

Hon Dr Megan Woods

MP for Wigram

Minister of Housing

Minister of Energy and Resources

Minister of Research, Science and Innovation

Associate Minister of Finance



Sophie

fyi-request-14572-c60209ad@requests.fyi.org.nz

OIA21-016

Dear Sophie

Thank you for your email dated 29 January 2021 requesting the following information under the Official Information Act 1982 (the Act):

Any advice you, or your office has received in the past 18 months regarding housing in the Wairarapa? OR if the Wairarapa has been considered a part of Wellington for this advice (then please apply Wellington to this request). This includes briefings, aide memoires and ad hoc advice via email.

Any correspondence between Mike Butterick, Nicola Willis and Kieran McAnulty and you/ your office / Department regarding housing (in particular for the Wairarapa (and Wellington if considered under this term) over the past 12 months. Could I also request the number of meetings/hui you or your office has had with these individuals/ MPs over the past 12 months to discuss the aforementioned topic.

I appreciate your interest in gaining a better understanding of the housing situation in Wairarapa and to determine what the Government is doing to respond to it.

In regard to your request for any advice received by myself or my office about housing in the Wairarapa, or where Wairarapa was considered as part of the Wellington region, five documents have been identified as in scope of your request. One of these, *BRF20/21110798: Providing staged operating funding to providers to progress key developments in areas of high need (Masterton, South Auckland)*, is being withheld in full under section 9(2)(j) of the Act, in order to enable a Minister of the Crown or any public service agency or organisation holding the information to carry on, without prejudice or disadvantage, commercial negotiations.

Excerpts from the document titled *Additional public housing supply to support the increased refugee quota* have also been identified as in scope of your request. They are released to you in Annex One to this response letter.

The other four documents are being released to you with some information withheld under the following sections of the Act:

Section of Act	Reason to withhold
9(2)(a)	To protect the privacy of natural persons, including that of deceased natural persons
9(2)(ba)(i)	To protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely to prejudice the supply of similar information
9(2)(g)(i)	To maintain the effective conduct of public affairs through the free and frank expression of opinions by or between or to Ministers of the Crown or members of an organisation or officers and employees of any public service agency or organisation in the course of their duty

Details of these documents and any withholding grounds applied can be found in the document table at the end of my response.

I also regularly receive advice on the delivery of public housing in the Wellington region, including Wairarapa, as part of Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development's regular reporting on, and development of, the Public Housing Plan. The monthly and quarterly updates, and Public Housing Plan can be found at www.hud.govt.nz/community-and-public-housing/follow-our-progress/.

An excerpt from *Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development Status Report for the Week Commencing 9 December 2020* has also been identified as in scope of your request. It is provided to you in Annex One to this response letter.

Regarding the second part of your request, for any correspondence about housing in the Wairarapa, or where Wairarapa was considered as part of the Wellington region, sent to or from Mike Butterick, Nicola Willis and Kieran McNulty to myself or my office, 12 emails have been identified as in scope of your request. They are being released to you with some information withheld under the following sections of the Act:

Section of Act	Reason to withhold
9(2)(a)	To protect the privacy of natural persons, including that of deceased natural persons
9(2)(g)(i)	To maintain the effective conduct of public affairs through the free and frank expression of opinions by or between or to Ministers of the Crown or members of an organisation or officers and employees of any public service agency or organisation in the course of their duty
9(2)(j)	To enable a Minister of the Crown or any public service agency or organisation holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)

The names of these documents and any withholding grounds applied under the Act can be found in the document table at the end of my response.

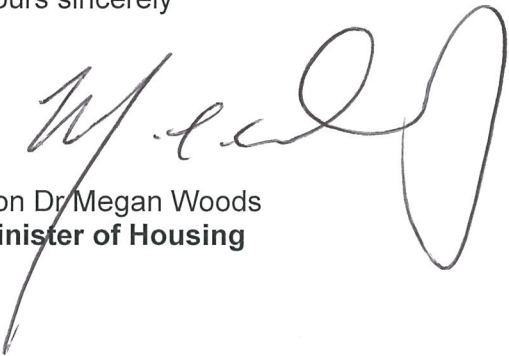
In the 12 months prior to 29 January 2021, neither myself or my office met with Nicola Willis, Kieran McNulty, or Mike Butterick to discuss housing in the Wairarapa.

In terms of section 9(1) of the Act, I am satisfied that, in the circumstances, the decision to withhold information under section 9 of the Act is not outweighed by other considerations that render it desirable to make the information available in the public interest.

You have the right to seek an investigation and review of my response by the Ombudsman, in accordance with section 28(3) of the Act. The relevant details can be found on the Ombudsman's website www.ombudsman.parliament.nz.

Thank you for taking the time to write to me.

Yours sincerely



Hon Dr Megan Woods
Minister of Housing

Documents within scope			
Reference number	Date	Title	Section of the Act
Documents provided for request one			
1.	6 November 2019	AMI19/20110221: Regional housing information for the Prime Minister's interview with Wairarapa Times Age – Thursday, 7 November 2019	9(2)(a) 9(2)(ba)(i) 9(2)(g)(i)
2.	5 February 2020	M/EB19/20010071: Wellington Regional Growth Framework meeting with the Mayors/Chair of the Wellington Region and Horowhenua District, 10 February 2020	9(2)(a)
3.	17 June 2020	BRF19/20060686: Urban Growth Agenda Ministers' meeting 25 June 2020 - Annex A	N/A
Documents being withheld in full			
1.	9 December 2020	BRF20/21110798: Providing staged operating funding to providers to progress key developments in areas of high need (Masterton, South Auckland)	9(2)(j)
Excerpts			
1.	9 December 2020	Excerpt from Te Tūapapa Kura Kāinga – Ministry of Housing and Urban Development Status Report for the Week Commencing 9 December 2020	N/A
2.	18 March 2020	Excerpts from BRF19/20090429: Additional public housing supply to support the increased refugee quota	N/A
Emails provided for request two			
1.	30 July 2020 4:50 PM	Home Start Cap in the Wairarapa	9(2)(a)
2.	24 August 2020 11:21 AM	MW20-4950 NZ Housing Subsidies	9(2)(a)
3.	17 September 2020 8:01 AM	RE: Wairarapa Housing info - PM interview Friday 18 Sept 2020	9(2)(a) (9)(2)(j)
4.	17 September 2020 12:11 PM	FW: Notes for interview with Wairarapa times	N/A
5.	3 December 2020 9:42 AM	RE: Information on Kiwibuild	9(2)(a)
6.	4 December 2020 1:59 PM	Wairarapa	9(2)(a) 9(2)(g)(i)
7.	15 December 2020 3:29 PM	FW: Letter from Kieran McAnulty MP to Minister of Housing Hon Dr Megan Woods - Re Gary Groombridge and options to help first home buyers	9(2)(a)
8.	18 December 2020 3:50 PM	MW20-6586 Kieran McAnulty MP - Re Dannevirke Housing	9(2)(a)

Documents within scope			
Reference number	Date	Title	Section of the Act
9.	19 January 2021 12:20 PM	URGENT: Lines on Masterton	9(2)(a)
10.	21 January 2021 1:50 PM	FW: Kieran to meet with Minister Woods	9(2)(a)
11.	21 January 2021 4:57 PM	RE: Wairarapa Social Housing	9(2)(a)
12.	22 January 2021 2:23 PM	Letter to Housing Minister Hon Megan Woods MP from Kieran McAnulty MP	N/A

Annex 1

Excerpt from Te Tūapapa Kura Kāinga – Ministry of Housing and Urban Development Status Report for the Week Commencing 9 December 2020

<p>Wellington Partnership</p> <p>From 24 November to 12 December, the Project Director for the Wellington Regional Growth Framework (WRGF) is briefing each partner council (supported by HUD/NZTA). The purpose of the briefing is to update councils, confirm their commitment to the project and seek their input to the Phase 1 Foundation Report. Briefings have been completed with Upper Hutt, Porirua, Masterton, Carterton and South Wairarapa councils who have all expressed strong support for the project.</p> <p><i>Responsibility: Brad Ward, DCE, Place-Based Policy and Programmes</i></p>	<p>Next steps:</p> <p>HUD is working with council officers to confirm a date for a meeting between Minister Twyford and the Wellington Mayoral Forum, including the Mayor of Horowhenua District, in February 2020.</p> <p>HUD will report back in January 2020 following completion of the Phase 1 Foundation Report for the WRGF.</p>
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Excerpts from BRF19/20090429: Additional public housing supply to support the increased refugee quota

14. Masterton is the only location in which additional supply will not be delivered in year one, primarily because Kāinga Ora does not have a presence in the area. CHPs are, however, delivering 20 public housing places in 2021/22 and so agencies have agreed to defer the 10 households originally planned for resettlement in year one into 2021/22 and 2022/23 – five in each year.
15. Refugees will still be resettled by Immigration New Zealand primarily in the private market in year one in Masterton. No refugees will leave the Mangere Refugee Resettlement Centre (MRRC) without a house being secured in their new settlement location prior to departure.
49. Masterton is the only location in which additional supply will not be delivered in year one, primarily because Kāinga Ora does not have a presence in the area. CHPs are, however, delivering 20 public housing places in 2021/22 and so agencies have agreed to defer the 10 households originally planned for resettlement in year one into 2021/22 and 2022/23 – five in each year.
50. Refugees will still be resettled by Immigration New Zealand primarily in the private market in year one in Masterton. No refugees will leave the Mangere Refugee Resettlement Centre (MRRC) without a house being secured in their new settlement location prior to departure.
53. HUD has an established CHP pipeline and will continue to work with registered CHPs to bring on more additional supply for 2021/22 and 2022/23 to complement Kāinga Ora's intentions. At the time of writing, CHPs are forecasting delivery of an additional 178 public housing properties across 5 projects. 20 of these places will be delivered in Masterton which will help to offset the pressure of the increased refugee intake in 2021/22. The remainder are centred in Auckland (68 places) and Christchurch (90) – areas in which the pressure from the increased refugee quota would not be so strongly felt.

Total current supply spread across all settlement locations

Location	Additional public housing supply required per year	Kāinga Ora presence?	CHP presence?	Remaining supply to identify, based on current resettlement intentions			What we are doing to identify the remaining supply requirements
				Year one* (the remainder of 2019/20 and all of 2020/21)	2021/22	2022/23	
Masterton	10	×	✓	Refugees will be resettled in the private market in year one, pending the delivery of additional public housing supply in 2021/22 and 2022/23.	Current supply intentions can meet this year's quota increase	10	HUD is currently working on an opportunity with a CHP to deliver more supply in Masterton. This is still in early stages which will include a consideration of current funding settings.

Talking points for Whanganui and Masterton

General

- The Ministry of Housing and Urban Development (HUD) and Kāinga Ora have been working on a plan to deliver additional public housing supply into each of the fourteen refugee settlement locations.
- The delivery of this increased public housing supply will help offset pressures caused by the increased refugee quota. Houses, however, will not be specifically reserved for refugees. Those with the highest priority on the Public Housing Register will be housed first as public houses become vacant.
- In 2020/21, agencies are forecasting delivery of 175 places across 12 of the 14 resettlement locations, with these places being delivered in addition to places sought through the Public Housing Plan.
- For 2021/22 and 2022/23, agencies have committed to delivering an additional 175 places each year across the 14 resettlement locations. Agencies will prioritise the delivery of additional new build public housing supply.

Masterton

- Similarly, Masterton remains an important city which will help former refugees settle into life in New Zealand. The city's growth opportunities and cohesive community will help to ensure that when refugees resettle in the area they will be warmly welcomed.
- We recognise that Masterton is facing increased pressure in its housing market (as at 31 December 2019, there were 78 applicants on the Housing Register) and we are working at pace to deliver additional supply into the area.
- As you are aware Kāinga Ora no longer has a presence in the Wairarapa having transferred all of its properties to Trust House some time ago. This poses some unique challenges in delivering public housing in the region.
- However, HUD is working closely with its partners and is projecting delivery of the following additional supply.

Location	Public housing providers planned delivery (CHPs only)		
	2020/21	2021/22	2022/23
Masterton	4	20	-

- HUD is also currently working on a further opportunity with a CHP to deliver more supply in Masterton. These conversations, however, are in early stages.
- Given additional public housing will begin to be delivered in 2021/22, refugees in year one will be resettled primarily in the private market in year one.
- Immigration New Zealand has made a number of operational changes to ensure resettling refugees in the private market is smooth. This includes, for example, pre-payments of rent to landlords ahead of refugees leaving Mangere Refugee Resettlement Centre (MRRC) to ensure they have a house when arriving in the region.
- While we recognise that housing in the private market will not increase the supply of housing into Masterton in year one, no refugees will leave MRRC without a house being secured in their new settlement location prior to departure. This may help to ease concerns over increased pressure on housing as a result of the increased refugee quota.



Aide-memoire

Regional housing information for the Prime Minister's interview with Wairarapa Times Age – Thursday, 7 November 2019

Date:	6 November 2019	Security level:	In Confidence
Priority:	Medium	Report number:	AMI19/20110221

Information for Minister(s)

Rt Hon Jacinda Ardern Prime Minister	Rt Hon Jacinda Ardern Prime Minister
Hon Dr Megan Woods Minister of Housing	Hon Dr Megan Woods Minister of Housing
Hon Kris Faafoi Associate Minister of Housing (Public Housing)	Hon Kris Faafoi Associate Minister of Housing (Public Housing)

Contact for discussion

Name	Position	Telephone	1 st contact
Bronwyn Lauten	Manager, Issues Management	s 9(2)(a)	✓
Scott Gallacher	DCE, Funding and Programme Delivery		

Other agencies consulted

Minister's office to complete

- Noted
- Seen
- See Minister's notes
- Needs change
- Overtaken by events
- Declined
- Referred to (specify)

Comments

Date returned to MHUD:

Aide-memoire

Regional housing information for the Prime Minister's interview with Wairarapa Times Age – Thursday, 7 November 2019

For: Rt Hon Jacinda Ardern, Prime Minister

Date: 6 November 2019

Security level: In Confidence

Priority: Medium

Report number: AMI19/20110221

Interview with the Wairarapa Times Age

1. This aide memoire provides housing information for the Wairarapa region to support your sit-down interview with the Wairarapa Times Age on Thursday, 7 November 2019.

Regional housing market

2. House prices in the Wairarapa have increased significantly in recent years. Carterton and Masterton in particular have increased double-digit house price growth in the past year.

Table 1: House price increases over the last 5 years (source: REINZ house price index)

HPI Change to Sept 2019	South Wairarapa	Carterton	Masterton
5 year change	85%	72%	75%
3 year change	57%	45%	46%
1 year change	3%	12%	10%

3. In Carterton and South Wairarapa around 79 percent of current renters would need to spend more than 30 percent of their income to service a mortgage on a lower quartile home. In Masterton it's 67 percent. (from the Housing Affordability Measure, Sources: MBIE/CoreLogic/IRD)

Table 2: Median sale price (calculated over 12 months to September 2019, source: REINZ)

Carterton District	\$ 450,000
Masterton District	\$ 415,000
South Wairarapa District	\$ 490,000

4. In the Wairarapa region, 17 percent of properties in 2018 were bought by first home buyers compared to 23 percent nationally (source: CoreLogic)

Rental market

5. As on 1 September 2019, the weekly mean rent in the Carterton District was \$388, in Masterton it was \$394 and for South Wairarapa it was \$380. This compares with a mean of \$543 per week in Wellington City and \$468 nationally.
6. The Wairarapa region is experiencing significant growth in rental costs. In the 12 months from 1 September 2018 to 1 September 2019 the weekly mean rent in the Carterton,

Masterton and South Wairarapa Districts increased by 15%, 27% and 8.2% respectively compared to a national increase of 2.6% and an increase in Wellington city of 7.5%.

Public housing demand and housing support

7. The following table provides a comparison of demand and housing supports in Wairarapa region as at 31 October 2017 and 30 September 2019. Public housing tenancies and transitional housing places are up significantly, and Emergency Housing Special Needs Grants are down.

Table 3: Public housing demand and housing supports in Wairarapa region

	Oct-17	Sep-19	Change	%
Total Public Housing Register	15	81	▲ 66	440%
Housing Register applications	15	81	▲ 66	440%
Transfer Register applications	0	0	■ 0	N/A
Public Housing Tenancies	14	95	▲ 81	578.6%
Transitional Housing Places	8	23	▲ 15	188%
EHSNGs				
Distinct Clients	41	30	▼ -11	-27%
Number of Grants Approved	123	115	▼ -8	-7%

Table Notes:

- The data presented in the tables includes Carterton, Masterton and South Wairarapa districts.
- Reporting of Emergency Housing Special Needs Grants (EHSNGs) are over a three month period e.g. 1 July to 30 September whereas other supports listed are as the end of the reported period.
- The public housing tenancies are operated by Community Housing Providers (CHPs).

Public Housing Plan Targets

8. In August 2018, the Government released the Public Housing Plan 2018 – 2022 (PHP), which outlined the number and type of public housing places that the Ministry of Housing and Urban Development (HUD) is looking to secure in each location i.e. 6,400 net additional places across New Zealand over the 4 years to June 2022 or around 1,600 places per year. Of those, 60 places were earmarked for Masterton and South Wairarapa District. If we can secure additional supply, we will bring on even higher numbers than what we had originally set in the Plan.
9. In the year ending 30 June 2019, 2,178 places were delivered towards the 6,400 target of which 39 were delivered by CHPs in the Wairarapa region.
10. It is important to note that the number of places set out in the PHP is a June 2022 target. In the interim the number of places may fluctuate due to activities such as refurbishments, redevelopments or contract renewals.
11. There are currently 20 new builds within the planned CHP pipeline for Masterton, which is due for completion in early 2022.

Community Housing Providers operating in the Wairarapa

The Salvation Army (TSA)

12. TSA is a key CHP nationwide however only has a small presence in the Wairarapa. As at 30 September 2019, TSA had 1 active public housing tenancies in Wairarapa.

LinkPeople

13. LinkPeople specialise in supporting clients transitioning from mental health services. As at the end of September 2019, LinkPeople had 10 active public housing tenancies in the Wairarapa.

Trust House

14. Trust House is the only significant social housing provider in the Wairarapa. HNZ exited from the region in 1999, when it sold its portfolio of 541 houses to Trust House for \$10.3m (\$19k each).
15. As at 30 September 2019, Trust House had 83 active public housing tenancies in the Wairarapa.
16. HUD officials continue to have ongoing conversations with Trust House for new development opportunities, s 9(2)(g)(i)
17. s 9(2)(g)(i)
18. **Quality of the housing stock:** The portfolio was aging when Trust House acquired it, and two complaints have been received in the past two months that Trust House has failed to adequately maintain its Housing.
19. **Potential use of rental income from social rents** s 9(2)(g)(i)
In addition to social housing, Trust House own a hotel, several pubs, a hydro-electric power scheme, and operates gaming machines in pubs in Masterton, Greytown, Martinborough, Tawa, Upper Hutt, Pahiatua, Island Bay, and Porirua. s 9(2)(g)(i)
20. There has been recent negative publicity include several letters, and an article by Hon Ron Mark, published in the Wairarapa Times Age, regarding Trust House. As noted, the CHRA is also aware of complaints by tenants, which it passed through to MBIE's Tenancy Compliance and Investigations team.
21. CHRA continues to monitor and work with Trust House to ensure that tenants are appropriately housed.

Trust House has raised issues regarding IRRS

22. Community Housing Providers (CHPs) have been able to manage IRRS since 14 April 2014 when the Ministry of Social Development (MSD) became the purchaser of income-related rent subsidy (IRRS) places. Existing CHP tenants who were not allocated to the CHP by MSD were initially excluded from this scheme, with IRRS limited to new tenancies.
23. s 9(2)(ba)(i)
24. MSD (and now HUD) have allowed exemption to the exclusion of existing tenants on a case-by-case basis.

Transitional Housing

25. Emerge (20 places) and Women's Refuge s 9(2)(a) are the transitional housing providers in the Wairarapa. There are no known issues at present.



Briefing

Wellington Regional Growth Framework meeting with the Mayors/Chair of the Wellington Region and Horowhenua District, 10 February 2020			
Date:	5 February 2020	Security level:	In Confidence
Priority:	Medium	Report number:	M/EB19/20010071

Action sought		
	Action sought	Deadline
Hon Phil Twyford Minister for Urban Development Minister of Transport	Note the contents of this briefing	9 Feb
Hon Megan Woods Minister of Housing		

Contact for discussion			
Name	Position	Telephone	1 st contact
Rebecca Maplesden	Manager, Places and Partnerships, MHUD	s 9(2)(a)	✓
Amy Kearse	Lead Strategic Planner, System Planning, NZTA		

Other agencies consulted
MOT, DIA, Treasury

Minister's office to complete

<input type="checkbox"/> Noted <input type="checkbox"/> Seen <input type="checkbox"/> Approved <input type="checkbox"/> Needs change <input type="checkbox"/> Not seen by Minister <input type="checkbox"/> Overtaken by events <input type="checkbox"/> Declined <input type="checkbox"/> Referred to (specify) <hr/>
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<p>Comments</p>
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Date returned to MHUD:



Briefing

Wellington Regional Growth Framework meeting with Mayors/Chair of the Wellington Region and Horowhenua District, 10 February 2020

For: Hon Phil Twyford, Minister for Urban Development and Minister of Transport
Date: 5 February 2020 **Security level:** In Confidence
Priority: Medium **Report number:** M/EB19/20010071

Purpose

1. This briefing provides an update on the Wellington Regional Growth Framework (Spatial Plan) in advance of your meeting with the Wellington Mayors and Regional Council Chair and the Mayor of the Horowhenua District on 10 February.

Recommended actions

2. It is recommended that you:
 1. **Note** that officials will provide you with a copy of the Wellington Regional Growth Framework (Spatial Plan) Foundation Report once it is finalised late February. *Noted*
 2. **Note** the engagement occurring both internally amongst WRGF partners, the meetings with mana whenua (led by HUD), and with key stakeholders. *Noted*
 3. **Note** that officials will report back to you in March-April 2020 on the Options Report. *Noted*
 4. **Note** the suggested talking points for discussion with Wellington and Horowhenua Mayors/Chair. *Noted*

Rebecca Maplesden
Manager, Places and Partnerships,
MHUD

5. / 2. / 19.

Hon Phil Twyford
Minister for Urban Development and
Minister of Transport

..... / /

A Kearse

Amy Kearse
Lead Strategic Planner, System Planning, NZTA

5/2/20

Background

3. As part of the Urban Growth Agenda, major urban centres¹ are working with central government and local iwi/hapū to facilitate pace and scale in urban development and ensure investment in infrastructure is aligned.
4. A key element of urban growth partnerships is spatial planning, which drives a long-term and integrated approach to land use and infrastructure planning. The Wellington region has been progressing the Wellington Regional Growth Framework (Spatial Plan) since mid-2019.
5. In October 2019, we briefed you on progress of the Wellington Regional Growth Framework (Spatial Plan) and advised that we would update you once the Foundation Report had been completed. In addition, you requested a meeting with the Wellington Mayors, Regional Council Chair, and the Mayor of Horowhenua (details of all attendees attached as Annex 1). We understand that the purpose of this meeting is to firstly meet any newly elected council members, and secondly to start the discussion about a possible partnership between central/local government and iwi.
6. The Foundation Report has largely been completed and was approved with changes by the Executive Review Group at its meeting on 31 January 2020.
7. The sections below recap on the Wellington Regional Growth Framework process; provide an overview of the challenges identified for the region; and outline the early work on scenarios. Officials will report back to you following completion of the Options Report in late March-April.
8. Discussion points that you may wish to raise with the Mayors/Chair are also provided below for your consideration.

Progress on the Wellington Regional Growth Framework (Spatial Plan)

9. Work on the Wellington Regional Growth Framework has been underway since mid-2019, with effort initially focused on establishing the Terms of Reference (draft attached as Annex 2) for the project, agreeing project resourcing amongst project partners and appointing an Independent Project Director, as well as engaging with iwi/hapū and with Horowhenua District Council to include them in the scope of the project.

Key stages and timeline

10. The key stages and timeframes for the project are:
 - a. Develop Foundation Report: October 2019 – January 2020
 - b. Develop Options Report: January 2020 – March 2020
 - c. Develop draft Growth Framework (Spatial Plan): April – May 2020
 - d. Finalise Growth Framework (Spatial Plan) for consultation: May – June 2020
 - e. Public consultation: July – September 2020
 - f. Embed the Implementation Plan: October 2020 onwards

¹ Auckland, Waikato (Hamilton-Auckland Corridor), Queenstown Lakes, Bay of Plenty (Tauranga), Greater Christchurch and Wellington Region.

Project Objectives

11. The project objectives are:

- a. Increase housing supply, and improve housing affordability and choice
- b. Enable growth that protects and enhances and accounts for a transition to a low/no carbon future
- c. Improve multi-modal access to and between housing, employment, education and services
- d. Encourage sustainable, resilient and affordable settlement patterns/urban form that make efficient use of existing infrastructure and resources
- e. Build climate change resilience and avoid increasing the impacts and risks from natural hazards
- f. Create employment opportunities

Foundation Report identified four regional challenges

12. The Foundation Report for the project is largely complete subject to incorporation of several changes requested by the Executive Review Group to the challenge statements. We will supply you with a full copy of the report once finalised.

13. The Report outlines the context for development of the Wellington Regional Growth Framework (Spatial Plan) and identifies the challenges that need to be addressed regionally:

- a. **Challenge 1 – the region lacks sufficient and affordable housing supply and choice; housing affordability is declining and significant investment in infrastructure is needed to enable enough housing and quality urban environments**

The region is forecast to have a population increase of between 91,000-151,000 people in the next 30 years, requiring between 52,000-66,000 more houses across the region. Only 40,000 houses are expected to be realisable within the next 30 years in the metro area and this shortfall is forecast to increase by 10-20,000 homes over the next 30 years but is likely to be greater when the Wairarapa and Horowhenua are included.

This shortfall in housing across the region is leading to decreasing affordability for renters and homeowners and long wait times for social and emergency housing with particular impacts noticed over the past 5 years. Decreasing housing affordability is changing the demand for housing in the region, pushing more residential growth to outer areas and causing displacement of communities.

Across the region, average rent per week and average house prices have increased significantly over the last 3 years, and house ownership affordability has declined sharply with levels of severe housing deprivation also growing.

Well-planned infrastructure projects have the potential to benefit all, especially in making housing more affordable. Early estimates indicate that billions of dollars of investment are required to bring three waters infrastructure in the region up to environmental standards. New long-distance trains will require investment of approximately \$400 million², and the Wellington Rail Plan will outline the need for additional investment beyond this.

² Less the infrastructure component signalled as part of the NZ Upgrade Programme Wellington Package rail investment.

From a transport perspective, there are a wide variety of transport infrastructure changes/investments that could be made to help encourage urban densification, improve access, and enable greater housing supply.

We are considering changes to this challenge statement to reflect Executive Review Group feedback to highlight the importance of investment in infrastructure to support economic development as well as housing supply and quality urban environments.

b. Challenge 2 – many of the urban areas in the region are vulnerable to the impacts of natural hazards and climate change, and as the region grows and becomes more densely settled, it will become increasingly important to improve resilience and protect and enhance the region's natural environment

Work has been done to assess the value of assets at risk in the region based on various sea level rise scenarios, including water infrastructure. For example, recent estimates are that 3,453 km of three water' pipelines, and 73,053 three water nodes are at risk from flooding.

Recent work by NIWA identified that 1515kms of road, 37km of railway, 43,360 buildings and 93 km of national electricity grid transmission lines are at exposure to coastal and fluvial (river) flood hazards. In addition, the Wellington Lifelines Project – Protecting Wellington's economy through accelerated infrastructure investment' analysed the economic costs of the region not being prepared for 'the big one' and found that a coordinated investment of \$3.9 billion would save the nation \$6 billion after such an event.

The NPS – Highly Productive Land and the NPS – Freshwater Management reinforce an integrated approach to managing land use and water. Within the region, there is a need to build housing considering natural hazards, preservation of highly productive soils, and protection of biodiversity identified areas, wetlands and streams.

c. Challenge 3 – there is inequitable access to social, educational and economic opportunities across the region

Whilst overall the region has a highly productive workforce and high average household incomes, this is not consistent and can be an issue for those areas where wage levels are not keeping up housing cost increases.

The Wellington Regional Genuine Progress Indicator identifies that in 2013, 24% of the regional population were living in deprivation areas with decile ratings of 8-10.

In some parts of the region the ability to access social and economic opportunities is constrained by factors including the lack of transport options, including access to frequent and reliable public transport and/or jobs in close proximity to housing, as well as the location of social infrastructure in places with limited public transport.

d. Challenge 4 – Mana whenua and Māori in the Wellington region have poor access to affordable housing choices

Whilst overall the population of the Wellington region had a 50% home ownership rate at the 2013 census, only 28% of Māori owned their own home. Severe housing deprivation data indicates high levels of severe housing deprivation for Māori. (The Foundation Report also notes that regional rates are worse for Pacific Island people).

Increases in housing costs over recent years have also resulted in some people in communities having their continuity of schooling and long-term whānau and hapū relationships/social networks disrupted (e.g., long-term residents of Porirua and Ōtaki are being forced to move to Levin and beyond to access more affordable housing).

We are considering changes to this challenge statement to reflect the importance of partnership between government and Māori under Te Tiriti o Waitangi.

Phase Two involves developing and testing growth scenarios for the region

14. At its meeting on 31 January 2020, the Executive Review Group approved the approach to the development and assessment of different scenarios. This involves developing wellbeing-focused scenarios, completing further testing of scenarios including urban form options and preparation of an Options Report.
15. The wellbeing-focused scenarios include:
 - a. Base case – the region as it is now and with the key projects and initiatives we know are happening (e.g. for which funding is committed)
 - b. Creating a socially equitable region
 - c. Respecting the natural environment, climate change and hazards when creating a low impact region
 - d. Ensuring a vibrant economy in the context of transitioning fast to a low carbon future.
16. These scenarios will be used to identify strategic responses and high-level options that may help to achieve these outcomes and guide the development of different spatial options and the options for supporting programmes of investment. The project team will be looking for opportunities for co-benefits and options that would deliver positive outcomes in all three scenarios. The Options Report will set out the process, assessment and results of this work.
17. Officials will report back to you on the final Options Report in March-April 2020.

Stakeholder engagement on the scenarios

18. Building on a well-attended multi-stakeholder workshop held in October 2019, extensive engagement is occurring across project partners and key stakeholders on the scenarios. This includes:
 - a. Three subject-focused workshops on: economy and business; three waters infrastructure; and education and health – held 28 and 29 January 2020
 - b. Central and local government officials and external stakeholder/partner workshop – 11 February
 - c. Councillors scenarios workshop on 24 February – this will be a major workshop with the invitation extended to all councillors in the region and Horowhenua) – this will be the first time all councillors come together in such a forum

Partnering with iwi/hapū

19. HUD and NZTA have been supporting ongoing engagement with regional iwi/hapū. With the inclusion of Horowhenua District, there are 8 iwi/hapū who are mana whenua within the geographic scope of the Wellington Regional Growth Framework (Spatial Plan). Taranaki Whānui, Ngāti Toa Rangatira, Ngāti Kahungunu ki Wairarapa, Rangitāne o Wairarapa, Ngāti Raukawa and Muaūpoko have all attended project workshops, project briefings or been visited for one-on-one meetings. Meetings with the other two hapū partners are currently being sought.
20. Iwi/hapū staff engaged with to date have expressed support for the Wellington Regional Growth Framework (Spatial Plan) project, and a desire to be involved. They have also noted that capacity constraints limit their ability to be regular and active participants. To help address this challenge, resourcing to support iwi/hapū involvement is available.

Points for discussion with the Mayoral Forum

21. The following points are suggested for discussion with the Mayoral Forum:
- a. As you all know, the Government is committed to supporting growth in the Wellington region, in a way that increases affordable housing, and inclusive access to jobs, education, and amenities.
 - b. The Government supports this in many ways including through the Urban Growth Agenda (UGA), through National Land Transport Fund investment (and involvement in planning and delivery of key programmes such as Let's Get Wellington Moving), through the Porirua Development being led by Kāinga Ora, and through investment via the Provincial Growth Fund, as well as the NZ Upgrade Programme.
 - c. Our main objective for the UGA is to improve housing affordability, underpinned by affordable urban land. This will be supported by wider objectives to:
 - Improve choices for the location and type of housing;
 - Improve access to employment, education and services;
 - Assist emission reductions and build climate resilience; and
 - Enable quality-built environments, while avoiding unnecessary urban sprawl.
 - d. The UGA also includes review of the NPS-Urban Development, which drives some of the principles of regional spatial planning and I understand that the Wellington Regional Growth Framework will be a mechanism to help give effect to those requirements.
 - e. Spatial planning exercises under Urban Growth Partnerships also incorporate or intersect with existing central and local government planning and policy under the Resource Management Act, councils' long-term plans under the Local Government Act, and transport planning under the Land Transport Management Act.
 - f. To help achieve its objectives, the UGA has mandated a role for central government to partner with local government and iwi as a means of facilitating pace and scale in urban development and ensuring government investment in infrastructure is aligned.
 - g. The UGA initially focused on two partnerships: Auckland Council and the Hamilton-Auckland Corridor, both of which have been endorsed by Cabinet in 2019. A partnership with Queenstown Lakes has since emerged in response to funding and infrastructure pressures. This partnership has been agreed to in-principle, and Terms of Reference are in the process of being finalised. Other partnership proposals are being explored in Tauranga-Western Bay of Plenty, and Greater Christchurch.
 - h. The importance of partnering on the Wellington Regional Growth Framework or your Spatial Plan is to develop a shared vision and coordinated spatial plan for how the region will grow in light of the challenges it faces; enable optimal sequencing of infrastructure investment and urban development (and associated plan changes where required); and enhanced governance and supporting arrangements to implement and deliver key transformative projects.
 - i. I would be interested in further discussion as you progress the Growth Framework on what form an ongoing partnership may take in the Wellington region.
 - j. I understand that work is being guided by a draft Terms of Reference. It outlines the scope, objectives, timing and project governance and management for developing the Framework. It does not describe the nature of any enduring regional partnership between the councils, iwi and the Government. That work is yet to be done but will

be required to ensure successful implementation of the Regional Growth Framework.

- k. The Wellington package of the NZ Upgrade Programme and investment of \$1.35 billion over 10 years will support growth across the region.
- l. With a focus on improving safety, resilience, public transport and travel choice options, the four projects in this package are spread across the region, from the Kāpiti Coast (Ōtaki to north of Levin) and the Hutt Valley State (Highway 58 (SH58) and Melling interchange), and a range of rail network capacity improvements across the region. This investment package complements, and is in addition to, the Let's Get Wellington Moving programme.
- m. As the Foundation Report identifies beyond these key projects there is still likely to be significant investment required in longer distance rolling stock as well as water infrastructure, and ongoing issues around local authority ability to fund this infrastructure.
- n. I understand that the Wellington Growth Framework is exploring opportunities for mode shift, including opportunities to better integrate land use and transport planning to unlock urban development and intensification around rail and mass transit stations. This will be important to reduce reliance on private vehicles and reduce emissions. I encourage you to be ambitious in this work if we are to achieve our climate change target of net zero greenhouse gas emissions (other than biogenic methane), by 2050.
- o. I look forward to the next phase of the project to provide more detail on the extent of investment likely to be required under different scenarios and how locations for future growth can best optimise any investment.

Annexes

- Annex 1: Introduction to Wellington/Horowhenua Mayors/Chair and Chief Executives
- Annex 2: Draft Terms of Reference



Annex 1: Introduction to Wellington and Horowhenua Mayors/Chair and Chief Executives

Council	Mayor/Chair	Email	Chief Executive	Email
Wellington City Council	Andy Foster	mayor@wcc.govt.nz	Kevin Lavery	Kevin.lavery@wcc.govt.nz
Porirua City Council	Anita Baker	mayor@poriruacity.govt.nz	Wendy Walker	Wendy.walker@poriruacity.govt.nz
Kapiti Coast District Council	Guru Gurunathan	k.gurunathan@kapiticoast.govt.nz	Wayne Maxwell	Wayne.maxwell@kapiticoast.govt.nz
Horowhenua District Council	Bernie Wanden	mayor@horowhenua.govt.nz	David Clapperton	davidc@horowhenua.govt.nz
Hutt City Council	Campbell Barry	campbell.barry@huttcity.govt.nz	Jo Miller	Jo.miller@huttcity.govt.nz
Upper Hutt City Council	Wayne Guppy	wayne.guppy@uhcc.govt.nz	Peter Kelly	Peter.kelly@uhcc.govt.nz
South Wairarapa District Council	Alex Beijen	themayor@swdc.govt.nz	Harry Wilson	Harry.wilson@swdc.govt.nz
Carterton District Council	Greg Lang	greg.lang@cdc.govt.nz	Jane Davis	Jane.davis@cdc.govt.nz
Masterton District Council	Lyn Patterson	lynp@mstn.govt.nz	Kathryn Ross	Kathr@mstn.govt.nz
Greater Wellington Regional Council	Daran Ponter	daran.ponter@gw.govt.nz	Greg Campbell	Greg.campbell@gw.govt.nz



Annex 1: Draft Terms of Reference

DRAFT Terms of Reference – Wellington Regional Growth Framework (Spatial Plan)

As at 31 January 2020

Note: The ToR will continue to evolve as the project progresses, including incorporating Iwi input into all aspects of this document.

1. Introduction

Councils in the Wellington Region have worked together to produce the Wellington Regional Investment Plan (WRIP). This was endorsed by the Mayoral Forum in June 2019 and consists of four key areas – Building a contemporary economy; Developing new housing supply and urban form; Accessing opportunities through transport; Strengthening our resilience and reducing environmental impact.

Central Government has an active Urban Growth Agenda and is interested in enabling the provision of more affordable housing and choice by removing constraints to quality intensification, greenfield development and more competitive urban land markets; developing stronger partnerships between central and local government on spatial planning and growth management; and enabling more responsive supply of infrastructure through alternative financing approaches. It has an interest in working with the Wellington region on planned housing growth and urban development, and the key infrastructure enablers.

Eight Iwi/Hapū in the Wellington region, (including Horowhenua and the Wairarapa), are partners in the project. They have a wide range of interests in the region's future urban growth and development, deriving from both their status as Mana Whenua as well as their and urban development interests. Iwi/Hapū in the region are at various stages in the Treaty settlement process, with some now pursuing post-settlement urban development opportunities, while others are working through these processes.

The councils of the Wellington Region and Horowhenua District have agreed that they would like to work in partnership with Iwi and Central Government to develop a Regional Growth Framework for the region, as the next stage of their regional investment planning. This will focus on housing supply and affordability, and the related urban development and infrastructure required.

This document is the Terms of Reference for the **Wellington Regional Growth Framework**.

2. Why jointly develop a Regional Growth Framework and why now?

The Wellington Region has experienced significant growth over the past 20 years with the population increasing by 22%. While the Councils have managed this growth over that period, more recently growth rates have accelerated adding stress to existing plans and networks across the region. The region is now facing an immediate housing supply and affordability challenge and regional population is projected to continue growing strongly. It is important that the region is able to respond to these challenges in accordance with local expectations as well as the Government's Urban Growth Agenda (UGA) and its long-term outcomes for transport.

The Housing and Business Assessment undertaken by the medium-growth councils³ in the Wellington Region has forecast these areas will grow by approximately 90,000 to 140,000 people over the next 30 years. This will require between 50,000 and 61,000 more dwellings. The Councils modelled that under current settings it is likely 40,000 dwellings will be delivered across the region. To facilitate this growth, it was also identified that significant infrastructure investment will be needed. With significant growth also forecast in the Wairarapa and Horowhenua (which now falls within the wider Wellington employment and housing market), there is a need to consider the impacts of growth beyond the Wellington regional boundary, as well as the inter-regional connections that may require investment to facilitate housing growth, grow the economy and increase job opportunities, as well as deliver efficient infrastructure to create "quality urban environments"⁴.

Beyond the population and dwelling growth forecast there are a number of other challenges faced in the Wellington Region. The sea and ground continues to shift creating challenges as well as uncertainty. Increasing congestion on roads, and capacity and reliability issues associated with buses and trains is straining the regional transport network and may not result in the necessary transport system shifts to improve safety, access, reduce emissions and reduce reliance on private vehicle travel that the government is seeking. Other network and community infrastructure will also need investment to accommodate growth including three waters, open spaces, community facilities, schools, and health care facilities. Taking a regional approach, in conjunction with central government, can more efficiently harness the opportunities as well as address the consequences and requirements of growth, particularly those relating to infrastructure.

The Government has identified spatial planning as a key pillar of the UGA, and a tool to secure integrated land use and transport planning and delivery. As such, the Regional Growth Framework (RGF), a spatial plan, is being developed to create an agreed long-term vision and spatial intent for how the region will grow, change and respond to the key opportunities and challenges ahead. The RGF will jointly test the need for and impacts of significant investments planned, and identify the priority projects that require joint investment.

To do this local government, central government, iwi, partner agencies and infrastructure providers will need to work together. The RGF aims to integrate land use and transport planning, and align investment and infrastructure to deliver the housing, social, health, environmental and economic goals shared across the region. The RGF looks to further progress the WRIP that identified four areas for investment and partnership:

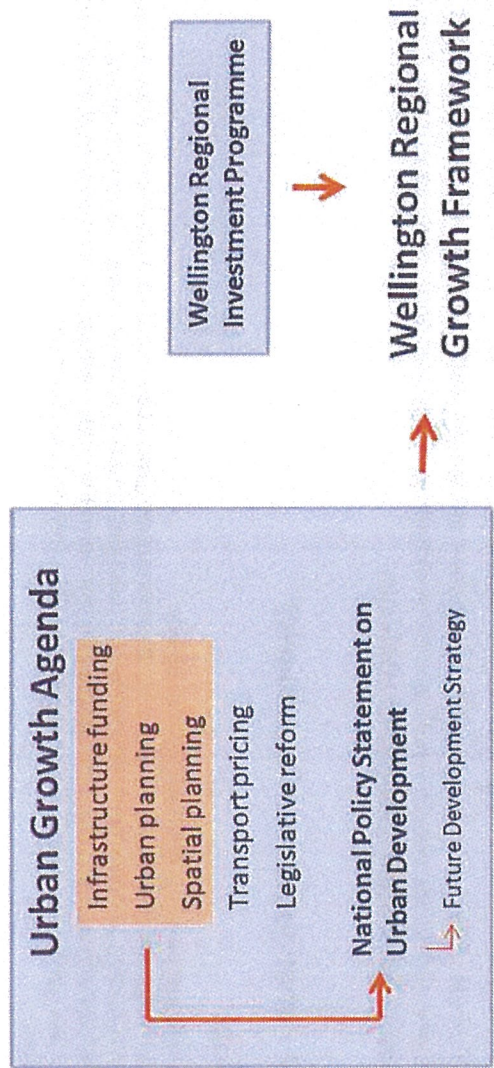
- Building a contemporary economy;

³ Wellington City, Hutt City, Porirua City, Upper Hutt City and Kapiti Coast District.

⁴ Planning for successful cities – discussion document on the proposed National Policy Statement on Urban Development.

- Developing new housing supply and urban form;
- Accessing opportunities through transport; and
- Strengthening our resilience and reducing environmental impact.

As part of the UGA, the proposed National Policy Statement on Urban Development (NPS-UD) outlines the need for councils to undertake spatial planning, in the form of a Future Development Strategy (FDS). An FDS would require the Councils to undertake long-term planning, to identify growth and intensification areas as well as how, where and when infrastructure would be supplied. An FDS will also outline the role of the government in achieving quality urban environments, as well as where and how iwi and hapū objectives and outcomes would be achieved. As the metropolitan councils will have to complete an FDS, the RGF can step in and fulfil the NPS-UD requirements of a spatial plan while also working with the entire Wellington Region and Horowhenua District. This will allow the region to get a head start on the coordinated planning and infrastructure delivery necessary.



The RGF will also build on the existing work being undertaken across the region. Significant processes, including two separate District Plan reviews, several District Plan changes, growth strategies, as well as Let's Get Wellington Moving, the Eastern Porirua development, RiverLink, Transmission Gully and rail investments are some of the key projects already setting up to shape the future of the region. It is important these processes are aligned across the region to help ensure the optimal impact to create the most benefit.

3. Project Outcome – what will we have at the end of the Project?

The outcome of this project will be an RGF for the Wellington region⁵ that recognises the level, type and possible placement of housing and related urban development and infrastructure looking out across two time horizons – 100 years when considering the long-term spatial frame for the region, and 30 years for urban development and housing.⁶ The Framework will include an integrated regional level spatial plan/summary of shared spatial intent and a prioritised programme of key projects over the 30 year time horizon.

The RGF will help guide entities such as the councils in the Wellington region and Horowhenua District, NZTA, Kainga Ora, other relevant central government agencies such as Ministry of Housing and Urban Development, Ministry of Education and Ministry of Health, relevant infrastructure providers such as Wellington Water Limited and others in planning for future housing and related urban development in the region.

The process to develop the RGF will bring the local and regional councils, central government – particularly Ministry of Housing and Urban Development, Kainga Ora, MoT and NZTA – and local iwi and infrastructure providers together to produce an agreed plan. This will increase the shared understanding, improve the working relationships and be an enduring legacy that guides decision making and investment across public and private enterprises. This agreement will form the basis of long-term collaboration across boundaries to deliver better outcomes for Wellington.

4. Draft Project Objectives – what do we want to achieve? ⁷

The draft objectives of the RGF are to:

1. Increase housing supply, and improve housing affordability and choice
2. Enable growth that protects and enhances the quality of the natural environment and accounts for a transition to a low/no carbon future
3. Improve access to and between housing, employment, education and services, utilising all multi-modal transport options
4. Encourage sustainable, resilient and affordable settlement patterns/urban form that make efficient use of existing infrastructure and resources
5. Build climate change resilience and avoid increasing the impacts and risks from natural hazards
6. Create employment opportunities.

⁵ The Wellington region for the purposes of this project includes Masterton, Carterton, South Wairarapa, Upper Hutt, Lower Hutt, Kapiti, Porirua and Wellington and the Horowhenua District.

⁶ These are the two horizons being considered for the Auckland to Hamilton Corridor Initiative and the Hamilton Metro Spatial Plan. The 100-year spatial frame mainly relates to no-go areas for development, or areas where change or development should only occur with the greatest of care – together these frame the potential future urban area.

⁷ It should be noted that these draft Project Objectives will be confirmed during Phase 1 of the project. They are based on the aims of the Urban Growth Agenda and discussion with partners to date.

5. Scope – what is included in the Regional Growth Framework?

At the heart of the RGF is a focus on housing and urban development. But the related context of enabling transport, employment, resilience considerations and other infrastructure and services is in scope.

The RGF will build off existing work such as the WRIP, NPS-UDC Housing and Business Development Capacity Assessments, science and research findings applicable to Wellington, councils' growth strategies and Long-term Plans, Regional Policy Statement and other plans, and will be developed alongside the major transport projects and major regional housing and urban form projects.

The geographic extent of the Framework will cover the whole of the Wellington Region, with a focus on urban areas. The Horowhenua District will also be included, recognising that Levin is now part of the Wellington region's housing and employment market, and these links will be strengthened with completion of Transmission Gully and other motorway and rail investments in the Northern corridor.

Matters in scope include:

1. Regional (and inter-regional) and joint challenges and opportunities
2. Critical areas for protection from development/further development e.g. conservation areas, locations with significant natural hazards or subject to sea level rise, areas of particular significance to Iwi
3. Housing intensification and growth areas – quality, price points, numbers, location, typology
4. Housing scenarios e.g. housing linked to an enhanced East/West connection
5. Regional housing growth related issues e.g. availability and affordability of insurance, acceptance of medium density housing, building sector capacity
6. Large scale projects that may be suitable for Kāinga Ora – identify and quantify these
7. Transport – taking a multi-modal approach to improve access to social and economic opportunities, explore opportunities for modal shift, and address capacity constraints across the transport system (mass transit, rail, bus, active modes, roading network, travel demand management)
8. Impact of growth and urban development on infrastructure e.g. three waters, electricity, social/community infrastructure, e.g. schools and major medical facilities
9. Employment centres and growth
10. Understanding and measuring the wider costs and benefits of growth
11. Investment - required levels, tools and mechanisms required, and who should fund.

Through these components the RGF will:

- Ensure that employment is considered alongside residential development, and the connection to public transport and other transport
- Provide certainty, and become a key tool by which major investment decisions are made across the region
- Support the achievement of Iwi aspirations in the region
- Inform future detailed planning and investment documents including but not limited to the Wellington Regional Policy Statement, District Plans, Structure Plans, the Wellington Regional Land Transport Plan, Wellington Regional Public Transport Plan, Asset Management Plans, Long-term Plans, Growth Strategies, Wellington Resilience Strategy, other Central Government investment plans including those of Kāinga Ora, and Iwi plans and strategies

- Ensure the four well-beings and the outcomes they promote (environmental, social, cultural and economic) are considered in a spatial context as the Plan is developed
- Contain a prioritised programme of key projects and funding arrangements.

The following areas are excluded in the scope of this project:

- Issues that are only relevant at a city or district level

6. Principles – how will we work together?

Underlying the project will be the following set of principles that will guide how the Partners work together. The application of these principles is the key to successfully developing and implementing an RGF.

Coming together

The parties will:

- Participate in the project in good faith and on a no-surprises basis, recognising that the development of the RGF is dependent on effective collaboration and enduring partnerships
- Recognise that parties have statutory responsibilities and that this project will not replace decision making responsibilities
- Will continue with projects currently underway in the region whilst working on the Framework, recognising the Framework may influence their form
- Acknowledge the political sensitivities and diversity of views that may emerge throughout the project and commit to working towards mutually acceptable outcomes
- Recognise that Iwi of the region have aspirations for their people and land that will be recognised through the development of the Framework
- Recognise each party's substantive role and also commit to identifying and agreeing on the long-term best outcomes for the region overall

Working together

The parties will:

- Ensure tāngata whenua and mana whenua are full partners in the Framework process and its implementation
- Work collaboratively to deliver on the project objectives
- Make available relevant information as required
- Contribute staff time as required to complete the project successfully
- Communicate externally in partnership
- Advocate for the Framework within their respective organisations

Developing the Framework

The parties will:

- Take a four wellbeing's approach to planning for the region
- Undertake strategic level and regional scale conversations and analysis to inform the Framework. This may take us beyond traditional geographical boundaries.
- Undertake an evidence-based and knowledge-informed approach (including matauranga Maori), to determine the preferred long-term future of the region, building on the work that has already been done, through the WRIP and other regional housing and urban development work
- Take an innovative approach to looking for solutions and projects to solve the potential growth problems in the Wellington region. This not be constrained "by the now" or what has or hasn't happened in the past and will take account of future technologies and trends.

7. Project Governance and Management

The proposed structure for the RGF project is:



7.1 Individual Governance Bodies

The Governance of the Wellington Regional Growth Framework project is provided by relevant Government Ministers, the Mayor/Chair and Council of each local government partner and the Runanga/Board of each Iwi partner. No joint governance body has been formed at this stage.

As the project progresses, appropriate governance options will be considered. Regular reporting will be undertaken to the relevant Governance levels of each Partner.

At this stage in the RGF project, the responsibilities of **Individual Governance Bodies** are to:

- Sign-off the final Terms of Reference for the project
- Receive reports at key milestones throughout the project, and provide feedback where appropriate
- Adopt/Endorse the final Regional Growth Framework, including the spatial plan/spatial intent, programme of prioritised initiatives and projects and the Implementation Plan.
- Consider an appropriate governance structure for any enduring partnership that may be proposed between central government, local government and Iwi

7.2 Executive Review Group

The Executive Review Group is made up of the CEs from the regional, city and district councils, and equivalent positions from Iwi, NZTA and the Ministry of Housing and Urban Development.

The responsibilities of the **Executive Review Group** are to:

- Approve the final Terms of Reference and Project Plan that detail the:
 - principles for guiding the working relationships of the project partners
 - project scope and objectives,
 - timeframes and deliverables.
- Request/receive reports and progress updates on the project
- Consider key findings and recommendations at key milestones and approve the deliverables from the project at each stage
- Report to the relevant individual governance bodies of the project partners, and their respective organisations at key milestones in the project
- Recommend the adoption/endorsement of the final Regional Growth Framework by the individual governance bodies
- Recommend an appropriate governance structure for any enduring partnership that may be proposed between central government, local government and Iwi

Core Relationships

Core relationships with	Relates by
Individual Governance Bodies	Reporting updates and project progress Delivering key outputs and providing advice

Independent Project Director	Holding responsible for project deliverables
Project Steering Group	Holding responsible and providing support
Project Integration Team	Holding responsible and providing support
Stakeholders	Agreed communication/engagement to support project objectives

Members of the Executive Review Group

Organisation	Member	Position
<i>Local government</i>		
Greater Wellington Regional Council	Greg Campbell	CE
Wellington City Council	Kevin Lavery	CE
Porirua City Council	Wendy Walker	CE
Kapiti Coast District Council	Wayne Maxwell	CE
Horowhenua District Council	David Clapperton	CE
Hutt City Council	Jo Miller	CE
Upper Hutt City Council	Peter Kelly	CE
South Wairarapa District Council	Harry Wilson	CE
Carterton District Council	Jane Davis	CE
Masterion District Council	Kath Ross	CE

<i>Central government</i>		
Ministry of Housing and Urban Development	Brad Ward	DCE
New Zealand Transport Agency	Emma Speight	Regional Relationship Director
<i>Iwi/Hapū</i>		
Port Nicholson Block Settlement Trust	TBC	
Te Runanga o Toa Rangatira	TBC	
Rangitāne Tū Mai Rā Trust	TBC	
Ngati Kahungunu ki Wairarapa Charitable Trust	TBC	
Nga Hapu o Otaki	TBC	
Atiawa ki Whakarongotai Charitable Trust	TBC	
Muaupoko Tribal Authority	TBC	
Raukawa Horowhenua	TBC	

7.3 Project Steering Group

The Project Steering Group is made up of the Independent Project Director and staff from:

- All regional, city and district councils
- NZTA and the Ministry of Housing and Urban Development

- All Iwi in the region
 - Other Central Government Agencies as appropriate e.g. MOT, Treasury, DIA
- The responsibilities of the **Project Steering Group** are to:
- Appoint the Project Director, who will oversee the day-to-day running of the project
 - Develop the:
 - Terms of Reference
 - Project Plan, including:
 - Designing the project methodology
 - Establishing project workstreams
 - Confirming the project budget and resourcing
 - Communications and Engagement Plan
 - Provide guidance and direction to the project and make decisions at relevant stages regarding the content and direction of the Regional Growth Framework, including the spatial plan/spatial intent, programme of prioritised initiatives and projects and implementation plan
 - Provide input in to the project related to their organisation, and provide feedback and information to others in their organisation about the project
 - Attend relevant workshops and working sessions for development of the Framework and implementation plan, and/or ensure that other relevant staff from their organisations attend workshops/working sessions
 - Report to the Executive Review Group from time to time, led by the Project Director, including reporting on key project milestones and deliverables
 - Develop an appropriate governance structure for any enduring partnership that may be proposed between central government, local government and Iwi
 - Undertake external stakeholder engagement and communication as agreed.

Core Relationships

Core relationships with	Relates by
Executive Reference Group	Delivering outputs and providing advice
Project Integration Team	Seeking advice, providing support and ensuring the project phases get delivered
Stakeholders	Communicating and engaging to support project objectives

Members of the Project Steering Group

Organisation	Name	Position	Contact details
Independent Project Director	Kim Kelly	Project Director	Kim.kelly@gw.govt.nz

Organisation	Name	Position	Contact details
<i>Local Government</i>			
Greater Wellington Regional Council	Harriet Shelton	Manager Regional Transport	Harriet.shelton@gw.govt.nz
Wellington City Council	Carolyn Dick	Principal Strategy Advisor	Carolyn.Dick@wcc.govt.nz
	John McSweeney	Place Planning Manager	John.mcsweeney@wcc.govt.nz
	David Mitchell	Senior Spatial Planning Advisor	David.mitchell@wcc.govt.nz
Porirua City Council	Steve Perdia	GM City Growth and Partnerships	Steve.perdia@porirua.govt.nz
	Andrew McCarthy	Economic Advisor	Andrew.mccarthy@porirua.govt.nz
Kapiti Coast District Council	Janice McDougall	Group Manager People and Partnerships	Janice.McDougall@kapiticoast.govt.nz
	Jason Holland	District Plan	Jason.holland@kapiticoast.govt.nz
Horowhenua District Council	Nicki Brady	GM Horowhenua 2030	nickib@horowhenua.govt.nz
	David McCorkindale	Group Manager Strategy and Development	davidbm@horowhenua.govt.nz
Hutt City Council	Gary Craig	Divisional Manager City Growth	Gary.craig@huttcity.govt.nz
	Nathan Geard	Environmental Policy Analyst	Nathan.geard@huttcity.govt.nz
Upper Hutt City Council	Richard Harbord	Director, Planning and Regulatory Services	Richard.harbord@uhcc.govt.nz
	Vibhuti Chopra		Vibhuti.chopra@uhcc.govt.nz

Organisation	Name	Position	Contact details
South Wairarapa District Council	Russell O'Leary	Group Manager Planning and Environment	russell.oleary@swdc.govt.nz
Carterton District Council	Dougal Shelton	Principal Advisor	dougal@cdc.govt.nz
Masterton District Council	Aaron Bacher Rosanne Heyes	Community Development Advisor Resource Planner	aaronb@mstn.govt.nz rosanneh@mstn.govt.nz
<i>Central Government</i>			
Ministry of Housing and Urban Development	Bryan Patchett	Contractor, Places and Partnerships	Bryan_patchett@hud.govt.nz
New Zealand Transport Agency	Amy Kearse	Lead Strategic Planner	Amy.kearse@nzta.govt.nz
Ministry of Transport	Gareth Fairweather	Principal Advisor	g.fairweather@transport.govt.nz
Kainga Ora	Kerrie Young	Manager – Large Scale Projects Urban Development Planning	Kerrie.young@kaingaora.govt.nz
<i>Iwi/Hapu</i>			
Port Nicholson Block Settlement Trust	To be confirmed following recent discussions		
Te Runanga o Toa Rangatira			
Rangitāne Tū Mai Rā Trust			

Organisation	Name	Position	Contact details
Ngati Kahungunu ki Wairarapa Charitable Trust			
Nga Hapu o Otaki			
Atiawa ki Whakarongotai Charitable Trust			
Muaupoko Tribal Authority			
Raukawa Horowhenua			

7.4 Project Integration Team

The Project Integration Team is led by the Project Director and includes 6-8 members drawn from local government, central government and Iwi.

The responsibilities of the **Project Integration Team** are to:

- Provide integration, coordination and oversight for the successful completion of a Regional Growth Framework
- Support the Independent Project Director to:
 - finalise the Terms of Reference, Project Plan and Communications and Engagement Plan with the Steering Group, including designing the project methodology and detailed project structure (workstreams)
 - maintain project momentum and complete the key deliverables for each phase of the project on time and within budget, including the draft and final spatial plan/spatial intent, regional programme of prioritised initiatives and projects
- Design and/or deliver relevant workshops and working sessions for development of the Framework and implementation plan
- Support the Independent Project Director to report to the Executive Review Group
- Ensure that the Framework takes full account of current individual entities strategies and plans and communicate these and any changes
- Complete assigned tasks, attend scheduled meetings/ working sessions and track progress against milestones and project timelines.
- Undertake stakeholder engagement and communications as required.

Core Relationships

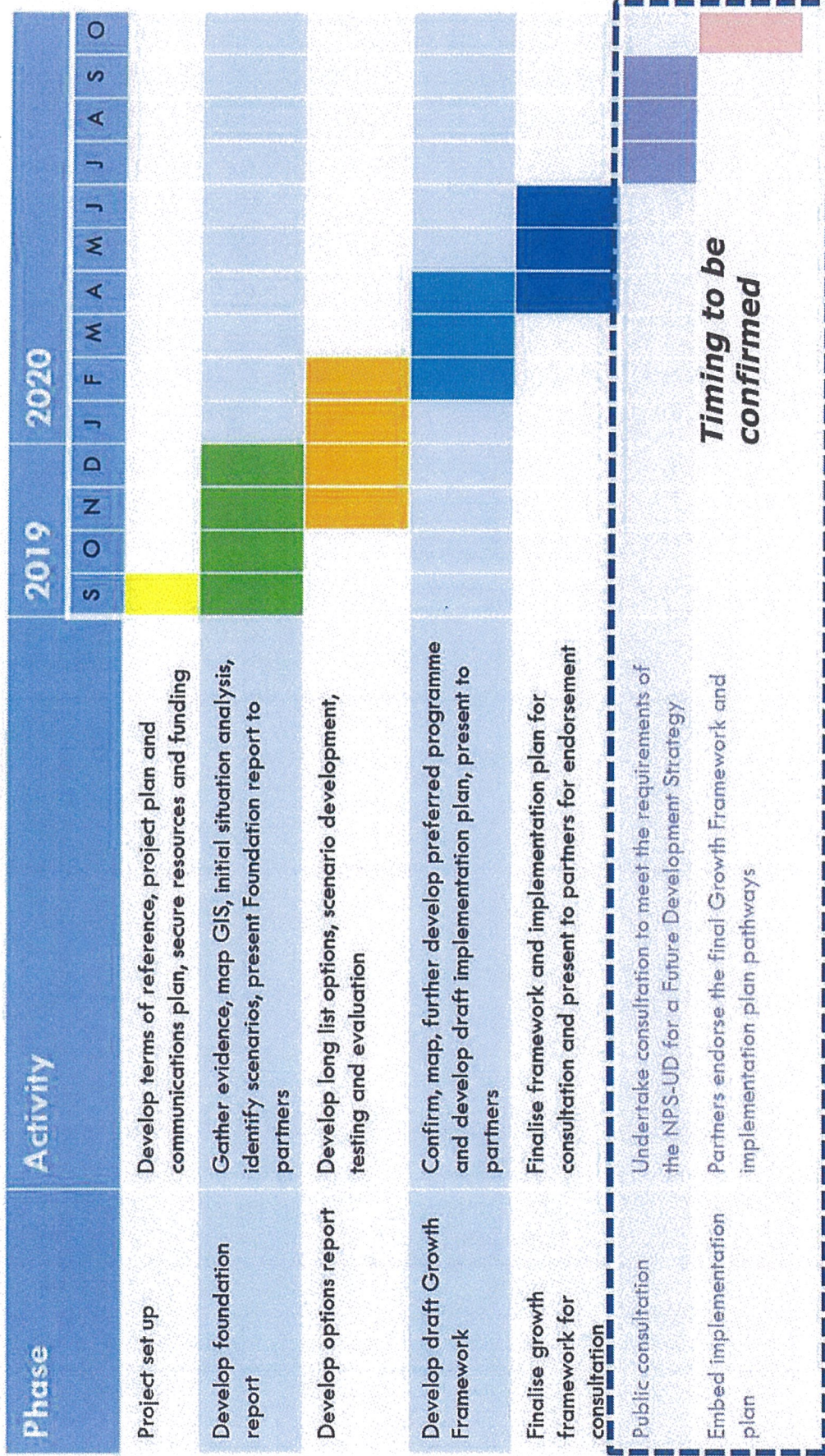
Core relationships with	Relates by
Project Steering Group	Integrating and coordinating and providing oversight

	Maintaining focus and momentum Supporting PSG reporting to the Executive Review Group
Stakeholders	Communicating and engaging to support project objectives

Members of the Project Integration Team

Organisation	Member	Position	Contact details
Independent Project Director	Kim Kelly	Project Director	Kim.kelly@gw.govt.nz
Greater Wellington Regional Council	Samantha Seath	Programme Lead, WRS Office	Samantha.seath@gw.govt.nz
Wellington City Council	David Mitchell	Senior Spatial Planning Advisor	David.mitchell@wcc.govt.nz
Hutt City Council	Nathan Geard	Environmental Policy Analyst	Nathan.geard@huttcity.govt.nz
Ministry of Housing and Urban Development	Bryan Patchett	Contractor, Place and Partnerships Team	Bryan.patchett@hud.govt.nz
New Zealand Transport Agency	Amy Kearse	Lead Strategic Planner	Amy.kearse@nzta.govt.nz
Iwi	To be confirmed following recent discussions		

8. Project Timeline



Wellington – Horowhenua Region



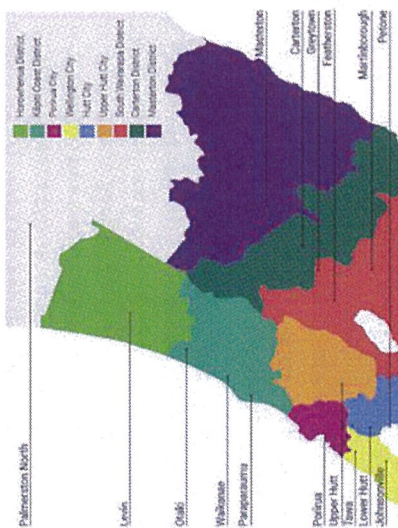
Government agencies are partnering with the nine councils in the Wellington Region, Horowhenua District Council and eight iwi/hapū to develop first-ever Growth Framework for the (expanded) region. Outputs from this process include a high-level regional spatial plan and regionally prioritised programme of transformative investments/initiatives in line with the UGA formats. As local government is the lead partner in the work it is providing most of the project resourcing. HUD and NZTA are supporting the work and ensuring it is aligned with the Government's UGA, land transport and climate change objectives.

URBAN GROWTH CONTEXT

Size (hectares)	911,300
Population (2018)	540,075
% Māori	14.25%
% 65+	14.25%
Median age	37.2
GDP/capita (2018)	\$71,622
Deprivation index (10 highest)	4.9
Median dwelling price (2019)	\$646,000
Population growth (average last 5 years)	1.40%
Population growth (average last 20 years)	0.9%

GROWTH MANAGEMENT PERFORMANCE

Housing affordability	Mean dwelling price / Mean household income...	5.5
Housing choice	% 1 and 2-bedroom dwellings...	30%
Transport choice	Public transport's share of trips (2014-18)...	5%
Access to opportunities	Estimated % of HH <30 mins travel to work study...	75%
Climate change	Transport's estimated share of CO2 emissions...	40%



KEY CHALLENGES SET FOR THE SPATIAL PLAN TO ADDRESS

The region lacks sufficient and affordable housing supply and choice especially for Māori; housing affordability is declining and a significant investment in infrastructure is needed to enable enough housing and quality urban environments. There is inequitable access to social, educational and economic opportunities across the region. Many of the urban areas in the region are vulnerable to the impacts of natural hazards and climate change, and as the region grows and becomes more densely settled, it will become increasingly important to improve resilience and protect and enhance the region's natural environment.

The Plan will show how a possible future population of **750,000** can be successfully accommodated...

... which is **200,000 more** than the current population; at the average growth rate of the last 20 years this would take **35-40 years** to realise.

SPATIAL PLAN OBJECTIVES

- To increase housing supply and improve housing affordability and choice
- To enable growth that protects and enhances the quality of the natural environment and accounts for a transition to a low/no carbon future
- To improve multi-modal access to and between housing, employment, education and services
- To encourage sustainable, resilient and affordable settlement patterns/urban form that make efficient use of existing infrastructure and resources
- To build climate change resilience and avoid increasing the impacts and risks from natural hazards
- To create employment opportunities.

Wāhi Toitū* and Constraints – Analysis in progress

* Term TBC by regional Iwi

The region faces significant constraints

Much of the Wellington-Horowhenua region is subject to constraints or environmental protections which pose limitations to new urban development.

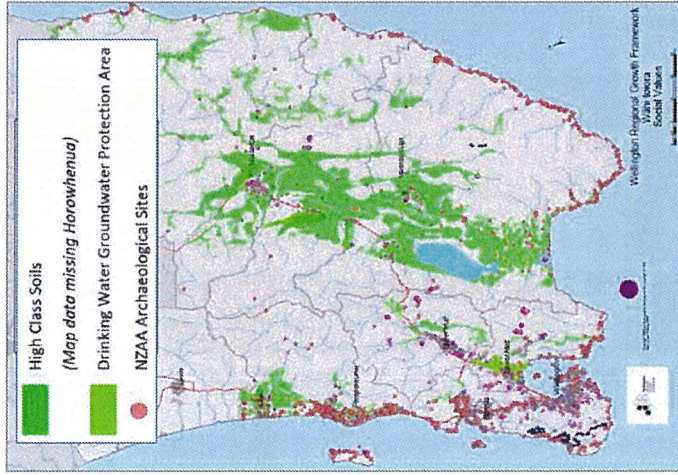
The region's geology, tectonic setting and climate mean it is particularly prone to earthquake hazards (such as ground shaking & fault rupture), landslides and flooding. Some regional hazards will be exacerbated as a result of climate change (drought, wildfire, flooding and severe wind). Sea level rise will also affect the region.

Many existing urban areas are located on steep hillsides, in coastal areas, on reclaimed land or on flood plains. Areas free from constraints are generally isolated from strategic regional infrastructure, transport corridors and regional employment centers. Initial analysis shows some exceptions include land near to Levin, Upper Hutt and some parts of the Wairarapa.

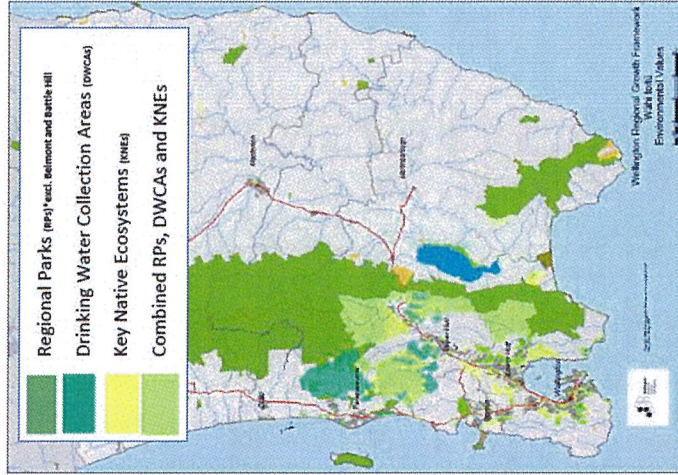
Categorisation and mapping

A Constraints Report is currently being prepared. The Growth Framework partners have agreed in principle which constraints are to be listed under the categories of Wāhi Toitū (areas to be protected from urban development in perpetuity) and Wāhi Toiora (areas where urban development should go carefully), but work is still progressing to test/finalise the categorisation and bring together a consolidated GIS constraints map, including areas of cultural significance.

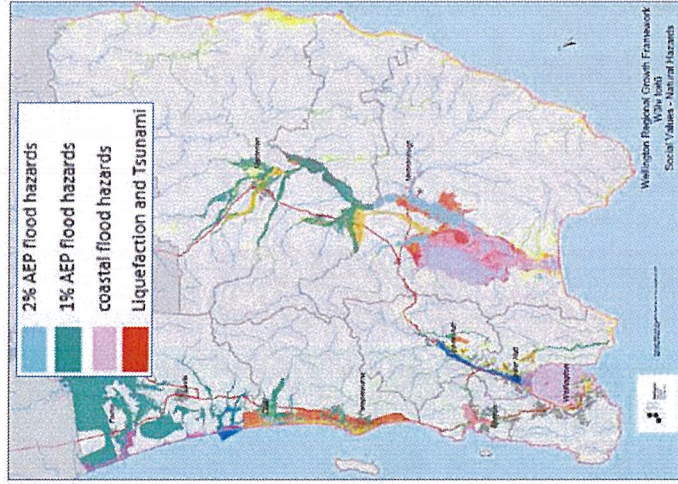
Heritage, drinking water and High-Quality Soils



Key Environmental Protections



Key Natural Hazards



- Most high-class soils and food production areas in the region are located on the Kāpiti Coast, Horowhenua and the Wairarapa.
- Many of these areas, and the Hutt Valley, are also subject to groundwater drinking water protection areas where new development should go carefully.

- Environmental and drinking water source protection areas are mainly located along the mountainous central spine (Tararua, Remutaka and Aorangi Ranges).
- There are rivers and streams throughout much of the region with significant ecological values, however very few wetlands remain.

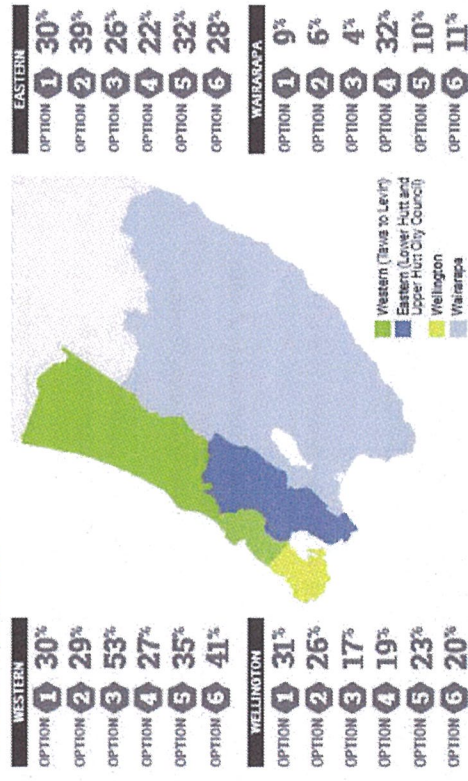
- Many existing urban centres are at risk from multiple natural hazards.
- Liquefaction risk is highest around the Kāpiti coast, Petone, Porirua CBD, Wellington CBD and some locations in Wairarapa.
- Flood hazards are present in Horowhenua, the Hutt Valley and Wairarapa.

Option Evaluation

Six growth options have been used to understand the implications of different ways future growth could be accommodated across the Wellington-Horowhenua region. There are two options that prioritise growth in major centres, two options prioritise growth in transit-oriented nodes and two that have the majority of growth in new greenfield areas. All provide for growth of approximately 200,000 additional people, but in different locations and forms. Options were assessed against criteria aligned with the framework's six objectives, and the extent to which they align with the aspirations of mana whenua.

Option	Amount of Nodes development	Amount of Major Centres development	Amount of Greenfield development
1. Connected urban villages with expanded urban boundaries	High	Low	Medium
2. Connected urban villages and 4 major centres	High	Medium	Low
3. Expanding urban boundaries with urban villages	Medium	Low	High
4. Expanding urban boundaries with 4 major centres	Low	Medium	High
5. 9 major centres connected with urban villages	Medium	High	Low
6. 9 major centres with expanded urban boundaries	Low	High	Medium

The 6 options distribute housing and urban development across the region in different ways (below). Further work is underway to ground options using GIS analysis of yields at locations identified for potential urban development.



The six urban development options developed are a mix of growth across:

- Up to 60 nodes across the region on (current & planned) high frequency public transport corridors – rail, light rail and bus
- Up to 9 major centres across the region - the central areas of Wellington, Lower Hutt, Upper Hutt, Masterton, Porirua, Paraparaumu, Levin, and Petone and Newtown
- Key greenfield locations on the edge of current urban areas, in new towns in the Wairarapa or Kāpiti/Horowhenua or along key transport corridors such as SH58 or SH1 in Porirua or Kāpiti

These are summarised in the green table

Expert Evaluation

Using qualitative and quantitative multi-criteria analysis, the options were evaluated by a panel of independent subject matters experts.

Two options scored most strongly:

- **Option 2** - Connected urban villages with 4 major centres – CBDs of Wellington, Lower Hutt, Upper Hutt, Levin, where new development is 37% Major Centres, 56% Nodes, 7% Greenfield.
- **Option 5**: Nine major centres with connected urban villages, where new development is 79% Major Centres, 14% Nodes and 7% Greenfield

Key findings from the MCA included:

- Major centres-focused development supports the WRGF housing, access, employment, environment and mana whenua objectives, but some locations are exposed to significant climate change and natural hazard impacts – e.g. Petone, Porirua & Wellington central areas.
- Nodal development supports WRGF access, mana whenua, environment and employment objectives, but a current lack of developer/market comfort with nodal development would impact achievement of housing objectives without UDA-style interventions.
- Greenfield development is easier to deliver, but much less effective in supporting WRGF objectives. It assists with climate change resilience & avoiding natural hazard impacts by dispersing development more widely.
- Development along the western corridor strengthens economic and community linkages between Wellington & Palmerston North.
- Greenfield will need to be higher density than most current greenfield in order to deliver the numbers of dwellings required and to better align with WRGF objectives, including mode-shift
- An improved multi-modal East-West connection benefits the region's economy and accessibility (a metric for equity) and urban development can be leveraged from this.

Preferred Option

The Executive Review Group of the WRGF has endorsed this emerging spatial direction, subject to further engagement



Key elements of the emerging spatial plan:

- A future urban form where 60-80% is contained within the existing urban area (mainly in major centres, or nodes) and 20-40% is greenfield.

Major Centres

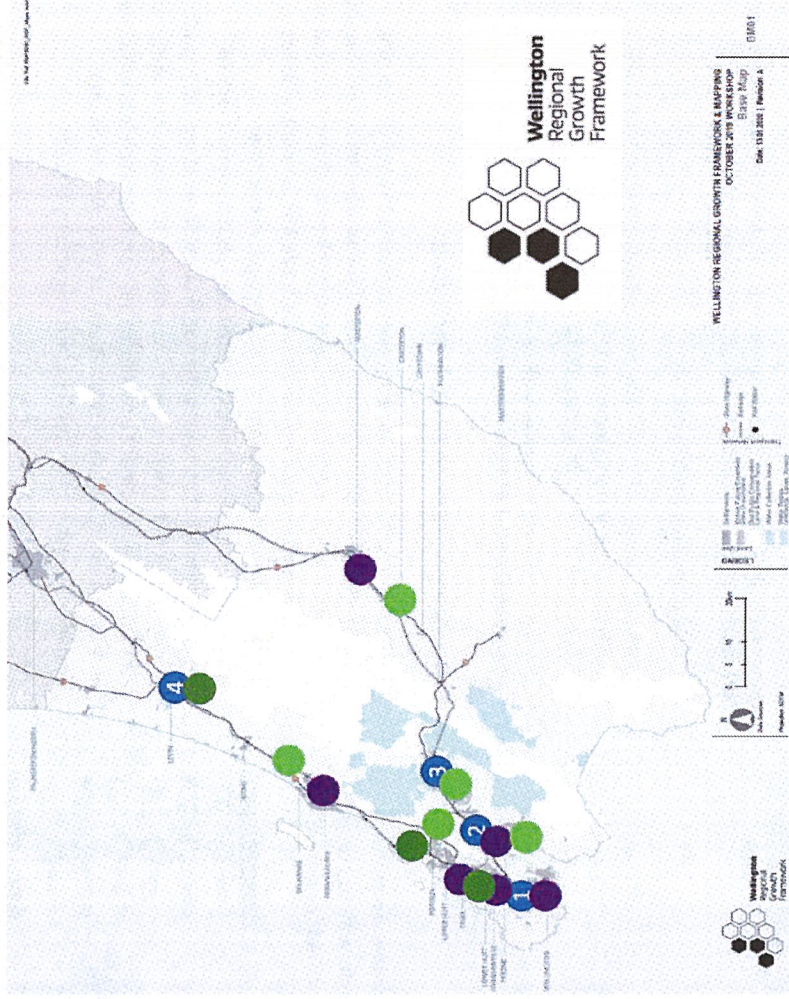
- Nine major centres are identified for higher density housing, employment and services (but with density in each location customised to recognise local circumstances and local constraints/hazards). These major centres are the central areas of Levin, Paraparaumu, Porirua, Wellington, Lower Hutt, Upper Hutt, Masterton, Newtown and Petone.
- Priority exploration of transformational density changes in four of the major centres:
 - Wellington Central Area – recognising its ongoing regional economic importance & LGWM investment, but also natural hazard and climate change vulnerabilities
 - Central Lower Hutt (the triangle bounded by the Hutt Central Area - Waterloo Station - Hutt Hospital/Epuni Station) – opportunity for major up-zoning, out of SLR zone, & has excellent rapid transit access
 - Upper Hutt Central Area – most resilient major centre in the metro area & improved access with SH 58/Transmission Gully Motorway improvements
 - Levin – improved access via SH1 improvements and rail to Wellington and Palmerston North employment markets

Nodes

- Higher densities around all nodes over time (60 locations identified across the region), with most developing incrementally, but a subset identified for a transformational shift in density and activity.
- Priority exploration of transformational nodal change along the LGWM corridor, train stations in the lower Hutt Valley, Johnsonville, Tawa-Kenepuru area, and key Kāpiti and Wairarapa nodes.

Greenfield (all with further investigation required to optimise multi-modal outcomes)

- Large-scale greenfield already identified by councils/developers and can be optimised to meet WRGF objectives (e.g. Upper Stebbings Valley (Wellington), Plimmerton Farm (Porirua), Gladstone Green (Levin)).
- Plus large-scale new greenfield opportunities along current transport corridors e.g. SH58 – Judgeford & SH1 Camborne to Pukerua Bay and on the edge of current urban areas, e.g. Wainuiomata North, North Waikanae, Carterton East, Southern Growth Area in Upper Hutt and Akatarawa/Gillespies Road.



Note: Dots on the map identify general areas not specific locations

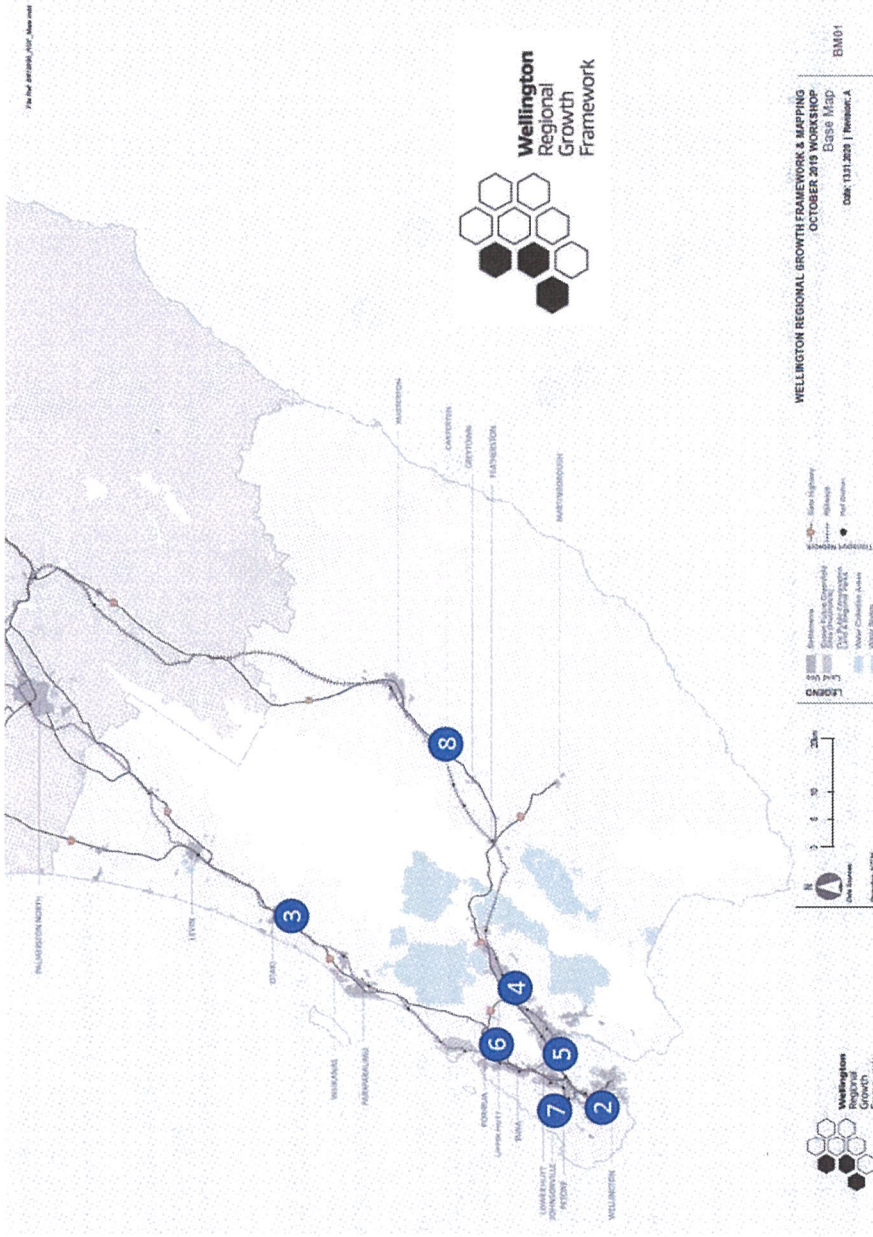
Preferred Option: Transport

Building on the region's strengths with rail as the backbone for future urban development, supported by improved multi-modal connections across the region



Priority initiatives

- 1 Implement NZ Upgrade Programme activities across the region
- 2 Deliver Let's Get Wellington Moving
- 3 Progress regional rail improvements to remove constraints and provide increased capacity to meet demand for rail, including the North Island Rail Integrated Mobility Detailed Business Case (for longer distance rolling stock and associated service improvements)
- 4 Nodal development and improved multi-modal access at train stations (Hutt Valley and Porirua initially)
- 5 Deliver a connected regional cycling network by delivering transformative projects such as Te Ara Tupua and Eastern Porirua severance improvements to increase access and provide better travel options
- 6 Investigate improved east-west access for the Ngaranga Triangle including public transport across SH58
- 7 Improve the reliability of the freight interchange at CentrePort, integrated with efficient passenger ferry access
- 8 Deliver the Safe Network Programme across the region with a focus on the Wairarapa and Horowhenua



1 NZ Upgrade Programme



Draft Urban Growth Programme Initiatives

All proposed initiatives are subject to further consideration and analysis



Priority Development Areas (joint areas to be confirmed by the partners)

- **Major centres:** all 9 centres with potential priorities in Wellington central area, Central Lower Hutt triangle, Upper Hutt central area, Levin central area
- **Nodal development:** early opportunities could include LGWM corridor, lower Hutt Valley station environs, Johnsonville, Tawa-Kenepeuru area, and key Kāpiti and Wairarapa nodes
- **New greenfields:** areas alongside established urban areas e.g. Wainuiomata North, North Waikanae, Carterton East, areas along established transport corridors e.g. SH58 – Judgeford, SH1-Camborne – Pukerua Bay

Key Transport Initiatives

- Explore improved East-West multi-modal connections (freight, PT and cycling) - Ngauranga Triangle & SH58 including Hutt East-West connections
- Improve rail capacity, e.g. Wellington Throat; double track Pukerua Bay to Paekakariki; Waikanae to Levin; possible new station at Whenua Tapu
- De-carbonise transport by improving bus, active modes to key transport nodes and key industrial centres; regional roll out of fast EV charging stations; full electric bus fleet; low emission commuter rail services to Masterton and Palmerston North
- Improve multi-modal facilities/systems e.g. station accessibility, integrated fares and ticketing

Key Housing and Urban Development Initiatives

- Establish region-wide Urban Development Authority to masterplan & deliver high and medium density housing/communities at priority brownfield locations, that are transit-oriented, and increase housing choice & affordability
- Review zoning and other levers to enable higher densities within existing urban areas in appropriate locations identified in the spatial plan
- Develop partnerships to deliver improved housing, urban development and economic development outcomes for Iwi/Māori

Key Three Waters Initiatives

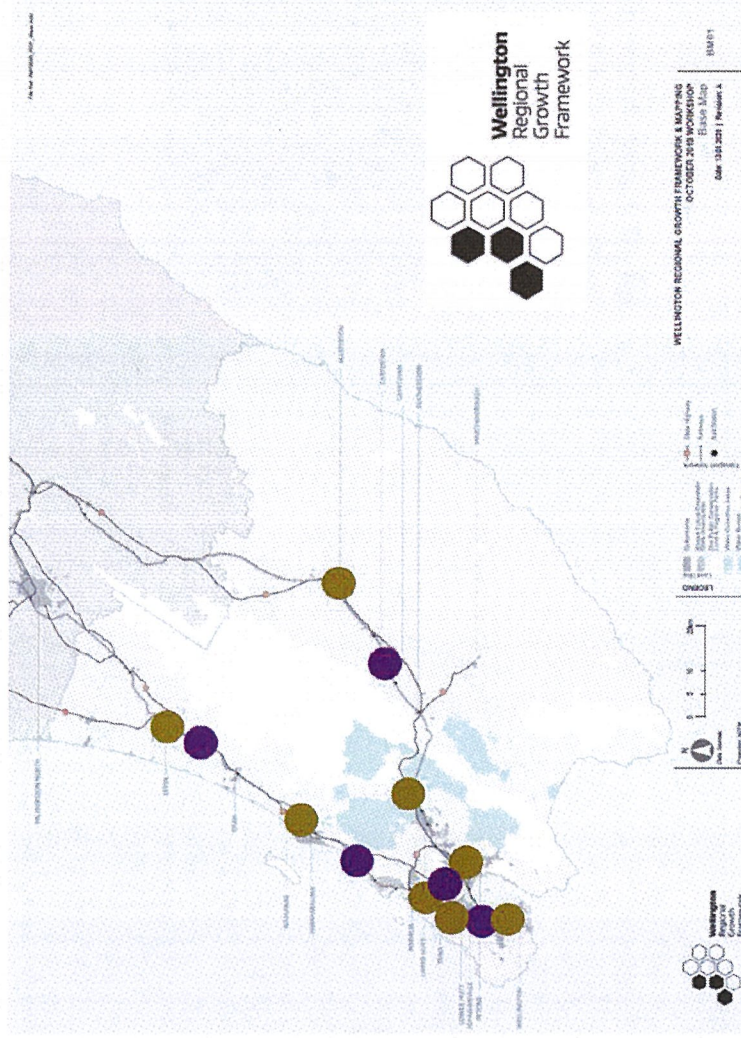
- Upgrade three waters infrastructure (including bulk infrastructure) to provide for growth in development areas and improve environmental outcomes
- Develop a 100-year masterplan for water including green infrastructure

Key Environmental Initiatives

- Agree a regional approach to coastal protection, development & retreat, including a programme for moving and managing three waters, rail, road assets at risk

Urban growth-related economic development Initiatives

- Expand broadband in Wairarapa and Horowhenua
- Grow central government employment in key nodes and major centres in the region
- Establish capacity building training to help deliver housing, rail/road, three waters and support iwi development



Note: Dots on the map identify general areas not specific locations