



**Porirua  
Development**

# Spatial Plan for eastern Porirua

May 2023



# Mana Whenua – Ngāti Toa Rangatira

Ngāti Toa Rangatira (Ngāti Toa) are the mana whenua (authoritative tribal group) associated with Porirua and beyond.

Ngāti Toa descend from the eponymous ancestor Toa Rangatira who himself descends from Hoturoa, the navigator of the Tainui waka, that traversed the Pacific Ocean to Aotearoa.

Ngāti Toa journeyed south in a series of migrations known as Te Heke Mai Raro in the early 1800's under the leadership of Te Rauparaha. They established their mana (authority) in the Raukawa Moana (Cook Strait) region following a series of battles, intermarriages and gifts, establishing a maritime domain defined by the tribal whakatauki:

***Mai i Miria te Kakara ki  
Whitireia Whakawhiti te  
Moana Raukawa ki Wairau  
ki Whakatū  
Te Waka Tainui***

*From the Rangitikei River in the north  
Across the Cook Strait  
To Marlborough and Nelson in the south  
The descendants of Tainui*

Kapiti Island and Porirua became the main settlement areas of Ngāti Toa and continue to be an intrinsic and integral part in the identity of the iwi. The tribal pepeha states:

***Ko Tainui te waka  
Ko Whitireia te maunga  
Ko Raukawa te moana  
Ko Parirua te awa  
Ko Ngāti Toa te iwi***

*Tainui is the waka  
Whitireia is the mountain  
Cook Strait is the sea  
Parirua is the harbour  
Ngāti Toa is the tribe*

Tipimana and Pukerau, located in eastern Porirua, are also maunga of significance; and Te Awaiti (aka Cannons Creek) was once a significant waterway for kai gathering and healing.

Ngāti Toa have maintained continuous occupation from the time of Te Heke Mai Raro, including two marae and surrounding pā (villages) in Porirua. Takapūwāhia Marae is located on the western shores of Te Awarua o Porirua (Porirua Harbour) with the whare tupuna (ancestral meeting house) Toa Rangatira named after the eponymous ancestor of the iwi; and Hongoeka Marae located at the harbour entrance with the whare tupuna named after the epic migrations from Kāwhia.

Ngāti Toa signed Te Tiriti o Waitangi in several locations, including Porirua, where it was signed on 19 June 1840 by Te Rauparaha and Te Rangihaeata.

Ngāti Toa experiences in the development of eastern Porirua often had negative results for the iwi. A kāinga (settlement) and associated māra (cultivations) located in the Papakōwhai Block (now known as Bothamley Park) were the subject of a long-standing petition and struggle over ownership.

Largescale earthworks removed vegetation, levelled hills, filled gullies and piped waterways with the resulting loss of native flora, fauna and heritage sites. The earthworks and silting of creeks and streams, coupled with the reclamations in Te Awarua o Porirua Harbour also removed critical food sources. A consequence was the loss of economic and strategic independence, an increased reliance on the market economy, and the inability to connect with te ao tūroa (the natural environment and associated heritage) in a meaningful way.

Another negative result for Ngāti Toa was the pepper-potting of iwi members. A strategy of dispersal by social housing providers removed the ability of Ngāti Toa people to remain close to their communities. Ngāti Toa whānau were separated from one another through a policy of scattering households throughout the region.

The combined effect of these experiences, and more, alienated Ngāti Toa from its associations with eastern Porirua, and a mistaken belief that Ngāti Toa had no connection with the land, waterways, resources, homes, whānau and heritage of the area.

Despite historic grievances, Ngāti Toa and its representative iwi authority, Te Rūnanga o Toa Rangatira, continue to acknowledge and affirm its responsibility as mana whenua to uphold the mana, rangatiratanga and mauri of the whenua, wai, natural resources and people within the rohe as consistent with the kawa, tikanga and values of Ngāti Toa. The iwi exerts the intergenerational rights and responsibilities of kaitiakitanga and manaakitanga within the rohe that are a source of spiritual, cultural, social, and physical sustenance for Ngāti Toa and the local community. The Ngāti Toa Treaty Settlement has given statutory effect to the role of mana whenua within its rohe, and the position of iwi, local and central government, and their respective agencies.

The Strategic Plan of Te Runanga o Toa Rangatira outlines the vision, values and kaupapa (principles) of the iwi and guides its development. It also aims to help others better understand what is important to Ngāti Toa, aiding alignment to the community and partnership conversations. The Strategy outlines are:



"Porirua and Proud of it" March, 1981

## Vision

*Kia tū ai a Ngāti Toa Rangatira; He iwi Toa, Hei iwi Rangatira.*

Ngāti Toa is a strong, vibrant and influential iwi, firmly grounded in our cultural identity and leading change to enable whānau wellbeing and prosperity.



Watercress Tuna and children on Champion Street, Cannons Creek, Porirua, 1985

## Values

- **Manaakitanga** – enhancing mana through excellence, generosity and hospitality
- **Kotahi tātou** – inspiring unity and connection
- **Whakatau Tika** – acting with honesty and integrity
- **Kaitiakitanga** – sustaining our people and resources
- **Wairuatanga** – our connection to te ao wairua (spirituality)
- **Whanaungatanga** – connectedness and kinship
- **Ahi Kā** – sustainability of our Ngāti Toa-tanga
- **Rangatiratanga** – visionary and courageous leadership

## Kaupapa

*Ahakoā he iti whetu ki runga ki te rangi nui pōkekeāo uhiā kai ngaro, e kore e ngaro.*

Even though the stars shining in the night's sky might be obscured by a passing cloud, they will never be obliterated.

- **Ngāti Toa Rangatiratanga – our culture and identity** – Revitalising and strengthening our identity as whānau, hapū and iwi
- **Oranga – our wellbeing** – Advancing the health and wellbeing of all Ngāti Toa Rangatira whānau
- **Ohanga – our prosperity** – Growing a sustainable economic base
- **Te Ao Tūroa – our environment** – Nurturing a resilient environment to sustain future generations
- **Whai Mana – our organisation** – Building a strong organisation founded on leadership and connection



Takapuwhāia Marae, 1924

## Hapori Whānui

In building and maintaining the vision, values and kaupapa of Te Rūnanga o Toa Rangatira, and cognisant of the responsibility of Ngāti Toa as mana whenua, the iwi has endeavoured to support and provide services to the community.

Ngāti Toa has established three community health centres in Porirua East, and more throughout the region. Ora Toa Mungavin, Ora Toa Waitangirua and Ora Toa Cannons Creek provide medical services, community health services, social services, disability services and more. Ora Toa is the primary provider of Covid-19 immunisations in Porirua, and its Tiaki Porirua service provide support for whānau isolating in the community.

Te Kura Māori o Porirua in Ascot Park provides primary and secondary education in Te Reo Māori. Ngāti Toa was integral to its establishment and its continued management and provides a significant amount of students to its roll.

The Ngāti Toa Education Services also work with local schools and colleges in the mainstream to provide teaching resources and professional development in the creation and planning of local history and Māori/Ngāti Toa curriculums.

Ngāti Toa also have a special relationship with Maraeroa Marae in Waitangirua and Horouta Marae in Papakōwhai. These marae provide cultural support for their local communities that have migrated to the city from other tribal areas.

Ngāti Toa maintains strong associations with the local community through Te Rūnanga o Toa Rangatira, Te Kaunihera Kaumātua o Ngāti Toa (Ngāti Toa Council of Elders), our marae, and through informal daily interactions in our community.

In partnering with Kāinga Ora and Porirua City Council, Ngāti Toa envisage an inclusive, open process in the redevelopment of Porirua East, with healthier, safer, vibrant spaces for our whānau and their communities to interact and thrive.



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PART 1

# Introduction



# Introduction

Eastern Porirua will be undergoing significant change over the coming decades. In November 2018 Prime Minister Jacinda Ardern announced funding for a housing-led project that would “unlock the potential for social and economic growth, making it an even better place to live, work and raise a family” (Press Release 2018). This large scale project is known as the Porirua Development.

Over the next two decades, Kāinga Ora – Homes and Communities (Kāinga Ora) is leading this cross-agency project, to help provide more warmer, drier homes alongside improving transport, services and facilities, and enhancing the local environment for existing and future generations.

The area is currently home to some 20,000 residents, including approximately 6500 living in 2000 public houses. Over the next 25 years, these public houses will be redeveloped or improved so they are warm, safe and dry. There will also be the opportunity to build an additional 2000 market or affordable homes in eastern Porirua. To support this redevelopment, Kāinga Ora will partner with Ngāti Toa Rangatira, Porirua City Council and other organisations to help to enhance education, job opportunities and training, public transport, water infrastructure, local parks and other community amenities for all residents of eastern Porirua. These partnerships will be critical to the success of the project, and to Kāinga Ora achieving its mandate to deliver “sustainable, inclusive and thriving communities” (Kāinga Ora–Homes and Communities Act 2019).



**“I’m very grateful to the Government that they stayed true to the vision of this project being an opportunity to not just get the built environment refreshed, but also to ensure we got better social, employment and economic outcomes in the east.”**

Ngāti Toa Rangatira Chief Executive  
Helmut Modlik, 2023

## Porirua Development and partnership

The Porirua Development is the first project approved through a Treasury Wellbeing Business Case, which looks to measure success against overall wellbeing (social, environmental, economic) goals, rather than solely financial. The project is tasked, via collaboration across government, partners, stakeholders and the community, to improve the lives of all people in eastern Porirua, and not just their housing status.

This project will involve significant change to the people and land of eastern Porirua. Kāinga Ora is tasked with contributing to sustainable, inclusive and thriving communities (Kāinga Ora - Homes and Communities Act 2019) and it will also be responsible for the majority of the houses built. However, the success of the project, particularly against the Wellbeing Budget framework, will be determined by the delivery of actions across non-housing related areas, as well as housing outcomes. To grasp this challenge, Kāinga Ora will work closely with development partners Ngāti Toa Rangatira and Porirua City Council, as well as central agencies, the local community, private developers and other interested stakeholders.

## Te Rūnanga o Toa Rangatira Mauriora Framework

Te Rūnanga strives to achieve a state of Mauriora for individuals and whānau. The Mauriora framework provides the conditions to support and contribute to achieving wellbeing and prosperity. Housing, amongst other key indicators including whānau, mātauranga, ahurea, taiao, and mahi, is a contributing factor.

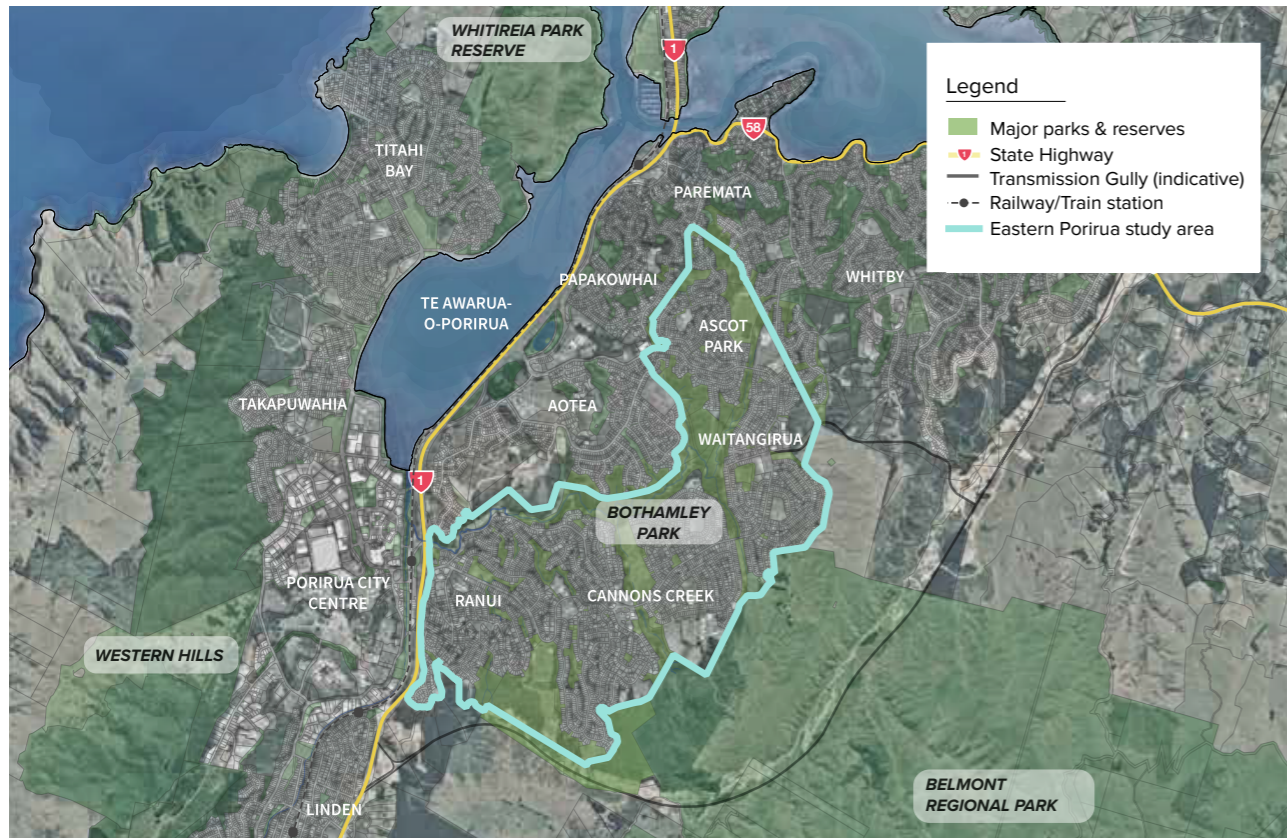
Rūnanga aspires to utilise existing and developing relationships and initiatives, such as the eastern Porirua regeneration programme, to leverage opportunities for Ngāti Toa Rangatira whānau and increase housing supply for home ownership opportunities for Ngāti Toa Rangatira.

## Porirua City Council’s regulatory role

Porirua City Council is responsible for plans and policies mandated in the Local Government Act, Resource Management Act and other pieces of legislation. These include city-wide spatial plans, District Plans and growth strategies, and annual and long-term plans that set budgets for investment. The Porirua Development ensures alignment with all key council policies, strategies and directions, integrating them in specific project delivery plans such as this Spatial Plan for eastern Porirua.

## What is a Spatial Plan?

A spatial plan is a high-level strategic approach to how large areas will change and develop over time. It also outlines what actions must be taken to support that change. To deliver a spatial plan, it is often a collaborative approach, stretching across more than one party or owner. Spatial plans are used to set the direction for more detailed planning and investment programmes to achieve outcomes.



Map of Porirua showing the Porirua Development "precinct" boundary.

## Our Spatial Plan

This Spatial Plan for the Porirua Development sets the direction for how eastern Porirua (Rānui, Cannons Creek, Waitangirua and Ascot Park) will develop and change over time. It establishes Key Changes and Focus Areas for the Porirua Development to lead or support within the area, and provides the high-level information for what eastern Porirua will look like in the future. The Spatial Plan aims to:

- Reflect community views on what people value and their future aspirations
- Consider the land and physical aspects of eastern Porirua to help shape and guide the necessary changes
- Provide an overview of how the area will change over time
- Highlight Key Changes and Focus Areas that are important to the community, partners, and stakeholders to generate change

In practice, the Spatial Plan provides strategic direction for the Porirua Development from neighbourhood masterplans<sup>1</sup> to other key projects, such as infrastructure upgrades, Bothamley Park planning, significant street planning or upgrades. Additionally, the Spatial Plan is an external document, used by partners, stakeholders, and the local community, to understand and respond to the change happening in eastern Porirua.

The Spatial Plan will continue to develop and change over time, allowing timing, funding and priorities of action to be adapted as the project matures. As more is learned about the place and people, plans can change to reflect this.

A fundamental requirement to ensure a successful delivery of this plan will be ongoing engagement between development partners (Kāinga Ora, Ngāti Toa Rangatira and Porirua

1. A neighbourhood masterplan is a plan which details what changes are proposed for each neighbour to help improve the area. It includes changes and development of housing, parks, community spaces, streets or paths. For more information on what this means for eastern Porirua, check out Focus Area: Neighbourhoods on page 52.

City Council), as well as other government and non- government agencies, the communities, whānau and people of eastern Porirua who have helped inform the Spatial Plan. This engagement is what can drive the shift in priorities or actions within this plan.

## Using the Spatial Plan

The Spatial Plan is informed and guided by community engagement as well as Kāinga Ora and partners strategies and policies.

It has a thorough understanding of the people and place which allows the Spatial Plan to set the direction and inform detailed planning, design and investments that happen at smaller scales such as neighbourhoods, development lots, streets and parks.

The next section outlines key information that has been used to help inform the current draft Spatial Plan, key Focus Areas and the key changes that need to happen to achieve positive outcomes alongside development.

### Scales of work:



PART 2

# History and understanding







## Ngāti Toa Rangatira statement on history and mana whenua

This information has been provided by Ngāti Toa Rangatira in full and has not been amended by Kāinga Ora or the Porirua Development.



Houses on Champion Street, Cannons Creek, being built in the 1960s

## History

Porirua has a rich and significant heritage linked to the earliest human settlement of Aotearoa. It was first discovered in approximately 1200 AD with the arrival of Kupe from the Pacific. Kupe named Te Mana o Kupe ki Aotearoa (Mana Island) and placed his anchor stone, Maungaroa, here as symbols of his prestige in voyaging across the (then) unknown southern Pacific Ocean and subsequent discovery of Aotearoa. Kupe was soon followed by other Polynesian navigators who settled throughout the country. These early settlers became known as Moa Hunters and the evidence of their occupation throughout Porirua are still evident today.

Over successive centuries the area was occupied by many iwi before eventually being settled by Ngāti Toa Rangatira in the 1820s. Ngāti Toa Rangatira controlled a vast maritime domain dominating trade across Raukawa Moana (Cook Strait) and regions from the Rangitikei River in the North Island to Wairau (Marlborough) and Whakatū (Nelson) in the South Island. Kapiti Island and Porirua were the main settlement areas for Ngāti Toa Rangatira.

A Ngāti Toa Rangatira whakataukī (proverb) states: “Waihō i Porirua i te kāinga ururua”, which roughly translates into English as “dwell in Porirua, a home of plenty”. This references the many natural resources of Porirua including the abundant flora, fauna, waterways and bush found in eastern Porirua. These provided bountiful fishing and hunting grounds, and materials for rongoā (traditional remedies), housing, transport, clothing, weaponry, and tools.

During the conflicts of the New Zealand Wars, Ngāti Toa Rangatira chiefs Te Rauparaha and Te Rangihaeata led a campaign resistance to British settlement. Conflict eventually ended after Te Rauparaha was illegally detained by Governor Grey. He was kidnapped from his home at Taupō Pā (Plimmerton) and taken hostage aboard the naval vessel *Driver*. He was then

held without charge onboard the HMS *Calliope*. These vessels, and the HMS *Castor*, were also involved in the bombardment and sacking of Mātaitaua Pā in Pāuatahanui, and the holding and transportation of Ngāti Toa Rangatira prisoners.

Ngāti Toa Rangatira resistance to British colonisation ended with the forced sale of around 608,000 acres in Wairau (Marlborough) and 25,000 acres in Porirua, primarily in eastern Porirua. The subjugation of Ngāti Toa Rangatira and acquisition of land then allowed for the settlement and development of Porirua. Over time the city expanded, primarily as part of Wellington’s urban growth.

Expansion accelerated following the Second World War. Soldiers returning home began settling in urban areas, including Porirua. A nation-wide population boom and subsequent housing shortage led to a state house building programme that established eastern Porirua as the “largest single state housing community” in the country. An influx of Pasifika migrants also added significantly to the growth of the city and community.

This growth resulted in major developments occurring throughout Porirua including the construction of the Porirua City Centre and Porirua East for residential, commercial, and industrial purposes.

Although often referred to as a very ‘young city’, Porirua also has very significant historical associations including some of the oldest human occupation sites in Aotearoa, important figureheads such as Te Rauparaha and Governor Grey, war and colonisation, and its recent history as a site of considerable public, private and community investment and development.

This history is to be expanded further with eastern Porirua again being a focus point for iwi, community, Council, and government agencies working together to improve the lives of the people who call Porirua home, so it can remain a kāinga ururua for all.

## Porirua East: A site of Significance

Porirua East lies on the western side of the Pareraho hills. Pare-raho was also known as Te Raho-o-te Kapowai (now called the Belmont Hills).

Porirua East includes the suburbs of Cannons Creek, Waitangirua, Aotea, Rānui and Ascot Park. It is noted that the ‘Porirua’ lands were not limited to the Te Awarua o Porirua ‘catchment’ and included lands bounded by Te Awakairangi (Hutt River).

The Porirua East lands were cultivated by Te Hiko-o-te-Rangi, son of Te Pēhi Kupe and Tiaia. Te Manihera also maintained cultivations in eastern Porirua. Ngāti Toa Rangatira occupation at Porirua East involved kainga and mahinga kai, including significant sites for gathering of karaka berries.

In terms of the inland Porirua East area, the following is a summary of the primary Ngāti Toa Rangatira lands and streams:

- **Aotea** – The land between the Porirua village (now Porirua Town Centre) and the Aotea stream, located just south of Gear Homestead. Bounded inland by the eastern Kenepuru Stream. A prominent hill on Aotea is called Kenepuru or Tomangakohu (42 metres).
- **Oko Wai** – The hills associated with Aotea Lagoon, Police College and most of the Aotea subdivision. Okowai was the name adopted by James Gear for the homestead and farm. The highest point being Baxters Knob at 739 metres.
- **Papakowhai** – An area of land inland of the new Aotea Block subdivision (ie, Te Puia Drive) and Bothamley Park near Warspite Ave. The highest point in this area is known as Stevens. Papakowhai is often used as the name of a coastal settlement however, Papakowhai was an inland kainga of Ngāti Toa Rangatira.

- **Kenepuru** – The eastern Kenepuru is the mainstream flowing through Porirua East which joins the main branch of Te Kenepuru/Parumoana (east of Mephram Place).
- **Takapū** – Takapū (Takapū Valley area) is associated Te Patukawenga who was the son of Kaiwhakakura and a cousin of Te Iringa of Ngāti Mutunga. Te Patukawenga was a leading chief of Ngāti Mutunga. The name Takapū is associated with the words of Te Patukawenga who said that ‘Ko taku takapū tenei’ meaning ‘this is my belly’ (ie, place of food supply). Te Patukawenga was a close ally of Ngāti Toa Rangatira and was involved in the early Ngāti Toa Rangatira settlement of Te Awarua o Porirua.
- **Tukapo/Tu Kapo** – Tu Kapo is a name sourced from the 1847 map of Porirua. This name could be a misspelling of Takapū or a separate name associated with the Porirua East area. Tu Kapo could be a name for Cannons Creek.

The value of the Porirua East land is expressed in the 1847 Porirua Deed which set aside Aotea, Oko Wai and Papakowhai as a reserve for Ngāti Toa Rangatira. The boundary of the reserve followed the eastern Kenepuru Stream until Papakowhai (near Warspite Ave) and then out to a coastal settlement called Oahu.

## Papakowhai alienation

The Oko Wai and Papakowhai lands were alienated by the Crown in the 1860s and 1870s.

The loss of Papakowhai occurred because of an illegal occupation by a settler called Stevens. Stevens occupied Crown land (Section 25) to the east of Kenepuru Stream (now Waitangirua) and operated a sawmill to remove the forest and establish a farm. Stevens expanded his farm over the eastern Kenepuru stream to the Papakowhai lands owned by Ngāti Toa Rangatira. Stevens blamed the occupation of Papakowhai on a ‘boundary mistake’ and managed to get to the Wellington Provincial Government to acquire the land from Ngāti Toa Rangatira in a dubious translation in 1862.

The Papakowhai Block is now occupied by the eastern part of the Aotea Block subdivision (ie, Te Puia Drive) and Bothamley Park near Warspite Avenue.

The Oko Wai Block was conveyed to Wiremu Parata and Ngahuka Tungia in 1872 and was later sold to private interests. As with Papakowhai, the loss of Oko Wai was a questionable transaction and was never investigated by the Crown, Courts or the Waitangi Tribunal.

In 1914, Haana Wi Neera continued the campaign to return Papakowhai. Haana Wi Neera and 11 others of Ngāti Toa Rangatira submitted a petition in 1914. The petition restated the value of Papakowhai as kainga, mahinga kai and cultivations. Papakowhai remained in private ownership. No compensation was granted to Ngāti Toa Rangatira.

The southern part of the original 1847 reserve became the Aotea Block. The Aotea Block included a number of significant streams flowing into Te Awarua o Porirua with the boundary between Aotea and Papakowhai being the Aotea Stream (located just south of Gear Homestead),

Manawapiha Stream and the Tamanga-o-kohu Stream which flowed from a Kenepuru hill (located on the Aotea Block above the south-bound State Highway 1 bridge).

This land remained within the collective ownership of Ngāti Toa Rangatira until it was processed by the Native Land Court during the early 1880s. The block was subdivided and vested in Rawiri Puaha, Pene Koti, Wiremu Neera, Hopeha Horomona Nohorua, Hohaia Pokaitara and Hira Te Aratangata. The block was later sold to the Mungavin family for farming.

## Pastoral farming and Porirua New Town

Following alienation, the Porirua East land was converted into farms and was associated with the Okowai (Gear), Bothamley, Stevens, Thompson and Mungavin farms. The north Takapū Road was built in early 1870s and followed the eastern Kenepuru Stream to the Bradey Farm at Pauatahanui.

The Porirua East lands were taken by the Crown for public housing in the late 1950s. The construction of Porirua East resulted in massive environmental and social change. This involved large scale earthworks, housing development, loss of indigenous vegetation, untreated sewage discharge and stormwater overflows and the piping of Cannons Creek and associated lake feature and tunnelling.

Despite the construction of Porirua East, the general flow and direction of the eastern Kenepuru Stream has remained largely intact and there is potential for the Bothamley Park area to return to an indigenous footprint, recognise iwi heritage values and potential opportunities for Ngāti Toa Rangatira reconnection and environmental restoration.

2. Refer to Ngāti Toa Rangatira Housing Strategy

## Housing aspirations

Te Runanga o Toa Rangatira strives to enable Ngāti Toa Rangatira whanau throughout the rohe in to housing<sup>2</sup> and development.

The Ngāti Toa Rangatira Treaty Settlement process has created a significant opportunity for a once virtually landless iwi to acquire land, predominantly across the Wellington Region.

This rohe of Ngāti Toa Rangatira is extensive. Runanga approach to development is through wellbeing, mana and prosperity building. The Ngāti Toa Rangatira mauriora framework has shaped Runanga approach to developments and will continue to do so in all projects.

The outcomes of the framework, that include te mana o te wai principles, recognise Runanga’s vision for environmentally and culturally sustainable outcomes. If our whenua is healthy, our whanau are healthy. Runanga has aspirations of housing provision as one enablement tool for creating an economic base for its people, at the heart of its rohe.

The aspirations are aimed to connect whānau with their whenua and provide for the relationship of Ngāti Toa Rangatira with ancestral lands in terms of housing, enabling whanau and hapu greater ability to connect with opportunities to exercise customary responsibilities as kaitiaki and the expression of customs and values. Runanga has significant development potential across the rohe, with the immediate opportunities present in Porirua.

The intention is to identify development sites that will provide good housing uplift in a quick timeframe. Such developments will generate wider social, environmental and cultural outcomes.



## Community engagement



### “We want to start a conversation with the eastern Porirua community”

Prime Minister Jacinda Arden, Press Release, 2018

Fundamental to success of any development is ensuring there is an understanding of the people, and communities who live and use the area. This knowledge and understanding ensures that design and development decisions are fit for purpose.

To help achieve this, the Porirua Development created “He Ara: pathways to better homes, great neighbourhoods and resilience communities”. He Ara is the process Porirua Development has been and will be using to engage with and understand the local community.

#### The three main phases of this process are:

Whakawhānaungatanga – listen to understand and connect	To help inform the Spatial Plan and the wider project, 2,300 people participated in a range of community engagement activities and shared over 5,000 ideas. This included in person sessions with school groups, local community interest groups, refugee background and new migrant community groups, local activities and events such as the Waitangirua Markets, and meetings with groups representing communities from Cook Islands, Samoan, Niue, Tuvalu, Tonga, Tokelau and Fiji. Other supportive steps to supplement direct meetings were also used, including online feedback tools, mailing feedback and establishing a Community Info Hub in the Cannons Creek Town Centre to facilitate drop-in discussions with the community.
Whakaata- reflect and confirm these concepts within the community	This is the stage we are operating in currently. We are discussing a draft Spatial Plan that has been shaped with the community feedback in mind.
Māramatanga – focus on communicating back to the community	This work is ongoing as the Porirua Development develops and delivers work and will remain so.



Discussions with community about issues and aspirations, 2019

Summaries of the engagement processes and outcomes can be found on the Porirua Development project website: [porirua-development.co.nz/engage](https://porirua-development.co.nz/engage)

Whakawhānaungatanga has identified a number of common themes that are important to the local communities. This draft Spatial Plan weaves many of these common responses from Whakawhānaungatanga into Focus Areas, and includes recommended physical works that should be taken to support each area.

As the draft Spatial Plan is designed to highlight improvements to specific locations and physical spaces, it has woven suggestions relating to understanding, protecting, improving, enhancing or transforming Rānui, Cannons Creek, Waitangirua and Ascot Park.

Ideas that could be part of the Porirua Development but do not have a physical component have not been included within this draft Spatial Plan. Such ideas include, improved educational quality, or greater local employment programmes and training.

Engagement on key aspects of the Porirua Development does not stop at māramatanga. It is necessary at various levels and will continue in order to further refine plans, designs and investments, but also to help keep documents, such as the Spatial Plan, up to date with community ideas and aspirations. Whakawhānaungatanga, whakaata and māramatanga will continue with partners, stakeholders and the community during the lifespan of the Porirua Development.

Phase 1.1 2019	Phase 1.2 2020-2022	Phase 1.3 2022	Phase 1.4 2022-2023
<p><b>Whakawhānaungatanga – listen to understand and connect</b></p> <p>The purpose of this phase was to listen and understand residents’ lived experiences, their values and their aspirations.</p> <p>2019 engagement</p>	<p><b>Investigation – internal partner engagement</b></p> <p>The purpose of this phase was leveraging the 2019 community engagement report to understand how community aspirations could be unlocked through the project, and budget required.</p>	<p><b>Community Temperature Check – Talanoa</b></p> <p>The purpose of this phase was understanding how the community was feeling, key priorities for the team prior to re- engaging widely, and development of re-engagement approach. Due to project funding delays and COVID-19, there was a gap in community engagement activities.</p>	<p><b>Project Update – Talanoa</b></p> <p>Following the Government’s funding announcement in November 2022, project milestones were confirmed. This enabled the team to re-engage meaningfully about what the project had achieved to date, what the community could expect to see in the next 3-5 years and engagement opportunities for the Spatial and Master plans, and Outcomes Monitoring Framework.</p>
<p><b>Phase 2 2023</b></p> <p><b>Whakaata – reflect</b></p> <p>Reflect and confirm these concepts with community.</p>	<p><b>Phase 3 2023-2024</b></p> <p><b>Māramatanga – enlightenment</b></p> <p>Consolidate and communicate back.</p>		



Discussions with community about issues and aspirations

## The people of eastern Porirua

A snapshot of the community's demographics.

### Current and future population

**53%**

of the current population are 30 years or younger



**2,600**

Additional houses expected



**20,000**

is the approximate existing population



**25%**

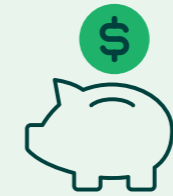
expected population growth over 30 years (around 5,000)



### Income and education

**Income**

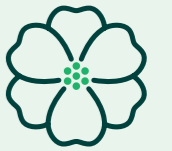
The average household income is significantly lower in eastern Porirua than the rest of Porirua.



### Ethnicity and language

**53%**

of eastern Porirua self-identify as Pacific Peoples

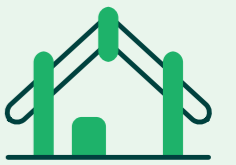


**House Prices**

The average house prices are lower than the wider Porirua, but still unaffordable, particularly to local residents.

**23%**

as Māori (\*note that some may report dual-ethnicities)



- Existing housing in the area is aging.
- There are higher levels of hardship in eastern Porirua than the vast majority of Porirua City and wider Wellington region.
- Despite a number of schools (14 schools, including one college and one intermediate school, along with 17 early childhood centres), many seek education outside of eastern Porirua, particularly for secondary schooling, due to low ratings many schools in eastern Porirua have.

**23%**

of eastern Porirua speak Samoan at home, with other common languages being Te Reo Māori, Tokelauan and Cook Islands Māori.





Stats NZ Data, 2019




## Challenges and opportunities for eastern Porirua's locations and spaces

Eastern Porirua is a complex area that has changed significantly over time. The original land of hills, gullies, streams and dense vegetation was changed to be farmland and large lot private housing. As Porirua City was expanding and becoming more urbanised in the 1950s and through the 1960s and 1970s, the area as we know was created. This involved largescale earthworks, moving dirt to make roads, parks and areas for many more houses. The new landscape is what shapes the current challenges and opportunities for Kāinga Ora, Ngāti Toa Rangatira, Porirua City Council and others involved in the Porirua Development.

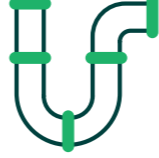



The table below is a summary of a range of areas in eastern Porirua, their challenges and opportunities. It provides the Porirua Development, partners and other stakeholders with the information needed to help create sustainable development opportunities in Rānui, Cannons Creek, Waitangirua and Ascot Park.

Area	Challenge	Opportunity
<b>Land</b> 	<p>There are very few flat sections for housing development. The steep land limits development opportunities.</p> <p>The land was also modified with large amounts of earthworks from the 1950s to the 1970s. Previous development and earthworks has created issues with flooding of streets, houses and parks.</p>	<p>Reduce flooding by reducing or avoiding development in problem areas, returning piped streams to the surface (referred to as daylighting streams), or redirecting water to better locations.</p> <p>Protect and incorporate key environmental features such as key waterways, hills, trees/vegetation or animals in future designs.</p>
<b>Sites and areas of significance</b> 	<p>Poor protection and maintenance of sites.</p> <p>Many of these spaces have been severely altered and misused with little application or acknowledgement of tikanga.</p>	<p>Work closely with mana whenua to rename these sites at the start of development activities. Ensure names are culturally aligned and adequately displayed.</p> <p>Ensure these sites are acknowledged and protected. Work with mana whenua to ensure development around these sites is done appropriately.</p> <p>Daylighting awa (stream<sup>3</sup>) from pipes and naming them appropriately. Support these reclaimed watercourses with indigenous planting and mara.</p>

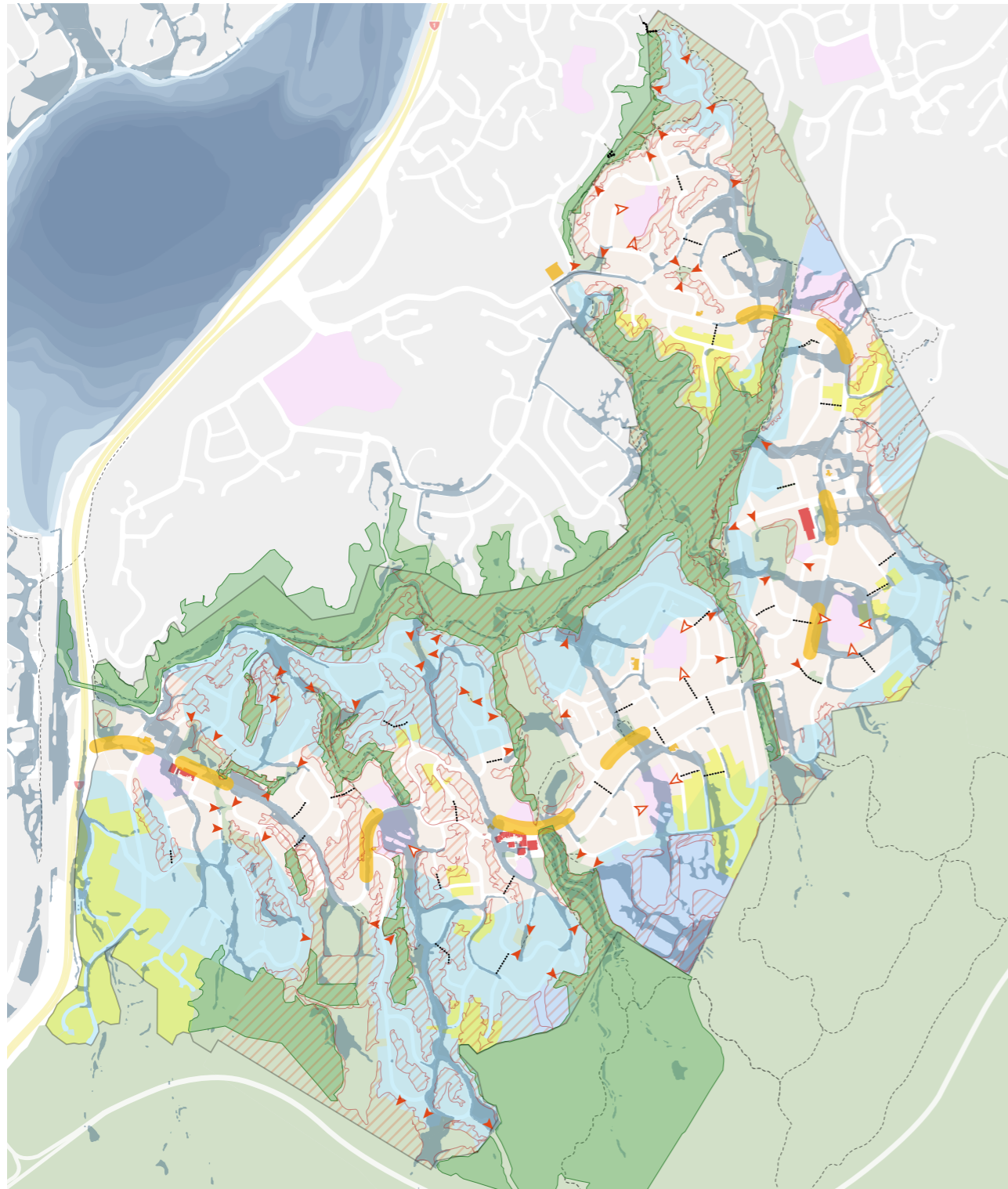
3. Daylighting streams/awa is the process of removing concrete, pavement or pipes that are covering the water as a way of improving waterways and surrounding environment. In many cases burying or covering streams increases nutrient pollution, degrades habitats, and increases downstream flooding.

Area	Challenge	Opportunity
<b>Environment</b> 	<p>The environment, animal habitat and breeding areas have been impacted by housing development. This has seen soil and pollutants getting into waterways (particularly during storms), introduction of pest plants, pets and rubbish build up.</p>	<p>Increase planting around waterways or create other measures to protect and support our environment.</p> <p>Promote kaitiakitanga (guardianship) and awareness of our environment.</p> <p>Create new environmental spaces.</p> <p>Ensure infrastructure supports the reduction in rubbish and other contaminants entering the local environment.</p>
<b>Parks and reserves</b> 	<p>Unsafe parks and reserves with limited access and visibility, particularly Bothamley Park.</p> <p>Poor design creating either crowding or anti-social behaviours in parks and reserves.</p> <p>Large parts of eastern Porirua are not within a short walk (5 minutes) to a play space.</p> <p>Lack of diversity in open spaces and playgrounds, particularly facilities for a variety of adults.</p>	<p>Upgrade parks and reserves by improving safety and increasing the types of facilities or equipment available.</p> <p>Promote multifunctionality of parks; signage and wayfinding to promote use of parks.</p> <p>Improve connectivity, access and supply of open space to neighbourhoods that do not currently have access to open space.</p> <p>Create parks and reserves that support local events/activities and facilitate community ownership.</p>
<b>Housing</b> 	<p>Unhealthy homes that are cold and damp.</p> <p>House types, sizes and bedroom numbers that reflect life from the 1950s to 1970s and not the current demands on housing.</p> <p>The mix of public and private house ownership makes it challenging to create large scale housing developments.</p>	<p>Redevelop or renovate public housing to meet current housing standards.</p> <p>Create and increase the range of housing types and sizes, catering to a variety of family sizes and mobility requirements.</p> <p>Explore different types of housing that support wahi kāinga, multi-generational homes or other communal types of housing.</p>

Area	Challenge	Opportunity
<b>Getting around</b> 	<p>Warspite and Mungavin Avenues are often the only connection point between neighbourhoods limiting how we move through areas.</p> <p>There are complex street networks, narrow and inconsistent laneways, and limited signage making it difficult for people to understand where they are and how to get to their destination.</p> <p>Access to schools and parks is often narrow squeezed between housing and not easily seen.</p> <p>Cars and trucks are often prioritised supporting high-speed traffic, which means there is a lack of safety measures in place for pedestrians and cyclists.</p> <p>Perception of public transport is poor.</p> <p>Some areas are not within walking distance of a bus stop or do not have a bus service.</p>	<p>To help reduce the need for using private cars, create additional links between and through neighbourhoods. This can not only help people understand where they are and how to get to their destination, but also makes it easier to walk, cycle or use public transport.</p> <p>Improve direct access through laneways, to parks and schools, and key areas such as town centres.</p> <p>Improve connections through reserves to enhance links between and through neighbourhoods.</p> <p>Support public transport services that are more frequent and provides greater access to the community.</p> <p>Create safe and attractive spaces that encourage walking or cycling.</p> <p>Improve pedestrian crossings and design streets to support all forms of transport, not just vehicles.</p> <p>Create consistent signage around eastern Porirua.</p>

Area	Challenge	Opportunity
<b>Water infrastructure</b> 	<p>Many pipes are old and in poor condition. This leads to wastewater leaking from pipes or flooding and water overflowing where the infrastructure network is under pressure.</p> <p>The current water infrastructure network (drinking, wastewater and stormwater) is limited and is not designed to support new, additional development in eastern Porirua.</p> <p>Previous development has led to pipes being installed under homes instead of under roads, making them less accessible or easily repaired.</p>	<p>Upgrade and replace pipes and other water assets that support eastern Porirua such as water reservoir, pump stations, storm water channels across all water infrastructure networks as required.</p> <p>Invest in new, better water infrastructure that supports current and future communities. This includes building a new reservoir to ensure eastern Porirua can access drinking water following a natural disaster.</p> <p>Move existing pipes from under houses to under roads to make them more accessible and easily repaired.</p>
<b>Town Centres</b> 	<p>Town centres do not have a range of retail or hospitality options.</p> <p>Town centres in eastern Porirua can be unattractive, unsafe and uninviting for people to use or travel through.</p> <p>Town centres largely support vehicles with large spaces allocated for cars and car parking.</p>	<p>Improve the opportunity for a variety of retail, hospitality, community, residential and other interests to operate from the town centre.</p> <p>Improve accessibility to transport options within town centres.</p> <p>Create new, attractive public spaces within each centre.</p>
<b>Community</b> 	<p>Lack of quality, multi-purpose community facilities, particularly for creative or specific cultural use.</p> <p>Schools are not attracting enough local students.</p> <p>Poor access to many schools.</p>	<p>Support new or upgraded facilities that can support a wide range of uses.</p> <p>Improve safe walking and cycling to and from schools, particularly by improving entrance access.</p>
<b>Safety</b> 	<p>A lack of visibility through many of eastern Porirua's streets, alleyways, parks and centres.</p> <p>Physical safety is challenged by lack of maintenance, particularly footpaths.</p>	<p>Design streets, connections and public spaces to have better visibility and access.</p> <p>Ensure maintenance is kept up to maintain accessible pathways for our community.</p>

## Spatial challenges summary



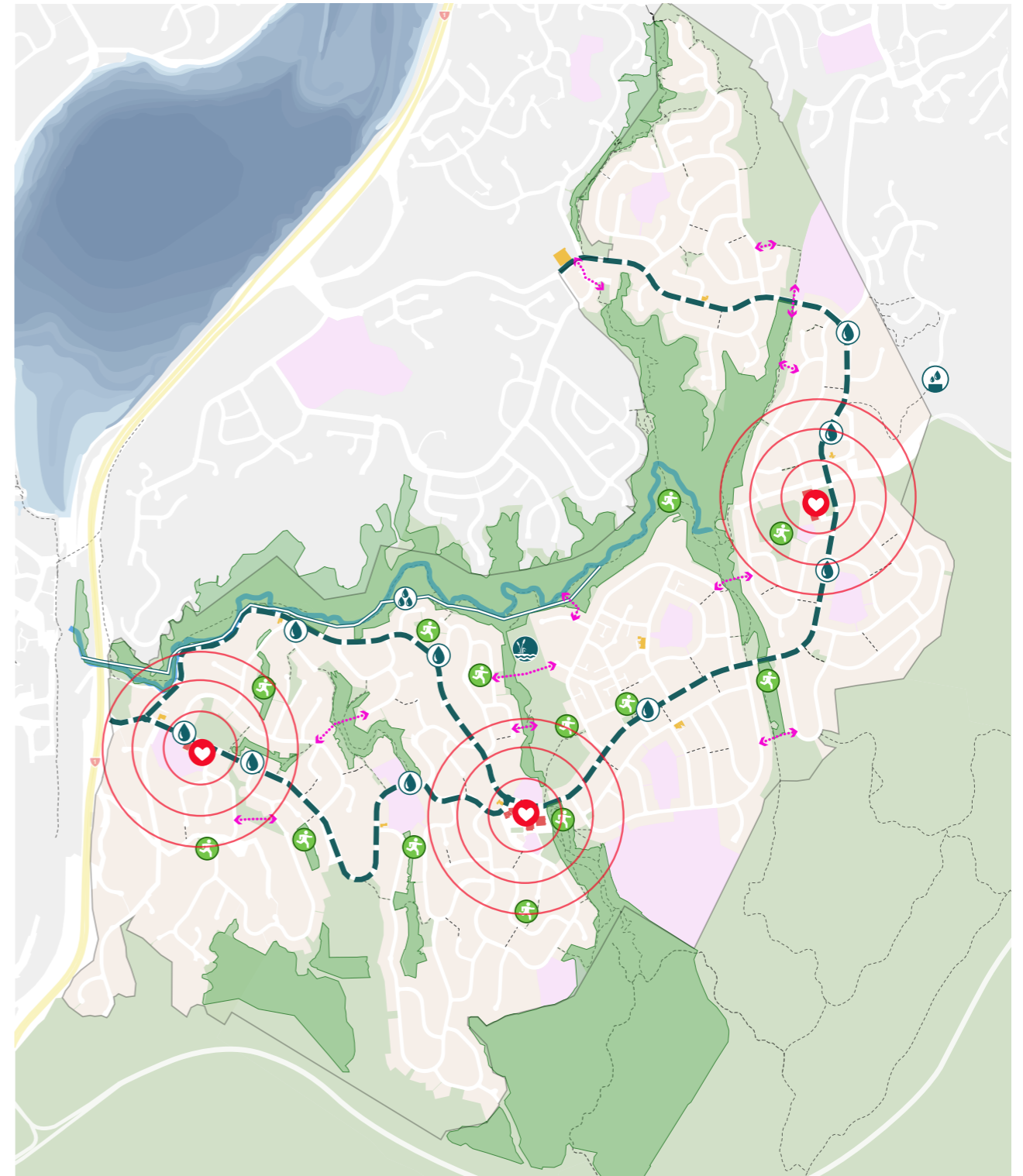
### Legend

- Local shops
- Town Centre
- Parks & reserves
- Schools
- Stream
- State Highway
- Eastern Porirua study area

### Spatial challenges

- Steep topography (greater than 1:5)
- Ecological areas impacted by development
- Areas greater than 5 min walk to frequent bus service
- Areas greater than 5 min walk to park
- Flooding areas
- High vehicular-pedestrian crash rate
- Narrow, poorly-lit alleyways
- Narrow School accessway
- Low-quality park accessway

## Spatial opportunities summary



### Legend

- Local shops
- Town Centre
- Parks & reserves
- Schools
- Stream
- State Highway
- Eastern Porirua study area

### Spatial opportunities

- <5 min walk to Local Centre
- Support ecological areas
- Improve housing
- Kenepuru Stream restoration
- Increase public transport and cycleways
- Trunk Sewer Upgrade
- Reduce flooding impact
- Upgrade water reservoir
- Create wetland
- Upgrade to parks
- Support Local Centres



PART 3

# Spatial Plan

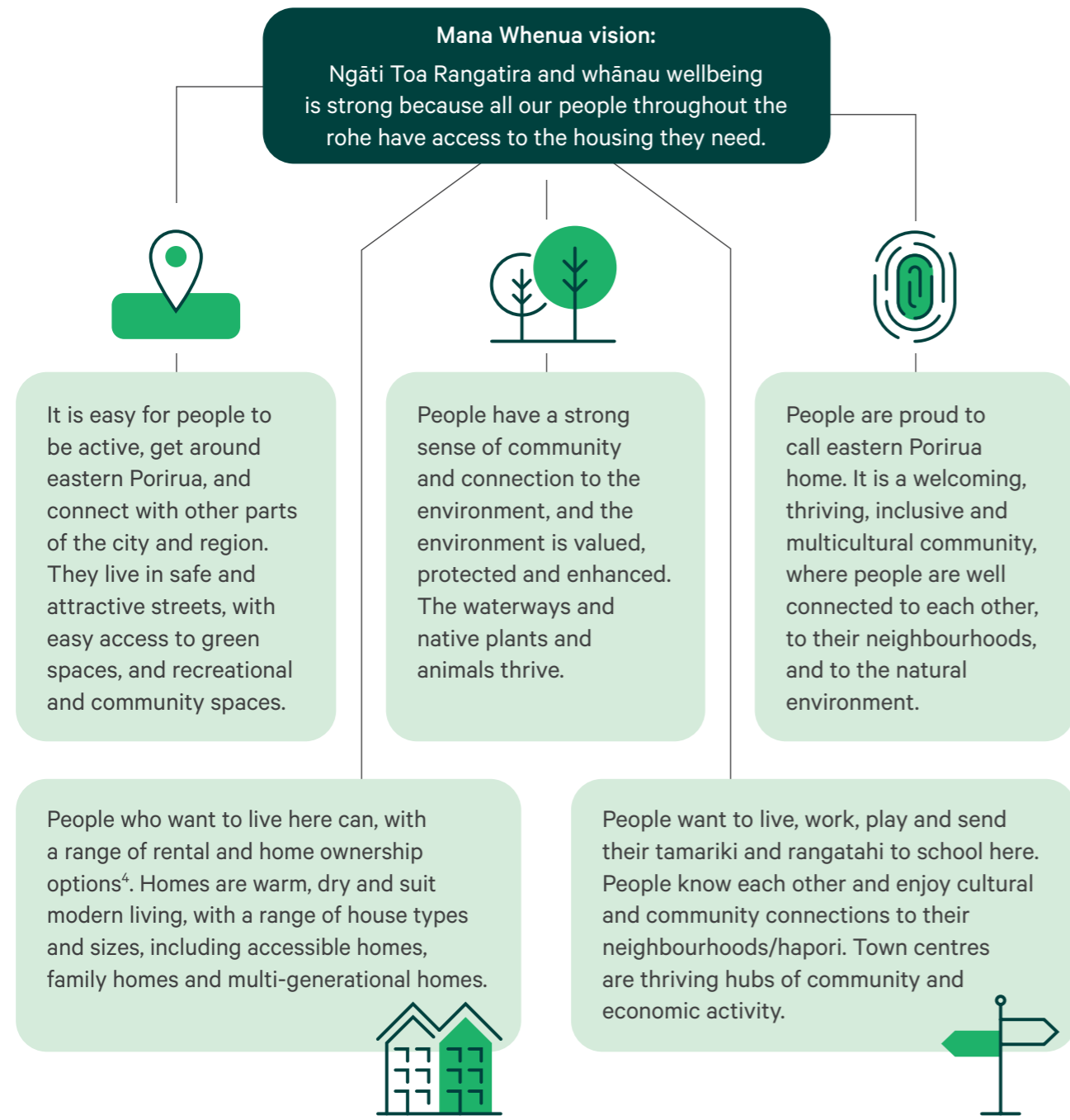


# Spatial Plan

The Spatial Plan sets the direction for where the Porirua Development will need to deliver change in order to support the growth and aspirations of eastern Porirua.

As mentioned in the previous section, this document has been informed by what the community are interested in or concerned about. It also has taken into consideration the history of Porirua, current and future residents, and the current layout of eastern Porirua and what environment is like.

This section outlines the vision for the Porirua Development as well as Key Changes and Focus Areas that reflect community and partner aspirations for eastern Porirua. Each Focus Area includes a summary of what goals we need to achieve, and the actions we could take to improve each area.



4. The Proposed District Plan gives effect to the National Policy Statement on Urban Development and the Resource Management Act – Enabling Housing Supply Act, and determines how density is enabled in eastern Porirua. Further consultation with the community will be undertaken to understand how higher density can be delivered in alignment with cultural values, and multi-generational living.

# Spatial overview and key moves



- Legend**
- Local shops
  - Town Centre
  - Parks & reserves
  - Schools
  - Stream
  - State Highway
  - Eastern Porirua study area
  - Enhance significant parks and restore Kenepuru Stream
  - Thriving Town Centres
  - Higher density homes
  - Multi-modal corridor
  - Quality homes and neighbourhoods
  - Reduce flooding impact
  - Create wetland at Cannons Creek Park
  - Upgraded water reservoir

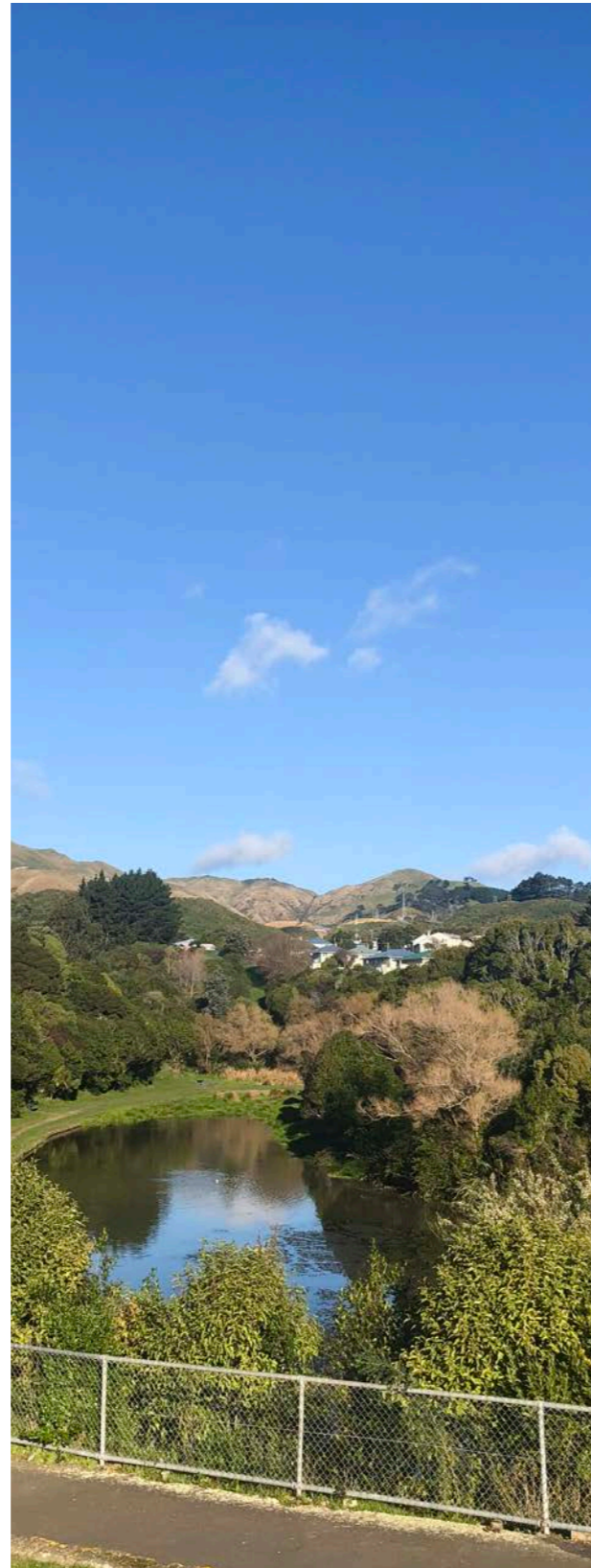
## Key changes

Key changes are the fundamental improvements that the Porirua Development will aim to deliver. These will have the biggest impact for eastern Porirua. The key changes are not prioritised, with no single one being more or less important to the overall success of the Porirua Development.

The key changes are:

- Enhance transport networks along Mungavin and Warspite Avenues that provide greater opportunities for walking, biking and public transport, and also connect all neighbourhoods together as well as to the City Centre.
- Develop plans for thriving town centres in Cannons Creek and Waitangirua, which also supports higher density living, local commercial and employment opportunities as well as social, and community facilities.
- Enhance Bothamley Park, Cannons Creek Park and Cannons Creek Lakes Reserve through improving the local environment, water quality, access and safety.
- Resolve major infrastructure issues to help to reduce flooding, wastewater and stormwater over flows and open up greater development opportunities in eastern Porirua.
- Support the delivery of more market, affordable, supported homes for eastern Porirua, as well as redevelop or renovate any Kāinga Ora homes that do not meet the Government's housing standards.

Delivery of expected outcomes may be subject to conditions being met and may also require collaboration with other agencies.



Cannons Creek Lake Reserve

## Focus Areas

Community, partner and key stakeholders feedback has highlighted seven areas of work the Porirua Development to focus on over the next two decades.

The seven Focus Areas are:

### 1. Local identity



### 2. The environment



### 3. Resilient and sustainable development



### 4. Better connections



### 5. Vibrant centres



### 6. Neighbourhoods



### 7. Homes



It's important to note that whilst the Focus Areas are not prioritised, the first six are important to consider before creating new housing in eastern Porirua. Each Focus Area is linked and need to be considered together when creating change.

The section below goes into more detail for each Focus Area and outlines a list of actions that will need to be completed in order to support local identity, the environment, resilient and sustainable development, better connections, vibrant centres, neighbourhoods and homes within eastern Porirua.

## Focus Area 1: local identity

A local identity is created through its residents, communities, whānau shared experiences, understandings and relationship to the spaces and places that they live in, work in, travel through, or visit. This includes people's stories, languages and histories, and is part of what makes a place special. Supporting local identity is one of foundations of a strong community and neighbourhood.

By protecting existing identity and people's connection to place, and further enhancing these aspects, local communities can be empowered to help guide and support change through neighbourhoods. It's important Porirua Development, their partners and stakeholders understand and support eastern Porirua's local identity to ensure local communities are reflected in their place during development.

### What does local identity look like?

- Places for community and whānau
- Developments includes Māori and Pacific Peoples culture
- Enhance and acknowledge the mana of places
- Support local residents enhance their sense of ownership of their neighbourhood



Waitangirua Market mural

## How can we achieve local identity in eastern Porirua

Undertake a heritage assessment of the public housing within eastern Porirua. Where appropriate, expand this to non-public housing. Identify options for protection or recognition for key sites.

Develop an ongoing register of sites of importance, informed by mana whenua, local history, traditions and people. The register outlines where it's appropriate to protect, enhance or develop each area when redeveloping.

Identify and catalogue features that are important to mana whenua and local communities. Reflect these aspects throughout new housing developments as a way of connecting people to new places and spaces.

Use streets, open and public spaces as a way of ensuring local identity is reflected throughout each neighbourhood.

Create consistent signage and other wayfinding tools around eastern Porirua to support people travel around the area. These could include information boards or multi-language signage.

Create different ways to tell stories about the area alongside mana whenua and local communities.

Where appropriate, protect significant environmental and cultural areas including waahi tapu, sites of significance, trees, vegetation, streams, swimming holes, ridgelines, views, and hilltops.

Develop housing that is culturally reflective of eastern Porirua's communities such as wahi kāinga and papakainga.

Develop spaces for cultural practice and lifestyles, including hangi, rongoa cultivation and mahinga kai, tangi and funerals, and other opportunities as identified by communities.

Support mana whenua and community ideas, aspirations and sense of belonging by renaming streets and parks.

Support public buildings and spaces with culturally reflective designs.



Maraeroa Marae



Pou at Waitangirua Mall

## Focus Area 2: the environment



Te Awarua-o-Porirua Harbour

Local parks, reserves, streams and lakes are the spaces that weave the eastern Porirua's neighbourhoods together. The local residents understand and highly value their environment, as it is consistently one of the most discussed topics through early engagement. Local residents care for, and want greater protection and better integration between the natural environment and developed areas such as roads, town centres and housing.

The protection and enhancement of the environment is a task for Porirua Development, their partners, the community and key stakeholders. The importance of water, plants or animals all needs to be acknowledged and considered whilst developing. By helping to lead the way and establishing good processes, it allows local communities to be proud of their local environment and empower them to practice kaitiakitanga.

### Ngāti Toa Rangatira kaitiakitanga

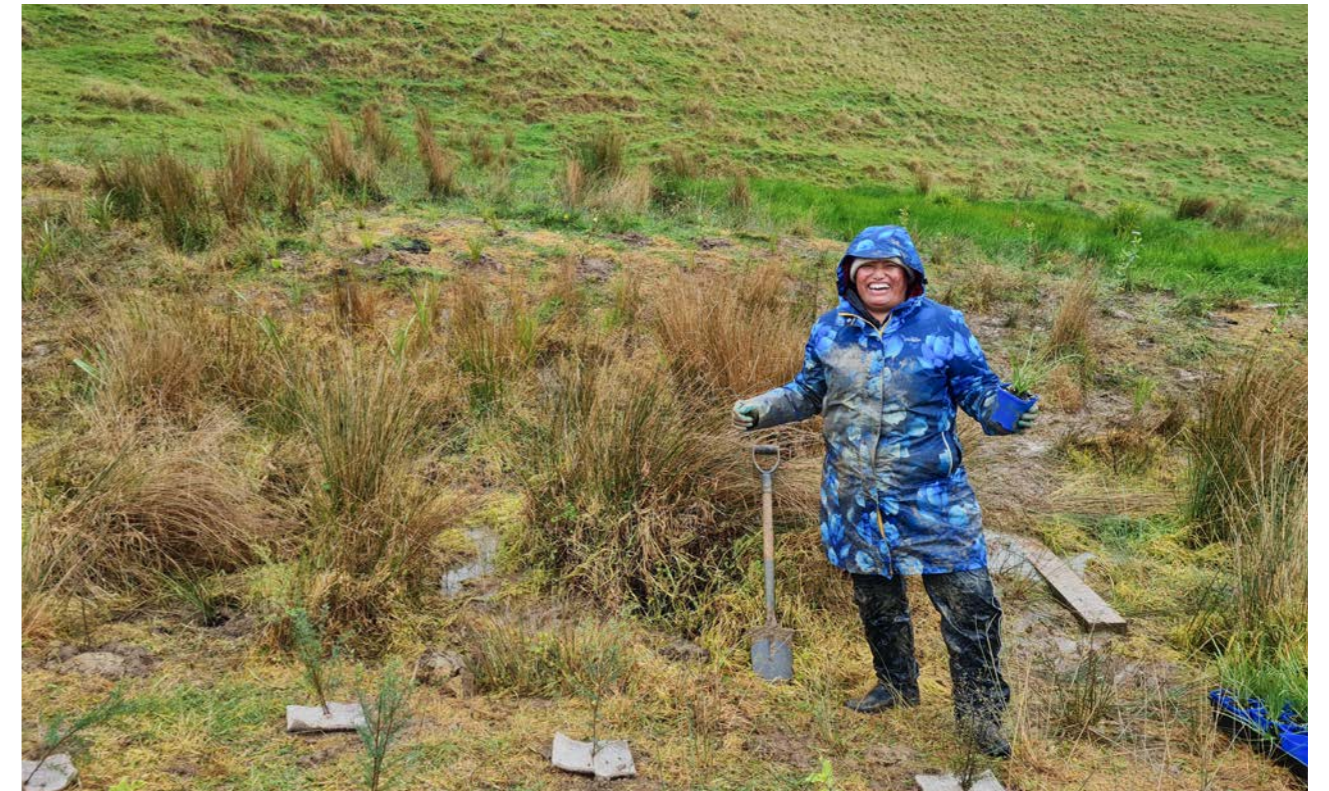
Kaitiakitanga is exercised by Ngāti Toa Rangatira as mana whenua to protect land, culture, traditions and taonga. Aspects of kaitiakitanga include:

- maintenance of tikanga
- maintenance of kawa
- preservation of taonga
- representation of the people and their interests
- preservation of and maintenance of the rohe kaitiakitanga flows from mana whenua and the authority to act as guardians.

Kaitiaki is an inheritance, related to whakapapa.

### Te Mana o Te Wai

Mana cannot be separated from mana whenua and mana moana of Ngāti Toa Rangatira. It is an embedded principle that is an essential aspect and expression of rangatiratanga and whakapapa.

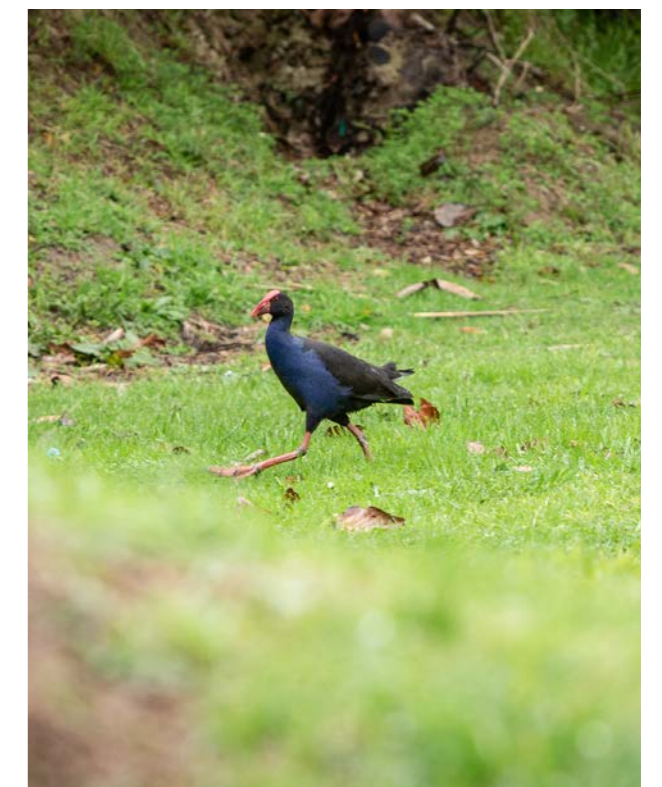


Ngahere Korowai Project

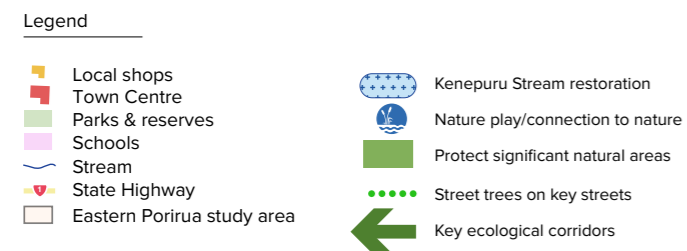
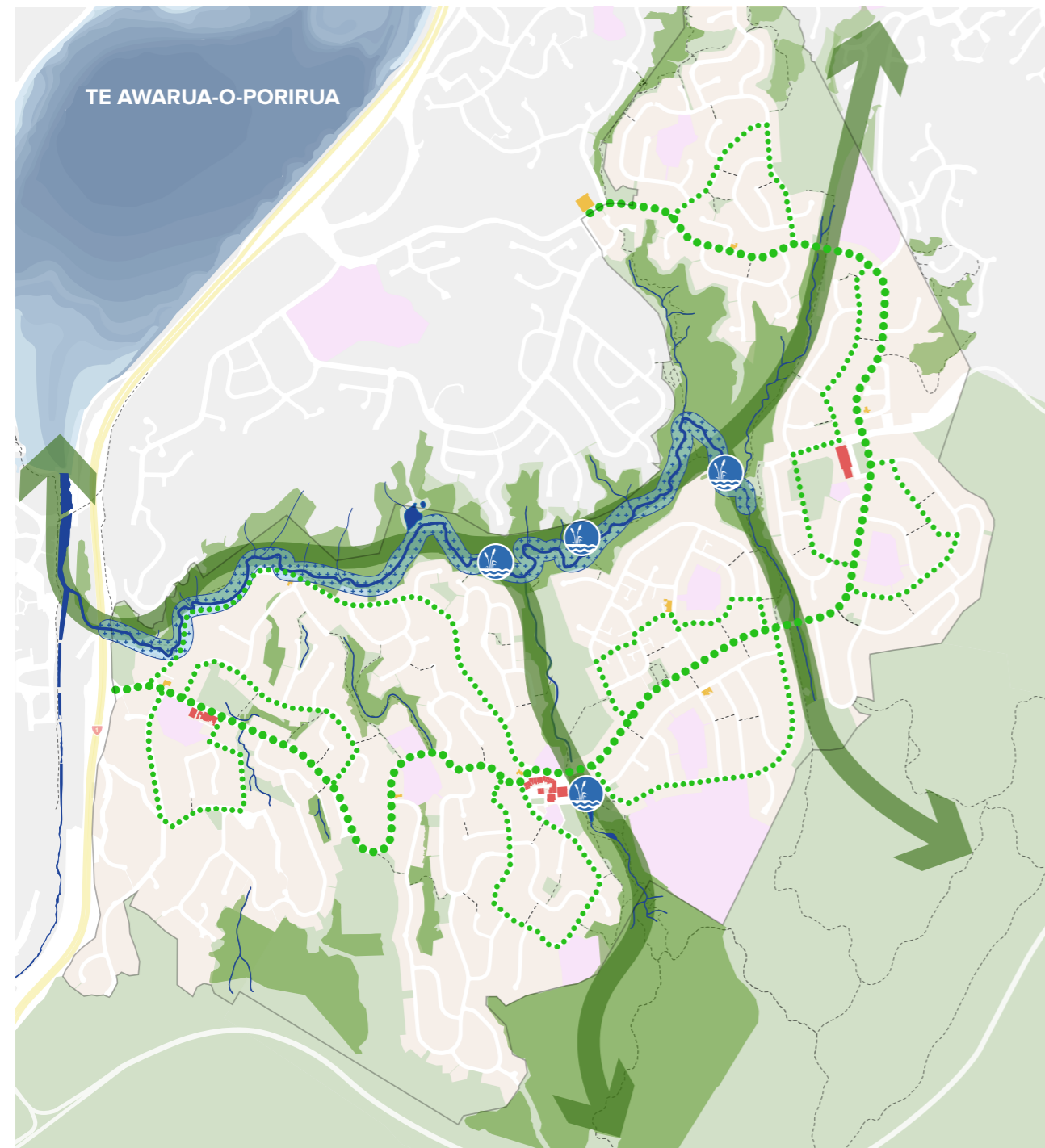
Te Mana o Te Wai should provide for Te Hauora o te Taiao (the health of the environment), Te Hauora o Te Wai (the health of waterbodies), and Te Hauora o te Tangata (the health of people). In the management of Taiao, Ngāti Toa Rangatira asserts its te mana o te wai and retains the right to define and adapt Te Mana o Te Wai.

### What this might look like

- Support kaitiakitanga and connect people to the environment
- Support thriving local plants and animals (flora and fauna)
- Improve water quality of local streams and Te Awarua-o-Porirua Harbour
- Create an improved natural environment through thoughtful housing and infrastructure development



## Proposed ecological network



**Te Mana o Te Wai**

Mana cannot be separated from mana whenua and mana moana of Ngāti Toa Rangitira. It is an embedded principle that is an essential aspect and expression of rangatiratanga and whakapapa. Te Mana o Te Wai should provide for Te Hauora o te Taiao (the health of the environment), Te Hauora o Te Wai (the health of waterbodies), and Te Hauora o te Tangata (the health of people). In the management of taiao, Ngāti Toa Rangitira asserts its te mana o te wai and retains the right to define and adapt Te Mana o Te Wai.

## How can we achieve better environment outcomes in eastern Porirua

Support healthy streams and place for swimming and other activities such as mahinga kai. This will also help the health and mana of Te Awarua-o-Porirua Harbour.

Ensure that fish and other animals are supported to move freely through the area.

Protect streams and ground water from run-off and other contaminants by improving stormwater management. This includes exploring smart, green options such as rain gardens.

Promote the rehabilitation of Te Mana o te Wai by designing infrastructure to reduce rubbish getting into streams and supporting ongoing maintenance of the local environment including the removal of rubbish build-up.

Support and expand areas for native animals and fish by creating a more diverse ecosystem with more native plants.

Create new spaces to help protect newly planted native plants as well other vulnerable environmental areas.

Strengthen stream banks with planting to reduce dirt and contaminants from getting to our waterways and harbour.

Daylight and naturalise stream<sup>5</sup> with planting along streams and banks where practical.

Use smart and holistic water design measures such as permeable surface<sup>6</sup> to reduce the impact rainwater has on stormwater pipes.

Reduce the overflow of wastewater and contaminants into the natural environment.

Use trees and low level planting along streets to enhance the local environment whilst assisting with stormwater management.

Support kaitiakitanga of the environment through community planting and maintenance groups and programmes.

Protect and enhance green corridors between Belmont Regional Park and Te Awarua-o-Poriura.

Establish or strengthen existing areas that support local wildlife. This could include increasing the use of street planting and signage to highlight places where animals cross.

Create better access to and opportunity to interact with local environment. This will help to facilitate a sense of community ownership, provide education opportunities and support local wellbeing and mental health.

Improve the connection between the environment and developed areas, with more visible entrances and places to do activities

Provide the community more information about their local environment.

Provide more facilities and furniture that encourage people to spend time in environmental spaces.

Support school, mana whenua and community-led environmental based projects.

5. Similar to daylighting streaming, naturalise streaming is the process of removing concrete, pavement or pipes that are covering the water as a way of improving waterways and surrounding environment.

6. Permeable surfaces are specifically designed to help to reduce and manage the amount of stormwater running into pipes. Unlike current roads and concrete paths, permeable surfaces have spaces to capture and filter portions of water, reducing the amount of water entering stormwater pipes at one time.

## Focus Area 3: resilient and sustainable development

Creating resilience and sustainability is an ongoing challenge and it can affect areas and communities differently. To help strengthen resilience and sustainability of our neighbourhoods, and lives of local communities, it usually falls to improving infrastructure, transport or construction to make the most significant gains.

In the Wellington region, to be resilient, means to be protected during an earthquake, but it also includes other considerations such as flood prevention, water supply and strengthened hills. Social resilience or how the community manages and recovers from disasters is also important, but for the purpose of this plan is covered in other Focus Areas such as Neighbourhoods.

Ensuring eastern Porirua is resilient means local residents can feel safe and confident in their future. It encourages people to “put down roots” and engage with their community, knowing that even in difficult situations, they will be able to build their future in eastern Porirua.

A focus on sustainable development ensures that the Porirua Development is smarter about development helping to protect, and minimise impacts on the wider environment. This includes looking at ways to help reduce each development's carbon during construction in line with the government's Zero Carbon Act. A focus on sustainability means that the current generations help to protect and enhance their current environments and communities, but also provide for the future of their whānau and tamariki.

### What this might look like

- Ensuring eastern Porirua has resilience measures in place to protect itself during natural hazards and climate change
- Designing sustainably to protect and minimise impacts on the wider environment whilst meeting Aotearoa New Zealand's carbon emissions goals

### Te Awarua-o-Poriura Ngāti Toa Rangatira Vision

Te Awarua-o-Poriura is integral to the identity of Ngāti Toa Rangatira. The harbour has played a fundamental role over the generations in sustaining the physical and cultural needs of our people. As kaitiaki, we have a reciprocal obligation to nurture and protect our environment, and to ensure that it can sustain our future generations.

Ngāti Toa Rangatira's vision is that the mauri (life force) of Te Awarua-o-Poriura is restored and its waters are healthy, so that all those who live in the region, including Ngāti Toa Rangatira and manuhiri (visitors), can enjoy, live and play in our environment and future generations are sustained, physically and culturally. In realising this vision, it is Ngāti Toa Rangatira's expectation that initiatives to restore our waterways are based on a partnership model that honours Te Tiriti o Waitangi, the Ngāti Toa Rangatira Claims Settlement Act 2014, our current partnerships with responsible councils, and a recognition of our relationship with our environment.

## How can we achieve resilient and sustainable development in eastern Porirua

Include Water Sensitive Design (WSD) measure such as water tanks in neighbourhood or small development site plans to improve water management and prevent flooding around developments.

Improve how we manage stormwater in Cannons Creek Park, and any other areas which can support better water management.

Understand and work with eastern Porirua's natural water system. Where appropriate carry out work to help redirect flooding away from key areas and housing and keep stormwater out of the wastewater pipes.

Build new water storage tanks, and increase capacity for on-site water storage to help ensure local residents have access to clean water.

Reuse, repurpose or recycle building materials from demolitions and other development activities.

Design neighbourhoods that not only support active transport such as walking, cycling, scooters and skateboards, but also ensures housing, services, parks, and streets and paths are located to support this.

Support better public transport options and levels of service to reduce our reliance on personal vehicles.

Build with sustainable and recycled materials.

Design and build homes that use less electricity for heating and cooling, by using natural ventilation or capturing sunlight.

Support local recycling and waste management options, including greenwaste and composting.

Reduce the need for car trips by providing more local opportunities within eastern Porirua. This could include greater access to medical services, locally grown food, play spaces and sporting facilities.

Support a local economy that improves local employment, and reduces the need for employees and goods to travel. Support a tree planting programme in partnership with the Porirua Development partners and the community.

Support food sovereignty and resilience through provision and planting of fruit trees as a free resource of healthy food for the community.



Awatea Gardens, Rānui 2023

## Focus Area 4: better connections

Good connections and transport options creates freedom for people. It defines how and when they travel, whether they need to own one or more private vehicles. For people of all ages and abilities it helps them to move safely. A good transport network, combined with good integration to urban development and housing not only supports a variety of ways for people to travel around the area, but it also allows for goods to arrive easily, affordably and on time.

Mungavin and Warspite Avenues, also known as “the spine” is the main transport connection between eastern Porirua and Porirua City Centre, the rail station, and the link to Transmission Gully. These two key streets can be improved to be safer, more attractive and allow for better access for all users.

Improvements to “the spine” is only one way we can create better connections. There are many other opportunities we can look at improving to help people get from A to B. Currently:

- The road network in eastern Porirua means that there are safety issues on blind corners and curved streets.
- There is no adequate cycling network.
- There is a lack of connection between walking network and public transport which limits accessibility.
- The coverage of the bus network not only impacts how many people can access and catch the bus, but also those who can rely on the bus network to catch other modes of transport such as the train.



Russell School, 2020

### What this might look like

- Safe and convenient transport options
- Prioritise better, more sustainable transport options
- Streets as places for people and not just vehicles
- Create opportunities for people to move from private vehicles to active and public transport for short and medium trips



Parkrun at Bothamley Park, 2022



Innovating streets project at Fantame Street, 2021



## Proposed transport network



### Legend

Local shops	Key destinations	Local streets
Town Centre	Key safe crossings	Cycle lanes
Parks & reserves	Proposed new link	Bothamley Park shared path (unsealed)
Schools	Walking pathways (unpaved)	Bus routes
Stream	Walking pathways (paved)	Rail line
State Highway	Potential greenway link	
Eastern Porirua study area		

## How can we achieve better connections in eastern Porirua

Undertake long-term transport planning to deliver a network that caters for users of all different types of transport options.

Upgrade “the spine” (Warspite and Mungavin Avenues) to become an arterial corridor providing multi-model transport options. For eastern Porirua this would mean more, frequent and better transport options, and better cycling and walking.

Design and improve the street network so that it supports safe and accessible use by pedestrians and cyclists.

Support street designs that help to create “streets as places” with more planting, street furniture and play spaces. This would shift the focus from streets being just for cars to streets being for people.

Support better public transport improvements including greater levels of service and coverage, as well as improved affordability.

Ensure safety principles and outcomes are followed, particularly in small streets and alleyways. Ensure all streets, access ways, public spaces and connections have appropriate lighting at night.

Ensure key destinations are highly accessible. Provide quality street designs that support active recreation, improved environmental outcomes, and increases both resilience and sustainability transport opportunities for the community.

Provide for real-time information on public transport services.

Improve wayfinding such as signage through eastern Porirua. This will help people to travel easily through neighbourhoods and to key destinations and services such as medical centres, libraries and public transport.

Prioritise car parking in key locations to help make them more accessible.

Identify opportunities to activate other reserves for future connections through and between neighbourhoods.

Create clear and safe crossing points for pedestrians and cyclists.

Create attractive, safe and weather protected bus waiting areas.

Design for slower speed limits in residential areas and around key locations such as schools and neighbourhood shops.

Create safer, more accessible and convenient connections for pedestrians and cyclists to travel to the Porirua Railway Station and the Porirua City Centre.

Create separate cycleways to promote safe cycling. Identify opportunities to activate reserves for connections. Create greenways<sup>7</sup> to prioritise pedestrian and cyclist travelling through neighbourhoods. Where possible, connect greenways together to create safer and sustainable connections through eastern Porirua.

Improve access into and through parks and reserves such as Bothamley Park, Cannons Creek Parks and Cannons Creek Lakes Reserve, as a way of better connecting neighbourhoods and streets.

Ensure appropriate transport options are provided to help get people to and from work.

Reduce the amount of car parking over time to increase the opportunity for more housing, green or community spaces.

Maximise the benefits from Transmission Gully Link Road.

Improve the connection between the bus and rail networks.

Improve the connection between walking and cycle routes and public transport.

Support environmentally sustainable transport options such as electric vehicle charging stations, walking paths, cycleways, public transport and other smaller transport options such as scooters and skateboards, to help the community move away from private vehicle use.

Support the implementation of new technologies and services to improve the transport system in eastern Porirua, including car sharing schemes.

7. For eastern Porirua a greenway would be a piece of land in a neighbourhood, set aside for recreational use or environmental protection. It could be a path, with planting either side, or simply a short cut for people to travel through each neighbourhood safely and quickly.

## Focus Area 5: vibrant centres



Porirua Census Party, Waitangirua, 2023

Thriving communities and neighbourhoods are based around active and vibrant centres. These are places of activity, where people can gather, relax, support local businesses as well as share experiences and knowledge. The spaces support and foster local ownership, meaning they are for the local people, and are safe to be used by all.

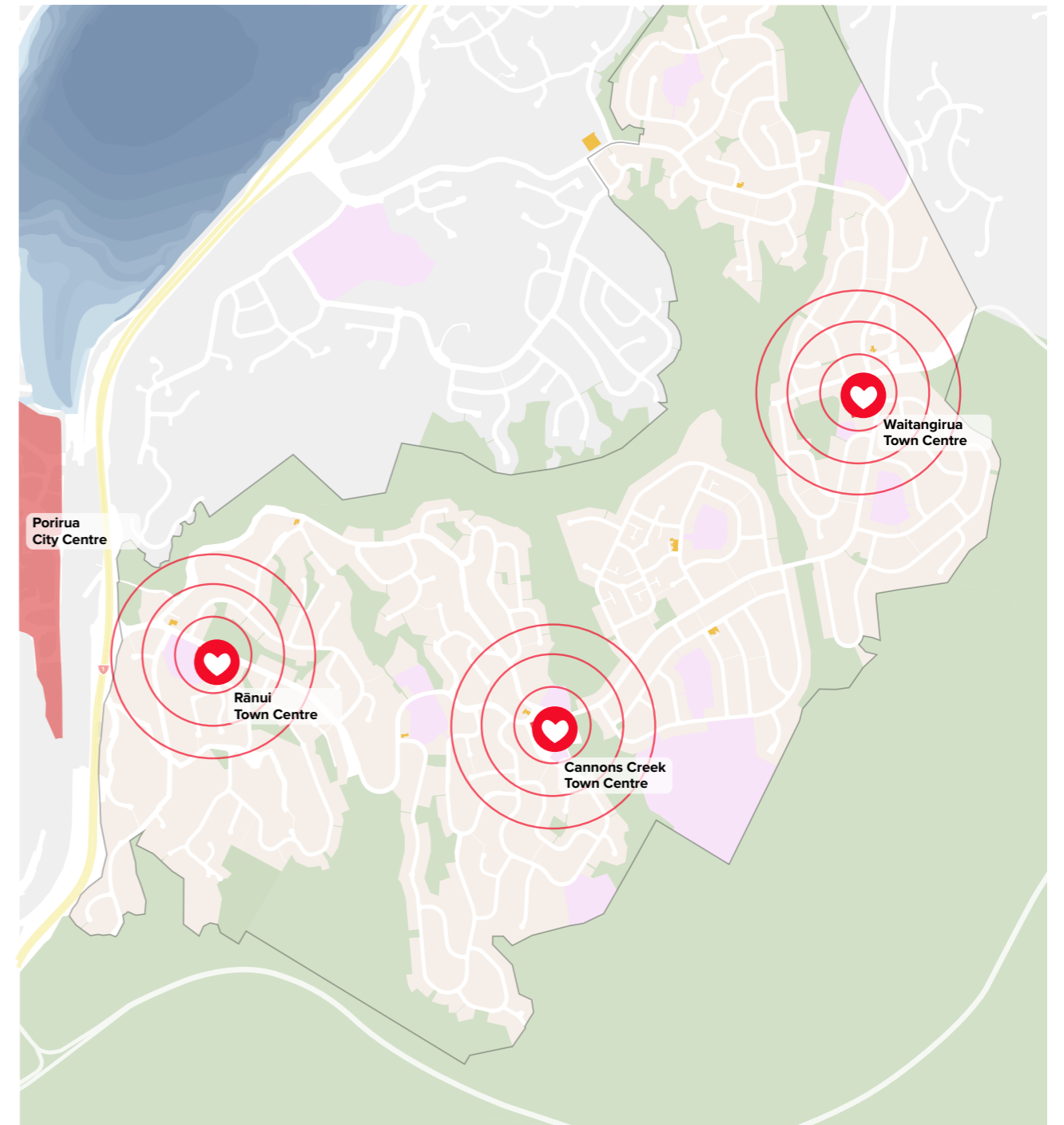
There are three major centres in eastern Porirua at Rānui, Cannons Creek, and Waitangirua. Each centre plays a distinct role within the area. By designing and supporting each centre differently, they can also work together to benefit the wider community.

The major centres are conveniently located along the main transport route of Mungavin and Warspite Avenues. They act as hubs for people moving to, through and from eastern Porirua. Investment opportunities to enhance public spaces and the attractiveness of local centres will support development of more housing, retail and commercial spaces.

Opportunities to improve existing centres, or establish more opportunities will be explored. The role of these centres will remain local to each area for example the dairy, a laundromat or a take-away shop, however there is still opportunity to build on each centre's character whilst creating new spaces for local community such as studios for local artists or pop-up stores to support local business.

### What this might look like

- Local places for local people and businesses
- Centres are attractive, well designed and flexible to support and meet local need
- Public space is owned, respected and protected by the community



#### Legend

- Local shops
- Town Centre
- Parks & reserves
- Schools
- Stream
- State Highway
- Eastern Porirua study area
- Thrivng Local Centres
- Higher density around Centres

## How can we achieve vibrant centres in eastern Porirua

Support designs for high quality public spaces in local centres.

Provide quality street furniture in centres including seating, bike racks, drinking fountains and lighting.

Incorporate art, cultural design, murals or sculptures, among options to deliver a placemaking programme<sup>8</sup>.

Encourage mixed use development in town centres, which includes retail, community spaces alongside residential and office spaces.

Ensure town centres are attractive, safe and inviting places to be. This could include orientating buildings towards open spaces.

Ensure town centres support population growth in eastern Porirua and can improve business and employment opportunities.

Create commercial and community spaces of various sizes that support the needs of individuals, businesses and community groups.

Create spaces that the community have identified as missing or that they need more to help support wellbeing.

Ensure that centres offer a variety of uses, including recreational, communal spaces and services.

Ensure that streets through centres have slower traffic speeds, prioritising people and encouraging use by all ages and mobilities.

Explore opportunities to create new local hubs in areas that do not have a lot of these spaces. Use Rānui Centre as a connection into Porirua City Centre and Cannons Creek Centre and as a gateway into eastern Porirua, setting the scene for the area.

Cannons Creek Centre is the ideal place for community services, being centrally located, and next to Cannons Creek Park and Cannons Creek Lakes Reserve. This link between recreation and community alongside supporting residential density<sup>9</sup> and local shopping will be the character of the centre.

Waitangirua Centre will be a mix of retail and residential that enhances local employment opportunities. Current opportunities such as the local fruit and veggie market will continue to be supported, alongside commercial spaces supportive, health and other wellbeing services. The Transmission Gully Link Road will be leveraged to maximise these opportunities and become a gateway into the area. This role of the Waitangirua Centre will also be further supported through the development of the commercial/ industrial area in Commerce Crescent.

8. Placemaking programme will be the opportunities for people to work together to help shape the public spaces and places within eastern Porirua.

9. Residential density is the number of houses in an area.



Waitangirua Markets

## Focus Area 6: neighbourhoods

Neighbourhoods are spaces that people define and are used as a way of connecting with others. A neighbourhood could stretch down the road, or throughout the suburb, or throughout eastern Porirua. Successful neighbourhoods encourage all people to feel safe: people know their neighbours and feel a sense of ownership and belonging in their public spaces.

The future neighbourhoods of eastern Porirua are places for all people. Attractive and well-designed spaces and places will ensure the community not only feel safe, but have easy access in, through and around neighbourhoods within eastern Porirua. Neighbourhoods can offer the rest, relaxation, recreation and community opportunities sought by the residents. They play an important role in fostering change from supporting housing growth and density in places of high service through to ensuring that areas that are heavily impacted by construction and disruption, or areas with limited existing amenity are improved.

While it is recognised that neighbourhoods are self-determined by individuals in the community, for design and housing development requirements, it is important to have clear neighbourhood boundaries. This will allow for more detailed planning to occur which is specific to each neighbourhood such as key actions that should be made and the proposed housing development sites.

To help deliver the Spatial Plan, we have divided the Rānui, Cannons Creek, Waitangirua and Ascot Park into eight neighbourhoods. For the purpose of the Spatial Plan and to help reduce confusion, there will be no changes made to the name each neighbourhood. The names should only be referred to when talking about development happening within each specific neighbourhood.

### What this might look like

- Create attractive, accessible and safe neighbourhoods
- Ensure all residents are able to experience neighbourhood amenities<sup>10</sup> such as playgrounds, services and public spaces
- Create opportunities for an improved range of local services and amenities
- Ensure neighbourhoods which will be impacted by ongoing development or are in need of further amenities have access to these as part of the development first.



Rānui Ball Courts

10. Amenities are physical things that make a place more appealing and add value to an area. There are a wide ranges of community amenities and they could be anything from playgrounds, parks, swimming pools through to bike storage, picnic tables or BBQ areas.

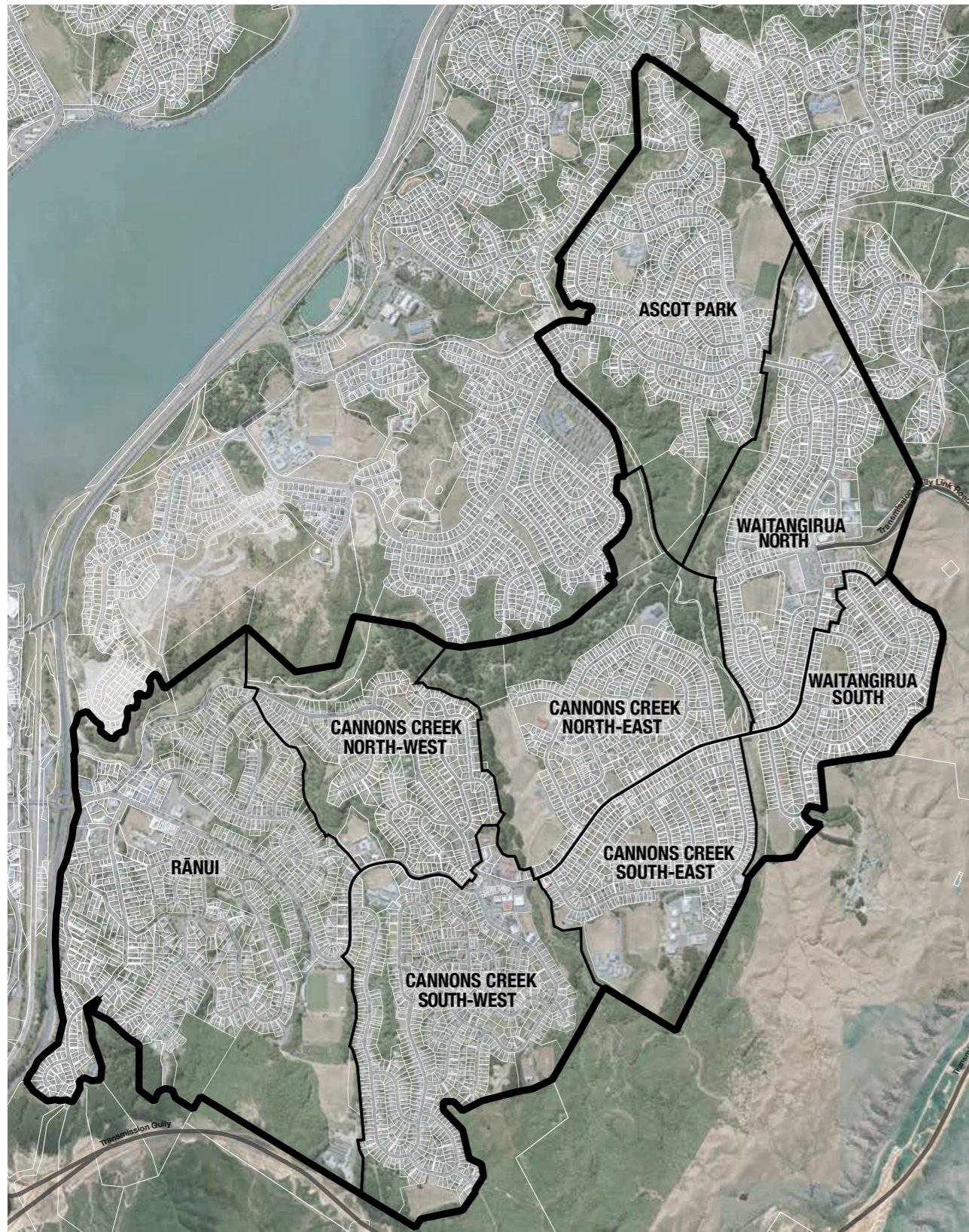
## Proposed open space strategy



### Legend

- |                            |                             |                                |
|----------------------------|-----------------------------|--------------------------------|
| Local shops                | Neighbourhood boundaries    | Nature play spots              |
| Town Centre                | Existing open space network | Connection to nature           |
| Parks & reserves           | Key open spaces             | Flexible flat space for events |
| Schools                    | Upgraded parks              | Fitness amenity                |
| Stream                     | Potential greenway link     | Existing play space            |
| State Highway              |                             |                                |
| Eastern Porirua study area |                             |                                |

## How can we achieve successful neighbourhoods in eastern Porirua



Neighbourhood boundary map as used by the Porirua Development

Produce Neighbourhood Masterplans<sup>11</sup> which highlight housing opportunities on Kāinga Ora land as well as identify other key community building opportunities and other positive changes we could make alongside development to enhance how people use or move through each neighbourhood. This could include improving park spaces, roads, paths etc. Each Neighbourhood Masterplan will be informed by this Spatial Plan.

Ensure there is a positive relationship between buildings, streets and public open spaces, particularly when building Kāinga Ora homes.

Where there is demand or little amenities in areas, provide both new and improved public spaces such as recreational and community spaces.

Provide the local community with opportunities to own and self-determine outcomes within public spaces in their neighbourhood, ranging from artwork, through to creation of vege patches and orchards.

Support local community groups to define, create and own local spaces.

To enhance social connections within the community, encourage more homes and apartments around key facilities and services, particularly shared spaces.

Provide spaces within developments to allow people to socialise and meet their neighbours.

Create streets that support people, not just vehicles. This includes providing opportunities for play, social interaction and relaxation. Key to these are appropriate planting, street furniture, seating, and placemaking<sup>12</sup> opportunities.

Utilise opportunities for quick and temporary changes to test permanent solutions in streets and public places, particularly those identified by Porirua City Council and the Streets for People programme.

Ensure maintenance levels and funding are appropriate for each neighbourhood.

Ensure key amenities such as public spaces, streets, tracks, schools, shops and bus stops are designed to be safe. A particular focus should be on open and visible entries and appropriate lighting to public spaces.

Design local streets to have appropriate slower speed limit encouraging safe spaces for all users to move through or spend time.

Provide opportunities to create low-speed greenways through neighbourhoods that help to link neighbourhoods with significant community amenities such as Bothamley Park, playgrounds, or town centres.

Ensure there are a range of recreational spaces provided, including playgrounds, sports fields, flat spaces and fitness areas.

Provide more connections and opportunities to play with and in nature.

11. A Neighbourhood Masterplan is a detailed design plan which outlines the challenges and opportunities in each neighbourhood. This could include ways flooding could be reduced in the neighbourhood or ways the area could improve access to green spaces, schools or housing.

12. Placemaking is an opportunity for people to work together to help shape the public spaces and places. This ensures they not only see themselves and their community reflected in their neighbourhood but it also helps to create a sense of belonging and connection to the area.

## Focus Area 7: homes



Walks ups and terraces with community play ground, Bader Drive Mangere.



Castor Crescent homes, 2020

Homes are more than just wood or concrete, they are the foundation which helps to connect people, provides refuge and reflect a person, or whānau life journey. Housing is a fundamental human right, with everyone deserving a safe, warm, dry and nurturing place to call their home.

New housing in eastern Porirua will reflect the growing community, providing the right type of houses for local residents. An important part of this will be better use of the land, creating more homes which come in a variety of house types and sizes. Building more town houses, terraces and apartments will help to achieve this.

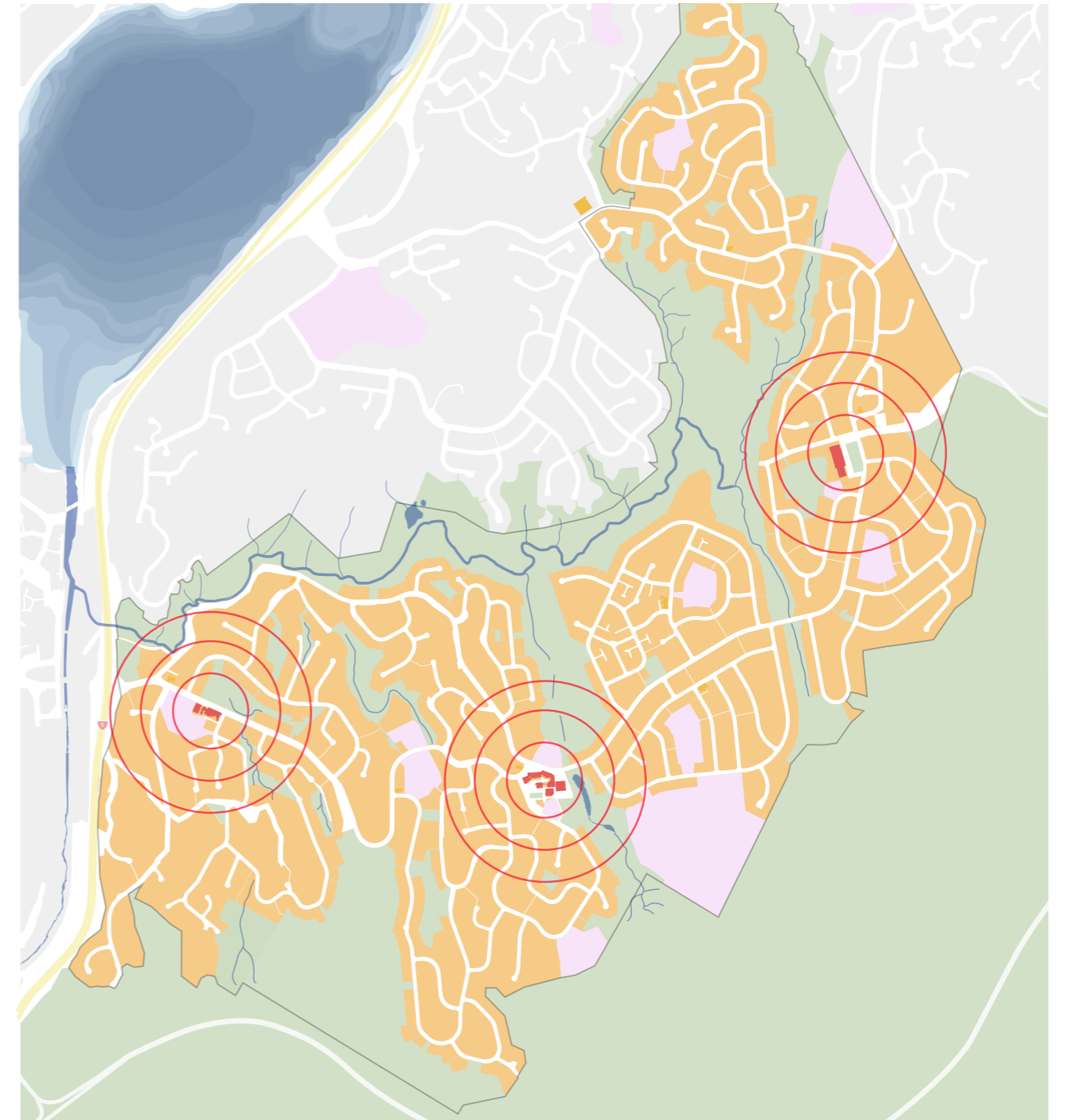
This increase in housing in eastern Porirua will be supported by the neighbourhoods increasing or enhancing services, facilities and connectivity throughout the area or to the environment (see other Focus Areas). Designs of new homes will also be more supportive of the current diverse ethnicities, as well as be more responsive for future residents in eastern Porirua.

Much of the existing housing in eastern Porirua was built between 1950 and 1970, and many homes are no longer in good condition or the right size or design for the people who live in them. In order to bring more warmer, drier, safer homes to the area, we will need to build new homes, upgrade existing homes (where appropriate), or replace existing public housing. This proposed change will not only allow for Kāinga Ora to better house their customers, but also significantly increase the market and affordable houses available to the wider community.

### What this might look like

- Provide better, fit for purpose housing for Kāinga Ora customers
- Provide variety of housing options through better use of land and providing housing choice for the local community
- Provide housing that reflects the needs of current and future community.

## Proposed housing and density strategy



### Legend

- Local Shops
- Town Centre
- Parks & reserves
- Schools
- Stream
- State Highway
- Eastern Porirua study area
- Increased density in neighbourhoods
- Higher density around Centres

## How can we achieve better housing in eastern Porirua

Undertake a housing assessment in eastern Porirua to identify key areas that need recognition, as well as local housing characteristics that can be incorporated into new housing.

Deliver new houses, as identified through the Neighbourhood Masterplans. There will be range of new housing from standalone houses, town houses through to apartments.

Stage the development of housing in eastern Porirua, to help reduce the direct impact of increasing the number of housing and people in the area.

Build housing designed for more individuals and families to live in, such as apartments, that are closer to town centres, schools, facilities, services and public transport.

Consider how each development could affect neighbours as well as opportunities for shared and open spaces to help reduce any negative effects that come with poorly designed housing.

Provide housing that meets the bedroom number requirements for public housing customers, with a particular focus on an increase in smaller (1 and 2 bedroom homes) and larger (4, 5 and 6 bedroom homes) options.

Ensure that a sufficient number of houses are available with accessible access to support a range of public housing customers.

Advocate for accessible housing options to be included in affordable and market developments in eastern Porirua.

Develop houses that are tailored for each site such as on a hill, corner sites or along key streets.

To ensure housing is fit for purpose, housing designs must consider the types of materials used, building orientation, layout, climate control, sunlight, daylight, storage, and outdoor spaces.

Design high density<sup>13</sup> housing types, including apartments, to offer shared recreational spaces, but also personal retreat and relaxation spaces.

Provide opportunities for new housing types that can help deliver new more affordable homes in eastern Porirua. This includes a range of housing types from dual key<sup>14</sup> or prefabricated<sup>15</sup> houses and apartments through to smaller homes, modular housing<sup>16</sup>, and communal housing<sup>17</sup>.

Provide opportunities for culturally significant communal and intergenerational housing, such as papakainga and wahikainga.

Ensure that there is a mix of housing that supports everyone at all life stages and encourages people to stay within the community as their lifestyle and life stages changes.

Provide opportunities for different housing opportunities to support home ownership and security such as co-housing, shared equity, rent to own, build to rent, or life-long rentals.

Ensure, where the opportunity for large scale public or market housing development is present, it can not only significantly increase the number of houses available but also create additional spaces such as community, recreational and environmental spaces, to support growth and enhance the wider neighbourhood.

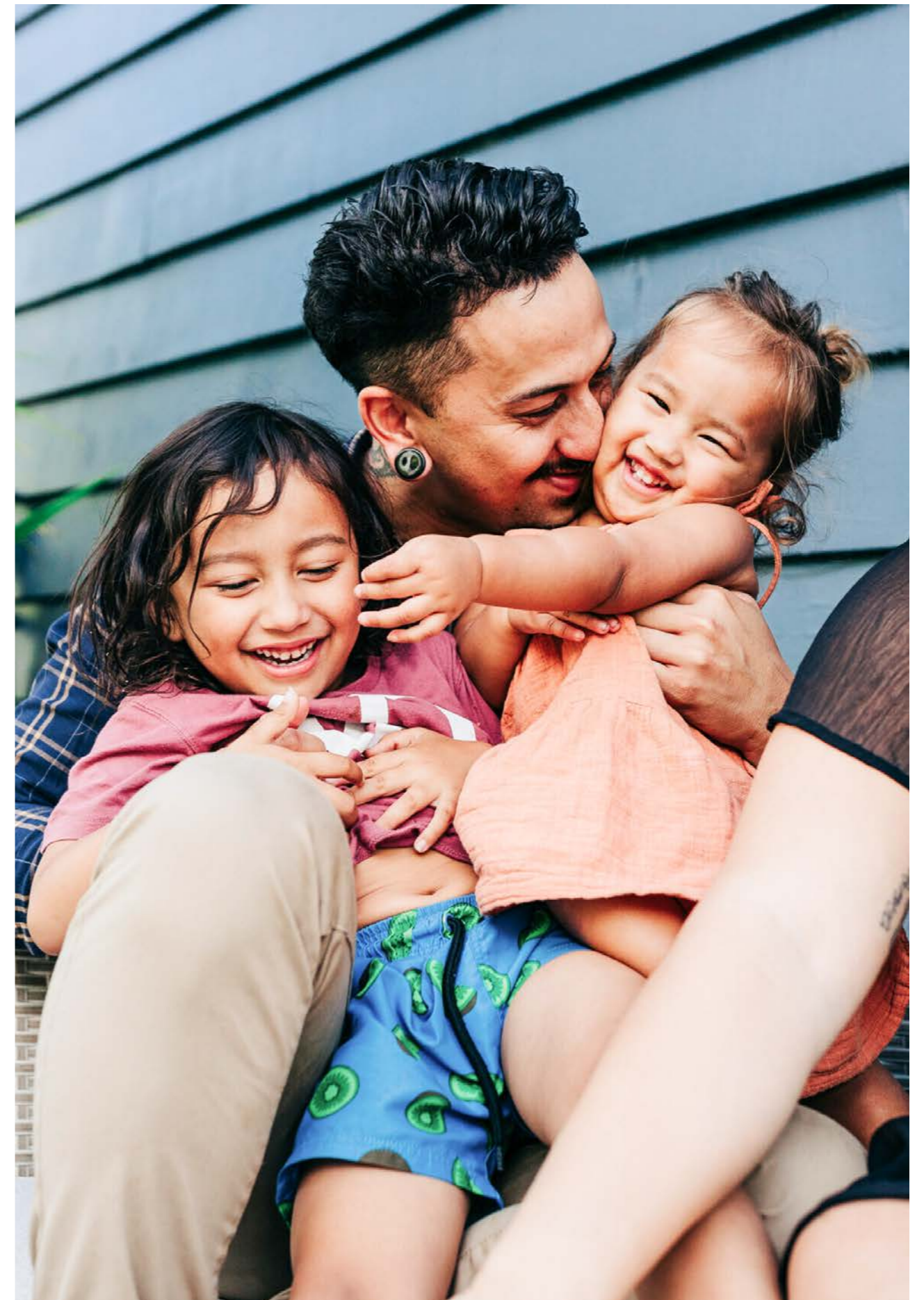
13. High density housing helps to provide a larger number of people with homes within an area. They are usually designed to be apartments or blocks of flats that can include shared community spaces and green areas. In eastern Porirua, this type of housing will be closeby key transport routes and town centres.

14. Dual key apartments/housing is where one apartment or house is divided into two apartments or houses.

15. Prefabricated housing is a new house which is completely or partially built offsite, delivered to and assembled on an empty site.

16. Similar to prefabricated housing, modular homes are built off site, but instead of building an entire house, they build sections of the home which are then delivered and put together on site.

17. Communal housing is private housing which shares facilities such as kitchen/dining, laundry, green spaces etc.





**Porirua  
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