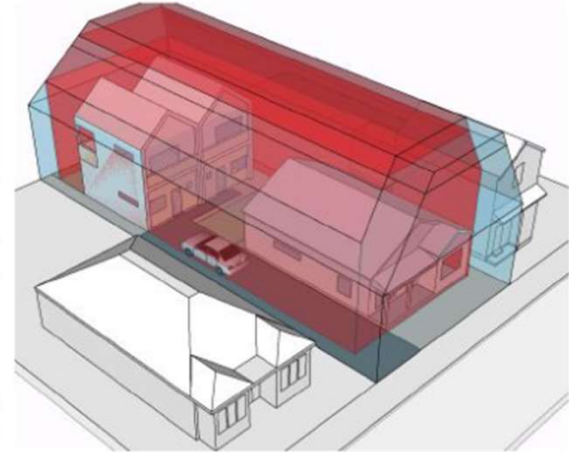
OPTION 1



OPTION 2

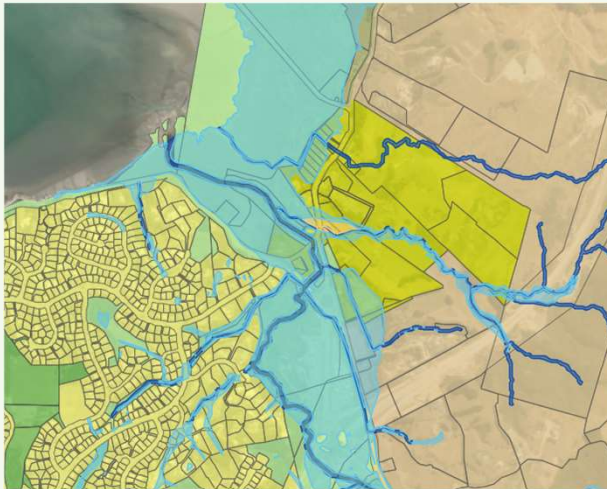


OPTION 3



Additional variation for overlays

- We need to update the PDP with new flood maps for Whitby, Mana Esplanade, Aotea and Pukerua Bay as these weren't complete in 2020
- We also need to include additional Sites and Areas of Significance to Māori (SASM) that weren't identified in 2020. These will be identified and mapped in partnership with Te Rūnanga O Toa Rangatira Inc.
- Unfortunately these matters are outside the scope of what can be included in the city-wide variation and therefore require a separate variation
- This will be notified at the same time as the city-wide variation, but will follow the standard RMA Schedule 1 variation process



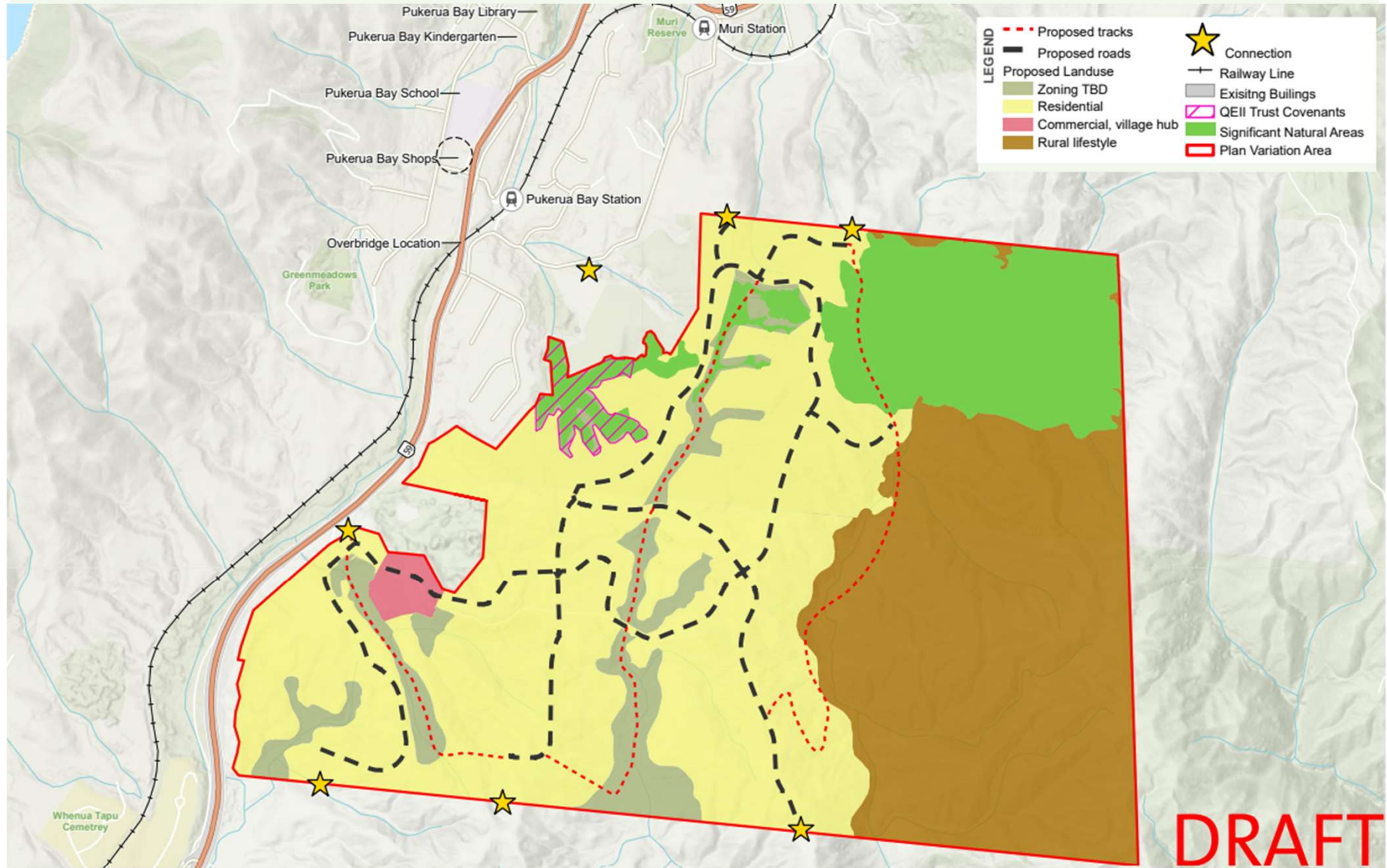
Northern Growth Area re-zoning

Summary

- Proposal to re-zone two rural blocks in the Northern Growth Area to enable approximately 1000 new homes, as workshopped with Council in October 2021
- Properties known as the 'Muri Road Block' and 'Mt Welcome Station'
- There is scope to include the re-zoning within the city-wide variation as it is creating a 'new residential area' so it can benefit from the ISPP
- Technical and reporting work is well advanced, and public consultation is targeted to commence in early April

Feedback is sought on the draft consultation boards for the Northern Growth Area (attached to the workshop report)

Northern Growth Area Structure Plan



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Community and stakeholder engagement

The following is a summary of the methods that will be used for pre-notification engagement for both variations:

- Email individuals, groups and stakeholders who have submitted or provided feedback on the PDP, and provide website links to variation content and engagement material.
- Social media posts with key information and website links to variation content and engagement material.
- Virtual drop-in sessions advertised through social media channels. These will give members of the community the opportunity to speak to the E&CP team directly. We propose to hold virtual drop-in sessions in April and May.
- E&CP team members will be available via phone or email to respond to queries, and for face-to-face meetings subject to covid protocols.
- We will meet with all partner organisations and statutory stakeholders including Te Rūnanga O Toa Rangatira Inc, Kāinga Ora, GWRC and Waka Kotahi.
- The NGA consultation boards will be available on our website.

Key Messaging

The community and stakeholders need to be informed about what is up for discussion and what isn't

- A key focus of the engagement material will be advising what matters can be influenced and are therefore worth submitting on:
 - ✗ The mandated objectives and policies
 - ✗ The Medium Density Residential Standards (MDRS) in all residential areas
 - ✗ Enabling 6+ storey buildings within a walkable catchment of train stations and the City Centre
 - ✓ The exact spatial extent of the Residential Intensification Precincts and High Density Residential Zone
 - ✓ Residential and Commercial Zone policies and rules that are consequential to the mandated policies and MDRS
 - ✓ The Northern Growth Area variation
 - ✓ The Flood Maps and Sites of Significance to Māori

Programme and key milestones

| Stage | Milestone | Date |
|--|---|----------------|
| Scope of variations and engagement approach confirmed | Council Workshop | 31 March 2022 |
| Pre-notification engagement | Public engagement commences | Early April |
| Report back on engagement with proposed changes to content of variations | Te Puna Korero Meeting | 19 May 2022 |
| Further refinement and review of variations with stakeholder input | Stakeholder and Ngati Toa Rangitira review complete | Mid-June |
| Approval to notify confirmed | Te Puna Korero Meeting | 23 June 2022 |
| Notify variations | Public Notice | 04 August 2022 |