



Porirua City Development and Growth

Te Awarua-o-Porirua Whaitua Committee

6th October 2015

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Porirua City.

A 'coastal settlement'

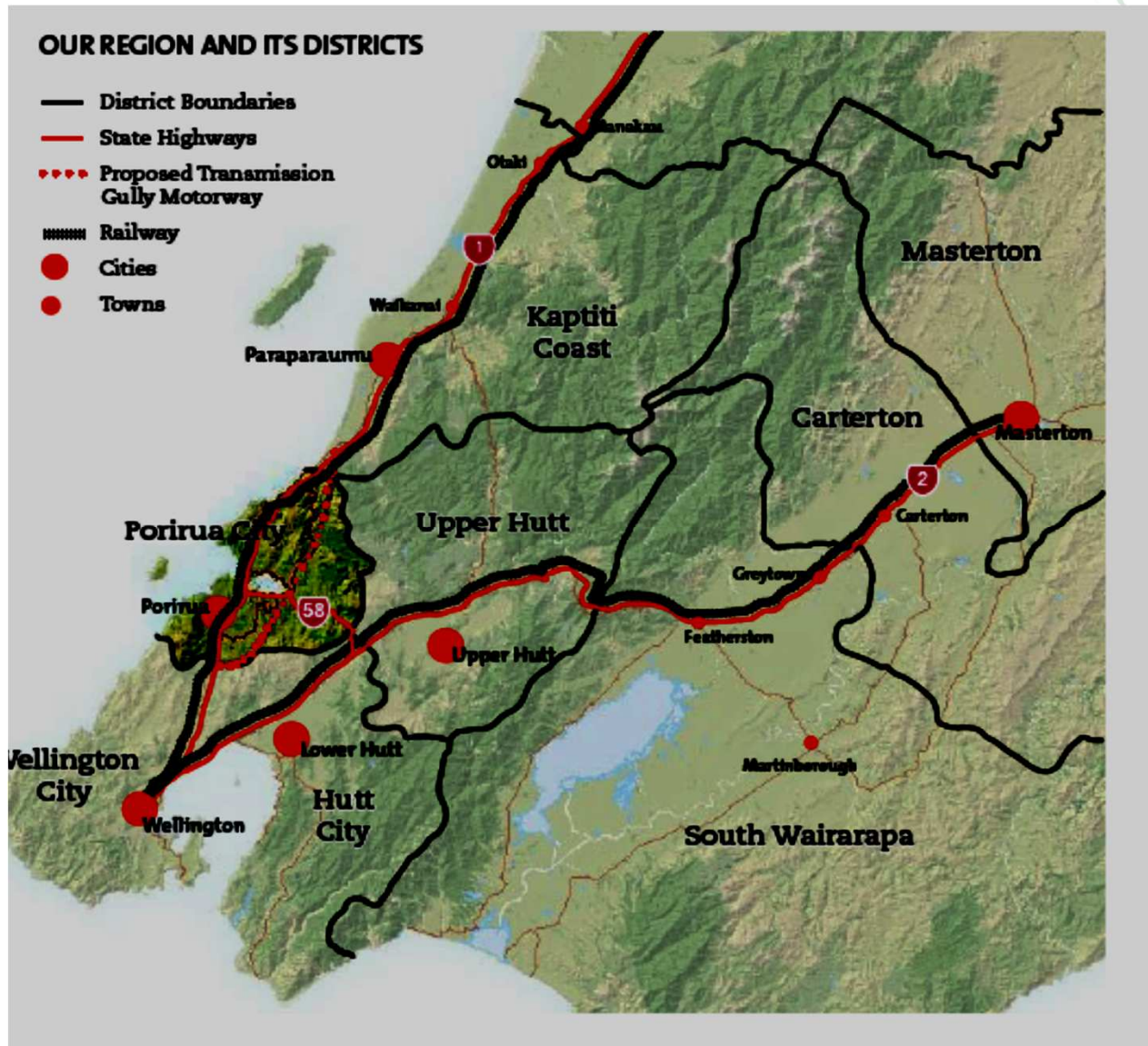
... ~18,000 homes.. ~54,100 residents (2014)



... a 'City of Villages' ...



.. & part of the Greater Wellington Metro area



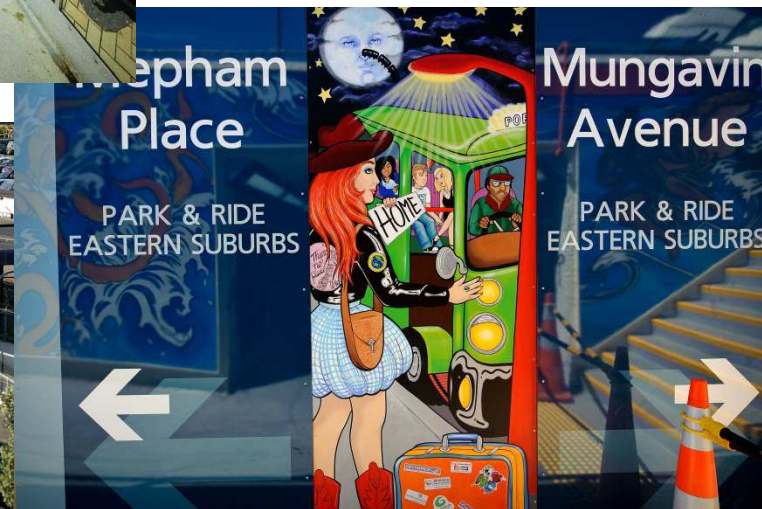
Population:
Wellington Region
~500,000

Porirua
~54,100 (2014)

Porirua's urban form and growth significantly influenced by ...
.... access and connection to Wellington...



.. ease of access to public transport ...



.... its Harbour....



... the sensitivity of this setting ..



... constraining hills and suitability to pasture farming ...



.. continued demand for suburban
“Greenfield” development ..



... residential demand for coastal views ...



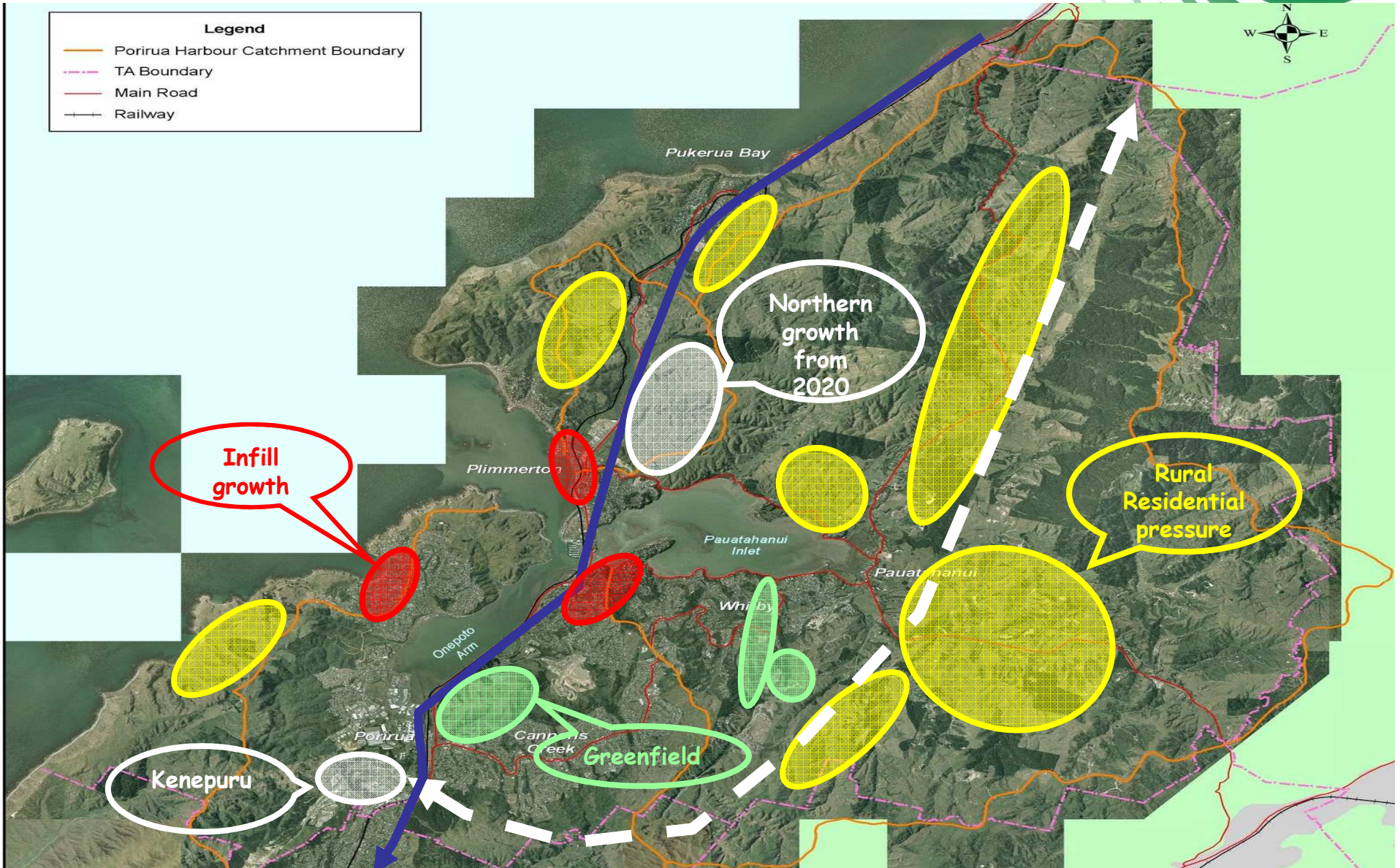
.. desire for harbour and coast access ...



.. and lifestyle demands



Key factors driving change include ...

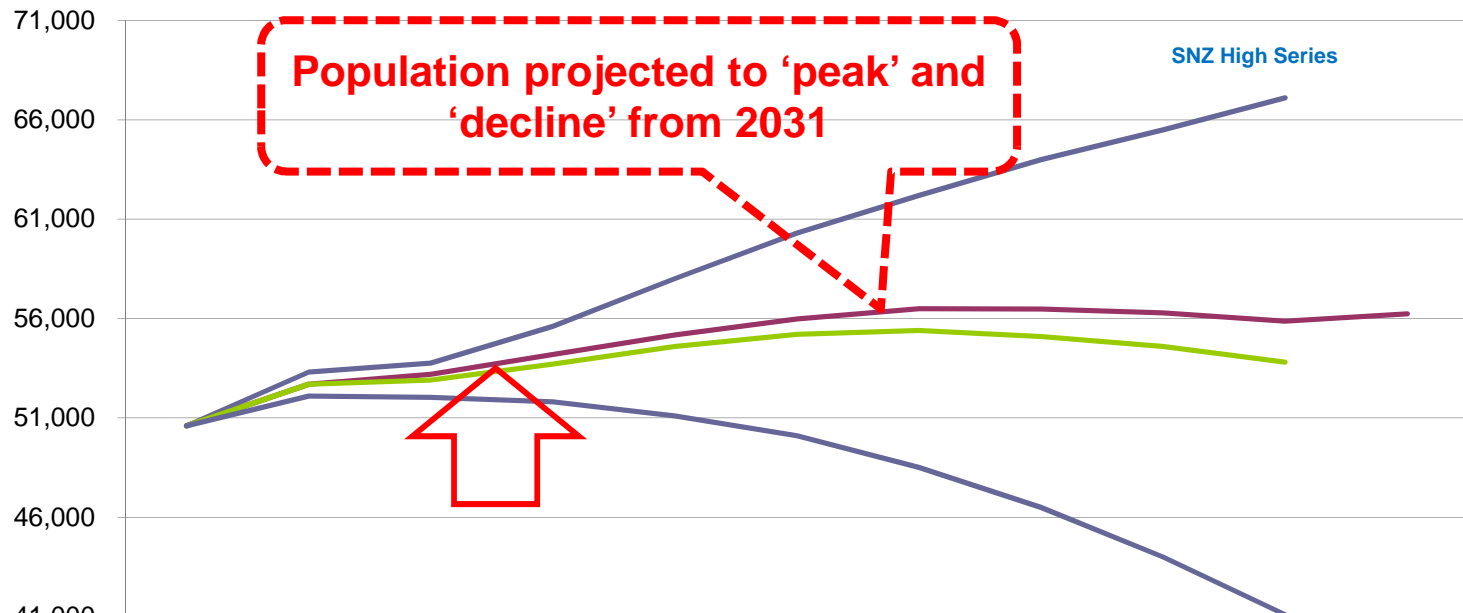


Porirua's population is expected to keep growing but will start to plateau ...



Porirua City - SNZ & PCC Projections for Population

(Source - Statistics NZ & Porirua City Council - August 2014)

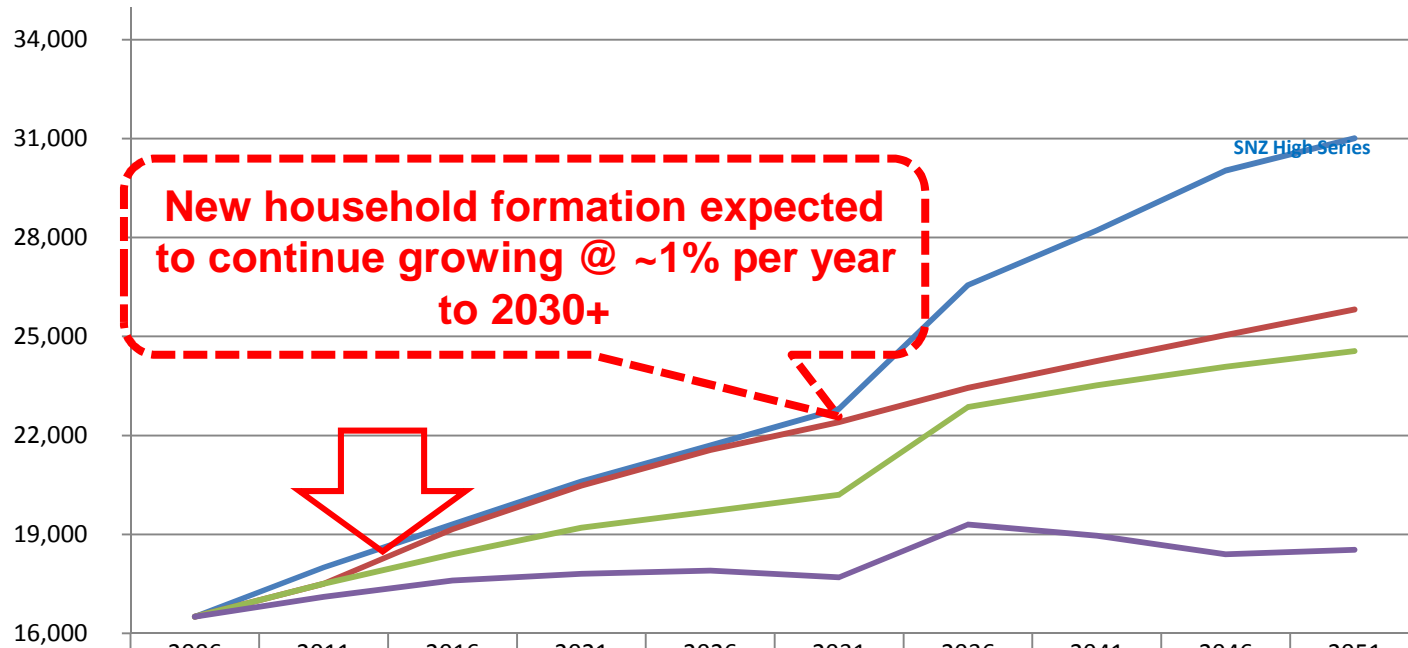


| | 2006 | 2011 | 2014 | 2016 | 2021 | 2026 | 2031 | 2036 | 2041 | 2046 | 2051 |
|-------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| SNZ High Series | 50,600 | 53,300 | 53760 | 55,600 | 58,000 | 60,300 | 62,200 | 64,000 | 65,500 | 67,100 | |
| PCC Projections | 50,600 | 52,700 | 53,200 | 54,185 | 55,175 | 55,980 | 56,485 | 56,474 | 56,278 | 55,867 | 56,237 |
| SNZ Medium Series | 50,600 | 52,700 | 52900 | 53,700 | 54,600 | 55,200 | 55,400 | 55,100 | 54,600 | 53,800 | |
| SNZ Low series | 50,600 | 52,100 | 52040 | 51,800 | 51,100 | 50,100 | 48,500 | 46,500 | 44,000 | 41,100 | |

.. household growth expected to continue to exceed population growth ...

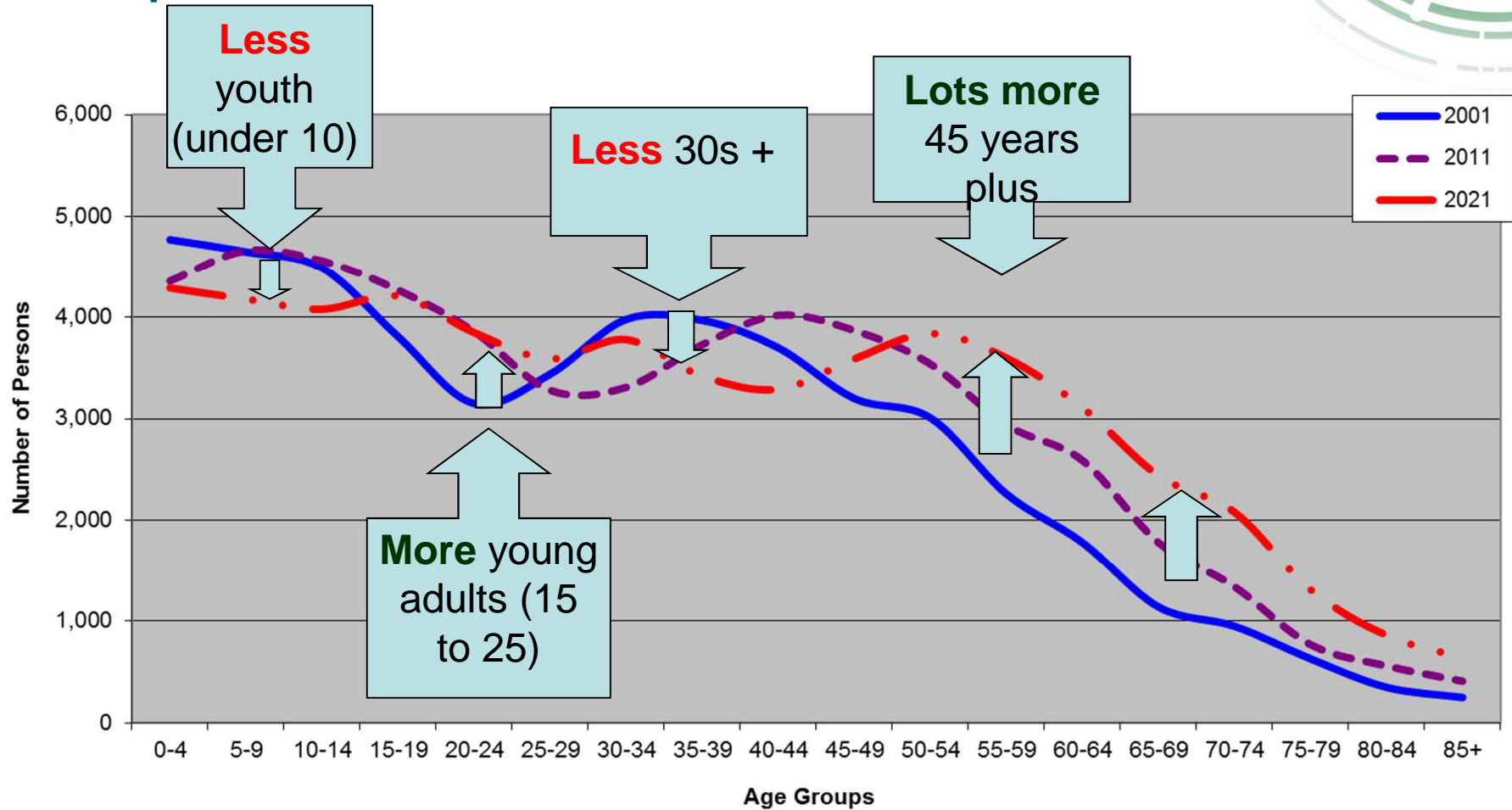


Porirua City - SNZ & PCC Projections for Household
 (Source - Statistics NZ & Porirua City Council - December 2014)



| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 | 2036 | 2041 | 2046 | 2051 |
|-------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| SNZ High Series | 16,500 | 18,000 | 19,300 | 20,600 | 21,700 | 22,800 | 26,557 | 28,218 | 30,033 | 31,009 |
| PCC Projections | 16,500 | 17,500 | 19,157 | 20,477 | 21,555 | 22,402 | 23,446 | 24,262 | 25,041 | 25,823 |
| SNZ Medium Series | 16,500 | 17,500 | 18,400 | 19,200 | 19,700 | 20,200 | 22,864 | 23,522 | 24,080 | 24,561 |
| SNZ Low series | 16,500 | 17,100 | 17,600 | 17,800 | 17,900 | 17,700 | 19,295 | 18,955 | 18,396 | 18,534 |

... due to an aging population...
... and continued changes in household composition ...



The challenge ... aligning housing development with housing need and choice...

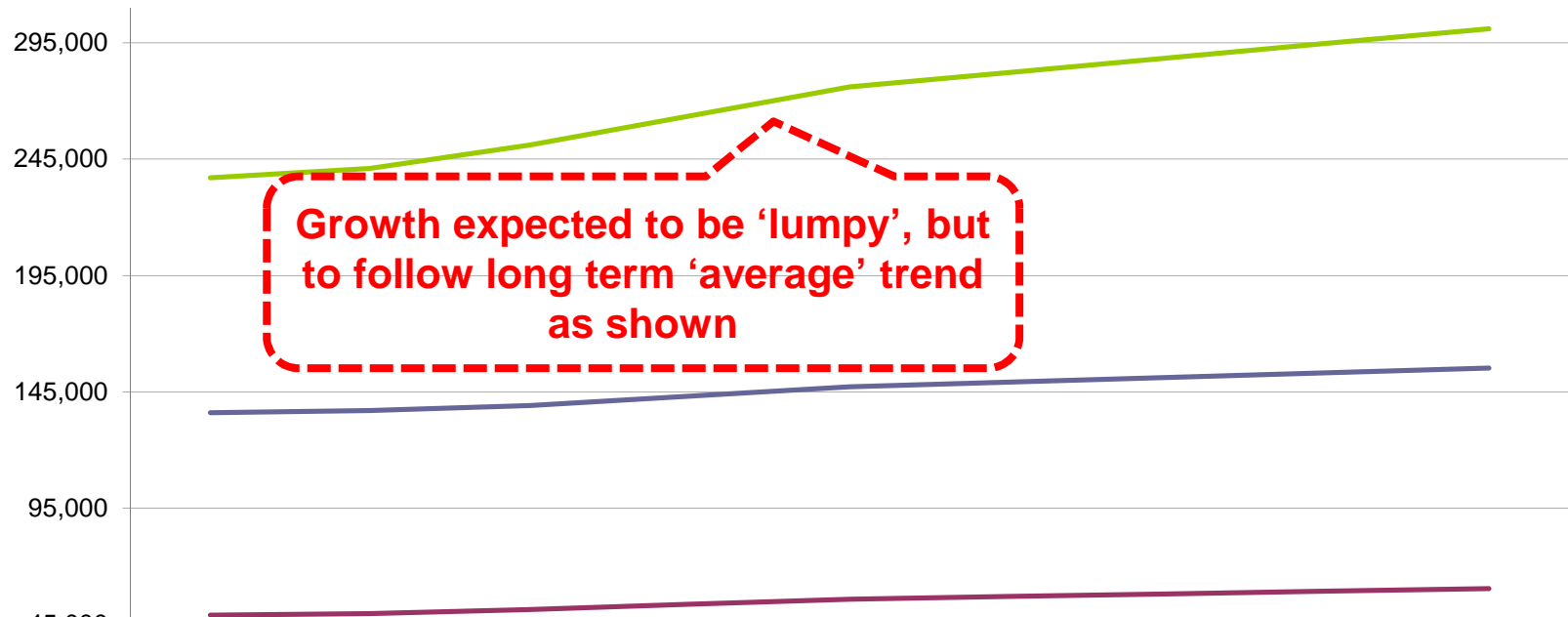


Industrial and commercial growth expected to remain very modest ...



Porirua City - Non-Residential Projections - Buildings in m²

(Source - Livingston and Associates Ltd - July 2014)



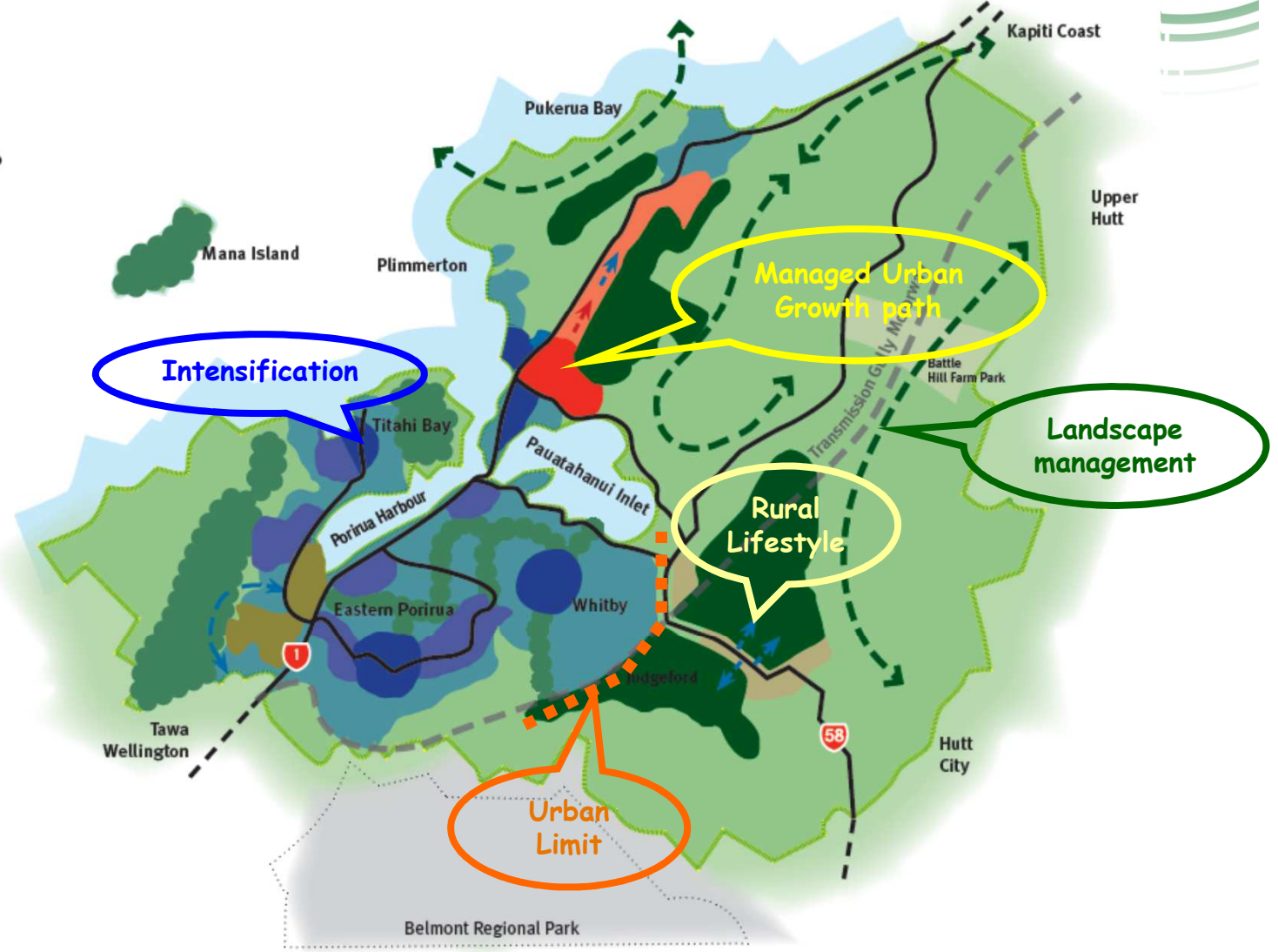
| | 2014 | 2016 | 2021 | 2026 | 2031 | 2036 | 2041 | 2046 | 2051 |
|--------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| — Retail | 136,000 | 136,900 | 139,150 | 143,150 | 147,150 | 149,150 | 151,150 | 153,150 | 155,150 |
| — Office | 49,000 | 49,700 | 51,450 | 53,700 | 55,950 | 57,075 | 58,200 | 59,325 | 60,450 |
| — Industrial | 237,000 | 241,000 | 251,000 | 263,500 | 276,000 | 282,250 | 288,500 | 294,750 | 301,000 |

Porirua has a framework (2009) for the future .. designed to meet anticipated change, and more if needed..

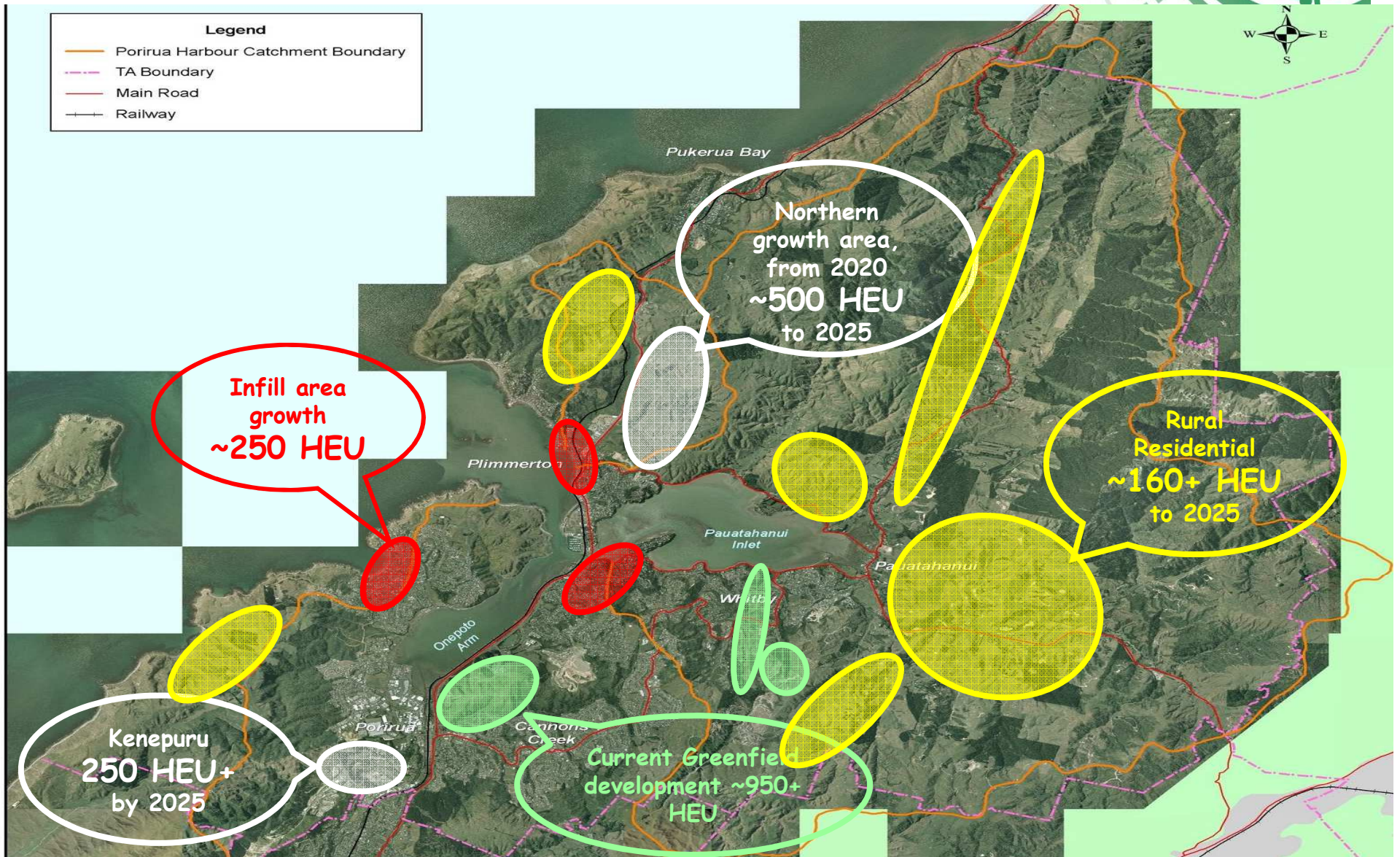


THE PORIRUA DEVELOPMENT FRAMEWORK MAP

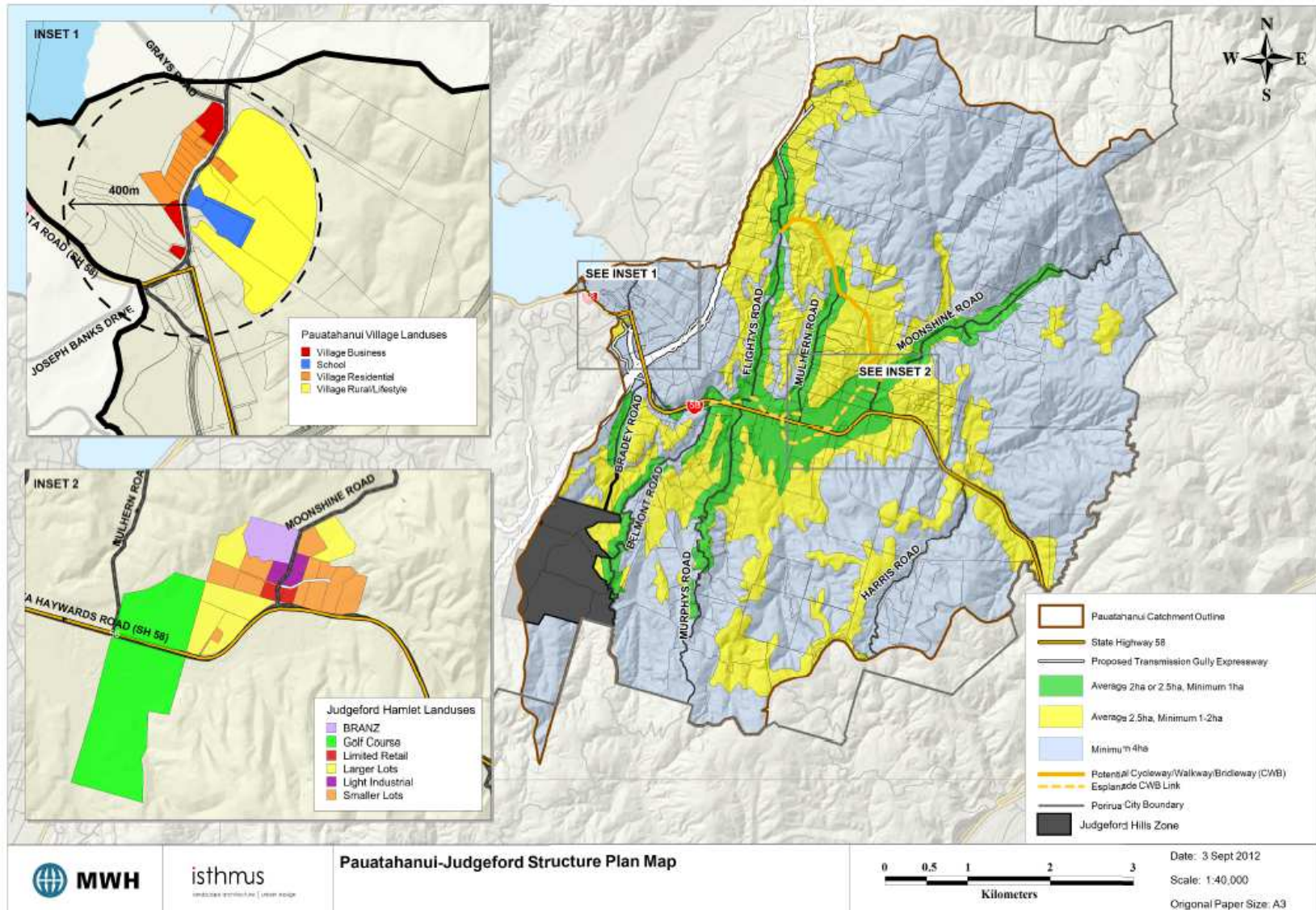
- Urban zoned land
- Potential intensification areas
- Long-term potential intensification areas
- Potential urban growth area
- Long-term potential urban growth area
- Potential rural residential growth areas
- Potential industrial/business growth areas
- Possible long-term industrial/business growth areas
- Green network
- - -> Areas requiring further landscape sensitivity work
- - -> Areas requiring future transport assessment
- - -> Potential development path/movement



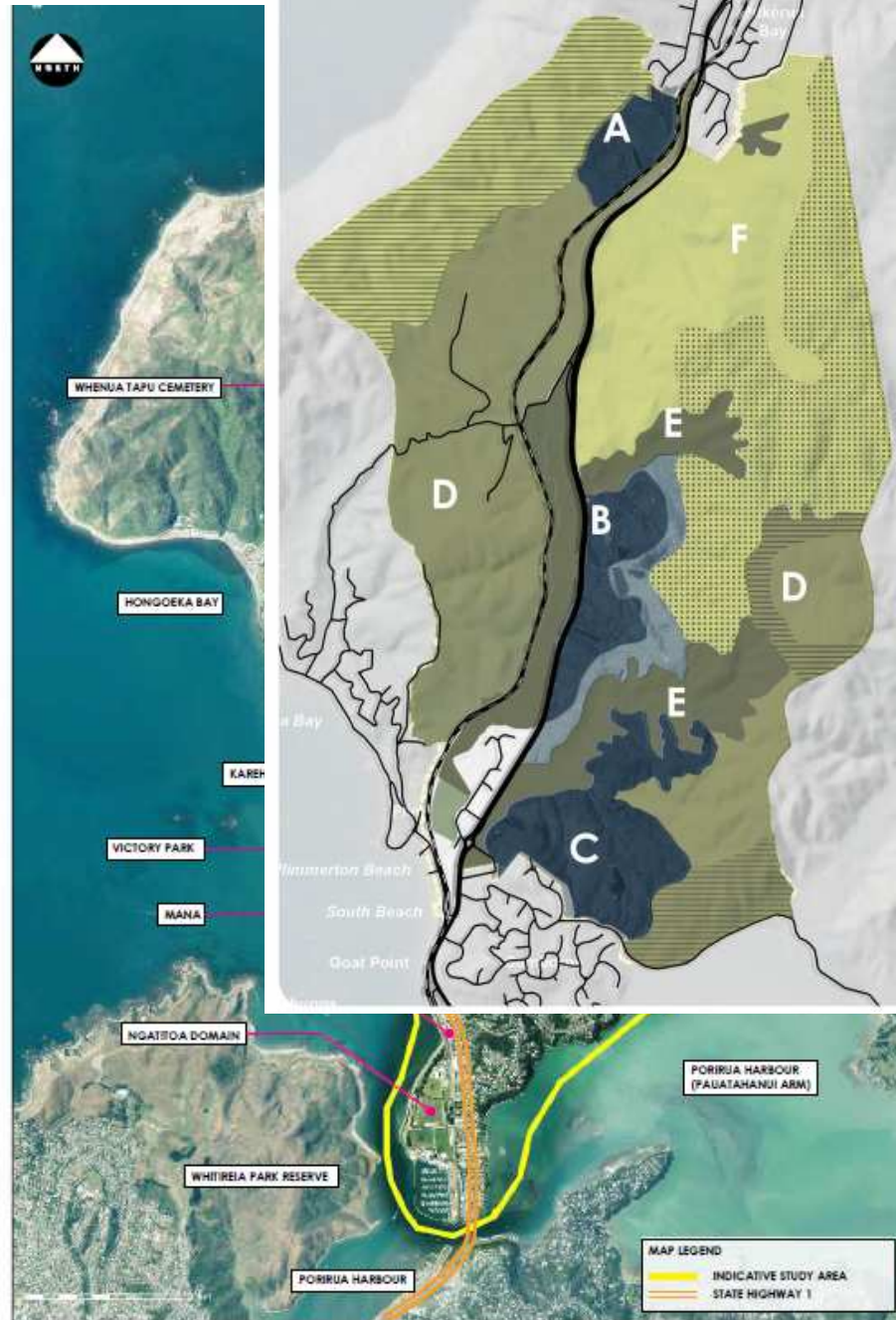
Urban and rural change currently anticipated.. .. ~ 2000+ new homes (HEU) by 2025..



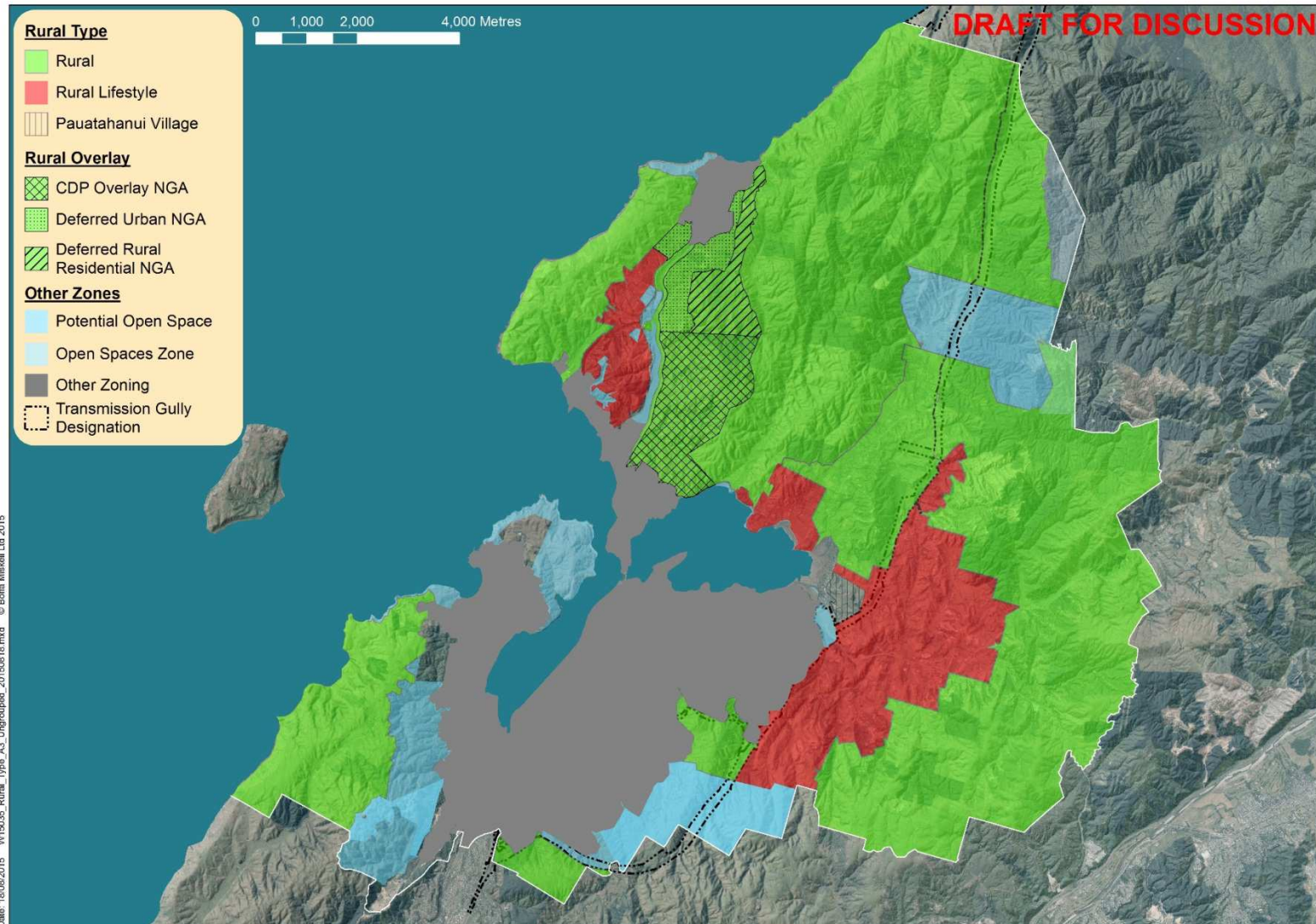
Some of this growth expected to be guided by structure planning.. Pauatahanui / Judgeford..



... and northern growth area...



Porirua District Plan review currently being designed to align with this framework out to 2030+.

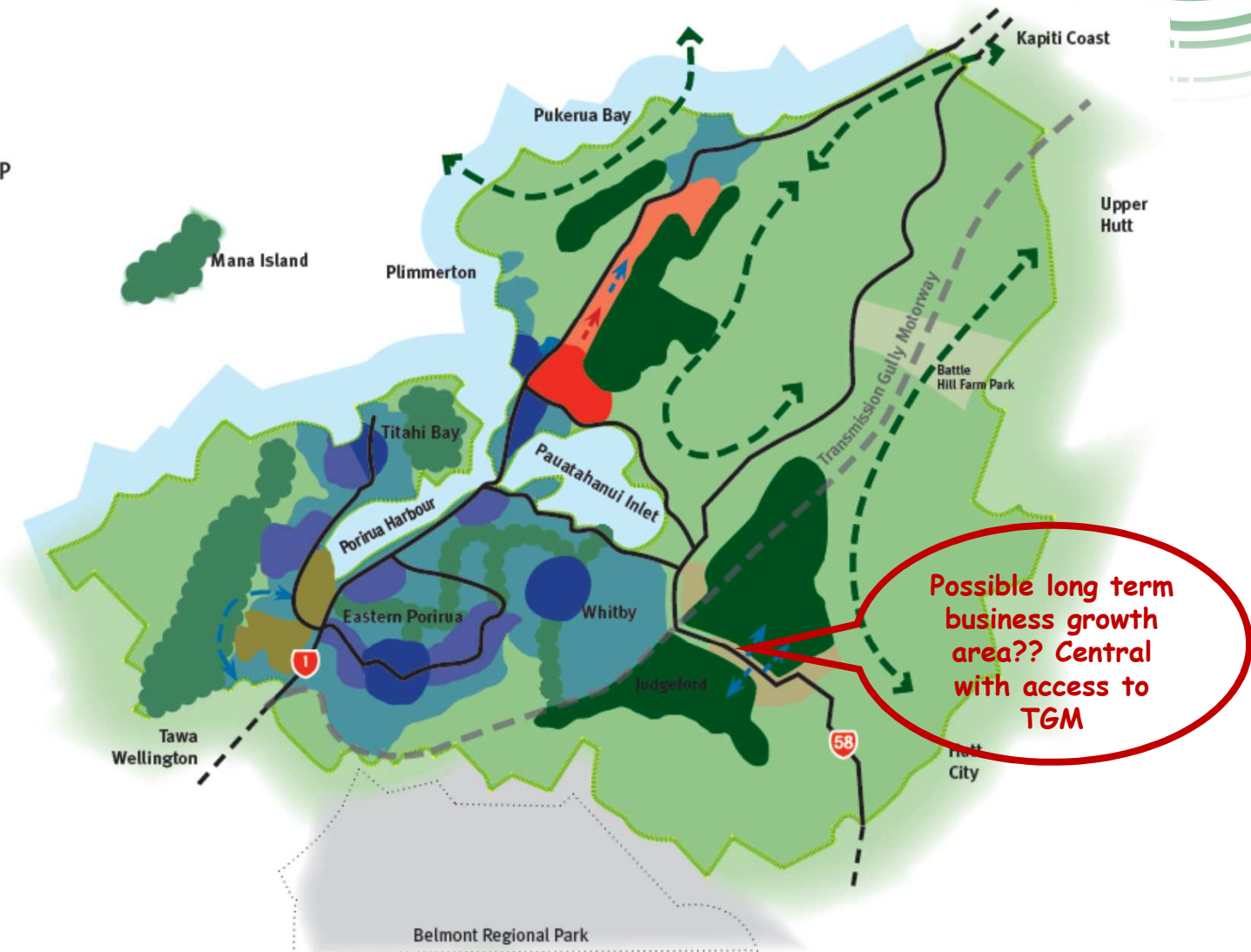


Longer term issue remains ..
 accommodating future business growth..
 a matter for a future plan?



THE PORIRUA
 DEVELOPMENT FRAMEWORK MAP

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Possible long term
 business growth
 area?? Central
 with access to
 TGM