

If calling, please ask for Democratic Services

Wellington Regional Leadership Committee

Tuesday 22 March 2022, 1.00pm

Remotely via Microsoft Teams

Members

Hon. Tracey Martin

Chairperson

Councils

Mayor Anita Baker

Porirua City Council

Mayor Campbell Barry

Hutt City Council

Mayor Alex Beijen

South Wairarapa District Council

Mayor Andy Foster

Wellington City Council

Mayor Wayne Guppy

Upper Hutt City Council

Mayor K Gurunathan

Kāpiti Coast District Council

Mayor Greg Lang

Carterton District Council

Mayor Lyn Patterson

Masterton District Council

Council Chair Daran Ponter

Greater Wellington Regional Council

Mayor Bernie Wanden

Horowhenua District Council

Ministers of the Crown

Hon. Dr Megan Woods

Minister of Housing

Hon. Michael Wood

Minister of Transport

Iwi organisations

Darrin Apanui

Rangitāne Tū Mai Rā Trust

Kelly Bevan

Te Runanga o Raukawa Inc.

Helmut Modlik

Te Rūnanga o Toa Rangatira Inc.

Huia Puketapu

Port Nicholson Block Settlement Trust

Di Rump

Muaūpoko Tribal Authority Inc.

Recommendations in reports are not to be construed as Council policy until adopted by Council

Wellington Regional Leadership Committee

Tuesday 22 March 2022, 1.00pm

Remotely via Microsoft Teams

Public Business

No.	Item	Report	Page
1.	Apologies		
2.	Conflict of interest declarations		
3.	Public participation		
4.	Confirmation of the Public minutes of the Wellington Regional Leadership Committee on 3 November 2021	21.528	3
5.	Draft Regional Housing Action Plan	22.79	7
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Wellington

Regional Leadership Committee

Please note these minutes remain unconfirmed until the Wellington Regional Leadership Committee meeting on 22 March 2022

Report 21.528

Public minutes of the Wellington Regional Leadership Committee meeting on 11 November 2021

All members participating remotely, via Microsoft Teams, at 3.34pm

Members Present

Hon. Tracey Martin

Chairperson

Councils

Mayor Anita Baker

Porirua City Council

Mayor Campbell Barry (until 4.59pm)

Hutt City Council

Mayor Alex Beijen

South Wairarapa District Council

Mayor Andy Foster (until 5.05pm)

Wellington City Council

Mayor Wayne Guppy (until 4pm, from 5.06pm)

Upper Hutt City Council

Mayor K Gurunathan

Kāpiti Coast District Council

Mayor Greg Lang

Carterton District Council

Mayor Lyn Patterson

Masterton District Council

Council Chair Daran Ponter (until 4.58pm)

Greater Wellington Regional Council

Mayor Bernie Wanden

Horowhenua District Council

Ministers of the Crown

Hon. Dr Megan Woods (until 4.10pm)

Minister of Housing

Hon. Michael Wood (until 4.27pm)

Minister of Transport

Iwi organisations

Darrin Apanui

Rangitāne Tū Mai Rā Trust

Kelly Bevan

Raukawa ki te Tonga Trust

Helmut Modlik

Te Rūnanga o Toa Rangatira Inc.

Huia Puketapu (from 3.52pm)

Port Nicholson Block Settlement Trust

Di Rump

Muaūpoko Tribal Authority Inc.

All members participated at this meeting remotely via Microsoft Teams, and counted for the purpose of quorum, as per clause 25B of Schedule 7 to the Local Government Act 2002.

Karakia timatanga

The Committee Chair opened the meeting with a karakia timatanga.

Public Business

1 Apologies

Moved: Mayor Beijen / Mayor Guppy

That the Committee accepts the apology for absence from Cherie Seamark; the apology for lateness from Huia Puketapu; and the apologies for early departure from Minister Wood, Minister Woods, Mayor Foster and Mayor Guppy.

The motion was **carried**.

2 Declarations of conflicts of interest

There were no declarations of conflicts of interest.

3 Public participation

There was no public participation.

4 Confirmation of the Public minutes of the Wellington Regional Leadership Committee meeting of 9 September 2021 - Report 21.418

Moved: Mayor Guppy / Mayor Beijen

That the Committee confirms the Public minutes of the Committee meeting of 9 September 2021- Report 21.418.

The motion was **carried**.

5 Programme Director's Report – November 2021 – Report 21.492

Kim Kelly, Programme Director, Wellington Regional Leadership Committee Secretariat, spoke to the report.

Moved: Mayor Patterson / Council Chair Ponter

That the Committee:

- 1 Endorses the direction of work outlined in the Programme Director's Report.
- 2 Approves the establishment of a Property Developers Forum as outlined in the proposed Terms of Reference (Attachment 2).

- 3 Agrees that the nominated spokespersons, as outlined below, be invited to attend Wellington Regional Leadership Committee meetings as observers, as permitted under the Wellington Regional Leadership Committee's Terms of Reference:
 - a Chair of Horizons Regional Council or their nominee
 - b Chair of Te Matarau a Māui or their nominee
- 4 Endorses the direction of the Wellington Regional Growth Framework aspects of the Regional Policy Statement Change 1 as outlined in Attachment 3.

The motion was **carried**.

6 Iwi Capacity and Capability Project – Next Steps - Report 21.494

Kim Kelly, Programme Director, Wellington Regional Leadership Committee Secretariat, spoke to the report.

Moved: Di Rump / Kelly Bevan

That the Committee:

- 1 Approves further work to be undertaken on the three opportunities outlined in this report and work to address immediate needs.
- 2 Notes that at present the three opportunities identified are high level concept ideas derived from meetings and workshops.

The motion was **carried**.

The Committee Chair accorded priority to agenda item 8 – *Regional Housing Action Plan – Issues and Opportunities*, and agenda item 9 – *Let's Get Wellington Moving update – November 2021*, in accordance with Standing Order 3.5.2.

7 Regional Housing Action Plan – Issues and Opportunities – Report 21.493

Kim Kelly, Programme Director, Wellington Regional Leadership Committee Secretariat, spoke to the report.

Moved: Mayor Patterson / Council Chair Ponter

That the Committee endorses the direction and content of the Issues and Opportunities paper (Attachment 1) for inclusion into the Regional Housing Action Plan.

The motion was **carried**.

Huia Puketapu arrived at the meeting at 3.52pm, during discussion on the above item.

Mayor Guppy left the meeting at 4pm, during discussion on the above item.

Minister Woods left the meeting at 4.10pm, at the conclusion of the above item, and did not return.

8 Let's Get Wellington Moving update – November 2021 – Report 21.514 – [For Information]

Dave Brash, Chair, Let's Get Wellington Moving and David Dunlop, Acting Programme Director, Let's Get Wellington Moving, spoke to the report.

9 Wellington Regional Leadership Committee – Programme Reporting - Report 21.490

Allen Yip, Programme Manager, Wellington Regional Leadership Committee Secretariat, spoke to the report.

Moved: Mayor Foster / Council Chair Ponter

That the Committee:

- 1 Endorses the Wellington Regional Leadership Committee's programme and project dashboard reports as presented in Attachment 1.
- 2 Notes that the content and format may change over time if circumstances change, or improvements are identified.

The motion was **carried**.

Minister Wood left the meeting at 4.27pm, during discussion on the above item, and did not return.

10 Wellington Regional Skills Leadership Group – Report 21.513 – [For Information]

Glenn Barclay, Co-Chair, Wellington Regional Skills Leadership Group, and Helen Steven, Regional Lead, Wellington Regional Skills Leadership Group, spoke to the report.

Council Chair Ponter left the meeting at 4.58pm, during discussion on the above item, and did not return.

Mayor Barry left the meeting at 4.59pm, during discussion on the above item, and did not return.

Mayor Foster left the meeting at 5.05pm, during discussion on the above item, and did not return.

Mayor Guppy returned to the meeting at 5.06pm, during discussion on the above item.

Karakia whakamutunga

The Committee Chair closed the meeting with a karakia whakamutunga.

The meeting closed at 5.09pm

Hon. T Martin

Chair

Date:

Wellington Regional Leadership Committee
22 March 2022
Report 22.79



For Decision

DRAFT REGIONAL HOUSING ACTION PLAN

Te take mō te pūrongo

Purpose

1. To present the Wellington Regional Leadership Committee (the WRLC) the draft Regional Housing Action Plan (RHAP) for approval.

He tūtohu

Recommendations

That the Committee:

- 1 **Approves** the draft Regional Housing Action Plan (Attachment 1), incorporating any changes as agreed by the Committee.
- 2 **Notes** that once approved, a design version of the Regional Housing Action Plan will be developed.

Te tāhū kōrero

Background

2. The Wellington Regional Growth Framework (WRGF) has several agreed initiatives to address housing and urban development. The Regional Housing Action Plan (RHAP) represents one of the agreed initiatives and has been developed in the context of all the other initiatives underway (including a number of structure plans and investigations).
3. The four deliverables in the overall regional housing approach and action plan project are:
 - a Deliverable 1: Issues and Opportunities paper – previously presented to the WRLC and endorsed in Report 21.493.
 - b Deliverable 2: Regional Housing Action Plan 2022-2027 - this report and attachment.
 - c Deliverable 3: Interactive Regional Housing Dashboard and process to update this regularly - this work is underway.
 - d Deliverable 4: Housing Delivery Model Options paper – an update on this is being provided to the WRLC at this meeting in Report 22.80.

4. It is intended that the RHAP project will assist in achieving the following priority and objectives from the WRGF, which are also aligned to the Government’s Urban Growth Agenda objectives as below:

WRGF PRIORITY AREA	Housing Supply, Affordability, and Choice
WRGF OBJECTIVES	Encourage sustainable, resilient, and affordable settlement patterns/urban forms that make efficient use of existing infrastructure and resource Increase housing supply, and improve housing affordability and choice

**Te tātaritanga
Analysis**

The Regional Housing Action Plan

5. This five-year RHAP focuses on housing related interventions to 2027. It has been developed in the context of regional growth and significant reforms the Government is proposing.
6. At present there is no one single housing vision statement for the Wellington region agreed by all partners and stakeholders. For the purposes of this RHAP officers have applied the vision within the Government Policy Statement on Housing and Urban Development (GPS HUD), which seeks that:

Everyone in Aotearoa New Zealand lives in a home and within a community that meets their needs and aspirations.
7. The mission for this RHAP is “to identify and implement short-term actions to influence and improve the acceleration of growth and quality housing outcomes, with a focus on the 2022-2027 period.”

The Key Moves

8. This RHAP provides Key Moves and Actions for areas where local government, iwi, central government, and the broader housing sector, including the private sector, could collectively affect the greatest level of change across the region.
9. In achieving the Key Moves we expect there will be a positive impact on quality outcomes (supply, affordability, choice, accessibility, healthy homes, and energy efficiency).
10. The Key Moves are:

A	Harnessing the regional benefits of current policy and regulatory processes By optimising our use of policy and regulatory processes we can increase certainty and make significant efficiency gains – allowing the right type of housing to be delivered, more quickly, where demand is and at scale and at pace.
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B	<p>Taking a place-based approach to resourcing regional housing interventions to make a tangible difference on the ground</p> <p>By being clear on our region’s priority housing areas and actions, we can make the most of our resources: preventing duplication and making the best use of joint opportunities.</p>
C	<p>Driving collaboration and partnership at all levels</p> <p>By working together, we can maximise resources to achieve common goals. Collaborative working provides a common understanding and allows partner agencies to take ownership of their individual responsibilities. It helps foster regional knowledge sharing and innovation and provides opportunities to increase engagement.</p>
D	<p>Improving access to regional housing data and information</p> <p>By collating and disseminating regional data on housing we can maximise use of resources and impact. This will also enable better analysis of how we are achieving targets regionally and reduce duplication of process to help deliver the best outcomes.</p>
E	<p>Enabling and encouraging new technologies and smarter ways of building and providing homes and communities</p> <p>By embracing the advantages of new technologies, we’ll support:</p> <ul style="list-style-type: none"> • better and more efficient manufacturing techniques • less construction wastage • easier, faster, and more effective processes • more efficient housing stock management • the ability to develop new, innovative approaches

11. The suite of actions being progressed under this RHAP to help accelerate growth and quality housing outcomes over the next five years are detailed in pages 27-29 of the RHAP ([Attachment 1](#)). These actions have been agreed through workshops and one-on-one partner meetings, and have been selected based on alignment with the RHAP Key Moves and partners ability to resource.
12. For the purposes of this RHAP, the implementation of actions is defined under the following categories. These categories refer to the time required to complete the action only. Confirmation on the sequencing of actions will be established after the RHAP has been approved. There are resourcing implications to undertaking these Actions in the timeframes identified and these are covered in the “financial implications” section of this report.

Type of Action	Timeline	No. of Actions Commencing
Quick win	0 – 6 months	6
Short term action	6 – 18 months	7
Medium term action	18 – 36 months	2
Long term action	Over 36 months	2

13. The RHAP implementation model will be developed in the next stages of the RHAP using existing or newly developed structures. Aspects to be agreed include:

- a Quantifying the impact of each action on the acceleration of growth and/or quality outcomes. Quantification of expected outcomes or benefits is a key component of other Housing Action Plans such as the Toronto Housing Action Plan¹ (Housing TO 2020 – 2030 Action Plan) and is a useful tool for understanding the intended impact of actions and monitoring and evaluation processes.
 - b Confirming structures (e.g., governance, reporting and implementation).
 - c Developing project and implementation plans where applicable.
 - d Confirming resources to ‘do the doing’.
14. Feedback from the WRLC Senior Staff Group meeting on 2 March 2022 with regards to the draft RHAP included:
- a Changes to make the document read better including moving more information to the Appendix and some minor wording and sense changes to improve clarity. This is reflected in the current version of the RHAP.
 - b That whilst there is an agreed list of actions in the RHAP, it should be noted that not all partners will be able to or choose to participate in each action. For instance, it may not be relevant for the partner organisation, other activity underway may be a higher priority or there may not be funding to participate.
 - c Work in the implementation phase needs to include strategic sequencing i.e., what is the logical order to undertake the actions in to have the most benefit.
 - d Noting that implementation of the RHAP is not currently funded both from a central resourcing point of view such as a Project Manager/Lead and at partner organisations (if required) and that this is currently being worked on.
 - e Support for approval of the RHAP by the WRLC.
15. Feedback from the WRLC CEO Group meeting on 11 March 2022 with regards to the draft RHAP was:
- a Comment that this was a good piece of collaborative work
 - b Some suggested changes of emphasis, where this emphasis was not as clear in the RHAP as it could be e.g., iwi/Māori housing issues, low carbon development, warm/dry homes
 - c We need to take into account the ability for WRLC partner organisations to resource the implementation of the RHAP and also understand the capacity for change within WRLC partner organisations. There is high demand on resources in all partner organisations and local government in particular is dealing with a large amount of change. These aspects need to be recognised and managed.

¹ Housing TO 2020 – 2030 Action Plan <https://www.toronto.ca/wp-content/uploads/2020/04/94f0-housing-to-2020-2030-action-plan-housing-secretariat.pdf>

Ngā hua ahumoni

Financial implications

16. With regard to the resources to implement the actions in the RHAP, the below considerations are to be discussed with the WRLC Senior Staff Group and/or WRLC CEO Group:
 - a To implement the actions in the timeframes indicated either in-house resourcing or funding for external resourcing will be required, OR
 - b Progress on actions could be undertaken on a more “business as usual” approach with work being undertaken/led by staff in WRLC partner organisations or the WRLC Secretariat when able. This would result in actions not being undertaken in the timeframes indicated in point 11 above.
17. Funding to implement the RHAP is currently unbudgeted except for a small number of actions that are being/could be implemented by current WRLC Secretariat staff.
18. The WRLC is also considering a report at this meeting, the “Regional Housing Delivery Options” Report 22.80. This suggests a way forward for managing the implementation of the RHAP implementation as part of the regional expertise and advice unit.

Ngā tikanga whakatau

Decision-making process

19. The matters requiring decision in this report were considered by officers against the decision-making requirements of the Local Government Act 2002.

Te hiranga

Significance

20. Officers considered the significance (as defined in Part 6 of the Local Government Act 2002) of the matters for decision, taking into account Greater Wellington Regional Council’s *Significance and Engagement Policy* and Greater Wellington’s *Decision-making Guidelines*. Officers recommend that the matters are of low significance given their administrative nature.

Te whakatūtakitaki

Engagement

21. The RHAP has been developed through workshops and meetings with a Core Team made up of local government and central government members and others, one on one meetings with Community Housing Providers (CHPs) and developers, information gathering and analysis of other Regional Housing Action Plans.
22. The engagement to date has had a minimal level of input from iwi partners in the WRLC and minimal discussion with iwi CHPs and housing providers.

Ngā tūāoma e whai ake nei

Next steps

23. Next steps are:

- a Finalise and publish the RHAP including any amendments and producing a design version of the document.
- b Establish an ongoing core team for implementation – progress on this action has already commenced.
- c Finalise project resourcing required including people resourcing and funding
- d Establish RHAP Actions work programme including sequencing, reporting and process.

**Ngā āpitihanga
Attachment**

Number	Title
1	Draft Regional Housing Action Plan

**Ngā kaiwaitohu
Signatories**

Writer	Kim Kelly, Programme Director Wellington Regional Growth Framework
Approver	Luke Troy, Kaiwhakahaere Matue Rautaki/General Manager Strategy

He whakarāpopoto i ngā huritaonga Summary of considerations
<i>Fit with Council's roles or with Committee's terms of reference</i> The WRLC is responsible for the Wellington Regional Growth Framework (WRGF). The RHAP is a project approved under the WRGF.
<i>Implications for Māori</i> Iwi members are part of the WRLC and there has been some involvement from them into the RHAP. Māori are expected to receive benefits from the Actions in the RHAP.
<i>Contribution to Annual Plan / Long Term Plan / Other key strategies and policies</i> This RHAP contributes to the WRGF implementation.
<i>Internal consultation</i> The RHAP has been developed with input from a Core Team made up of WRLC partner organisation staff and others. It has been reviewed by the WRLC Senior Staff Group and the WRLC CEO Group.
<i>Risks and impacts - legal / health and safety etc.</i> There are implementation risks related to resourcing to lead the implement the RHAP and also the ability of partner organisations to assist given recent COVID numbers and overall issues local government and others have with regards to staff levels.

Draft Regional Housing Action Plan 2022-2027

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1.1 Preface

This five-year Regional Housing Action Plan (RHAP) focuses on housing related interventions to 2027. It has been developed in the context of regional growth and significant reforms the Government is proposing.

A particular focus has been on the Resource Management (RM) reform, which in spatial and statutory contexts, is driving planning in a regional direction through the proposed Regional Spatial Strategies and Natural and Built Environment Plans. Where possible, the actions within this RHAP have been developed to support the intent of the RM reform.

1.2 Why do we need this Regional Housing Action Plan?

1.2.1 Housing challenges

The region¹ is growing faster than it has done for many decades. While we know that there is enough land across the region to satisfy projected housing demand over time (subject to the release of land), we are at present dealing with both a housing shortfall (i.e., we don't have enough quality houses of the right type, affordability and tenure) and the need to enable housing for growth. This shortfall and growth requirements are across the housing ecosystem².

The shortfall is in response to multiple interconnected factors that include but are not limited to the cost and supply of building materials, labour availability, incentives to develop (e.g., capital gains), and infrastructure readiness.

Consequently, the region lacks a sufficient supply of affordable and quality³ housing and housing choice. These factors contribute towards increasing inequality in housing outcomes across the towns and cities of our region that, in some instances, results in outward migration.

Significant investment in infrastructure to support accelerated growth is also needed to enable enough housing and quality urban environments. These immediate and longer-term challenges are regional issues that are best dealt with cumulatively and not individually. Many of these challenges cross local council boundaries and the maximum benefits can be had from tackling these together.

¹ The region for this Regional Housing Action Plan aligns with the region for the Wellington Regional Growth Framework being Wellington-Wairarapa-Horowhenua

² See **Appendix 1** for information on the Housing Ecosystem

³ Applies StatsNZ definition that housing quality refers to the degree to which housing provides a healthy, safe, secure, sustainable, and resilient environment for individuals, families, and whānau to live in and to participate within their kāinga, natural environment, and communities: <file:///C:/Users/MB203/Downloads/developing-a-definition-for-housing-quality-findings-from-public-consultation-october-2018.pdf>

1.2.2 Interconnected dynamics of housing challenges and interdependencies

Significant investment in housing, urban development, transport, electricity infrastructure and the three waters infrastructure and services, as well as regional and district planning and policy changes, will be needed to support future growth.

Beyond the forecast population and housing growth there are several other challenges facing the region, including projected sea-level rise, the severity of weather events, environmental pressures, barriers to mana whenua housing their people and fulfilling their role as kaitiaki and natural hazards.

An increasing number of vehicles on the roads, capacity and reliability issues associated with buses and trains, and network resilience issues are straining the regional transport system and may not result in the necessary transport system shifts that we are seeking, such as improving safety and access, reducing emissions, and reducing reliance on private vehicle travel.

Community infrastructure needs more coordinated investment to accommodate growth, including in open spaces, community facilities, schools, and health care facilities. These challenges need to be resolved for the future and are regional issues best dealt with together and not individually.

Further details on interdependencies that influence the region's ability to achieve the desired housing outcomes are provided at **Appendix 2**.

1.2.3 Māori specific housing issues

The Wellington Regional Growth Framework confirms that Māori communities in the region are relatively young and face several challenges. These include lower rates of housing ownership compared to the non-Māori population. In terms of responding to specific housing issues, it is recognised that each iwi has its own priorities and perspectives, and that ongoing work is needed to reflect the perspectives of all mana whenua.

A key initiative identified in the Wellington Regional Growth Framework is the development of an iwi spatial plan, to bring together mana whenua values and knowledge to determine their collective aspirations in relation to the spatial form of the region. This will directly inform future updates of the Framework.

MAIHI Ka Ora, the National Māori Housing Strategy, has a shared vision that “all whānau have safe, healthy, affordable homes with secure tenure, across the Māori housing continuum”. The Strategy has been developed in partnership with Māori and identifies the immediate and short-term challenges facing Māori housing that we need to address across key priority areas. MAIHI Ka Ora represents the first phase of work. The second phase builds on this foundation document, and in partnership with Māori looks to develop a detailed implementation plan.

Once the second phase of a national implementation plan has been developed our regional partners can build on that work to acknowledge our regions priority challenges and opportunities for Māori Housing, and to test whether there would be benefit in developing a regional Māori Housing Strategy to sit under the national strategy.

1.2.4 Housing issues that are specific to particular groups

There are many minority and vulnerable populations in the region who face specific or additional challenges, constraints and potential barriers to meeting their housing needs. These can include system inequities, language barriers, lack of existing equity or access to credit, or specific housing needs that are not readily met by the market. These groups should be supported by regional partners to achieve equitable outcomes that afford them the same opportunities as other groups.

The definition of vulnerable groups has a contextual and historical element, which makes it somewhat hard to define in the absolute. For the purposes of this RHAP, therefore, we have provided some existing definitions for contextual purposes rather than seeking to define explicitly.

An Auckland University⁴ report on housing for vulnerable populations confirms that vulnerability is multifaceted and provides a broader catchment for those experiencing numerous hardships. Vulnerable groups include, amongst others, those with mental health problems, addictions or physical impairments, rough sleepers, refugee populations, victims of family violence and those leaving institutional accommodation such as prison. Vulnerability is often linked to economic and social marginalisation, and disproportionately affects Māori.

A report by The Council of Europe⁵ confirms that they were unable to find a general and “context-free” definition of vulnerable groups, but that they consider it to include immigrants, disabled people, the frail and elderly, Roma/Gypsy people, one-head households, the unemployed, victims of disasters and wars, and so on.

⁴ Meeting the Housing Needs of Vulnerable Populations In New Zealand (2015), The University of Auckland: <https://cdn.auckland.ac.nz/assets/auckland/creative/our-research/doc/urban-research-network/housing-vulnerable-groups.pdf>

⁵ Housing Policy and Vulnerable Social Groups (2008), The Council of Europe Publishing: https://www.coe.int/t/dg3/socialpolicies/socialrights/source/Publication_Housing%20policy%20vulnerable%20groups.pdf

2. What is this Regional Housing Action Plan?

2.1 Background

The Wellington Regional Growth Framework (WRGF) is a spatial plan that has been developed by local government, central government, and iwi partners in the Wellington-Wairarapa-Horowhenua region to provide an agreed regional direction for growth, alignment and investment.

The WRGF has several agreed initiatives to address housing and urban development. This Regional Housing Actions Plan (RHAP) represents one of the agreed initiatives and has been developed in the context of all the other initiatives underway (including a number of structure plans and investigations).

It is intended that the RHAP project will assist in achieving the following priority and objectives from the WRGF:

WRGF PRIORITY AREA	<ul style="list-style-type: none"> • Housing Supply, Affordability, and Choice
WRGF OBJECTIVES	<ul style="list-style-type: none"> • Encourage sustainable, resilient, and affordable settlement patterns/urban forms that make efficient use of existing infrastructure and resource • Increase housing supply, and improve housing affordability and choice

2.2 Scope

The geographic scope of this RHAP includes all the districts within the Wellington-Wairarapa-Horowhenua region. This project acknowledges that the National Policy Statement on Urban Development (NPS-UD) is already enabling councils to respond to intensification through District Plan processes and that changes to plans should come into effect within the next five years. This workstream, therefore, focuses on non-District Plan mechanisms that can have an impact on supply, affordability, and choice in the short-term period of one to five years.

This RHAP does not seek to directly address Māori specific housing issues. Rather, a separate but associated workstream will be progressed in due course under the WRGF that represents a regional extension of the MAIHI Ka Ora – The National Māori housing strategy. This has been considered in RHAP Actions to be implemented (Section 5.1, Action C1).

2.3 Problem statements for the Regional Housing Action Plan

At present, there is sub-regional variance across policy/regulatory processes and the collection and management of data. In some areas information is not available because it is not gathered – such as accurate information on the number of people who are homeless and in precarious housing. This makes it difficult to fully understand the nature and extent of the overall housing problem for our region, to monitor change over time consistently, and ultimately to

develop a regional approach to managing issues. Limited cross-council collaboration on policy processes also increases risks associated with innovative approaches (e.g., inclusionary zoning), and limited knowledge sharing on data collection and management increases resourcing and cost requirements for Councils. A full list of the issues underpinning this RHAP is provided at **Appendix 3**.

The problem statements for the RHAP can be defined as follows:



There is not yet a regionally agreed plan to collaborating on housing to accelerate growth. This can result in unintended outcomes, misalignment of priorities, duplication of information, and a fragmented approach that does not maximise funding opportunities or joined up housing outcomes.



The private development sector is not yet a partner in the regional housing plan and therefore we run the risk of not fully achieving what is required for homes and communities in the future.



Partners (including councils, iwi housing organisations, and community housing providers) have limited capacity and lack of capital funding, which impacts on their ability to resource projects while other partners have access to funding but not land.



Existing advocacy approaches on key regional housing matters are siloed and do not optimise the benefits of working together.



Growth is impeded by constrained building supplies and the composition of the current building industry, which is dominated by a small to medium enterprise model that does not enable delivery at pace and scale. The region is not yet widely utilising emerging technologies and construction techniques that have the potential to help increase efficiency and reduce build time, cost and emissions for housing as effectively as possible.



There is an existing knowledge gap in the nature, form and extent of locational or place-based housing issues across the region.

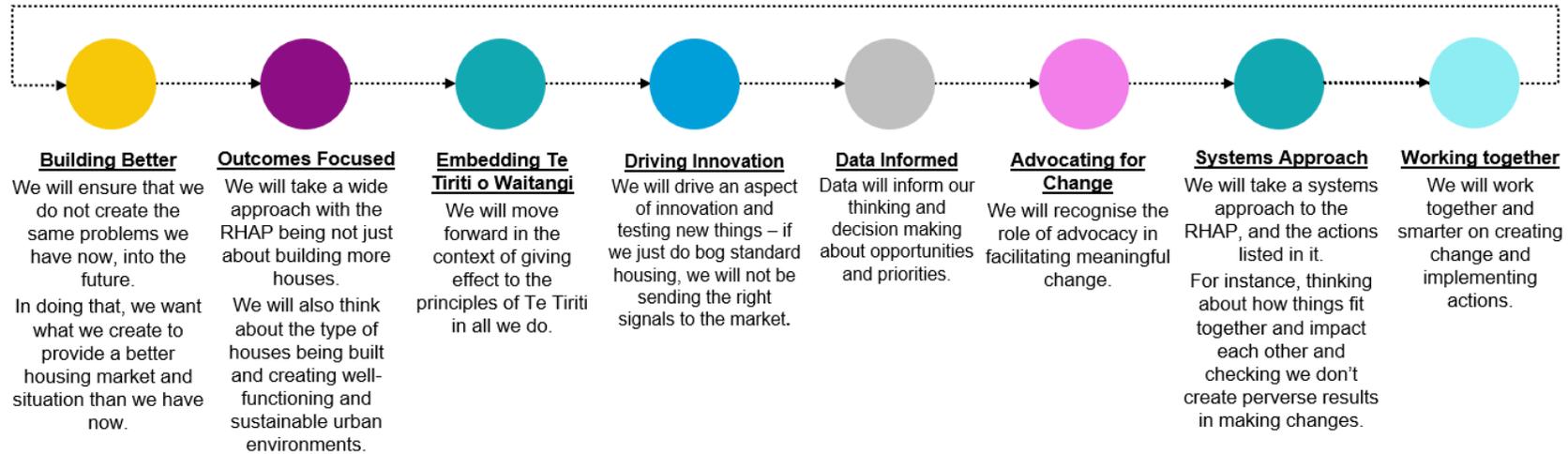


We do not have a clear and consistent response to other important factors in achieving quality housing outcomes⁶. The current state impacts on our ability to achieve these outcomes, particularly in relation to factors that span territorial boundaries.

⁶ Applies StatsNZ definition that housing quality refers to the degree to which housing provides a healthy, safe, secure, sustainable, and resilient environment for individuals, families, and whānau to live in and to participate within their kāinga, natural environment, and communities: <file:///C:/Users/MB203/Downloads/developing-a-definition-for-housing-quality-findings-from-public-consultation-october-2018.pdf>

2.4 Principles

The identified challenges and issues of housing in the region have helped identify the following principles for the Regional Housing Action plan:



3. Vision, Mission and Key Moves

3.1 Overarching housing vision

At present there is no one single housing vision statement for the region agreed by all partners and stakeholders. For the purposes of this RHAP we have applied the vision within the Government Policy Statement on Housing and Urban Development (GPS HUD), which seeks that:

Everyone in Aotearoa New Zealand lives in a home and within a community that meets their needs and aspirations.

The GPS HUD confirms that:

- This vision means that homes should be stable, affordable, healthy and of a high quality, accessible, environmentally sustainable and energy efficient. There will be homes of different sizes, layouts and tenure types, reflecting the diversity in household sizes and structures. They should meet people's needs over their lifetime and support their overall wellbeing.
- The places should be accessible, connected, well designed and resilient. The places we live should reflect our culture and our heritage, enable and encourage people to come together as a community, and have a low environmental impact. The location and design of homes will support us to mitigate and adapt to the effects of climate change.

3.2 Moving towards the vision

Achieving a vision of homes and communities that meet the existing and future needs and aspirations of our residents will require a mix of longer-term actions and short-term 'quick wins' that, where possible, are enduring.

Given current housing insufficiencies, it is vital that the region starts working to achieve the vision now by progressing actions concurrently, and in the context of present realities (e.g., what is achievable in the short-term considering current constraints, such as resourcing).

A dynamic and adaptive approach will be required that is responsive to potentially varying issues over time. The vision should be revisited frequently to ensure that the actions being progressed align with the vision and work is progressing on course to help implement the vision.

Moving towards our vision will require the following processes and practices over the short-and-long-term to support the vision:



3.3 Mission for this Housing Action Plan

The **mission for this RHAP is to identify and implement short-term actions to influence and improve the acceleration of growth and quality⁷ housing outcomes, with a focus on the 2022-2027 period.**

Short-term actions within this RHAP focus on actions that increase the effectiveness and efficiency of regional processes and partnerships. They will require collaborative working, commitment and resourcing from partners and stakeholders over the life of this RHAP, with the potential to extend beyond this timeframe where actions are enduring.

3.4 Key moves for this Regional Housing Action Plan

This RHAP provides key moves and actions for areas where local government, iwi, central government, and the broader housing sector, including the private sector, could collectively affect the greatest level of change across the region. **In achieving the key moves we expect there will be a positive impact on quality outcomes (supply, affordability, choice, accessibility, healthy homes, and energy efficiency) from 2022 – 2027.**

The RHAP key moves have been translated into actions in Section 8.

Note that advocacy has not been identified as a specific key move for the RHAP. Rather, it is recognised as a thread that weaves through the RHAP by way of a ‘collective individualism’ that allows partners to support the joint principles, key moves and actions within the RHAP while maintaining organisational positions on individual matters.

⁷ Applies StatsNZ definition that housing quality refers to the degree to which housing provides a healthy, safe, secure, sustainable, and resilient environment for individuals, families, and whānau to live in and to participate within their kāinga, natural environment, and communities: <file:///C:/Users/MB203/Downloads/developing-a-definition-for-housing-quality-findings-from-public-consultation-october-2018.pdf>

REGIONAL HOUSING ACTION PLAN KEY MOVES	
<p>A Harnessing the regional benefits of current policy and regulatory processes</p> <p>By optimising our use of policy and regulatory processes we can increase certainty and make significant efficiency gains – allowing the right type of housing to be delivered, more quickly, where demand is and at scale and at pace.</p>	<p>D Improving access to regional housing data and information</p> <p>By collating and disseminating regional data on housing we can maximise use of resources and impact. This will also enable better analysis of how we are achieving targets regionally and reduce duplication of process to help deliver the best outcomes.</p>
<p>B Taking a place-based approach to resourcing regional housing interventions to make a tangible difference on the ground</p> <p>By being clear on our region’s priority housing areas and actions, we can make the most of our resources: preventing duplication and making the best use of joint opportunities.</p>	<p>E Enabling and encouraging new technologies and smarter ways of building and providing homes and communities</p> <p>By embracing the advantages of new technologies, we’ll support:</p> <ul style="list-style-type: none"> • Lower carbon developments • better and more efficient manufacturing techniques • less construction wastage • easier, faster, and more effective processes • more efficient housing stock management • the ability to develop new, innovative approaches
<p>C Driving collaboration and partnership at all levels</p> <p>By working together, we can maximise resources to achieve common goals. Collaborative working provides a common understanding and allows partner agencies to take ownership of their individual responsibilities. It helps foster regional knowledge sharing and innovation and provides opportunities to increase engagement.</p>	

4. What do we know about housing in the region?

4.1 Overall summary

By collectively identifying and working on housing related issues the region can move to resolve some of the more longer-term issues such as affordability, choice and quality. A list of the issues underpinning this RHAP (under the RHAP Key Move themes) is provided at **Appendix 3**. Some of the key trends affecting the region have been identified below:

- Demand for housing has outstripped existing delivery and housing development opportunities.
- Greenfield opportunities across the region are limited, and most new supply will be in existing urban areas.
- Our region is responding to both an existing housing shortfall and an accelerated demand for more diverse housing now and in the future.
- High housing costs restricts opportunities to live in metro areas, pushing people to live in the Wairarapa/Otaki/Horowhenua and commute. Wairarapa, Otaki and Horowhenua have the highest housing unaffordability (relative to salaries) in the region so increased migration and housing demand has significant implications on housing affordability for existing communities.
- There is limited knowledge or use of innovative techniques to support improved quality and low carbon housing outcomes in retrofits or new developments.
- Transport, three waters, electricity and other infrastructure needs investment to meet projected growth in population, services and housing.
- There are a multitude of existing central government housing programmes and funds. A more consistent and joined up approach to implementing these programmes and enabling access to funding is needed.
- Our vulnerable communities rely on the region's housing stock to provide quality, healthy, and efficient homes that must also respond over time to the climate crisis.
- Māori in the region are not able to easily utilise their own land for housing developments, prohibiting them from establishing a physical connection to their whenua.
- The Wellington Regional Growth Framework and council and iwi plans are informing where land can be unlocked to enable the region to grow up and out for the future.
- More housing support is needed across the continuum in the near term, from public, to affordable rental, to affordable ownership and capital is needed to achieve this.

Appendix 4 provides further information about what we know about housing in the region including current data on housing demand and affordability, housing supply and what and where we are building in the region.

4.2 What is currently planned and going on in the region?

There is a significant amount of national, regional and local growth planning, planning for housing, and development that has already happened or is happening within the region. Regional partners are also in the process of responding to the housing related legislative and statutory requirements of the National Policy Statement on Urban Development and the Resource Management (Enabling Housing Supply and other Matters) Amendment Act 2021 to enable more housing in conducive locations and a general increase in housing supply. These actions come together to make significant gains towards achieving quality⁸ housing outcomes. Further information including maps can be found at **Appendix 5** under the following headings:

- The Wellington Regional Growth Framework corridor view of the Future Urban Development Areas
- Planning and Policy that is planned and underway across the region
- Housing Development Areas by stage – build, regulatory, early planning, pre-planning.

⁸ Applies StatsNZ definition that housing quality refers to the degree to which housing provides a healthy, safe, secure, sustainable, and resilient environment for individuals, families, and whānau to live in and to participate within their kāinga, natural environment, and communities: <file:///C:/Users/MB203/Downloads/developing-a-definition-for-housing-quality-findings-from-public-consultation-october-2018.pdf>

5. How will we help accelerate growth and quality housing outcomes: The Action Plan

5.1 RHAP Actions

The suite of actions being progressed under this RHAP to help accelerate growth and quality housing outcomes over the next five years (2022 – 2027) is detailed below. These actions have been agreed through workshops and one-on-one meetings and have been selected based on partners ability to resource and alignment with the RHAP Key Moves. A list of all the potential actions identified in the development of this RHAP that were **not selected** for inclusion in the RHAP is provided in **Appendix 6**.

Timeline of RHAP Actions

During the development of the RHAP actions work began on how the suite of actions will be progressed over time. Due to the pertinent nature of many of the actions (particularly in relation to the requirements of the National Policy Statement on Urban Development Capacity) a significant proportion of the actions have been recommended for early implementation by regional partners (i.e., year 1).

Confirmation of timelines for individual actions, key partners for each action and a responsibility assignment matrix will be established after the RHAP has been signed off.

The proposed timing of most actions within year 1 indicates that significant in-house resourcing or funding for external resourcing will be required by regional partners to complete the actions within the timeframes anticipated. On-going conversations will continue post-RHAP on the best approach moving forward.

Sequencing of RHAP Actions

For the purposes of this RHAP, the implementation of actions is defined under the following categories. These categories refer to the time required to start achieving the desired outcomes only. In many instances actions will be enduring. In some instances, actions have sub-actions (e.g., explore and implement) or will extend across multiple timelines, which is reflected in the numbers in the table below. Confirmation on the sequencing of actions will be established after the RHAP has been signed off.

Type of Action	Timeline	Potential No. of Actions/ Sub Actions Commencing
Quick win	0 – 6 months	8
Short term action	6 – 18 months	10
Medium term action	18 – 36 months	4
Long term action	Over 36 months	2

The Actions

Details are included on how the actions connect to the RHAP Key Moves and what each action involves. As discussed in Section 6, varying organisational priorities and capacity means that details on the role and responsibilities of different regional partners in implementing individual actions will need to be managed carefully. One of the next steps will be to investigate the development and funding of a project resource to progress this work.

RHAP Key Move		Action	Details	Timeframe for Action	
A	Harnessing the regional benefits of current policy and regulatory processes	A1	Land opportunities: Investigate & release <ol style="list-style-type: none"> Identify (undertake stocktake) and release central government, local government land and any other land available for disposal (e.g., church owned land). This should include the use of a case study approach to developing an efficient and consistent process to unlock land. Investigate the feasibility of providing emergency or social housing on Council-owned land Consider land tenure barriers and opportunities e.g., leasing land and what a regional response and/or plan for this might be Work in partnership to coordinate land-use e.g., Council and Kainga Ora and make more effective use of land. Build on discussions Kainga Ora already having. 	Quick Win: - Stock take - Investigate Short Term – Long Term: - Release	
		A2	Regional Build-to-Rent housing model	Roll out the WCC Build-to-Rent housing example across the whole region as applicable. See https://wellington.govt.nz/property-rates-and-building/property/te-kainga	Short Term
		A3	Standardising planning provisions	Develop standard planning provisions for use across the region (e.g., Design Guides, stormwater solutions, Inclusionary Zoning, Horowhenua District Council Streamline Housing Process)	Quick Win
		A4	Targeted incentives: Explore & implement	Explore and where appropriate implement targeted incentives e.g.: <ul style="list-style-type: none"> Incentivizing open book practices by prioritizing transparent processes Rebates for affordable housing development or fast track deals 	Quick Win: - Explore

RHAP Key Move	Action	Details	Timeframe for Action		
		<ul style="list-style-type: none"> incentives or similar to target affordable and appropriate homes supply Specific resource within local authorities to provide dedicated service to social and/or affordable housing consents 	Short Term: - Implement		
B	Taking a placed-based approach ⁹ to resourcing regional housing interventions to make a real and tangible difference on the ground	B1	Progressing WRGF Complex Development Opportunities	Develop a plan for identifying and resourcing Complex Development Opportunities (CDOs) in the region through regulatory tools e.g., Specified Development Project (SDP), Special Purpose Vehicle (SPV), Infrastructure Funding & Financing (IFF), Fast Track process.	Quick Win
		B2	Managing regional infrastructure	Use existing capacity information to develop solutions for reducing regional infrastructure gaps (particularly three waters, transport and network utilities). Should be progressed in the context of national infrastructure project and Central Government reform timelines.	Short Term: - Developing solutions Medium Term: - Implement
C	Driving collaboration and partnership at all levels	C1	Iwi/Māori housing provision	Provide regional support to iwi/Māori housing provision, in alignment with the Government's Māori Housing and Innovation (MAIHI) Framework and the Māori Housing Strategy. Seeing if we can support mana whenua and iwi housing work - with developers – e.g., similar to Te Puna Wai - see https://www.stuff.co.nz/national/118692859/papakinga-development-to-help-mori-into-home-ownership	Short Term
		C2	Responding to the skills gap shortage	Work with the trade industries and educational institutions to identify and start to close the existing and anticipated future building and related skills gap shortage through educational, technical, and training programmes that can support the growth we need. This would include feeding into the relevant Skills Leaderships Groups.	Quick Win: - identify Long Term: Start to close

⁹ For information on a “place based approach” see [A place-based approach to housing and urban development | Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development \(hud.govt.nz\)](#)

RHAP Key Move		Action	Details	Timeframe for Action	
		C3	Upscaling Community Housing Providers (CHP's)	Plan with and support and upscale CHPs at a regional level through leveraging private/public partnerships such as Pt England and Onehunga build-to-rent developments on the way (rnz.co.nz)	Short Term
		C4	Regional developer's forum (as agreed Nov 2021 WRLC meeting)	Establish a regional developers forum for input in WRGF projects and activities (such as the RHAP) and also to provide regional information and plans to e.g., presentation to regional/key developers about the region's opportunities.	Quick Win (Underway)
		C5	Community housing forum	Roll out the Hutt City Council community housing forum regionally to enable a community-first response to the housing crisis.	Short Term – Medium Term
		C6	Housing entity: Examine & establish	Examine and then establish a regional resource/entity for housing in the region (e.g., staff resources at scale, experts at Special Purpose Vehicles (SPVs), master planning, data analytics, demonstration developments). To include the development of a regional approach, plan, and targets for accessing central government programmes and tools e.g., Local Innovation and Partnership Fund (homelessness), Land for Housing Programme and Progressive Home Ownership Programme – see: https://www.hud.govt.nz/residential-housing/progressive-home-ownership/	Short Term (Underway)
		C7	Regional housing narrative/information sharing	Establish a regional programme for developing a regional housing narrative to help inform communities and information sharing e.g., what is medium density. This could include the development of a platform where the community can learn more about what is already happening in this space in other parts of New Zealand (e.g., key pilots like Bay of Plenty)	Short Term
D	Improving access to regional housing data and information	D1	Regional Housing Dashboard	Improve the provision of Regional Housing Dashboard – a regionally consistent up-to-date data, information and agreed definitions e.g., affordability.	Quick Win (Underway)
		D2	Regional modelling	Develop regional modelling on such aspects as price affordability (e.g., Regional Housing and Business Assessment)	Short Term

RHAP Key Move		Action		Details	Timeframe for Action
	driving housing innovation	D3	Review under Maihi Ka Ora	As a key stakeholder participate in/actively provide feedback on the next phase of Maihi Ka Ora – the National Māori Housing Strategy to develop an Implementation Plan.	Quick Win
E	Embracing innovation by introducing new technologies and smarter ways of building and providing homes and communities	E1	New technologies	Develop a programme to support the wider uptake of new technologies across the region (what and when) including investigating extent to which a regional centre of excellence for housing technologies could be established. Could include the integration of alternative financing ideas, including local government housing bonds to reflect the high credit rating of local authorities.	Medium Term

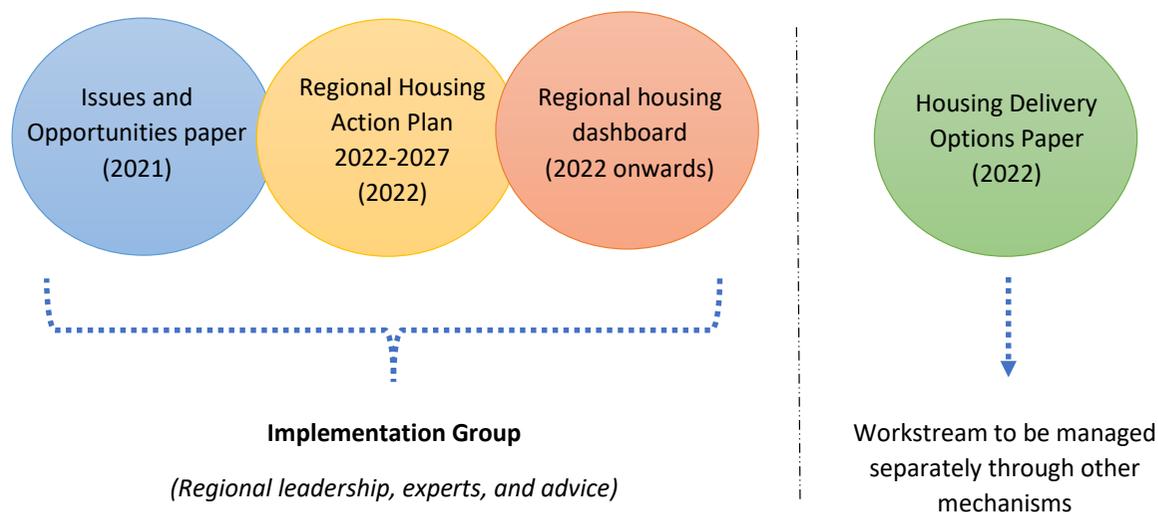
6. Implementation

6.1 Overarching Regional Housing Action Plan (RHAP) project

This action plan forms just one part of an overarching RHAP project under the Wellington Regional Growth Framework. The overall project aims to cumulatively accomplish our regional goals over the next five years and beyond, and consists of the following four components:

Component	Stage
Issues and Opportunities paper	Completed in late 2021
Regional Housing Action Plan 2022-2027	To be adopted in early 2022
Regional housing dashboard (2022 onwards)	To be completed in early – mid 2022 with live dashboard to follow
Housing Delivery Options Paper (2022)	To be completed in 2022

The four components have been developed to be implemented as follows:



6.2 Implementing the RHAP Actions

Section 6 confirms the RHAP actions that partners have prioritised to progress to help accelerate growth and quality housing outcomes to 2027. It is important to note that not all partners will be able to or choose to participate in each action. For instance, it may not be relevant for the partner organisation, other activity underway may be a higher priority or there may not be funding to participate.

The actions within this RHAP will need to be implemented through a collaborative model that is adaptable for all the actions and includes, but is not limited to:

- A shared and agreed plan
- Clear and transparent governance structures
- Monitoring and reporting processes that are aligned with agreed implementation timelines
- Strong and capable leaders who can work across multiple levels
- Clear lines of responsibility across partners
- Shared accountability

The implementation model will be developed in the next stages of the RHAP using existing or newly developed structures. Aspects to be agreed include:

- Quantifying the impact of each action on the acceleration of growth and/or quality outcomes. Quantification of expected outcomes or benefits is a key component of other Housing Action Plans such as the Toronto Housing Action Plan¹⁰ (Housing TO 2020 – 2030 Action Plan) and is a useful tool for understanding the intended impact of actions and monitoring and evaluation processes.
- Confirming structures (e.g. governance, reporting and implementation)
- Developing project and implementation plans where applicable
- Confirming resources to ‘do the doing’

6.3 Potential implementation issues

The following points represent potential implementation issues for the RHAP. This list is not exhaustive and has been developed in the context of the broader RHAP rather than individual actions.

- Capacity and resourcing: To date, the key implementation issue identified is the capacity of partners to resource the development and day-to-day running of the actions within this RHAP. This will need to be managed carefully and the development and funding of a project resource will be investigated further.

¹⁰ Housing TO 2020 – 2030 Action Plan <https://www.toronto.ca/wp-content/uploads/2020/04/94f0-housing-to-2020-2030-action-plan-housing-secretariat.pdf>

- Enhancing partnerships with iwi: Iwi have a key role in implementing the actions within this RHAP. It will be important that iwi of the region are supported to provide meaningful contributions across all RHAP implementation workstreams.
- Continuing to work collaboratively: There are multiple agencies and groups with similar but nuanced housing interests in the region. This brings a deep complexity to collaborative approaches. Achieving effective cross-organisational collaboration will require partners to understand each other's objectives and priorities, and for these objectives and priorities to be sufficiently reflected through the actions being progressed.
- Understanding influencing factors: There are multiple factors that impact on the ability of the actions within this RHAP to achieve accelerated growth and quality housing outcomes. Two of the key influencing factors are infrastructure provision and statutory and regulatory processes (e.g., Resource Management Reform, NPS UD, Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021). As further information becomes available on these matters continued investigations and analysis will be required.
- Upskilling staff: Potential knowledge gaps on new technologies, data capture and management, and collaborative working approaches should be identified. Upskilling staff and providing regional training programmes where appropriate would help to reduce risks.
- Managing a regional multi-party approach to advocacy: Changing policy and regulatory processes through advocacy can be difficult to achieve, especially given the short-term timeframe of this RHAP. To prevent misalignment between the advocacy of different regional partners all relevant parties will be engaged when agreeing regional advocacy approaches. A greater understanding on the disconnect between some housing opportunities and requirements of banks, and opportunities for financing models for non-traditional equity models (e.g., collective, cooperative, and shared equity models) would be advantageous. In addition, a regional position on the Building Code would help to ensure consistency of response (the Building Code does not yet meet the minimum level in comparable countries and often seen as a "target" and not the minimum requirement).

6.4 The need to measure and track progress

It will be important to measure and track the progress of the actions within the RHAP (in a way that aligns with the WRLC, WRGF and Urban Growth Agenda housing measures) at regular intervals across the lifetime of the plan to understand whether they are meeting targets and contributing to desired outcomes. Where targets and outcomes are not being achieved, pre-agreed responses will be required to help increase alignment and/or respond to change.

It is anticipated that measuring and tracking progress can be best achieved through an objectives-targets-indicators approach that is tailored to the RHAP project. In the context of monitoring and evaluation, an indicator is a quantitative metric that provides information to monitor performance, measure achievement and determine accountability. There are different types of indicators that can be investigated for the RHAP, including:

- **Input/response indicators**: indicators that focus on actions to be undertaken to achieve an outcome. These are 'means' indicators.
- **Outcome indicators**: indicators that focus on the outcome sought rather than how it should be achieved. These are 'ends' indicators.
- **Process delivery indicators**: indicators that gauge the implementation of processes.
- **Contextual indicators**: indicators that are used to assist in understanding the evolving context in which the RHAP operates.

Measuring and tracking progress can also be tied to how funding gets unlocked. Further investigation on funding pathways and partnerships for delivery, and how these can be linked to monitoring, should be investigated further.

Potential indicators for the RHAP suggested to date but not yet investigated include:

- No. of completed new dwellings
- Integration of innovative technologies e.g. new builds using modular or prefab housing.
- Distribution of new homes across the 'eco-system' as measure of whether we are meeting goals to increase the 'middle' section of the eco-system (collective/shared equity).
- Emissions by population groups (e.g., income quartiles, tenure, ethnicity, disability, single-parent households, age)
- Energy efficiency of homes

APPENDICES

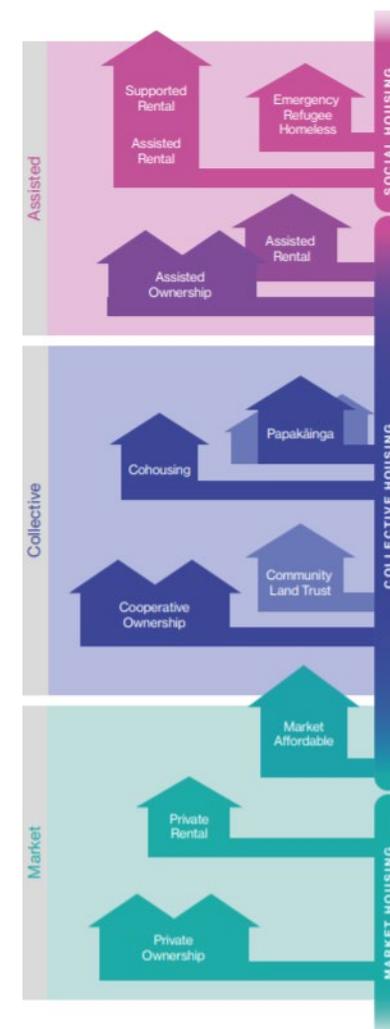
Appendix 1 – The Housing Ecosystem

The diagram represents the housing ecosystem.

The housing ecosystem frames housing within the broader context of community well-being and self-determination, recognizing that housing, because of its link to the economic, social, and cultural well-being of a community, is one of the key leverage points for systems change and social innovation.

The ecosystem focuses on community-led development opportunities rather than dependency on/independence from housing subsidy (the traditional housing continuum approach). The RHAP embraces this way of thinking about future housing outcomes to help empower our communities.

While the key element of a housing ecosystem is a **built environment**, other supporting elements (currently not included in the representation below) are people wellbeing (skills, knowledge, attributes), community infrastructure, and governance.



Source: How we Live Report (2021) - MOTIF

An Upgraded Housing Continuum

Appendix 2 – Interdependencies

National Policy Statement on Urban Development (2020)

The actions within this RHAP have been developed to complement on-going work to provide long-term system responses to enabling intensification through District Plan processes, as required by the National Policy Statement on Urban Development (“NPS UD”). The NPS UD requires the preparation of Future Development Strategies (“FDSs”) and Housing and Business Capacity Assessments (“HBAs”) for Tier 1 and 2 urban environments.

FDSs are intended to promote long-term strategic planning by setting out how a local authority intends to (i) achieve well-functioning urban environments and provide at least sufficient housing and business development capacity; and (ii) assist the integration of planning decisions with infrastructure planning and funding decisions. The purpose of a HBA is to provide information on the demand and supply of housing and of business land. Relevant Councils must provide information on the amount of development capacity that is required to meet expected demand for housing and for business land over time.

Some Councils in the Wellington-Wairarapa-Horowhenua region include Tier 1 and 2 environments that are subject to the above requirements. The Wellington Regional Growth Framework provides an early regional response to the FDS requirements and there is an existing 2019 HBA that covers the Tier 1 and 2 urban environments for the region (this assessment is currently being updated).

In preparing this RHAP due consideration has been given to existing and on-going work by the region to satisfy the requirements of the NPS UD and other relevant national directions like the National Policy Statement Freshwater Management (NPS-FM). For example, regulatory and policy processes proposed through this RHAP have been developed in the context of helping to progress the spatial initiatives, including priority development areas, and the enablement of desired housing outcomes in locations identified for growth in the Wellington Regional HBA Final Report 2019.

Resource Management (Enabling Housing Supply and other Matters) Amendment Act 2021

The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act was passed into law on 20th December 2021. The Act contains amendments to the Resource Management Act 1991 to bring forward and strengthen the National Policy Statement on Urban Development 2020. The intention of the Act is to increase housing supply in New Zealand’s five largest urban areas, including this region.

The Ministry of Housing and Urban Development website confirms that this amendment to the RMA does two things. Firstly, it requires tier 1 councils in Auckland, and greater Hamilton, Tauranga, Wellington, and Christchurch to change their planning rules so most of their residential areas are zoned for medium density housing. Secondly, it creates a new streamlined process so these councils can implement the NPS-UD’s intensification policies faster.

Both components of the Act could impact on the applicability or achievability of some of the actions proposed within this RHAP, particularly for key moves A, B and E:

- A. Harnessing the regional benefits of current policy and regulatory processes
- B. Taking a placed-based approach to resourcing regional housing interventions to make a real and tangible difference on the ground
- E. Embracing innovation by introducing new technologies and smarter ways of building and providing homes and communities

Given the short timeline between the introduction of the Bill (19th October 2021) and the Act coming into law (20th December 2021), the potential implications of the Act were not fully known at the time of finalising this Action Plan. An on-going action for the RHAP workstream, however, is to review the effectiveness or on-going relevance of the Act on the RHAP initiatives.

Māori specific housing issues

The Wellington Regional Growth Framework confirms that Māori communities in the region are relatively young and face several challenges. These include lower rates of housing ownership compared to the non-Māori population. In terms of responding to specific housing issues, it is recognised that each iwi has its own priorities and perspectives, and that ongoing work is needed to reflect the perspectives of all mana whenua.

A key initiative identified in the Wellington Regional Growth Framework is the development of an iwi spatial plan, to bring together mana whenua values and knowledge to determine their collective aspirations in relation to the spatial form of the region. This will directly inform future updates of the Framework.

MAIHI Ka Ora, the National Māori Housing Strategy, has a shared vision that “all whānau have safe, healthy, affordable homes with secure tenure, across the Māori housing continuum”. The Strategy has been developed in partnership with Māori and identifies the immediate and short-term challenges facing Māori housing that we need to address across key priority areas. MAIHI Ka Ora represents the first phase of work. The second phase builds on this foundation document, and in partnership with Māori looks to develop a detailed implementation plan.

Once the second phase of a national implementation plan has been developed our regional partners can build on that work to acknowledge our regions priority challenges and opportunities for Māori Housing, and to test whether there would be benefit in developing a regional Māori Housing Strategy to sit under the national strategy.

Proposed and existing housing plans/strategies and national housing plans and programmes

In response to acute housing issues many of the councils and other entities in the region already have, or are developing, housing plans and strategies to improve housing outcomes and livability, and to manage growing pressures in their area. For example, Horowhenua District Council has a Housing Action Plan, Upper Hutt City Council has an Affordable Housing Strategy, and Ngāti Toa has a Housing Strategy.

This RHAP is intended to work alongside and, where possible, strengthen other plans and strategies that have been developed to cover a longer timeframe than the RHAP and have not been limited to effectiveness and efficiency outcomes. For example, Wellington City Councils 10-year Housing Strategy confirms

that one of the ways they will work towards achieving their 10-year outcomes for the city is ‘*Central Government initiatives and partnerships*’. Both the progression of Central Government initiatives and developing cross-level partnerships are short-term actions identified within the RHAP and associated actions that will help to achieve these outcomes have been proposed.

Central government has also been working with local government, the housing sector and communities to release a number of housing plans and programmes to help improve housing affordability and supply, and to ensure tenants live in warm, dry, healthy and safe rental housing, and there are improved housing quality and choices for Māori and their whānau. Examples of Government plans and programmes include the Homelessness Action Plan (Local Innovation and Partnership Fund), Public Housing Plan, Progressive Home Ownership, MAIHI Ka Ora – National Māori Housing Strategy (Whai Kāinga Whai Oranga Fund), Healthy home standards, Residential Tenancies Amendment Act, First Home Grants and Loans and Housing Acceleration Funds, and the Infrastructure Acceleration Fund (IAF).

Interplay with provision of infrastructure

This Plan acknowledges that a significant investment in all hard and soft infrastructures will be required to enable large-scale housing development in the region (e.g., transport, three waters, electricity infrastructure, open space, community services and facilities).

Each authority in the region has plans and infrastructure strategies to support growth specific to their district. The Long-Term Plans and Infrastructure Strategies for each authority in the region provide (a) investment in renewals and upgrades (including addressing a backlog of under or deferred investment); and (b) investing for growth. Funding allocation for (b) growth investment is typically substantially smaller than for (a) investment in renewals and upgrades.

All the authorities and those in the housing development market have identified investment in three waters and transport infrastructure as being most critical to support growth and have acknowledged limited capacity to fund that investment. A high-level review of Council documents by the Ministry for Housing and Urban Development confirms a regional infrastructure gap that will continue to grow (being worsened by the NPS-UD, Housing Acceleration Fund, Medium Density Residential Standards and other initiatives) unless additional investment is committed to over the long term. Infrastructure investment will need to increase otherwise the next 30 years of growth in the region will not be accommodated.

The 2019 Wellington Regional Housing and Business Assessment, Long Term Plans and Infrastructure Strategies indicate the gap is most acute in the long term (2027 on) whereas the short and medium term is better provisioned. Ideally, the 2021 Wellington Regional Housing and Business Assessment would have been completed in time to inform this analysis. When complete, however, it will provide valuable up-to-date insight into the demand for housing in the region. Estimating the size and timing of the infrastructure gap requires further technical investigations and studies, and access to data not publicly available, to complete in-depth analysis. This is not part of this project.

Given the urgency of managing existing and projected three waters deficiencies, one early key initiative for the region through the will be the development of a 50- to 100-year regional three waters strategy (Year 2 of the WRLC programme of work). For the first time, local government, iwi, and central government will work together to develop a regional view of the longer-term three waters infrastructure requirements.

The strategy will identify existing regional issues, desired long-term outcomes, three waters principles and programmes of work that will support the region to achieve growth and environmental outcomes. To support the delivery of the 50- to 100-year three waters strategy, a regional delivery plan will need to be developed.

Longer term electricity provision for housing, employment activity and activities such as electric vehicles and ferries is an aspect of infrastructure that needs further analysis. This is highlighted as a project to be explored (including the resilience aspects) in the WRGF.

Appendix 3 – Current housing issues

RHAP Key Move		Regional Housing Issue	
A	Harnessing the regional benefits of current policy and regulatory processes	1	Some regulatory settings may need or benefit from review to improve the efficiency of the system e.g., National Direction instruments such as the NPS FM, modular dwellings, and building consent requirements. It is also important to ensure alignment between these work programmes and wider work programmes (e.g., Building Code updates, Building System Legislative Reform, recommendations for the Climate Change Commission, Resource Management Reform and other relevant programmes)
		2	The partners to the WRLC own or have access to quite a lot of land in the region e.g., central government, local government, iwi, but we don't understand how much of this is potentially "excess to requirements" and/or could be freed up and developed and we don't have a process for putting it all together
		3	The social housing register does not reflect all those who are in need of social housing – for instance it does not count the number of people in a family, or where individuals (often vulnerable) have left the register before being housed.
		4	Lack of clear accessible information around regulations that may enable individuals/developers to contribute to increased affordable housing supply especially when/if they have changed recently.
		5	The lack of incentives at both a local and regional level to drive new typologies at scale and pace, with some possible incentives being rebates where appropriate, "fast track", affordability outcomes, inclusionary zoning
B	Taking a placed-based approach to resourcing regional housing interventions to make a real and tangible difference on the ground	6	<p>Resourcing is an issue now and is likely to continue. We have the numbers that indicate the level of building required to meet growth projections for the next 30 years – how do we work to ensure we have capacity over the next 5 years and beyond.</p> <ul style="list-style-type: none"> a) Councils are at capacity for issuing consents (both resource consents and more importantly building consents). Building consents teams are maxed out and are competing with the rest of the country for a relatively small pool of Building Consent Officers. b) Papakāinga housing – there is some money available but limited capacity to develop these. We need people to manage approved projects/outcomes and the capacity is not there to manage/deliver projects. c) Māori housing needs more support and assistance

RHAP Key Move		Regional Housing Issue	
			<p>d) CHPs and even community collectives, non-profit developers may have land, experience, and management capacity to deliver housing, but lack the necessary equity capital and/or access to finance</p> <p>e) There is already a lack of builders, electricians, plumbers etc and we know we need to build more houses than ever before – we should be planning for this</p>
		7	We are at present dealing with both a housing shortfall (i.e., we don't have enough houses of the right type and tenure at present) and the need to enable housing for growth.
		8	There are existing challenges associated with managing quality housing outcomes for both our existing housing stock (through maintenance and retrofit) and new dwellings (through a design led approach to accessibility, healthy homes, and building efficiency, and typology).
		9	There is sub-regional variance in the level of housing acceleration and application of structure plan processes to support additional growth
		10	We are lacking a regionally consistent and connected picture of social infrastructure needs based on the flow of communities as they live, work and play
C	Driving collaboration and partnership at all levels	11	<p>There are many central government programmes and tools to target increased housing options e.g., Land for Housing, Progressive Home ownership but:</p> <p>a) We (the region as a whole) are not making the most of these tools and programmes at present.</p> <p>b) We don't understand them as well as we could - there are multiple entities across the region trying to understand and/or access these programmes and tools resulting in a duplication of resources.</p> <p>c) We have no regional picture of the need for each of these programmes i.e., where does the Land for Housing programme fit into the regional demand?</p>
		12	There is a lack of whole of government approach to aspects of the regulatory framework that impacts on housing supply e.g., different government entities providing submissions to district plan changes that provide conflicting opinions (based on their organisational direction) and lack of clarity over the interaction between the NPS-UD and NPS-FM

RHAP Key Move		Regional Housing Issue	
		13	The region lacks a collective approach to the housing market and parts of it, for instance: <ul style="list-style-type: none"> a) What is the regional public housing plan/requirement and how do we portray this regional joined up (e.g. central government, local government, iwi, and Community Housing Providers (CHPs) approach? Including looking at local issues such as a lack of public housing in some areas (e.g., Wairarapa have no Kainga Ora presence). b) How do we support community housing and others to step into housing provision or upscale?
		14	We (collectively) need to get better at working with the development community across the region such as: <ul style="list-style-type: none"> a) In a number of cities/districts the current district plan allows/enables the type of change in housing typology the region wants, but developers are not building these – why is this? b) Developers in the region have an appear to be reluctant to change and their business models tend to build what they know (there is a slow change in products) c) The limited capacity of developers in some areas (e.g., Kapiti) to deliver housing at scale d) Providing more certainty that arises through district plan changes/reviews.
D	Improving access to regional housing data and information driving housing innovation	15	Data and information on housing: <ul style="list-style-type: none"> a) Is kept in multiple places and is generally redeveloped and repackaged by multi entities for their individual use b) Is not easily and quickly accessible for all
		16	The housing and urban development sectors require better data and therefore a better understanding of the housing market and opportunities.
		17	There is limited knowledge of and access to information driving housing innovation making change hard to understand and/or implement
E	Embracing innovation by introducing new technologies and smarter ways of	18	Growth is impeded by constrained building supplies and the composition of the current building industry, which is dominated by a SME model that does not enable delivery at pace and scale.’ There are a number of emerging technologies and approaches to housing that are being developed at a small scale, but these are not currently being engaged at scale. One reason is that individual projects or agencies lack the capacity or reach to try these at a larger scale. In turn the absence of larger scale and predictable markets hinders development of capacity in areas such as prefabrication.

RHAP Key Move		Regional Housing Issue
building and providing homes and communities	19	There is a limited regional, multi-party work on how to use innovative solutions for short term solutions. e.g. temporary housing on future development sites.

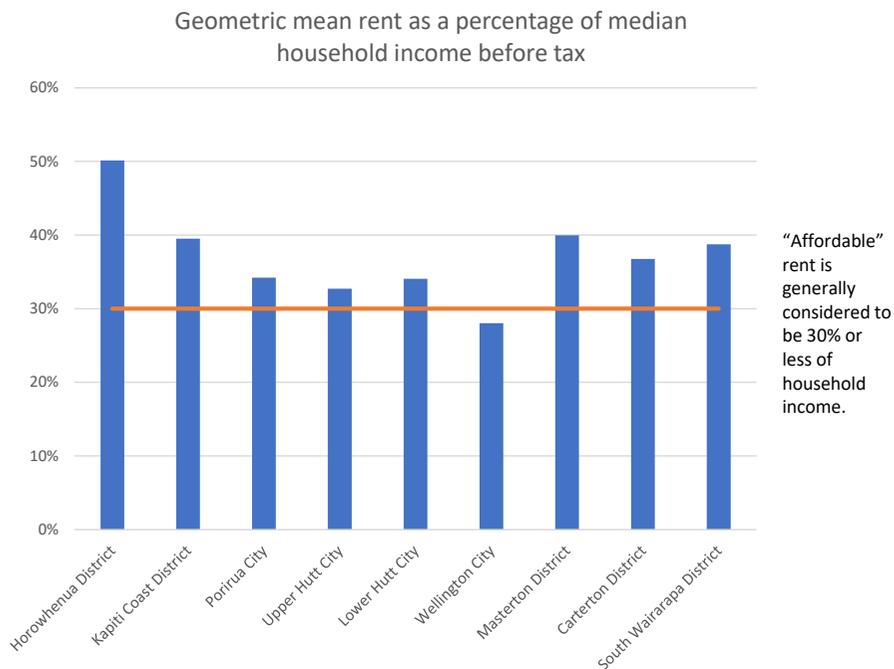
Appendix 4 - What do we know about housing in the region?

What do we know about demand and affordability in the region?

The WRGF figures shows we need to accommodate 200,000 more people and 85,500 dwellings in the next 30 years' time. Sense Partners suggests we need to accommodate 250,000 more people and 107,000 more dwellings. This means we need to build between 2833-3566 a year (depending on which measure you go with) to meet the target. The statistics below shows a point in time picture of what the current demand for housing is in the region.

For a household earning the median household income, this graph shows how much of their income would be taken up by the median rent. Only Wellington has a median rent figure that is "affordable" for the median Wellington income.

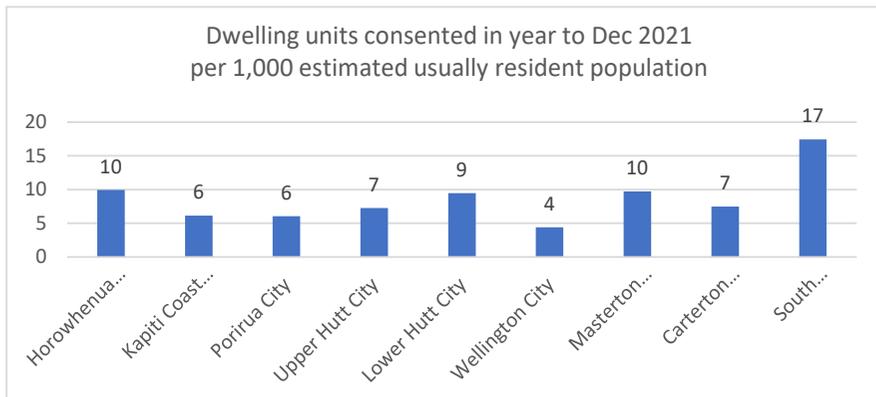
No. of Households UP 5.3% Between 2013-2018 Censuses	Median sales prices UP 70.29% since June 2017
Housing register UP 320% since Sept 2017	Quarterly EHSNGs UP 244.71% since June 2018 quarter



What do we know about supply of housing in the region?

We're currently consenting (and maybe building) at an all-time high, but:

- Not all consents result in a finished dwelling, and the building sector has historically been quite volatile
- There are indications that the sector is currently operating near capacity, with COVID-related supply and staff shortages
- Not all the growth potential in the region may be able to be realised, and there are variances in how much is being built across the region.



<p>Public Housing tenancies</p> <p>8962</p> <p>Quarter ending June 21 (+4% since June 2018)</p>	<p>Transitional Housing places</p> <p>436</p> <p>Quarter ending June 21 (+106% since June 2018)</p>	<p>Dwelling unit consents</p> <p>4,019 issued</p> <p>in the 12 months to Dec 2021</p>
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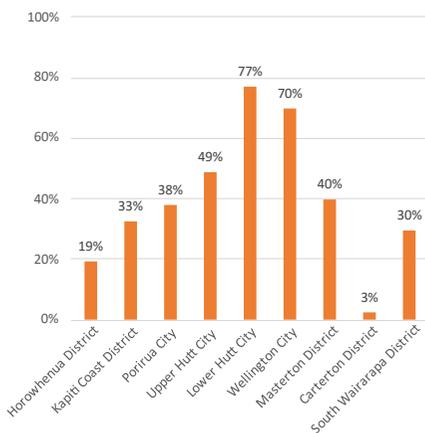
What do we know about what and where we are building in the region?

This diagram below shows what we are building in terms of standalone houses versus apartments, units and townhouses – and how big and expensive these dwellings are. Average size and value of dwellings tells the “affordability” story. If we are building big and expensive apartments or standalone houses, then they are not “affordable” dwellings. “Average size” is also partly a reflection of the availability of land in a place – e.g. houses are bigger in the Wairarapa.

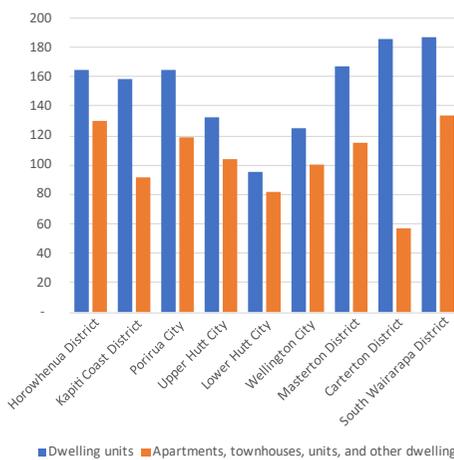
What are we building, and where – a snapshot



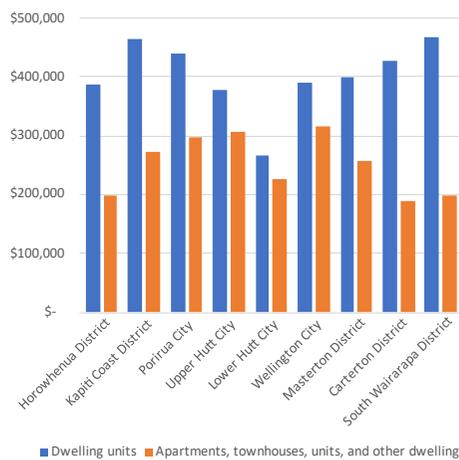
Apartments, units and townhouses as percentage of total dwelling consents 2021



Average floor area of dwellings consented 2021



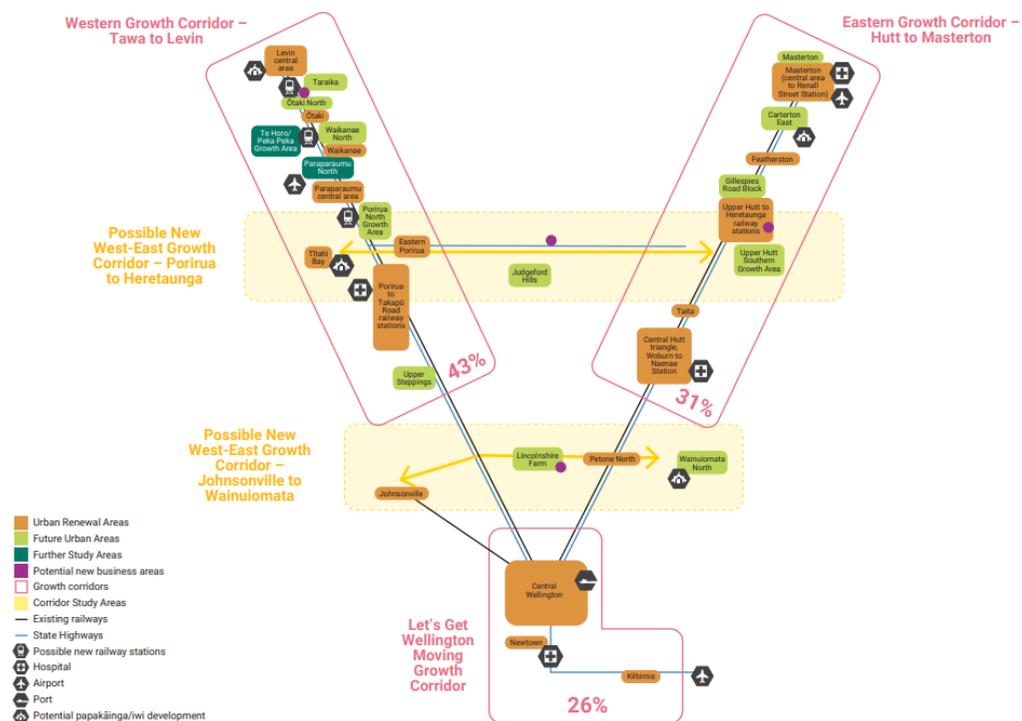
Average value of dwellings consented 2021



Appendix 5 - What is currently planned and going on in the region?

This Appendix provides information on the Wellington Regional Growth Framework representation of growth over the next thirty years, key housing developments underway or planned and key policy work underway or planned. It is view at this point in time for the RHAP and will be kept updated as a live set of information as part of the regional dashboard.

A growth corridor view of the Future Urban Development Areas



Planning and Policy planned and underway

The table below provides a list of the District Plan Reviews, Plan Changes, growth strategies, housing strategies and similar documents that have been or are being progressed in the region and/or nationally by the partners to the RHAP.

Organisation	District Plan Review	Plan Changes	Growth Strategies	Housing Strategies or Plans
Carterton District Council	n/a	n/a	n/a	Housing Action Plan
Central Government, councils from the region and mana whenua	n/a	n/a	Wellington Regional Growth Strategy	n/a
Community Housing Aotearoa	n/a	n/a	n/a	Strategic Plan 2018
Dwell Housing Trust	n/a	n/a	n/a	Strategic Plan 2020 – 2025
Greater Wellington Regional Council	n/a	n/a	Wellington Regional Land Transport Plan 2021	n/a
Horowhenua District Council	n/a	Proposed Plan Change 4 – Taraika Growth Area Proposed Plan Change 5 - Waitāreere Beach Growth Area	Horowhenua 2040	A Community Driven Housing Action Plan Our Vision: ‘Homes for All’ 2019
Hutt City Council	Early-stage consultation on District Plan Review <i>Upcoming intensification plan change to implement NPS UD Policy 3</i>	Plan Change 43 – Residential and Suburban Mixed Use	Urban Growth Strategy (2012-2032)	Research Report – Housing Demand and Need in Hutt City 2019
Kapiti Coast District Council	Kapiti Coast District Plan 2021	n/a	Te Tupu Pai – Growing Well	Housing Strategy 2022

Organisation	District Plan Review	Plan Changes	Growth Strategies	Housing Strategies or Plans
	<i>Upcoming intensification plan change to implement NPS UD Policy 3</i>			Housing Need Research Report - Housing Demand and Need in Kapiti District
Ministry for Housing and Urban Development	n/a	n/a	n/a	Government Policy Statement – Housing and Urban Development Public Housing Plan 2021-2024 MAIHI Ka Ora - National Māori housing strategy
Ngāti Toa Rangatira	n/a	n/a	n/a	Te Rūnanga O Toa Rangatira Strategic Plan (2017) Ngāti Toa Housing Strategy (2022)
Porirua Council	Proposed District Plan <i>Upcoming intensification plan change to implement NPS UD Policy 3</i>	Up-coming Intensification Plan Change	Growth Strategy 2048	n/a
Port Nicholson Block Settlement Trust	n/a	n/a	n/a	Five Year Strategic Plan 2011 – 2015
South Wairarapa District Council	n/a	n/a	South Wairarapa Spatial Plan – Our Future Focus 2050	n/a
Upper Hutt City Council	<i>Upcoming intensification plan change to implement NPS UD Policy 3</i>	Plan Change 50 – Rural and Residential Chapters Review	Land Use Strategy – Upper Hutt 2016 – 2043	Upper Hutt Affordable Housing Strategy 2020

Organisation	District Plan Review	Plan Changes	Growth Strategies	Housing Strategies or Plans
Waka Kotahi	n/a	n/a	Ngā Kaupapa Huarahi o Aotearoa (2021–24 National Land Transport Programme)	
Wellington City Council	Draft District Plan (non-statutory) <i>Upcoming intensification plan change to implement NPS UD Policy 3</i>	n/a	Spatial Plan: Our City Tomorrow	Housing Strategy: Our 10-year Plan 2018 – 2028
Wellington Regional Healthy Housing Group	n/a	n/a	n/a	Strategy and Action Plan (Updated February 2021)

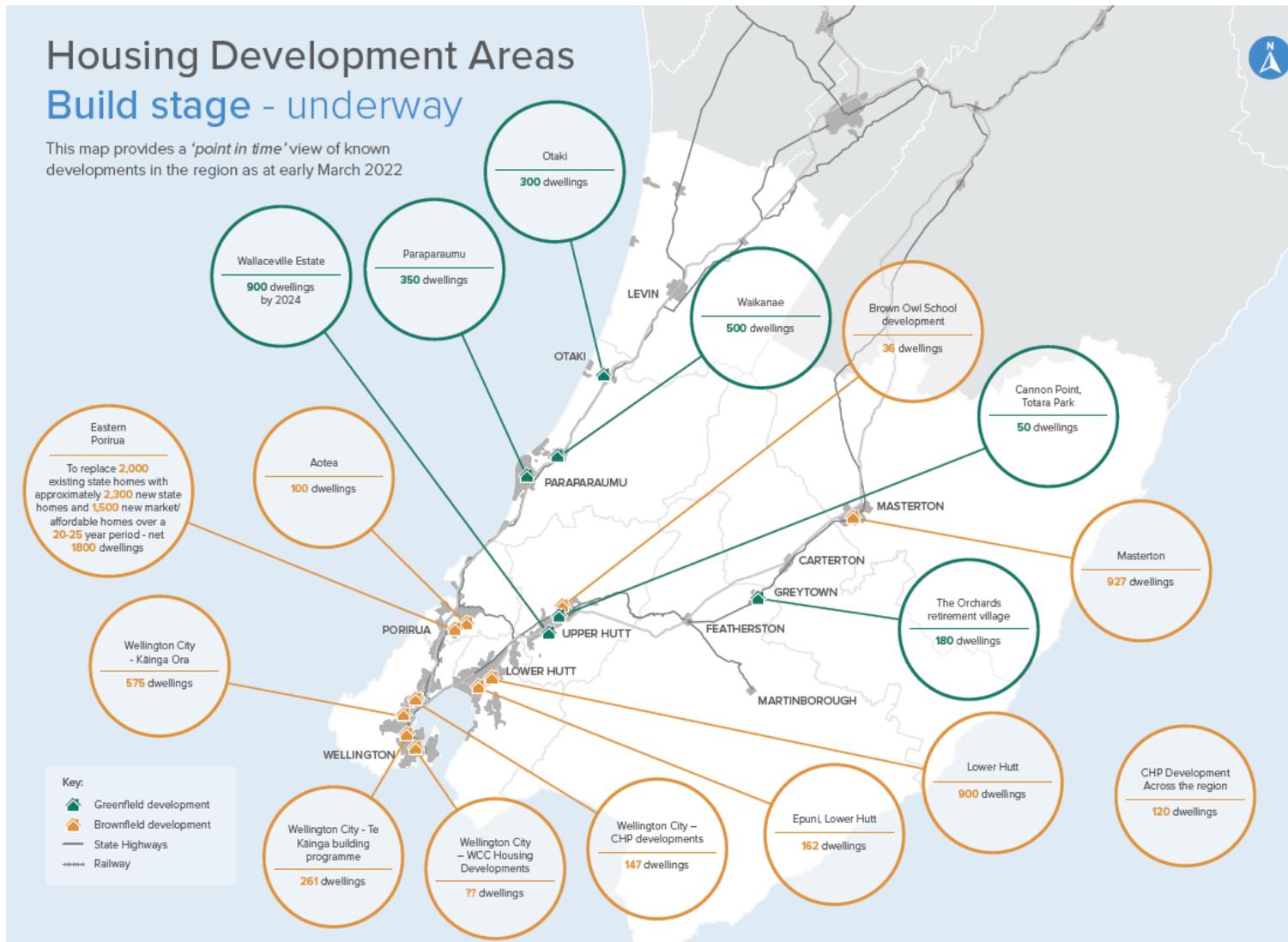
Housing Development Areas

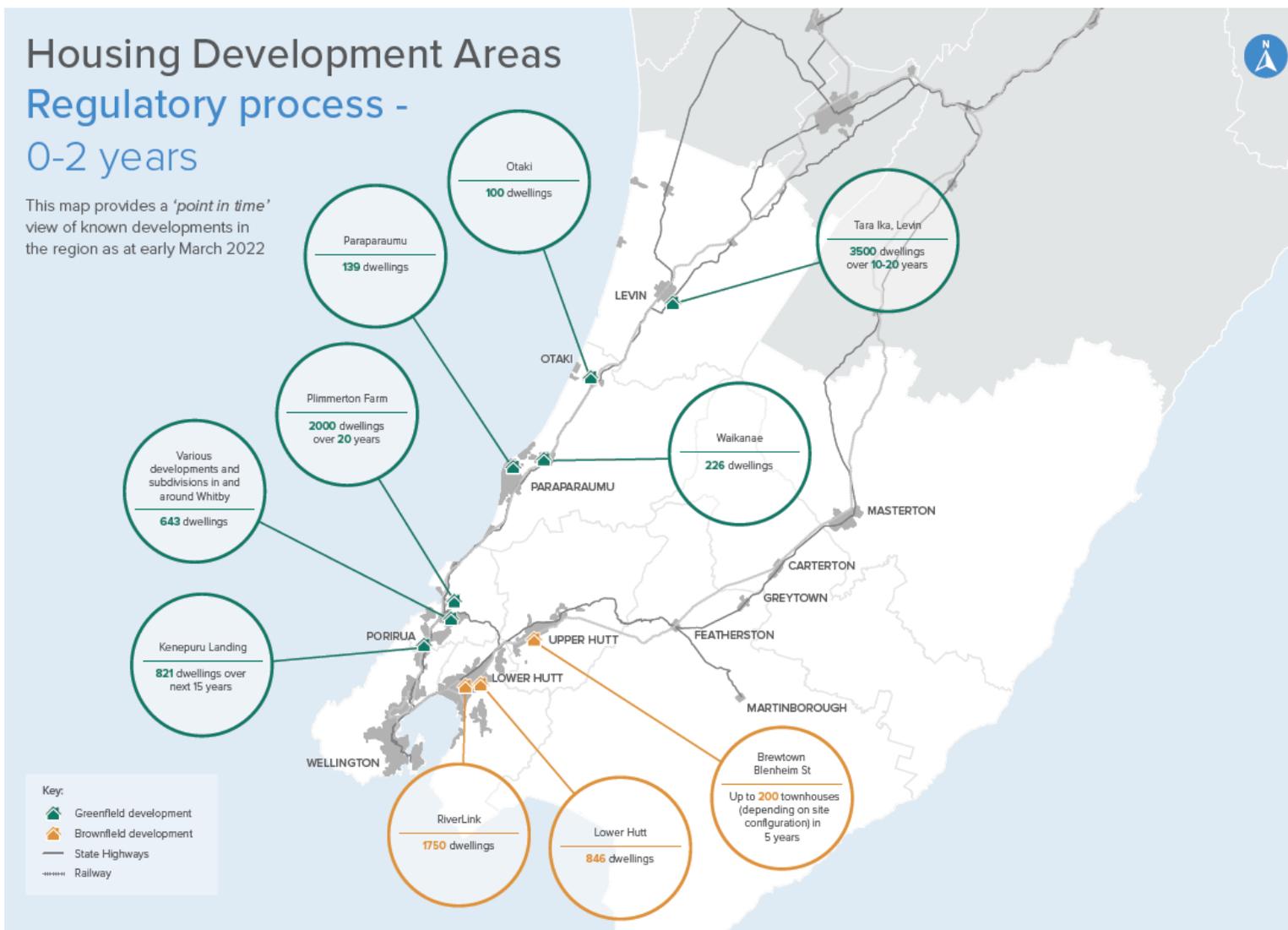
The maps below outline a ‘point in time’ view of known developments in the region as at December 2021 over four categories of planning timeframe.

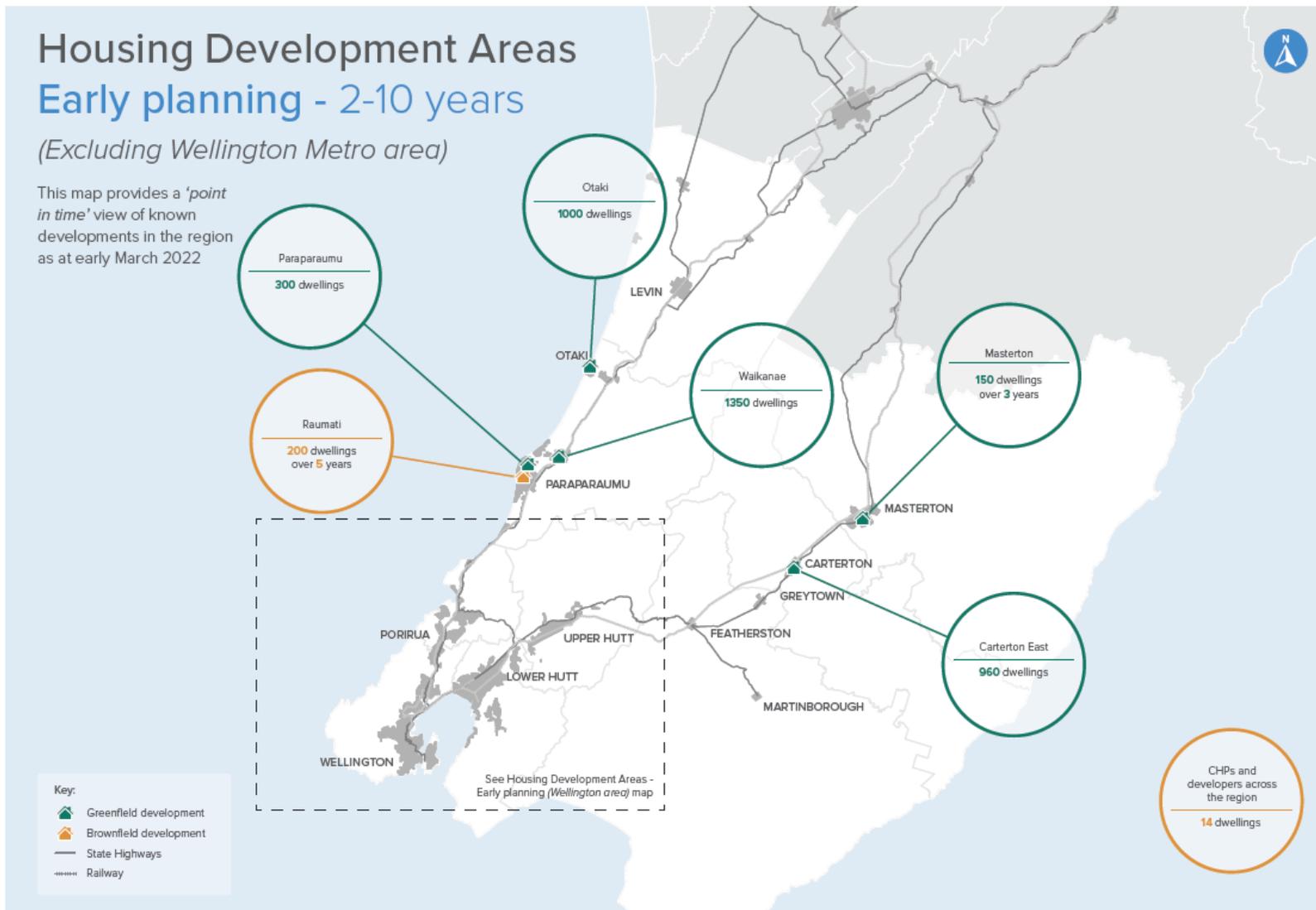
Within the maps developments have been identified in a number of different ways to provide the most accurate picture possible (e.g., individually, cumulatively, with specific development figures, or as an estimate figure).

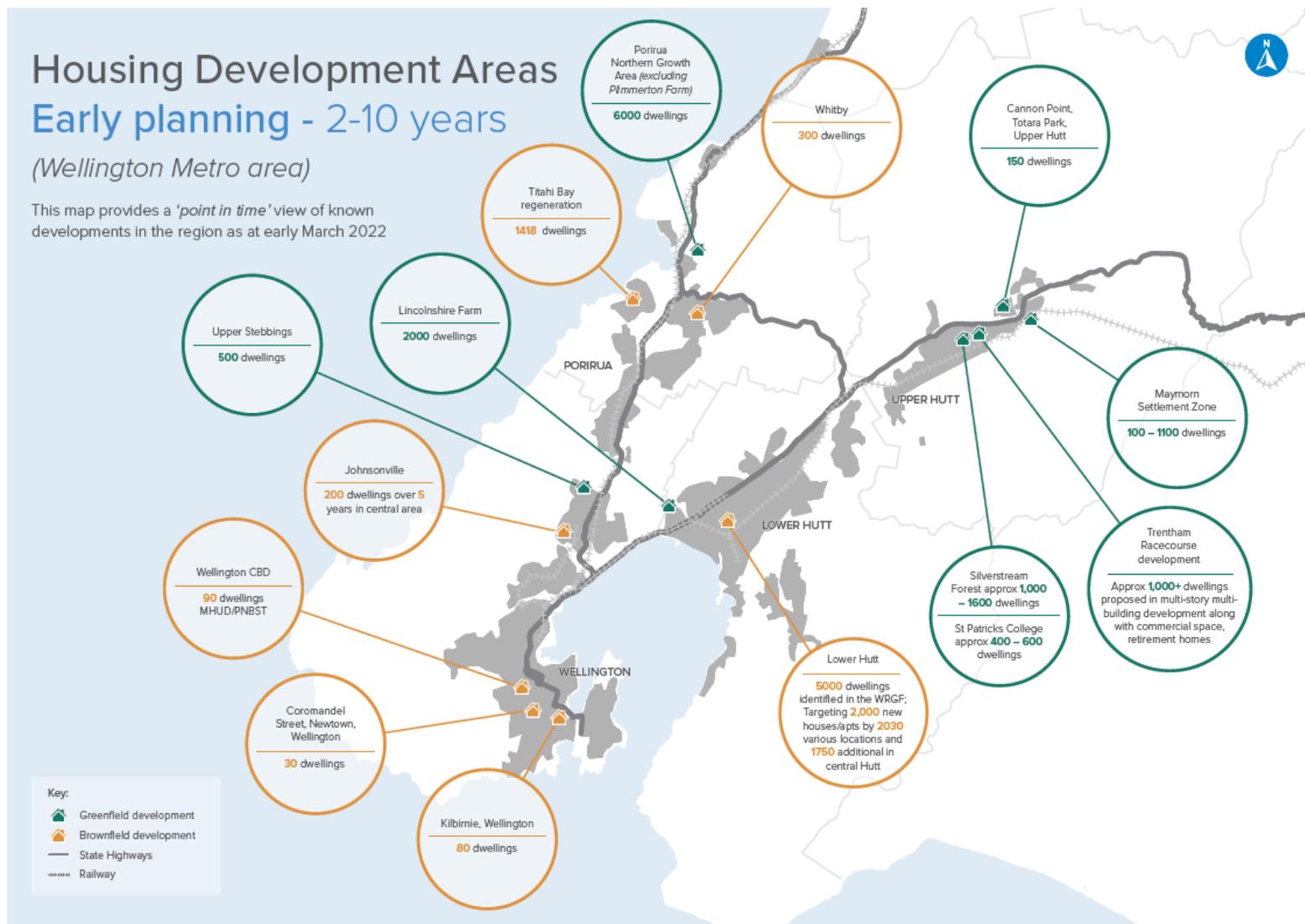
This list excludes a quantification of expected uplift from proposed District Plan zonings or the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

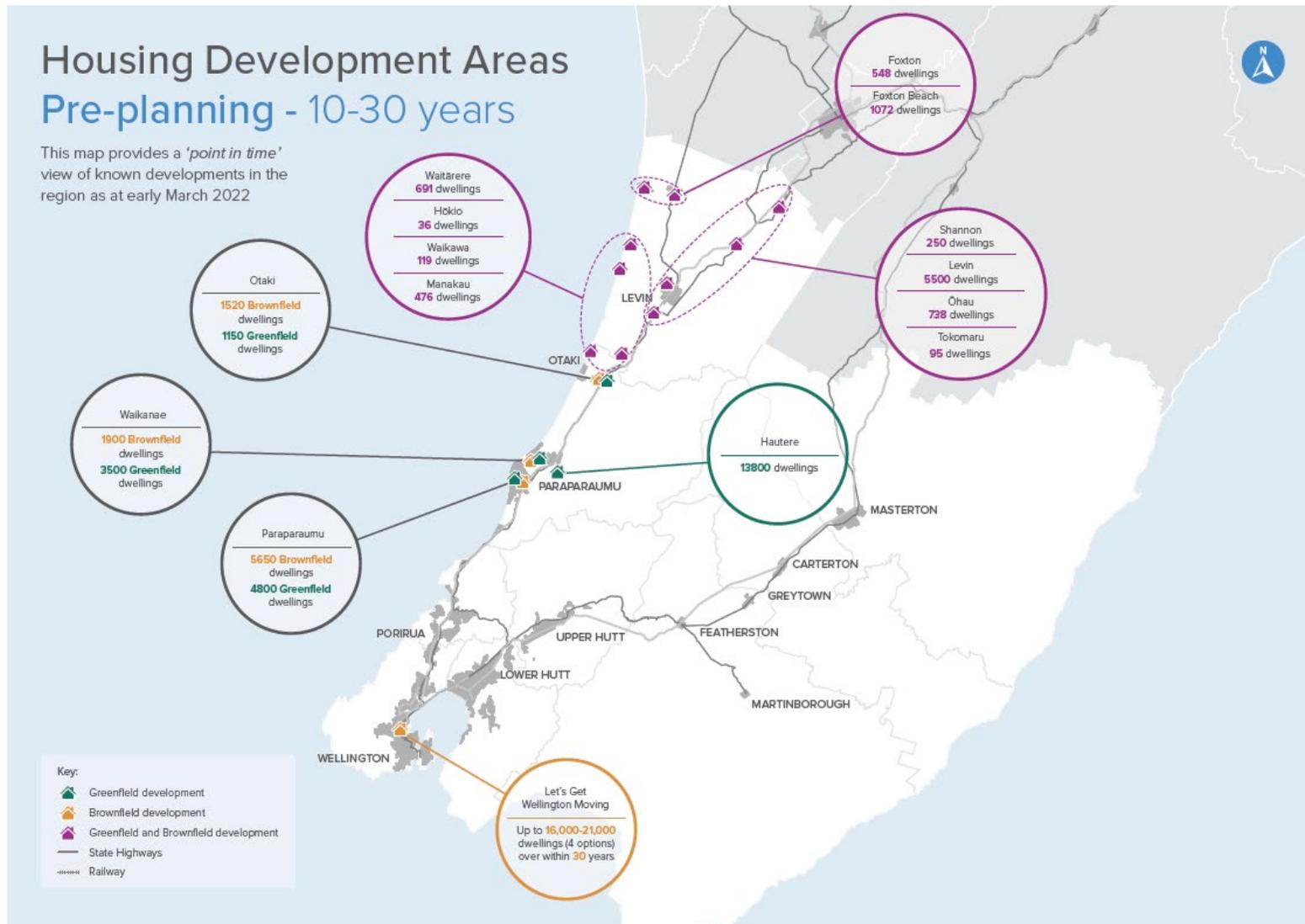












Appendix 6 - Actions considered but not progressed through the RHAP

While all the identified actions would, in some way, contribute to the acceleration of growth and quality outcomes this RHAP has been developed in the context of a five-year timeline and constrained resourcing. All actions could not, therefore, be progressed within the lifetime of the RHAP and a refined list was necessary to ensure successful outcomes. The actions that are not being progressed have been omitted for various reasons, such as they could not reasonably be expected to be completed within the lifetime of this RHAP, they were less aligned with regional priorities than other actions, or there was insufficient capacity to resource.

Notwithstanding, some of these actions are enduring and can be progressed post-RHAP in 2027, should this be considered appropriate. Retaining this list also allows for fluidity across the lifetime of the RHAP should changes to regional prioritisation or capacity be identified through on-going monitoring processes.

RHAP Key Move		Identified Potential Action
A	Harnessing the regional benefits of current policy and regulatory processes	Identify current regulatory barriers that could be changed and/or reduced to ease the time to market for new housing e.g., modular dwellings building consents
B	Taking a placed-based approach to resourcing regional housing interventions to make a real and tangible difference on the ground	All identified actions have been included within the RHAP
C	Driving collaboration and partnership at all levels	Establish a “whole of government” approach e.g., a whole of government submission on district plan changes rather than individual entities, taking a more systems approach to housing supply in the region.
D	Improving access to regional housing data and information driving housing innovation	Include data from Aotearoa NZ Homelessness Action Plan: Data and Evidence Initiative – fit for purpose, data and evidence system for homelessness (2020-ongoing)
E	Embracing innovation by introducing new technologies and smarter ways of building and providing homes and communities	Work with the development community to confirm regional capacity for modular housing, release suitable and available land, and achieve faster off-site manufacturing to speed-up supply Develop opportunities for collective housing and other models in the region and what a regional view on this might look like. See example here https://www.stuff.co.nz/life-style/homed/latest/124774974/collective-housing-is-our-future-new-report-recommends-a-solution-to-the-housing-crisis

In addition to the list of potential actions identified above, we also identified the following potential actions for achieving a regional multi-party approach to the advocacy of key housing matters:

1	Advocate for councils to have the ability to provide the Income Related Rent Subsidy
2	Advocate for speedy visas for current overseas staff in NZ and import of new people to meet skills gaps (including those involved in planning, consenting, and building)
3	Advocate for central government enabling opportunities such as considering 'emergency legislation' that enables temporary housing on future development sites.

Wellington Regional Leadership Committee
22 March 2022
Report 22.80



For Decision

REGIONAL HOUSING DELIVERY OPTIONS

Te take mō te pūrongo

Purpose

1. To present the Wellington Regional Leadership Committee (the WRLC) initial thinking on work undertaken regarding regional housing delivery options.

He tūtohu

Recommendations

That the Committee:

- 1 **Notes** that there are region wide, multi stakeholder opportunities and benefits available to optimise regional housing growth and establish the requirements under Resource Management Act reform as outlined in this report and in Attachment 1.
- 2 **Supports** the development of a detailed proposal for a “regional expertise and advice unit” as outlined in Attachment 1, noting that the proposal will be provided to the Wellington Regional Leadership Committee Chief Executive Officer Group for approval and then reported back to the Committee for finalisation.
- 3 **Endorses** further investigation into a “regional housing delivery unit” and a “joint building consenting unit”, as outlined in Attachment 1, to be undertaken after the regional expertise and advice unit proposal is complete and in time to inform 2024 Long Term Plans.
- 4 **Requests** that following the Strategic Planning Act and the Natural and Built Environments Act being passed into law (expected 2023), the Committee Secretariat report back to the Committee on proposed options for a regional response to the development of the Regional Spatial Strategy and the Natural and Built Environment Plan, and in line with this, the potential establishment of a regional resource consenting unit.
- 5 **Notes** that the capacity of partners to participate in this work is dependent on resourcing and the capacity for change in partner organisations.

Te tāhū kōrero

Background

2. In July 2021, the Wellington Regional Leadership Committee (WRLC) approved development of a Regional Housing Action Plan (RHAP) for the 2021/2022 work

programme (Report 21.273). The RHAP is a region wide housing action plan comprising a stock take of current localised activity and regional level actions that can be implemented in the short term to increase housing across the continuum.

3. Objective 6 of the RHAP project is: To provide an analysis and recommendation on how the councils and others in the region could be structured to better deliver housing requirements, to oversee regional policy development and work with other partners to implement large scale transformational projects
4. This objective eventuated into the fourth deliverable of the RHAP Project: Housing Delivery Model Options Paper which is **Attachment 1**.

Te tātaritanga Analysis

5. This is the initial assessment report presenting delivery options to the WRLC. Officers have framed this initial analysis around three key questions. How can we best structure ourselves as a region to:
 - a Better enable the **housing growth** we are expecting in the next 30 years.
 - b Better prepare for the structural and procedural changes the **Resource Management Act (RMA) reform** will bring?
 - c Gain the most **resourcing and efficiency** benefits?
6. Regional housing delivery options have been developed under three components. Possible activity for each of these components are outlined in the table below against the three questions above. The components are:
 - a Regional expertise and advice unit
 - b Regional housing delivery unit
 - c Joint consenting unit

	Regional expertise and advice unit	Regional Housing Delivery Unit	Joint consenting unit
Purpose	To create a centralised unit for the region which undertakes all national regulatory requirements and provides a regional centre of excellence on housing matters including data.	To enable the region to undertake and/or influence housing and urban development in a more efficient, effective and co-ordinated manner and that delivers on the requirements for the region.	To maximise the consenting resources available in the region to efficiently provide for increased housing demand in the region and provide benefits to customers/end users.
Growth Activities	<ul style="list-style-type: none"> • Undertake regional housing data collection, publishing and analytics • Lead the implementation of the Regional Housing Action Plan • Lead WRLC advocacy on housing matters • Provide expertise and advice on central government tools and funds e.g., IFF, SDP, Fast Track, First Home Grants 	<ul style="list-style-type: none"> • Undertake housing developments alone or with others e.g., CHPs, Kainga Ora. • Undertake commercial developments alone or with others • Purchase property to hold for strategic purposes e.g., future urban development • Work with others to undertake urban regeneration but undertake no development itself e.g., Eke Punuku model 	<ul style="list-style-type: none"> • Regional building consenting
RMA Reform Activities	<ul style="list-style-type: none"> • Lead development and monitoring of <u>new</u> requirements under the RMA reforms – the Strategic Plan and the Natural and Built Environment Plan 		<ul style="list-style-type: none"> • Regional resource consenting
Resource & Efficiency Activities	<ul style="list-style-type: none"> • Lead development and monitoring of <u>current</u> regulatory requirements under the NPSUD – the Future Development Strategy and Housing and Business Assessment for the region 	<ul style="list-style-type: none"> • Provide property technical advice • Manage its own housing portfolio 	<ul style="list-style-type: none"> • Regional delivery of LIMS

7. To progress this work, a key question for the WRLC to consider is “At what pace and scale does the WRLC want to implement the three proposed components?”. This has been a matter of discussion at the WRLC Senior Staff and WRLC CEO Group meetings.
8. Some high-level analysis has been completed for each component, but further analytical work will be needed to make decisions on implementation. Further analysis could include, but is not limited to:
 - a What problem/s are we trying to solve and what would the benefits be, and for who?
 - b What possible activity could be undertaken under each component, who would that activity be for and how would it be funded?
 - c Who might shareholders/owners in each component be?
 - d How could each component be structured and set up? What are any legal or regulatory requirements?
 - e High level next steps
 - f High level assumptions used in the analysis and identified risks
9. Feedback from the WRLC Senior Staff Group meeting on 2 March 2022 with regards to the Regional Housing Delivery Options paper included:
 - a There was recognition of the potential benefits of the three components in the context of growth, RMA Reform and efficiency and resource gains.
 - b There needs to be sensitivity about the speed of any potential regional change and the impact on those providing services and those receiving services.
 - c Concern about the ability, particularly from a resource point of view, for all partners to the WRLC to be able to meaningfully engage in this work at this point in time with all the other business as usual and reform work underway.
 - d A suggestion that the “regional expertise and advice unit” component be agreed and set up first and then the “regional housing delivery unit” and “joint building consent unit” be considered at a later date, in time to inform the 2024 LTP (with regards to any financial decision and engagement requirements).
10. The recommendations in this covering report, reflect the points made at the WRLC Senior Staff Group meeting.
11. Feedback from the WRLC CEO Group meeting on 11 March 2022 with regards to the Regional Housing Delivery Options paper included:
 - a Agreement that in principle the components outlined in the attached report make sense and are supported.
 - b Reinforcing the points made by the WRLC Senior Staff Group regarding the ability to resource this work when there are multiple other priorities for all partner organisations and the capacity for change for people and organisations. This is a major point to make.
 - c Whether the LTP 2024 date was achievable and what this would actually mean i.e., what would need to be done by then?

- d That a regional housing delivery unit would require consideration of an Iwi Māori housing delivery unit equivalent. This point reinforces that any work undertaken on this topic should start from the point of view of all WRLC partners being involved.
- e Any work on a regional housing delivery unit needs to take account of wider aspects such as what social outcomes we would be looking to achieve and how in setting up a regional housing delivery unit we could create employment pathways in construction, particularly for Iwi Māori.
- f When the WRLC CEO Group meeting attendees were asked by the Programme Director for their preference to undertake either the regional housing delivery unit or the joint building consenting work first (noting the above resourcing issues), the preference was the regional housing delivery unit.

Ngā hua ahumoni

Financial implications

- 12. Work on the development of a detailed proposal for a “regional expertise and advice unit” (recommendation 2) can be undertaken within current WRLC Secretariat budgets.
- 13. Work on a “regional housing delivery unit” and a “joint building consenting unit” (recommendation 3) is not currently funded and could not be funded out of current WRLC Secretariat budgets. Additional funding is required for this work.
- 14. A report on proposed options for a regional response to the development of the Regional Spatial Strategy and the Natural and Built Environment Plan, and in line with this a regional resource consenting unit (recommendation 4) is likely able to be undertaken from current resources, but this would need to be confirmed once the legislation for these documents is finalised.

Ngā tikanga whakatau

Decision-making process

- 15. The matters requiring decision in this report were considered by officers against the decision-making requirements of the Local Government Act 2002.

Te hiranga

Significance

- 16. Officers considered the significance (as defined in Part 6 of the Local Government Act 2002) of the matters for decision, taking into account Greater Wellington Regional Council’s *Significance and Engagement Policy* and Greater Wellington’s *Decision-making Guidelines*. Officers recommend that the matters are of low significance given their administrative nature.

Te whakatūtakitaki

Engagement

17. The analysis in **Attachment 1** has been undertaken with input from the Regional Housing Action Plan Core Team (made up of central government, local government, Community Housing Providers (CHPs) and others), private sector developers and builders. The WRLC Senior Staff Group and WRLC CEO Group have also been engaged in discussions on this matter.
18. The engagement to date has had a minimal level of input from iwi partners in the WRLC and minimal discussion with iwi CHPs and housing providers. This will need to be rectified in any next stages of work.

Ngā tūāoma e whai ake nei

Next steps

19. Next steps that align with the recommendations in this report are:
 - a Develop a detailed proposal for a “regional expertise and advice unit” for consideration by the WRLC Senior Staff Group and WRLC CEO Group.
 - b Determine project requirements and timing to undertake further investigation in a “regional housing delivery unit and “joint building consent unit” in time to inform the 2024 LTP.

Ngā āpitihanga

Attachment

Number	Title
1	Regional Housing Delivery Options report

Ngā kaiwaitohu

Signatories

Writer	Kim Kelly – Programme Director WRLC Secretariat
Approver	Luke Troy – Kaiwhakahaere Matua Rautaki / General Manager, Strategy

<p style="text-align: center;">He whakarāpopoto i ngā huritaonga Summary of considerations</p>
<p><i>Fit with Council's roles or with Committee's terms of reference</i></p> <p>This report is aligned with the Regional Housing Action Plan (RHAP) a document of the WRLC from the WRLC work programme.</p>
<p><i>Implications for Māori</i></p> <p>These related to Māori, iwi organisation and iwi housing providers in terms of the services they receive through the way councils currently operate and how services might operate under any proposed changes. With iwi generally operating across a number of council areas, the potential changes are likely to provide efficiency benefits at the least.</p>
<p><i>Contribution to Annual Plan / Long Term Plan / Other key strategies and policies</i></p> <p>This work contributes to the WRLC work programme related to housing and the WRGF.</p>
<p><i>Internal consultation</i></p> <p>The content of Attachment 1 to this report has been discussed with the WRLC Senior Staff Group and the WRLC CEO Group.</p>
<p><i>Risks and impacts - legal / health and safety etc.</i></p> <p>These are minimal from this paper. Some risks are identified in Attachment 1</p>

Regional Housing Delivery Options

Deliverable 4 of the Regional Housing Action Plan – initial thoughts

Report for 22 March 2022 WRLC meeting



Background

In July 2021, the Wellington Regional Leadership Committee (WRLC) approved development of a Regional Housing Action Plan (RHAP) for the 2021/2022 work programme. The RHAP is a region wide housing action plan comprising a stock take of current localized activity and regional level actions that can be implemented in the short term to increase housing across the continuum.

Objective 6 of the RHAP project is: **To provide an analysis and recommendation on how the councils and others in the region could be structured to better deliver housing requirements, to oversee regional policy development and work with other partners to implement large scale transformational projects.**

This objective eventuated into the **fourth deliverable** of the RHAP Project: **Housing Delivery Model Options Paper**

This is the initial assessment report to the WRLC. We have framed this initial analysis around three key questions. How can we best structure ourselves as a region to –

1. Better enable the housing growth we are expecting in the next 30 years?
2. Better prepare for the structural and procedural changes RMA reform will bring?
3. Gain the most resourcing and efficiency benefits?

This report looks at opportunities for a more joined-up approach to housing delivery, and clusters them into three distinct components of joint delivery. Analysis, benefits and recommendations are provided related to these three components, which could be implemented at the same time, at different stages or not at all:

- A. Regional expertise and advice unit
- B. Regional housing delivery unit
- C. Joint consenting unit

Purpose of this report

Attachment 1 to Report 22.80



The purpose of this report is to:

1. Describe the strategic context within which councils and others could be better structured to deliver housing, develop regional housing policy, and implement large scale transformational projects.
2. Explore the case for change by identifying problems and benefits
3. Identify the purpose of any recommended change and assess its alignment with activities being undertaken regionally and nationally.
4. Identify key assumptions and risks

This report requires the WRLC to confirm which of the three components you would like us to prioritise implementing and/or investigating further

Interdependencies

Work in this report and for subsequent analysis will take into account the following interdependencies and related considerations:

- Local Government Reform – how far should possible changes be taken given the review of the Future of Local Government i.e. we don't want to go to the cost and time of setting up structures that may need to be undone once reform is implemented.
- RMA Reform – will there be changes to requirements for a Future Development Strategy (FDS) and the Housing and Business Assessments (HBAs) once RMA reform is implemented? Can we pre-empt the structural requirements of the RMA Reform by setting up regional structures early?
- Law changes – what changes can occur without a change to an Act i.e. the Building Act, and what requires change?
- Current and any proposed future planning and operational aspects within key partner organisations that might impact or be impacted by this report and its contents.

Recommendations

Attachment 1 to Report 22.80



That the Committee:

1. **Notes** that there are region wide, multi stakeholder opportunities and benefits available to optimise regional housing growth and establish the requirements under Resource Management Act reform as outlined in this report and in Attachment 1.
2. **Supports** the development of a detailed proposal for a “regional expertise and advice unit” as outlined in Attachment 1, noting that the proposal will be provided to the Wellington Regional Leadership Committee Chief Executive Officer Group for approval and then reported back to the Committee for finalisation.
3. **Endorses** further investigation into a “regional housing delivery unit” and a “joint building consenting unit”, as outlined in Attachment 1, to be undertaken after the regional expertise and advice unit proposal is complete and in time to inform 2024 Long Term Plans.
4. **Requests** that following the Strategic Planning Act and the Natural and Built Environments Act being passed into law (expected 2023), the Committee Secretariat report back to the Committee on proposed options for a regional response to the development of the Regional Spatial Strategy and the Natural and Built Environment Plan, and in line with this, the potential establishment of a regional resource consenting unit.
5. **Notes** that the capacity of partners to participate in this work is dependent on resourcing and the capacity for change in partner organisations.

Strategic context



Strategic Context: The case for change

Attachment 1 to Report 22.80



What current and future challenges can we address with a regional approach to housing delivery?

1. Growth – demand is outstripping delivery

- The region is responding to an existing housing shortfall and accelerated demand for more diverse housing, both now and in the future.
- High living costs in the region's metro areas is seeing outward migration into other areas, putting demand pressures on communities already facing affordability problems.
- Despite this increased demand across the region, private developers appear reluctant to depart from building what they know and are not delivering the typologies we need in the places and at the pace we need them.
- There region offers few incentives to deliver high performance, diverse housing and embrace 'innovative' equity models such as collective or cooperative housing

2. RMA Reform – a chance to align how we work with upcoming reforms

- Resource Management Reforms are driving planning in a regional direction through Regional Spatial Strategies and regional Natural and Built Environment Plans. The Bills for these pieces of the reform are expected to be introduced to Parliament in Q3 2022.
- A joined-up approach to delivery at both the policy and consenting level would provide a chance to align and unite existing local level structures and processes with the intent of the Resource Management reforms and provide agglomeration benefits.

3. Resourcing/efficiency – regional problems are being met with localised approaches

- Several immediate and longer-term housing challenges are regional issues that cross over council-boundaries and are best dealt with collaboratively.
- Resources and knowledge bases that could be shared to maximise efficiency and consistency across the region are being kept separated.
- There is no consistent approach to accessing central government housing programmes and funds, and no regional picture of the need for them.
- Existing advocacy approaches on key regional housing matters are siloed and do not optimise the benefits of working together.

Strategic context: Growth

Attachment 1 to Report 22.80

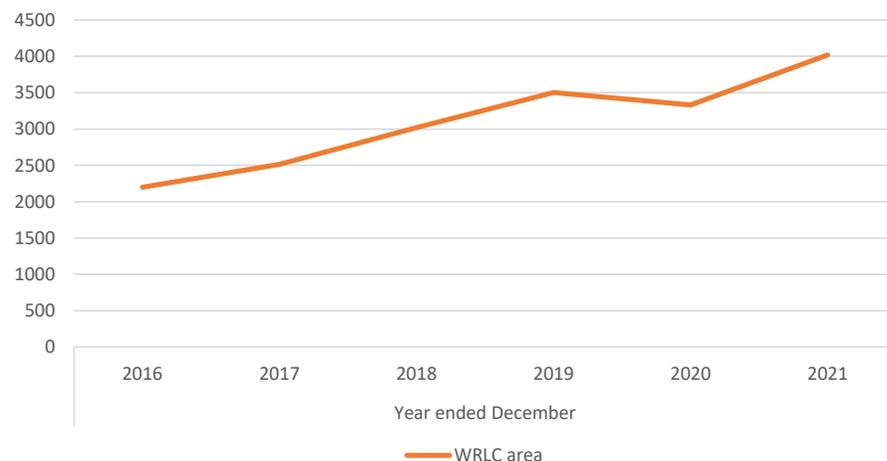


- Sense Partners have identified the need for 107,000 new homes for 250,000 people over the next 30 years in the WRLC region – this is 3567 new homes each and every year for 30 years. This does not account for the current shortfall (i.e. we already don't have enough homes).
- The region now has a 30 year regional spatial plan – an agreed regional direction for growth and investment.
- Councils and iwi across the region employ housing expertise and undertake housing developments to varying degrees:
 - Smaller councils might have less than 1FTE (sometimes none) dedicated to housing and implementing large scale transformational projects. Accordingly, council housing activity is often limited to undertaking District Plan changes and using tools such as remissions policies to influence housing typology and supply.
 - Urban Plus (the HCC housing CCO) manages social housing and undertakes a continued cycle of housing development and release, working with CHPs and iwi partners. Urban Plus is currently partnering with Ngati Kahungauunu to develop 19 units in Lower Hutt.
 - Most smaller iwi are looking to partner to build on their whenua but have limited access to expertise in this area

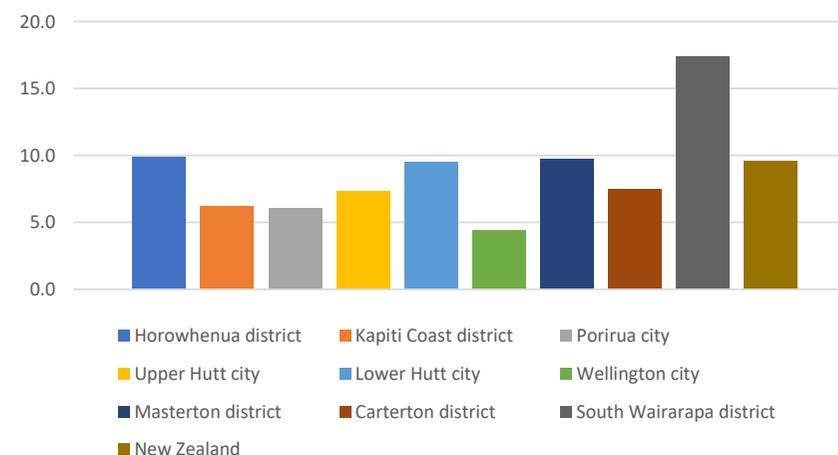
Strategic Context: Growth

- 4019 building consents for new dwellings were issued in the WRLC region over the 12 months to December 2021 – the highest in 30 years and this level may not be enough to achieve the numbers above given not all dwellings consented are built. The region would need to issue building consents at this level or higher for each of the next 30 years to achieve the growth identified by Sense Partners.

Building consents for new dwellings



Dwelling building consents per 1000 residents - year ended December 2021



Strategic Context: RMA reform – how the future system will work

Attachment 1 to Report 22.80



The Natural and Built Environment Act (NBA) will be the primary replacement for the RMA and will set out how natural and built environments are to be protected and enhanced. The NBA will be an integrated statute for land use and environmental protection that works in tandem with the Strategic Planning Act.

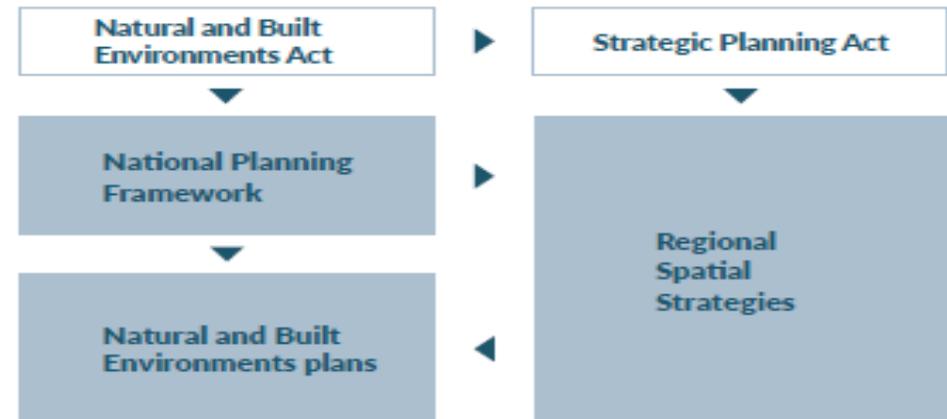
The Strategic Planning Act (SPA) will provide strategic direction by requiring the creation of long-term RSSs. These will identify areas that are:

- suitable for development
- need to be protected
- require infrastructure
- vulnerable to climate change effects and natural hazards.

RSSs will integrate with other relevant documents like NBA plans and the National Planning Framework.

The National Planning Framework (NPF) will provide strategic and regulatory direction from central government.

The NPF will play a critical strategic role, setting limits and outcomes for natural and built environments, as well as ways to enhance the wellbeing of present and future generations.



One NBA plan will be developed for each region. The plan will be prepared by a **joint committee** comprising representatives from hapū/iwi/Māori, local government, and potentially a representative appointed by the Minister of Conservation.

One regional spatial strategy will be developed for each region, with flexibility to address issues within and across regions. The strategy will be prepared by a **joint committee** comprising representatives from hapū/iwi/Māori, local and central government.

Consent activity classes and notification rules will be standardised, with key requirements set out in NBA plans rather than assessed on a case-by-case basis. This will increase certainty and efficiency and drive a reduction in the volume of resource consents.

Strategic Context: Three components

Possible activities to better deliver housing outcomes are clustered into three components of which one, two or all three could be implemented at once or over time. These components describe aspects of delivery where a change to a regionally joined-up approach will add the most benefit: expertise and advice, property delivery, and shared consenting processes.

	Regional expertise and advice unit	Regional Housing Delivery Unit	Joint consenting unit
Purpose	To create a centralised unit for the region which undertakes all national regulatory requirements and provides a regional centre of excellence on housing matters including data.	To enable the region to undertake and/or influence housing and urban development in a more efficient, effective and co-ordinated manner and that delivers on the requirements for the region.	To maximise the consenting resources available in the region to efficiently provide for increased housing demand in the region and provide benefits to customers/end users.
Growth Activities	<ul style="list-style-type: none"> Undertake regional housing data collection, publishing and analytics Lead the implementation of the Regional Housing Action Plan Lead WRLC advocacy on housing matters Provide expertise and advice e.g., central government tools and funds, alternative housing typologies innovative equity models 	<ul style="list-style-type: none"> Undertake housing developments alone or with others e.g., CHPs, Kainga Ora. Undertake commercial developments alone or with others Purchase property to hold for strategic purposes e.g., future urban development Work with others to undertake urban regeneration but undertake no development itself e.g., Eke Punuku model 	<ul style="list-style-type: none"> Regional building consenting
RMA Reform Activities	<ul style="list-style-type: none"> Lead development and monitoring of <u>new</u> requirements under the RMA reforms – the Strategic Plan and the Natural and Built Environment Plan 		<ul style="list-style-type: none"> Regional resource consenting
Resource & Efficiency Activities	<ul style="list-style-type: none"> Lead development and monitoring of <u>current</u> regulatory requirements under the NPSUD – the Future Development Strategy and Housing and Business Assessment for the region 	<ul style="list-style-type: none"> Provide property technical advice Manage its own housing portfolio 	<ul style="list-style-type: none"> Regional delivery of LIMS

Strategic Context: Degree of change

Attachment 1 to Report 22.80



To progress this work, a key question for the WLRC to consider is –

At what pace and scale does the WRLC want to implement the three proposed components?

This decision can be made throughout the process but would include considerations such as:

1. To what extent do we want to establish, resource and pay for new activities? e.g. collect and analyse regional housing data? Lead implementation of the Regional Housing Action Plan?
2. Do we want an entity that is active in the housing market? e.g. an entity responsible for building housing and/or working with developers on key sites? Are we willing and able to set this up?
3. Do we want to be able to influence what is built on (or not built on) key sites in the region by acquiring sites for strategic purposes and holding them?
4. Do we want to wait for required dates to implement RMA reform or do we want to “get ahead of the game”? i.e. by taking actions such as commencing our regional Natural and Built Environment Plan soon and aligning the completion with establishing a regional resource consenting unit.
5. Will we commit funding and resources to these activities?
6. Which of these components or parts of them would we prioritise over the others?

Component 1 - Regional expertise and advice unit



Regional expertise and advice: Problem and benefit analysis

The analysis below outlines the problem/s that currently exist that could be resolved through having a regional expertise and advice unit and the benefits that could be achieved. This analysis is provided at a high level and if this component was to be investigated further, a more detailed analysis of problems and benefits would be undertaken.

Component	Problem	Benefit
Regional expertise and advice unit	Some mandatory regulatory requirements (e.g., HBA's, FDS's) are carried out at the local level, resulting in resource duplication.	Regional approach avoids duplication and results in efficiencies of time and cost. Regulatory requirements align with WRGF region and provide regional view
	There is no regional "one source of the truth" for housing data. Multiple entities source the same data and analyse and repackage it in different ways for their own uses. The result has been a lack of high quality, consistent data for the housing and urban development sectors that is well-analysed and understood.	One source the truth provided to all in the region on a regular basis (i.e. via wrlc.org.nz) Analytics and scenario planning undertaken at a regional and project/local level We can commence collecting new regional data e.g. no. of houses built (as distinct from consented), information on new technologies
	The region as a whole is not making the most of central government programmes and tools targeted at increasing housing options. Multiple entities across the region try to understand and access these programmes in isolation, resulting in a duplication of resources and no shared understanding of regional need.	A regional view of the need for each programme and fund. Entities throughout the region (including CHPs and iwi providers) better understand how to access central government programmes/tools Efficiencies of time and cost.
	Each council aligns their district planning to the WRGF individually. Because there is no uniform approach, CHPS, iwi housing providers and private developers who intend to develop across the region face inconsistencies. There is no unified regional approach to transitioning to the planning changes RM reform will bring.	Can pre-empt the possible structure, process and form (i.e. regional planning standards) of the RMA Reform and get ahead of this change. District Plan policies and rules will align with the WRGF in the short term. Efficiencies of time and cost.

Regional expertise and advice unit: Analysis

The table below provides an initial high-level analysis of possible activity that could be undertaken in a “regional expertise and advice unit” within the region covered by the WRGF and WRLC.

Activity	Mandatory or optional	Who is the service for?	Examples	How would this be funded	Where are the costs?
Regulatory requirements e.g. SP, FDS, HBA	Mandatory	Councils, Mfe		These services could collectively be paid for by a mix of local government, central government and possibly iwi funding. Consideration needs to be given to whether some services should/could be on a fee for service basis	People resource HBA model development and maintenance + data
Undertake regional planning/align regional planning in line with RMA Reforms	Mandatory/optional	Councils			People resource
Undertake regional housing data collection, publishing and analytics	Optional	WRLC online – anyone Possible ability to have fee for service	Regional Transport Analytics Unit Horowhenua NZ Trust		People resource Dashboard setup, data purchase
Lead the implementation of the RHAP	Required once RHAP signed off	WRLC and partners/stakeholders			People resource Possible legal + technical expertise
Lead WRLC advocacy on housing matters	Optional	WRLC			People resource
Provide expertise and advice e.g., central government tools and funds, alternative housing typologies innovative equity models	Optional	Councils, Community Housing Providers, Iwi/Māori Housing providers, private developers	UK example – Eastern Community Homes		People resource

Regional expertise and advice: Next Steps

Attachment 1 to Report 22.80



Next steps and timing with regards to the Regional Expertise and Advice Unit are as follows:

1. Agreement from the WRLC to establish a unit
2. Determine in more detail what will be delivered by the unit on both an ongoing and one off point of view
3. Determine in more detail the level and type of people resource required and for what length of time e.g. contract, full time, number of FTE
4. Develop budget for setup and ongoing work and funding proposal i.e. who pays
5. Develop programme and timetable for setup of Unit
6. Develop year 1 work programme and deliverables
7. Provide business case to a future round of meetings for approval

Component 2 – Regional housing delivery unit



Regional Housing Delivery Unit: Problem and benefit analysis

The analysis below outlines the problem/s that currently exist that could be resolved through having a regional housing delivery unit and the benefits that could be achieved. This analysis is provided at a high level and if this component was to be investigated further, a more detailed analysis of problems and benefits would be undertaken.

Component	Problem	Benefit
Joint urban development entity	<p>There is no regional approach to participating in or influencing the housing market across the continuum.</p>	<p>Regional housing targets can be set for joint entity and partners would work to achieve this e.g., 1000 more affordable homes, Progressive Home Ownership homes.</p>
	<p>No regional public housing plan has meant no joined-up assessment of whether public housing meets local need across the region, and no regional approach to supporting community and iwi housing providers to upscale provision.</p>	<p>Improved support to CHPs and iwi housing providers wanting to undertake their own housing development, working in partnership to encourage and accelerate these projects.</p>
	<p>WRLC partners have limited ability to acquire land for strategic purposes for large urban development projects underway or coming online e.g., LGWM, RiverLink.</p>	<p>Ability to establish regional resource (people and funds) and procure property for strategic purposes whilst utilizing local government borrowing rates and powers.</p> <p>Central expertise which can be utilized across multiple projects in the region.</p>
	<p>We are not building the right types of houses at the right densities across the region, and not supplying new houses fast enough. There is limited capacity and incentives/willingness for developers to deliver the housing typology we need in some areas.</p> <p>New technologies and housing models are not being delivered by the market e.g. modular homes, collective housing. Some new models are being developed but are not engaged at a large scale. One reason is that individual projects or agencies lack the capacity to do so.</p>	<p>Can build demonstration housing (alone or in partnership) to showcase the preferred density, affordability, low emissions-profile and target markets in places where the private developer will not.</p> <p>Can build and/or promote new technologies and/or housing models and work with partners to do so.</p>

Regional Housing Delivery Unit: Possible activity

The table below provides an initial high-level analysis of possible activity that could be undertaken in a “regional housing delivery unit” within the region covered by the WRGF and WRLC.

What	What is this/could this be	Examples	Comments
Undertake housing development alone or with others	Purchase land, develop and sell on Work with CHPs, iwi providers and/or private developers	Urban Plus CHPs Iwi organisations	
Undertake commercial developments alone or with others e.g. purchase land, develop and sell on	Purchase land, develop and sell on		
Purchase property to hold for strategic purposes e.g., future urban development	Purchasing land ahead or time to gain a level of control about future developments e.g. density, choice	Various councils e.g. HCC for RiverLink. Could work for examples like LGWM	Public Works Act possibility here
Work with others to undertake urban regeneration but undertake no development itself	Urban development at key sites e.g. train stations. Other parties undertake development. Use of excess council and other land.	Eke Panuku Horowhenua NZ Trust Build Wellington	
Provide property technical advice	Centre of excellence and provision of advice as needed	Urban Plus	This could/would include the regional expertise and advice component
Manage its own housing portfolio	Own/hold housing and manage the portfolio and tenants	Urban Plus, Wellington City Council, Dwell Housing and other CHPs Te Ahuru Mowai, Kainga Ora	

Regional Housing Delivery Unit: Some options for who could be involved

The analysis below examines options for **who** the shareholders/partners in a Regional Housing Delivery Unit could be. These options need to be considered in conjunction with the structure options outlined on the next page. For instance, having all partners involved in a working party would be easier than having all parties as shareholders in a formal entity such as a company or CCO.

Who options	Option advantages	Option disadvantages	Other
Councils only	Examples already exist of informal and formal structures for councils working together e.g., working groups, Wellington Water	Councils only do or can only play a certain part in the housing market. Key players such as CHPs would not have their views shared and we would not have the full picture	LGA provides for formal structure of a CCO or CCTO if just councils Non council entities could operate as partners in developments as happens now
WRLC partners	Easy to do this at the working group level and possible as a service Grouping consistent with the WRLC setup – more inclusive. All partners working on housing delivery together.	Considering a preferred legal structure and funding and resourcing likely to be more complicated if all partners involved Likely to take longer to set up a formal structure with this range of stakeholders than just councils May be harder to determine a common purpose – more so for formal structures than working groups.	
WRLC partners and others e.g., Community Housing Providers	Easy to do this at the working group level and possible as a service Grouping would be more aligned with those entities that have an impact on the housing market	Considering a preferred legal structure and funding and resourcing likely to be more complicated if all partners involved Likely to take longer to set up a formal structure with this range of stakeholders than just councils May be harder to determine a common purpose – more so for formal structures than working groups.	

Regional Housing Delivery Unit: Some options for structure

The table below identifies a range of structural options for a regional housing delivery unit and identifies high-level considerations for each. Options range from minimal effort/minimal gains options to setting up an entirely new joint entity. This list is not exhaustive.

Structure option	Examples where this occurs/occurred	Time to establish	Key steps required	Option advantages	Option disadvantages
Run under a working party arrangement	Christchurch Building Consent Working Party	Minimal – circa 2 months	Agree TOR, Chair and members Hold first meeting	Minimal effort to establish Could easily include a wide range of members	Minimal gain – coordination opportunity only
Urban Plus (or some other entity) operate this activity for others as a service	WellingtonNZ	Circa 2-6 months depending on activity and funding requirements	Becomes a business relationship between the two parties Agree funding and resourcing requirements and sources Formal/legal agreements	Utilises expertise already available in the region No formal entity set up required Could “test” the idea of a housing delivery unit through this in the shorter term	Need to find an entity to do this May be capacity issue in the existing entity Does not provide the regional focus on what to deliver/what is important
Take an existing entity and expand to regional delivery unit	Capacity to Wellington Water	12 months est.	Agreeing partners/shareholders Partnership agreements Resourcing and funding requirements Expand organization i.e. recruit, offices Engagement required/wanted?	Takes an entity that already has processes and skills and expands this Could do one shareholder at a time as ready	Process inefficient to do one shareholder at a time May not be politically acceptable Does not provide the regional focus on what to deliver/what is important if not all involved
Set up new joint entity	Capacity LGWM	18 months est	Agreeing partners/shareholders Partnership agreements Resourcing and funding requirements Set up organization and processes/practices Engagement required/wanted?	Can set up from new with new stakeholders and goals/objectives Can provide all aspects required in housing delivery unit and may provide regional focus Could be established with some shareholders initially	Will take longer to establish Cost likely to be higher than other options. More complex to establish – need to work out who funds and how profits distributed, how to involved iwi using CCO model, etc

Regional Housing Delivery Unit: Next Steps

Attachment 1 to Report 22.80



A high-level overview of next steps with regards to the Regional Housing Delivery Unit are as follows:

1. Agreement from the WRLC to undertake further investigation into a “Regional Housing Delivery Unit”
2. Determine which structural options are suitable for further investigation and analysis
3. Determine the governance structures, partners involved, and scope of activities associated with each option
4. Determine in more detail the potential benefits and risks associated with delivering suitable structural options
5. Recommend preferred option based on analysis to WRLC
6. If agreed, proceed to develop full business case

Component 3 - Joint consenting unit



Joint consenting unit: Problem and benefit analysis

The analysis below outlines the problem/s that currently exist that could be resolved through having a joint consenting unit and the benefits that could be achieved. This analysis is provided at a high level and if this component was to be investigated further, a more detailed analysis of problems and benefits would be undertaken.

Component	Problem	Benefit
Joint consenting unit	Councils are currently at capacity for issuing both resource and building consents.	Improved ability to meet statutory timeframes.
	We do not have enough building consent officers to issue the number of consents needed to meet projected housing numbers for the next 30 years.	Reduced costs e.g. training, career development, recruitment Sharing rather than poaching of consenting staff
	Building consent teams are competing with one another for a relatively small pool of officers resulting in longer processing times.	
	Each Council's consenting unit has different approaches and processes. Complicates application for cross-boundary developers.	Uniform consenting processes and expectations across the region simplifies application process and benefits developers, builders etc
	Each Council incurs individual costs from carrying out BCA policy, procedure and audit requirements.	Reduced costs for same level of activity i.e. reduced BCA compliance costs
	New building tools and techniques are emerging and not being taken up by councils/BCAs due to lack of resource e.g. Building Information Management (BIM)	Scale and focus to enable adoption of new building tools and techniques, or explore the use of consenting incentives to support improved housing supply and quality. At scale could hire resource to focus on this particularly.

Joint consenting unit: Some options for structure

The table below identifies a range of structural options for a regional consenting unit and identifies high-level considerations for each. This list is not exhaustive and further work would be undertaken on possible options and analysis of these in the next stages of analysis.

Service	Structure options	What is this	Examples	Estimated time to establish (*)	Indicative key steps required
Building consents, resource consents or LIMs	Formal working party	Form a working party to share stories, practices and resources as needed	Christchurch councils (11) Wellington regional BCA cluster group	Minimal – circa 1 month if changes required to cluster group	Agree TOR, Chair and members Agree one working party (i.e. covering all of BC, RC and LIMS) or a number
	Online front end	Regional portal for information. BCs/RCs/LIMS undertaken by each council still.	Build Waikato – see Home - Build Waikato	Est. 3-6 months	Determine online requirements Build website
	One council formally provides service on behalf of some/all	The Building Act allows for this with regards to BCA. Formal change rather than just adhoc arrangements		Est 12-18 months	Determine which council and legal requirements Determine processes and practices Determine liability issues Establish services
	New joint BCA, Resource Consent entity, LIM entity	Set up service from new with collective ownership	Kainga Ora BCA	Est 18-24 months	Determine legal and liability requirements/issues Determine processes and practices Set up new entity Establish services and transition to new entity
	Regional key account model	Top 20/30 (TBC) builders/developers have their BCs and/or RCs managed from centrally rather than by each council		Est 12 months	Determine which council would act as central entity and legal requirements Determine processes and practices Determine liability issues Establish services include determining key accounts
(*) High level estimate only. No work has been undertaken at this stage on more detailed timing					

Joint consenting unit: Next Steps

Next steps regards to the Joint Consenting Unit are as follows:

1. Agreement to undertake further investigation into a “Joint consenting unit”
2. Determine which structural options are suitable to investigate further and undertake analysis
3. Seek legal advice on how a joint unit could be set up/structured
4. Determine in more detail the potential appetite for change, benefits, and risks associated with delivering structural options
5. Recommend preferred joint-services and structural options to set up to WRLC

Assumptions and Risks



Assumptions

Attachment 1 to Report 22.80



Key assumptions used in the development of this report are:

- RMA reforms will be undertaken in line with direction already outlined by central government and in the timeframes indicated (the Natural and Built Environments Bill and Strategic Planning Bill to be introduced to Parliament quarter 3 2022).
- There is a willingness for partners to the WRLC to work together on the aspects in this report and consideration will be given about how all partners (not just local government) could be included in the components outlined in this report.
- There will be a cost to establishing and maintaining any change to current arrangements and partners to the WRLC are willing to fund this – noting that these costs have yet to be determined and agreed.
- That any change should fit with any other timing changes where appropriate e.g. RMA Reform.
- That changes could be “staged” or established in one hit.

Risks related to the decisions in this report

Attachment 1 to Report 22.80



Key risks identified are:

- A high number of components outlined in this report are prioritised and we don't have the resource to undertake the work in the timeframe required.
- Further work on investigation into a Regional Housing Development Unit and a Regional Consenting Unit will require funding i.e. for consultant to either lead or provide input into the work, for legal advice. This work is currently not budgeted.
- Iwi may have limited capacity to engage in the investigation and consultation processes following agreement
- Iwi partners may have limited capacity to participate in governance structures where needed if not resourced properly, risk breaching partnership commitment
- Political appetite to progress or maintain these structural changes could change in future with change in local or central government
- Role of new entities must be clearly defined based on evidence of need and communicated, or risk duplication of activities and resources (i.e. regional expertise unit carries out same data gathering as council unit)
- Several significant legislative reform processes (RM, LG, three waters) ongoing in the next few years means this work will progress with a degree uncertainty of what future brings.
- Undertaking regional structural changes, even if minor, may give impression of further destabilization and centralization of local government functions.



Wellington Regional Leadership Committee
22 March 2022
Report 22.78

Wellington
Regional Leadership Committee

For Decision

PROGRAMME DIRECTOR'S REPORT – MARCH 2022

Te take mō te pūrongo

Purpose

1. To:
 - a Update the Wellington Regional Leadership Committee on the work of the Secretariat
 - b Advise the Wellington Regional Leadership Committee on the proposed approach to undertaking a regional Future Development Strategy (FDS) and a regional Housing and Business Development and Capacity Assessment (HBA), both requirements under the National Policy Statement on Urban Development (NPS UD).

He tūtohu

Recommendations

That the Committee:

1. **Endorses** the direction of work outlined in the Programme Director's Report.
2. **Supports** the proposed approach to undertaking the Future Development Strategy (FDS) and the next Housing and Business Development and Capacity Assessment (HBA) for the region.
3. **Endorses** the direction of the Wellington Regional Growth Framework aspects of the Regional Policy Statement Change 1 as outlined in [Attachment 3](#).

Te horopaki

Context

2. This report is a regular update to the WRLC by the Programme Director on the work of the WRLC Secretariat and other administrative matters.

Te tātaritanga

Analysis

Future Development Strategy

3. The Wellington Regional Growth Framework (WRGF) is a 30-year spatial plan that describes a long-term vision for how the region will grow, change, and respond to key

urban development challenges and opportunities in a way that gets the best outcomes and maximises the benefits across the region.

4. Work on the WRGF by our region began before the National Policy Statement on Urban Development ("NPS UD") was released as a draft or adopted. Consequently, the WRGF was not prepared as a Future Development Strategy ("FDS"), **which is a requirement of the NPS UD for Tier 1 and 2 urban environments**. Tier 1 and 2 urban environments in the Wellington-Wairarapa-Horowhenua Region include Wellington City, Hutt City, Upper Hutt City, Porirua City and Kāpiti Coast District.
5. The remaining councils in the region include Tier 3 urban environments that are not required to produce an FDS by the NPS UD but are required to meet the requirements of an FDS with the NPS UD where one is produced. These are Horowhenua District Council, Masterton District Council, Carterton District Council and South Wairarapa District Council.
6. Independent advice has been sought on what is required to turn the WRGF into an FDS. **Attachment 1** provides a summary of the advice of the compliance of the WRGF as an FDS and recommended further work.
7. Every FDS must include a clear statement of hapū and iwi values and aspirations for urban development. The independent advice noted that the information in Part 2 of the WRGF can be considered to partially satisfy the requirements related to a clear statement of hapū and iwi values and aspirations for urban development. While the WRGF includes a suite of 11 mana whenua aspirations for the WRGF, further work is required to confirm regional level values. Further engagement on the on-going suitability of the existing aspirations will also be required through any update to the WRGF.
8. An FDS must be completed to inform 2024 Long Terms Plans (LTPs). To meet this deadline, we are planning to have the FDS complete by June 2023 and commencing work on this in mid-2022.
9. The WRGF Senior Staff Group at its meeting on 2 March 2022 and the WRLC CEO Group meeting on 11 March:
 - a Noted the requirements to complete an FDS
 - b Agreed that an FDS should be completed for the WRGF region and not just Tier 1 and Tier 2 councils.
 - c Agreed a project timeframe to have the FDS complete by June 2023.
 - d Identified that we should assess any overlap of the requirements of an FDS with other WRGF underway or on latter year programmes.
 - e Noted that funding has been allowed for development of an FDS in the 2022/2023 budgeting.
 - f Agreed that whilst we need to complete the FDS from a compliance point of view, we can add other aspects into the FDS, and we should ensure that it meets our wider planning/urban development needs as well and is updated to reflect shifts in regional priorities and development.

Housing and Business Development and Capacity Assessment

10. Under the National Policy Statement on Urban Development (NPS-UD), Tier 1 and Tier 2 councils are obliged to prepare and publish a Housing and Business Development Capacity Assessment (HBA) within their urban environments every three years.
11. Consideration has been given as to how the next HBA should be undertaken. The WRLC Senior Staff Group has reviewed a Scoping Paper which proposes how the HBA task can be managed in the WRGF region so that the councils' collective investment more strategically aligns with core business, reduces duplication of effort, and delivers outputs in a timely manner.
12. The WRGF Senior Staff Group at its meeting on 2 March 2022 and the WRLC CEO Group meeting on 11 March:
 - a Agreed to include in the HBA task the remaining councils in the region (Masterton District, Carterton District, South Wairarapa District, and Horowhenua District) to cover the geographical area of the Wellington Regional Growth Framework; and
 - b Agreed to develop a stream-lined approach to the HBA task to support fulfilling the functions of councils in the region. Processes and tools will be able to be used repeatedly over time, by a range of partners not just councils, as well as initiating monitoring to create more robust datasets; and
 - c Agreed to consolidate HBA contracts and transfer responsibility for leading development of the HBA task, including the commissioning of population projections, to the WRLC Secretariat.
 - d Noted that those councils not currently undertaking or obliged to undertake an HBA will need to understand further their resourcing and funding for this work.
13. Funding for this activity is generally budgeted for by councils as part of their ongoing regulatory requirements, although as noted in paragraph 12 (d) above, this will not be the case for those council not required to undertake an HBA.
14. Work on the HBA is expected to commence soon in line with the development of the FDS discussed above. The next step for this work is to develop a project plan, establish as core team and understand costs in more detail.

National level policy direction of interest

15. This is a regular item in the Programme Director's report to keep the WRLC informed of policy changes that are occurring at a national level (since the last meeting) that are likely to have an impact on the work of the WRLC.
16. We consider the following policy changes are of interest:
 - a Release of materials for discussion on the Resource Management Reform - see [Our-future-resource-management-system-materials-for-discussion.pdf \(environment.govt.nz\)](https://www.environment.govt.nz/our-future-resource-management-system-materials-for-discussion.pdf). A number of councils made submissions on this material, and these are attached FYI in **Attachment 2**.
 - b National Emissions Reduction Plan – the government plan to release this by 31 May 2022 – see [Emissions Reduction Plan | NZ Government \(mpi.govt.nz\)](https://www.mpi.govt.nz/emissions-reduction-plan/). Note

that the WRLC is currently undertaking Stage 1 of a Regional Emissions Reduction Plan.

- c The MAIHI Ka Ora Implementation Plan released on 11 March 2022 - see [MAIHI Ka Ora Implementation Plan | Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development \(hud.govt.nz\)](#)
 - d Regional Skills Leadership Group – consultation document. The report from this group will be provided in the near future for consultation. It will be found in the following link - [Wellington Regional Skills Leadership Group | Ministry of Business, Innovation & Employment \(mbie.govt.nz\)](#)
17. At the WRLC Senior Staff meeting of 2 March 2022, it was noted that a combination of the sheer volume of draft policy coming from central government for comment and a lack of staff in a number of cases, means that not all partners are or can submit on every piece of policy.

Wellington Regional Growth Framework – Regional Policy Statement alignment project – project updated

- 18. The Regional Policy Statement alignment is a project under the WRGF, with formal reporting provided separately.
- 19. Whilst the development of a Regional Policy Statement is a regulatory responsibility of regional councils, the WRLC has a role in providing direction on alignment between the WRGF and the Wellington Regional Policy Statement.
- 20. **Attachment 3** provides an update on work to date on the draft issue statements and objectives for Regional Policy Statement Change 1, which cover climate change, indigenous biodiversity, freshwater and urban development.
- 21. Horizons Regional Council (HRC) have the Regional Policy Statement responsibility for Horowhenua District Council (HDC) and officers from HRC, Greater Wellington, and HDC continue to discuss how to achieve alignment across both Regional Policy Statements, recognising the HRC scope is wider than Horowhenua.

Ngā hua ahumoni

Financial implications

- 22. There are no financial implications arising from this report.

Ngā tikanga whakatau

Decision-making process

- 23. The matters requiring decision in this report were considered by officers against the decision-making requirements of the Local Government Act 2002.

Te hiranga

Significance

- 24. Officers considered the significance (as defined in Part 6 of the Local Government Act 2002) of the matters for decision, taking into account Greater Wellington Regional

Council's *Significance and Engagement Policy* and Greater Wellington's *Decision-making Guidelines*. Officers recommend that the matters are of low significance given their administrative nature.

Te whakatūtakitaki

Engagement

25. None of the matters covered in this report required external engagement. All matters have been discussed at WRLC Senior Staff Group meetings and WRLC CEO Group meetings.

Ngā tūāoma e whai ake nei

Next steps

26. Further work will be undertaken on the matters in this report as required and as a result of discussions at this meeting.

Ngā āpitihanga

Attachments

Number	Title
1	WRGF – Assessment of compliance with NPS UD compliance with an FDS – summary sections
2	Various submissions made on the “Future Resource Management System”
3	RPS Change 1 paper for 22March22

Ngā kaiwaitohu

Signatories

Writer	Kim Kelly – Programme Director WRLC Secretariat
Approver	Luke Troy – Kaiwhakahaere Matua Rautaki / General Manager, Strategy

<p>He whakarāpopoto i ngā huritaonga Summary of considerations</p>
<p><i>Fit with Council's roles or with Committee's terms of reference</i></p> <p>The Programme Director's report updates the WRLC on work programmes for which it has specific responsibility (e.g., the Wellington Regional Growth Framework) and on other matters of regional importance.</p>
<p><i>Implications for Māori</i></p> <p>These are noted where applicable in the report itself.</p>
<p><i>Contribution to Annual Plan / Long Term Plan / Other key strategies and policies</i></p> <p>The activity outlined in this report contributes towards the work of the Wellington Regional Growth Framework.</p>
<p><i>Internal consultation</i></p> <p>Information and analysis in this report has been discussed at the WRLC Senior Staff Group meeting and the WRLC CEO Group meeting. Related views are incorporated into this paper.</p>
<p><i>Risks and impacts - legal / health and safety etc.</i></p> <p>There are no known risks arising from this report.</p>



Preliminary Review of Wellington Regional Growth Framework compliance with National Policy Statement on Urban Development requirements for Future Development Strategies

Introduction

Work on the Framework by our region began before the National Policy Statement on Urban Development ("NPS UD") was released as a draft or adopted. Consequently, the Framework was not prepared as a Future Development Strategy ("FDS"), which is a requirement of the NPS UD for Tier 1 and 2 urban environments. Tier 1 and 2 urban environments in the Wellington-Wairarapa-Horowhenua Region include Wellington City, Hutt City, Upper Hutt City, Porirua City and Kāpiti Coast District.

The Wellington Regional Leadership Committee Secretariat is wanting to understand, therefore, what work would be needed to update the Framework to meet the NPS UD requirements for an FDS. Accordingly, the purpose of this review is to provide a preliminary assessment of the extent to which the preparation and content of the Framework satisfies the requirements of subpart 4 of Part 3 of the NPS UD.

Potential alignments and deficiencies have been identified for further discussion and exploration. While some alignments identified within this assessment are enduring others are contingent on the incorporation of up-to-date information sets on housing demand and development capacity (formally known as a Housing and Business Assessment for Tier 1 and 2 local authorities). Some existing alignments between the Framework and the requirements for FDSs will, therefore, become deficiencies when existing information sets are superseded.

Key Findings on a Page

	<p>The preparation and content of the Framework is compliant in part with the NPS UD requirements for an FDS.</p>
	<p>The Framework is fundamentally akin to an FDS and has been developed using similar principles to those required for the development of an FDS, such as being:</p> <ul style="list-style-type: none"> • a spatial plan • based on the evaluation of different spatial scenarios • jointly prepared by all the local authorities in the Wellington-Wairarapa-Horowhenua region • developed in collaboration with relevant central government agencies • intended to inform infrastructure and funding decisions • focused on connectivity and accessibility through transport infrastructure, which is one of the key development infrastructures that must be adequately provided for to achieve development capacity • informed by the development capacity requirements of the Wellington Regional Housing and Business Assessment • guided by hapū and iwi values and aspirations, which can be built upon to meet the requirements for an FDS
	<p>The key areas where the Framework requires further work to satisfy the requirements of an FDS are:</p> <ul style="list-style-type: none"> • confirming the suitability of the existing hapū and iwi values and aspirations • spatially identifying and mapping development infrastructure capacity (beyond transport) and additional infrastructures capacity • consultation and engagement with a broader spectrum of stakeholders • responding to housing outcomes such as choice and affordability to meet the requirements of well-functioning urban environments • acknowledging the role of competitive land markets • reflecting the implications of other National Policy Statements • developing an Implementation Plan for the delivery of the outcomes in the Framework

Summary table of compliance with Subpart 4 of Part 3 of the NPS UD

	The Framework is compliant with Subpart 4 of Part 3 of the NPS UD	The Framework is compliant in part with Subpart 4 of Part 3 of the NPS UD	The Framework is non-compliant with Subpart 4 of Part 3 of the NPS UD
Preparation of an FDS	<ul style="list-style-type: none"> Clause 3.12 (2) – Geographic extent Clause 3.12 (3) – Jointly prepared Clause 3.12 (5) – Document type 	<ul style="list-style-type: none"> Clause 3.12 (4) – Tier 3 requirements 	<ul style="list-style-type: none"> Clause 3.12 (1) – Preparing an FDS
Purpose and content of FDS	<ul style="list-style-type: none"> Clause 3.13 (2)(a) – Spatial identification 	<ul style="list-style-type: none"> Clause 3.13 (1)(a) – WFUE & dev. Cap Clause 3.13 (1)(b) – Infra. & funding Clause 3.13 (2)(b) – Spatial identification Clause 3.13 (2)(c) – Spatial identification Clause 3.13 (3) – hapū and iwi V&A 	
What FDSs are informed by	<ul style="list-style-type: none"> Clause 3.14 (1)(a) – HBA application Clause 3.14 (1)(c) – Plans and strategies Clause 3.14 (1)(g) – National policy 	<ul style="list-style-type: none"> Clause 3.14 (1)(b) – Spatial scenarios Clause 3.14 (1)(d) – hapū and iwi V&A Clause 3.14 (1)(e) - Feedback Clause 3.14 (1)(f) – Other NPSs 	
Consultation and engagement	<ul style="list-style-type: none"> Clause 3.15 (2)(a) – Stakeholders Clause 3.15 (2)(b) – Stakeholders 	<ul style="list-style-type: none"> Clause 3.15 (2)(c) – Stakeholders 	<ul style="list-style-type: none"> Clause 3.15 (1) – SCP in LGA Clause 3.15 (2)(d) – Stakeholders Clause 3.15 (2)(e) – Stakeholders Clause 3.15 (2)(f) – Stakeholders
Review of FDS			<ul style="list-style-type: none"> Clause 3.16 – Date required by
Effect of FDS	<ul style="list-style-type: none"> Clause 3.17 (1)(a) – Regard to FDS Clause 3.17 (1)(b) – Regard to FDS 		
FDS implementation plan			<ul style="list-style-type: none"> Clause 3.18 (1) – Preparation Clause 3.18 (2) – Document type Clause 3.18 (3) – Updates

Summary table of recommended further work to satisfy the requirements of Subpart 4 of Part 3 of the NPS UD

	Recommended action	Clause(s)
Prep of an FDS	1. The framework could be updated to meet the requirements of an FDS for the region by completing actions 2 – 16 below.	<ul style="list-style-type: none"> Clause 3.12 (1) – Preparing an FDS Clause 3.12 (4) – Tier 3 requirements
Purpose and content of FDS	<p>2. Engage with Ministries to:</p> <p>a) confirm whether Framework priority sub-projects are sufficient to satisfy FDS requirements for well-functioning urban environments that are not within the Framework (e.g., housing types [choice] and prices [affordability], and climate change).</p> <p>b) confirm whether managing 3-waters through a Framework sub-project is sufficient to meet FDS requirements on integration of planning decisions under the Act with infrastructure planning and funding decisions.</p> <p>3. Reconfirm housing demand and development capacity in the context of:</p> <p>a) recent growth projections</p> <p>b) the proposed Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill may impact on development capacity</p> <p>Further investigation may be required on the 'infrastructure readiness' based on the above.</p> <p>4. Identify the 3-waters development infrastructure and additional infrastructure required to support or service the development capacity (likely through mapping).</p> <p>5. Assess constraints on development in the context of severity of risk to human life or infrastructure and the ability to mitigate these risks.</p> <p>6. Engage on the suitability of the Frameworks mana whenua aspirations and confirm a clear statement of hapū and iwi values and aspirations¹.</p>	<ul style="list-style-type: none"> Clause 3.13 (1)(a) – WFUE & dev. Cap Clause 3.13 (1)(b) – Infra. & funding Clause 3.13 (2)(b) – Spatial identification Clause 3.13 (2)(c) – Spatial identification Clause 3.13 (3) – hapū and iwi V&A
What FDSs are informed by	<p>7. Prepare to integrate updated Housing and Business Assessment outputs</p> <p>8. Update the spatial scenarios underpinning the growth pattern to include a consideration of the advantages and disadvantages of the following factors:</p> <p>a) NPS UD Policy 1(a)(ii) - have or enable a variety of homes that enable Māori to express their cultural traditions and norms [in Part]</p> <p>b) NPS UD Policy 1(b) - have or enable a variety of sites that are suitable for different business sectors in terms of location and site size [in Part]</p> <p>c) NPS UD Policy 1(d) - support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets</p> <p>9. Extend consultation on the development of the FDS to include:</p> <p>a) providers of additional infrastructures</p> <p>b) relevant providers of nationally significant infrastructure</p> <p>c) the development sector</p> <p>10. Incorporate a consideration of any new National Policy Direction (NPSs) that come into effect</p>	<ul style="list-style-type: none"> Clause 3.14 (1)(a) – HBA application Clause 3.14 (1)(b) – Spatial scenarios Clause 3.14 (1)(d) – hapū and iwi V&A Clause 3.14 (1)(e) – Feedback Clause 3.14 (1)(f) – Other NPSs
Consultation and engagement	<p>11. Utilise the special consultative procedure in section 83 of the Local Government Act 2002</p> <p>12. Extend existing engagement when preparing FDS to include:</p> <p>a) relevant hapū and iwi</p> <p>b) providers of additional infrastructure</p> <p>c) providers of nationally significant infrastructure</p> <p>d) the development sector</p>	<ul style="list-style-type: none"> Clause 3.15 (1) – SCP in LGA Clause 3.15 (2)(c)-(f) – Stakeholders
Review of FDS	13. If the Framework is to become/include an FDS this will have to be completed by mid-2023 to inform the next long-term plan.	<ul style="list-style-type: none"> Clause 3.16 – Date required by
Effect of FDS	n/a	n/a
FDS imp plan	<p>14. Prepare and implement an implementation plan for its FDS (as a single document by all the local authorities that jointly prepared the FDS)</p> <p>15. Update the implementation plan annually</p>	<ul style="list-style-type: none"> Clause 3.18 (1) – Preparation Clause 3.18 (2) – Document type Clause 3.18 (3) – Updates

¹ Also required in association with 'What FDS's are informed by' under NPS UD Clause 3.14 (1)(d)

28 February 2022

Minister for the Environment
Parliament Buildings
Wellington

Via email to: RM.reform@mfe.govt.nz

Dear Minister Parker

Thank you for the opportunity to give feedback on the Ministry for the Environment's "Our Future Resource Management System – Materials for Discussion" document dated November 2021. Our feedback is provided firstly as general comments and then as responses to questions posed within the document, with the specific questions in the document being shown in *blue italics* for clarity.

Preliminary Comments

We are aware that much of our feedback has already been canvassed by submitters in the first round of submissions on the National and Built Environments Bill exposure draft 2021, however we see value in providing our feedback on the above document.

Having functional, fit for purpose and workable resource management legislation is essential going forward. Obviously, the timing of this proposed legislation is unfortunate in terms of preceding local government reform, which will obviously impact the current planning system as we know it.

General Comments:

Clear Guidance on Prioritising Environmental Limits/Bottom Lines

Given that the intention of the reform is to provide greater certainty to users, we would like clear guidance on how the Government intends for TAs to give relative weighting/prioritise the various well-beings and environmental bottom lines. A ranked list of priorities would be useful, which could be updated/reviewed periodically. We envisage that a set of guidance notes could be produced, which would be updated regularly as priorities are reordered/changed over time.

Escalation of Te Tiriti o Waitangi

We support the intention of decision makers being required to "give effect to" the Treaty Principles, however we have some concerns around how well resourced the various parties are to participate in the resource management process. Based on our experience, we expect that iwi that have not yet reached Treaty Settlements would be disadvantaged in term of their resourcing and capacity, which may prevent them from participating fully. Government funding would assist these parties to be able to participate accordingly. We also note that there is a currently a dearth of people working in this space (ie in the resource management space for Statutory Authorities/Pre-settlement parties, those qualified to undertake Cultural Impact Reporting etc). It would be prudent to offer incentives to encourage people to move into working in this space to ensure that there is sufficient resourcing within this space, otherwise any benefits from escalating Te Tiriti would be lost as a result of frustrating the resource management processes, adding delays etc.

Registration/Certification of Planning Practitioners

Whilst it has not been outlined in the NBA draft, we support any and all measures intended to promote best practice within the planning sphere, and the strengthening of the role of qualified planners in line with that of a "suitably qualified person" within this space. We expect that this will be covered by a separate piece of legislation, but wanted to record our support of this measure.

Timing of the Introduction of New Legislation

There is no perfect time to introduce new legislation, the timing of new planning legislation would ideally occur after any reform of the current Local Government structures, so that the new planning legislation reflects the new local government structure.

Development of NBA Plans

We agree that the NBA Plans should be prepared by a joint committee of suitably qualified people. We have some concerns around the use of the AUP hearings process for this legislation – that process was long-winded and required submitters to attend multiple hearings on a submission (based upon the hearing topics their submission was coded to), making the process more long-winded and likely more expensive for submitters. We would hope that the issues with the AUP process that arose with regards to IHP findings not being supported by elected members and the ensuing re-hearing of matters would be ironed out for this process). The process of the IHP giving recommendations only (rather than making the decision) seems to be less than efficient. Will clear guidance be provided for the grounds for not accepting the IHPs recommendations or for when it could be considered appropriate to diverge from the Spatial Planning Act?

National Planning Framework

Whilst the intended scope of the NPF is set out in the document, as a Territorial Authority we see most value in the NPF providing guidance for plan making and for providing a clear structure/guidance around objections/appeals and appeal matters.

What role does the national planning framework (NPF) need to play to resolve conflicts that currently play out through consenting?

At the current time, there is no third party arbiter for issues that arise during the consenting process (ie is a Section 92 request reasonable, has enough information been provided to enable a decision to be made etc).

Applicants who disagree with Council decisions at any stage of the consenting process have little choice but to take matters to the Environment Court, via the judicial review process. This is a very expensive and time-consuming process for all parties involved, and in terms of Council does not represent an efficient use of Council funds.

We see value in a third party (MfE, Office of the PCE perhaps) having the same role that MBIE does in regards to disputes on building consent matters, to ensure that the process is seen as fairer and more cost effective than the current system by providing a third-party input and freeing up the Environment Court.

The NPF could also provide guidance on when an application should be declined (and getting to this point as quickly as possible, so as to minimise costs and delays to applicants) and the allowable grounds for appeal – for example if appeal rights be limited to points of law rather than a re-hearing?

Some thought should also be given to the wording of the current notification tests – less than minor, no more than minor, more than minor are all quite subjective. The NPF could provide guidance to make it less subjective and give certainty to applicants and consent authorities.

How often should the NPF be reviewed, bearing in mind the relationships between the NPF, regional spatial strategies and Natural and Built Environments Act plans?

Without knowing the content of the NPF, it is difficult to comment, but we would suggest that a 9 year works in terms of slotting in with Council Long Term Plans, so long as there is provision for updating and review as needed (as new issues arise). A 5 year “check-in” may be useful and thought needs to be given to National and Built Environment Act Plans and when they need to be updated in relation to the National Policy Frameworks. Clarity should be provided as to whether the new timeframes will be in terms of starting or completing any review, and whether a full or sectional review can be undertaken.

Regional Spatial Strategies

Without knowing the make-up of the joint committee, we can see that they'd take a long time to establish. The sheer number of parties to be involved and the issues to work through will surely mean that it will take a long time to deliver the first generation of RSSs. We would also suggest that a narrow focus for consultation with the public would be required in order to avoid re-litigating.

To what degree should regional spatial strategies (RSSs) and implementation agreements drive resource management change and commit partners to deliver investment?

The RSSs and implementation agreements will need to provide certainty to the market as to the process, but with enough flexibility built into allow for and respond to changes in the circumstances – eg changes in environment/market/demand for housing types.

If RSSs will be not be operative documents, will clear guidance be given as to what statutory weight (if any) they will have? We wonder how RSSs will operate with the NBA – especially given that they are to be drafted under separate pieces of legislation. We expect that there will be guidance on how RSSs and NBA plans will “talk” to each other. The review process will need to be efficient if it is to meet the 9 year cycle deadline.

We can see that a range of financial tools (such as targeted rates to recoup investment costs) will need to be available to assist with implementation of RSSs.

How can appropriate local issues be included in the RSSs?

Clear roles for Local Authorities in the process will be needed. The trick will be in ensuring that a regional focus is a whole of region focus, so the issues and opportunities for smaller centres are not “drowned out” by those of larger centres within the regions.

With regional and unitary council boundaries proposed for RSSs, how should cross-boundary issues be addressed?

As a Council that is going to be located on the border of two Regional Strategies, we can see that this will more than likely be an issue going forward. We suggest including border areas into adjoining RSS Plans by agreement and the strategy for the region with the most growth (and therefore the most “important” RSS) should take precedence, especially when growth is coming from more than one direction. Alternatively, current growth strategies should be taken into account, rather than simply using the existing Regional Council boundaries. As an example the Horowhenua District is more aligned with the Wellington Region at present, due to its inclusion in the Greater Wellington Regional Growth Strategy, the connection to the Wellington housing and employment market and the confirmation of the Otaki to North Levin extension of the State Highway expressway. These factors would have a stronger logic for Horowhenua to be factored into the Wellington Regional Strategy rather than the Regional Strategy for the Manawatu-Whanganui region.

NBA Plans

We have some concerns that the wording in the document, particularly at Page 20 indicates that there are inconsistent outcomes being sought. For example, the points raised under the heading of “Achieving positive outcomes and strengthening limits” seem to be at odds with the second paragraph in the “Managing Environmental Effects” which states that “The NBA will also ensure that measures to avoid,

remedy or mitigate do not place unreasonable costs on development or resource use". It would appear that setting limits will result in situations where development is not supported or expensive mitigation is required. Without seeing any draft provisions as to how "unreasonable" costs would be avoided, we note that there will be times where mitigation measures are expensive, and it will be up to applicants to decide what costs they are willing to absorb (ie what is "reasonable") in order to obtain and comply with conditions on a resource consent.

Managing environmental effects

The NBA will carry over the RMA's requirement to 'avoid, remedy or mitigate' adverse effects of activities on the environment. This will ensure a management framework exists for all adverse effects, including those not covered by limits or outcomes.

The NBA will also ensure that measures to avoid, remedy or mitigate effects do not place unreasonable costs on development and resource use. Although the NBA will intentionally curtail subjective amenity values, this will not be at the expense of quality urban design, including appropriate urban tree cover.

Do you agree with the Randerson Panel's recommendation to have one combined Natural and Built Environments Act (NBA) plan per region?

It is difficult to comment on the structure/utility of NBA plans due to the current lack of detail available. The NBA plans will need to reflect the intended hierarchy of documents (ie if Regional Planning takes precedence) and any local government reshuffles.

Would there be merit in enabling sub-regional NBA plans that would be incorporated into an NBA plan?

If NBA plans are able to build in enough local flavour, then there would be no pressing need to have sub-regional plans as well. However, due to the lack of information currently available it is difficult to form a position on this.

Will the proposed plan-making process be more efficient and effectively deliver planning outcomes?

We can see that there are risks in having the National Planning Framework, Regional Spatial Strategies and Natural and Built Environment Act Plans drafted under separate pieces of legislation. Rationalising these processes would mean there would be less scope for inconsistencies between these documents. We would also need to understand how LGA Plans (such as Long Term Plans) would be affected.

RSS and NBA Joint Committees

How could a joint committee model balance effective representation with efficiency of processes and decision-making?

The proposed structure (Joint Committees following on from the IHP) would indicate that here should only be limited circumstances in which the Joint Committees could depart from the recommendations of the IHP – this would save a cycle of hearings and re-hearings, leading to a more efficient process.

How could a joint committee provide for local democratic input?

In the drafting stage (eg pre-notification) and via the IHP process. If Joint Management Committees include representatives of all Councils as a requirement (with opting out being an option), this would ensure that local input can be made. If the Joint Committees are able to reach a unanimous decision, a more streamlined process should be available for decision making.

How could a joint committee ensure adequate representation of all local authority views and interests if not all local authorities are directly represented?

Without knowing the exact intended make-up of the joint committees, we can see that they would potentially take a long time to pull together. We contend that all local bodies/relevant parties need to be represented on the joint committee, but that there should be an option to opt out by the various parties – ie a conscious opt out scenario rather than being required to opt in. This would mean that smaller local authorities are guaranteed representation if they want it, rather than having to fight to be elected.

We expect that iwi have been consulted regarding the intended makeup of the joint committees and that there will be provision for appropriate and equitable iwi representation on joint committees.

Everybody on the joint committee should be accredited – to the current RMA hearings commissioner level or equivalent. The accreditation process needs to be robust and regularly reviewed. There could be a two-tier system at play – joint committee and hearings panel.

We note the option of establishing a secretariat to prepare plans – essentially taking on the role of the Planning Teams within Territorial Authorities and Regional Councils. Is the intention for this to be done on the basis of a subset of Councils (similar to the MWLASS partnership) or would planners be employed by separate organisation? It is important that relationships between plan makers and other relevant disciplines (eg consents planners, development engineers and roading engineers) is able to be maintained in order to ensure the efficiency and robustness of the plan making process.

Are sufficient accountabilities included in the proposed new integrated regional approach to ensure the strategies and plans can be owned and implemented by local authorities?

At this stage we don't have enough information to be able to answer this question.

How should joint committees be established?

Each Local Authority should vote on/nominate their own suitably qualified (i.e. "Making Good Decisions" certified) representative(s). We believe that there is a place for independent commissioners on the Joint Committees also. Horowhenua District Council currently uses a hybrid of independent commissioners with elected members. This model works for us because independent commissioners often bring a wider context while the elected members bring the local context. The model of representatives can work, and there may well be a role also for independent commissioners.

Consenting

Will the proposed future system be more certain and efficient for plan users and those requiring consents?

Without careful drafting of the NBA and implementation of appropriate systems (along with clear guidance materials for users), there is a risk that the future system would not be more certain and efficient for those requiring consents. That being said, the proposal to bring in a higher level of information up front and certification of Permitted Activities is supported.

Whilst we support measures to increase certainty and efficiency within the consenting space, we consider that the change in meaning for "Controlled Activities" – from one that essentially means that consent must be granted, but can be subject to conditions, to one that includes the possibility of decline will be confusing for lay people, given that for the past 30 years a Controlled Activity status has provided (almost complete) certainty around approval being gained. The change will essentially make Controlled Activities the equivalent of Restricted Discretionary Activities – why not keep the current terminology? This would then mean that the proposed activity statuses would be as follows:

Permitted – Restricted Discretionary – (Full/Unrestricted) Discretionary – Prohibited.

We contend that this is easier to understand for all parties than the suggested model. We note also that the current Non-Complying activity status has the two-part test which provides a clear pathway for being able to grant a consent – there is no such guidance inherent in the Discretionary Activity status.

What does an effective relationship between local authorities and joint committees look like?

Clearly defined processes and responsibilities, two way sharing of information. Both parties will need to consciously keep to their own process to maintain separation of functions and efficiency. There would need to be clear process in place for the likes of closing the feedback loop and for conflict resolution. There would need to be good relationships between the secretariat and territorial authority staff, especially experts.

What other roles might be required to make the future resource management system effective and efficient?

We'd suggest that at a minimum there should be liaison staff from the MfE to work between the secretariat and Councils. MfE needs to provide advice and intended interpretation of rules that they have written. If a more efficient system is the goal, then better upfront information is needed. Councils should not be expected at their cost to each get their own legal opinion on new provisions of the various proposed laws when it could be addressed by MfE.

The Ministry for the Environment/Parliamentary Commissioner for the Environment to have an arbitration role as per MBIE, and as per above. Timely and efficient review and monitoring of plans, processes and rules will be essential to an effective and efficient system.

We appreciate this opportunity to provide feedback. Please contact us if any further clarification of any points is required.

Yours Sincerely,



David McCorkindale
**Group Manager Customer and Strategy | Tumu Matua Whakamahere Rautaki
Horowhenua District Council**



Ministry for the Environment
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28 February 2022

UPPER HUTT CITY COUNCIL FEEDBACK ON OUR FUTURE RESOURCE MANAGEMENT SYSTEM DISCUSSION DOCUMENT

The following is feedback from Upper Hutt City Council on the discussion document.

INTRODUCTION

1. Upper Hutt City Council (the Council) thanks the Ministry of the Environment for the opportunity to provide feedback on the Resource Management Reform and the provision of the discussion document, 'Our future resource management system', released November 2021.
2. The Council supports the Government's national direction to address the Resource Management Act 1991 (RMA) reform to deliver a system that provides better outcomes for our natural and built environments for the wellbeing of current and future generations.
3. We welcome Government's intention to work closely with local government and iwi/Māori to achieve a robust and effective new system.
4. However, the Council is concerned the short time frame (including the Christmas and New Year holidays) provided limits on our ability to engage with our communities and iwi partners in a meaningful way in preparation of this feedback.
5. Council is concerned that we are being asked to respond to aspects of a connected system of fundamental reform of local government in a piecemeal fashion and our ability to review and respond adequately is hampered by an incomplete understanding of the entire picture and its interconnections.
6. Local Government reform (Local Government: Reimagined), Three Waters reform and RM Reform are all inherently interlinked for Local Government and need to be considered in an integrated and more transparent manner.
7. Preliminary feedback on this discussion paper has been made – albeit noting this disconnected context and the high level of uncertainty at this time. We are also concerned that all this change is being developed in parallel (or silos) and not holistically. The sequencing and interface of the release of information concerns the Council as the big picture is still unknown and we are being asked to give feedback on matters of detail – where intended and unintended consequences cannot be understood. Council considers that there is a significant risk that the integration of this reform in the broader reform landscape will be considered too late and significant risks / system design opportunities overlooked.
8. Our responses are preliminary, relatively brief, and conceptual, reflecting the level of information and clarity provided by the documentation and the time available to provide this feedback. We are

unable to answer some questions due to this lack of information and time available however we have suggested practical solutions where that has been possible.

9. This feedback presents some overview comments with reference to the information and questions provided in the discussion document, 'Our future resource management system'. Our key messages are included in the responses at Table 1 below.

OVERVIEW COMMENTS

10. The information provided to date on the new system is light on content and transitional provisions. It is not clear how transition between the existing and new framework is proposed. The brevity of the Natural and Built Environments Act (NBA) Exposure Draft and the associated limitations of not being able to review the National Planning Framework (NPF) or more detail on the Strategic Planning Act (SPA) and Climate Change Act (CCA) has left Councils with significant uncertainty. This significantly hampers engagement and feedback. Accordingly, the Council can only comment on the limited information currently available, and only identify and make suggestions about the readily obvious risks / opportunities, therefore our feedback is necessarily preliminary and made in that context - our views may change once more detail is publicly released.
11. There is a fundamental need for more information on the proposed legislative framework and interaction of the NBA, SPA, and CCA. Greater certainty that the NPF and Regional Spatial Strategy (RSS) will be in place prior to the development of NBA plans is also missing.
12. The critical issue for a successful system will be the inclusion of robust funding mechanisms, governance systems with appropriate powers and practical interaction / linkages between the three acts and two levels of regulation. There is not enough information currently available to comprehensively provide feedback on the proposed system.

RESPONSE TO DISCUSSION DOCUMENT QUESTIONS

Discussion document questions	Feedback
National planning framework	
<p>What role does the national planning framework (NPF) need to play to resolve conflicts that currently play out through consenting?</p>	<ul style="list-style-type: none"> • Firstly, it is important to acknowledge that this question is being asked in amongst a wide variety of Government reforms that individually and collectively fundamentally reform Local Government (Local Government Reimagined, RM Reform and 3 Waters reform). Therefore, the design and implementation of an NPF will need to be cognisant that the status quo is subject to significant change – therefore integration across reform programmes with varying programme timeframes is critical to achieve the intended outcomes. • The NPF needs to provide clarity on key issues to provide consistent direction of consenting across councils. It will be a substantial undertaking to develop an NPF, therefore prioritisation of the key issues will be critical to give timely direction on priorities in the regions. • The NPF needs to be in place prior to the development of the RSS and the NBA plans and sequencing transition between systems needs to be realistic of modified plan-making processes and the potential timeframes and consequential system impacts. The whole system transition (3 acts) will be complex – particularly while administering effects-based plans developed under the existing regulatory framework in a new outcome focussed regime. • The NPF could potentially alleviate local issues escalating by providing national consistency for contentious issues such as SNAs or Coastal Hazards. This intent is good, but success relies on relevant objectives that relate well to regional-level structures / statutory functions and powers. <p>The capacity and capability of expertise across the system is a nationwide constraint that is a significant factor in problems / conflicts in the existing system – we consider it is critical to fund access to a national body of planning, technical expertise, compliance, and legal services to support a higher degree of consistency without disadvantaging smaller / more poorly resourced Councils.</p>

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	<ul style="list-style-type: none"> There is a risk that Council time and resources could be disproportionately required to deal with regional issues that have no localised relevance e.g., Coastal Hazards for Upper Hutt City. Without undermining a national directions approach by uncontrolled ad-hoc local variation, it is critical that some local differentiation is enabled in the NPF. The challenge is striking the balance. The NPF will require appropriate funding and resourcing at Local Government level to be effective.
How would we promote efficiency in the Board of Inquiry process while still ensuring its transparency and robustness?	<ul style="list-style-type: none"> Board of Inquiry process should have a strong focus of ensuring local citizen representation and Council
How often should the NPF be reviewed, bearing in mind the relationships between the NPF, regional spatial strategies and Natural and Built Environments Act plans?	<ul style="list-style-type: none"> It is important that the NPF strikes the right balance between certainty and consistency, as well as responsiveness to change The NPF should be reviewed as frequently as necessary, depending on urgency of new or emerging issues. The suggested nine-year period may be too long to address these issues. The NPF sets national direction so needs to have a transparent process of development and review whilst also being agile and responsive in relation to new or emerging issues, (such as those associated with climate change). The NPF should be reviewed based on an analysis of risk in relation to these issues and at a minimum as frequently as NBA plans are required to be reviewed It is difficult to respond further at this time due to the sequencing of information released. A more comprehensive response to this entire set of questions could have been made if a full draft NPF had been developed.
Regional spatial strategies	
To what degree should regional spatial strategies (RSSs) and implementation agreements drive resource management change and commit partners to deliver investment?	<ul style="list-style-type: none"> Comprehensive regional strategies make sense in principle. However, in some regions there are governance, catchment or funding drivers that could inadvertently undermine the philosophy of connected decision-making and delivery. Much of which will sit outside this new regulatory framework, such as the long term and annual plans delivered under the Local Government Act and would need modification to support the intended benefits if the RSS is to commit partners to deliver investment.

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	<ul style="list-style-type: none"> • The development of the RSS would benefit from the ability to access expert panels, RMA Commissioners, and legal advice at a national level with better access to funding from national sources. • An example of an RSS is the Wellington Regional Growth Framework (WRGF). This is an integrated collaboration across Local and Central Government in partnership with mana whenua that was established in the existing regulatory environment to collectively realise regional benefits of resilient regional growth with localised nuances. This approach and associated governance model enable meaningful local inputs to the regional collective – this model could form the basis for the development of RSS and the governance structure (e.g. Regional Leadership Committee) and provides an example for the operation of joint committees. The WRGF includes local representation alongside iwi and government departments. This retains important local input in a regional and national context. • An example of this could be the funding of infrastructure to enable a large-scale development identified in the RSS. This could be funded in several ways (development contributions, rates, developer funded or via a development agreement based on benefit) and this level of detail is unlikely to be known when developing the RSS. The Infrastructure Acceleration Fund (IAF) is an example of National funding for infrastructure where this is constraining housing development in high growth regions (such as Auckland, Wellington, and Christchurch). Access to appropriate funding sources and a pool of expert and legal advisors will be critical to the implementation of the RSS and resulting spatial plans. • Local Government will need to work closely together for the good of the region. This can be challenging when investment of funding and resourcing does not directly impact on local community (therefore governance and funding to incentivise best-for-region outcomes will be critical success factors). • There needs to be clear Terms of Reference established for the Joint Committees that develop the RSS and the ability for the committee to have timely and quality advice (planning, technical and legal) as discussed above would ensure greater consistency across the country. In addition, compliance services need to be available. • A joint funding approach will be successful when there is clear benefit to all parties, and they all share a common goal. In the Hutt Valley the “Hutt Valley Shared Services” agreement for wastewater and some other services is such an example. However, it is targeted and issue / service specific and this will be much more difficult to achieve at a
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	<p>regional scale across multiple issues (particularly without best-for-region incentives as noted above). The WRGF structure (refer to earlier feedback) is another example of a collective agreement to focus on the realisation of regional outcomes, although this is not as wide as the proposed joint committee.</p>
<p>How can appropriate local issues be included in RSSs?</p>	<ul style="list-style-type: none"> • Involvement of the territorial authority and local community consultation will be crucial to ensuring appropriate consideration of local issues. Sufficient time and resources will need to be provided for these engagements. <p>For example, a typical plan change can involve multiple opportunities for community engagement. PC50, for example, involved the establishment of reference groups, open days/evenings, zoom sessions, opportunities for written, online and verbal feedback.</p> <ul style="list-style-type: none"> • As noted in earlier feedback above, governance and funding to enable best-for-region outcomes will need to be clearly thought through, designed, and implemented. Clarification will be required about decision making that can be made locally before consultation is required regionally. • A critical component will be inclusion in the Joint Committee Terms of Reference. The proposal to have 'sub committees' that LGNZ has proposed could better enable Local Government to be the voice that represents the local issues in the RSS development.
<p>With regional and unitary council boundaries proposed for RSSs, how should cross-boundary issues be addressed?</p>	<ul style="list-style-type: none"> • Currently cross boundary issues are resolved via discussion between impacted agencies or through national direction. • In addition, there are currently board of inquiry process for nationally significant infrastructure projects which cross boundaries. • These approaches seem to have been successful to date and if the governance structure, funding, incentives, and responsibilities are correct this would better enable local government to mobilise efficiently to deal with cross boundary issues. • A larger region has the potential to increase cross-boundary issues and local representation will be important to resolve these, there is a risk in any regional process that local participation or nuances will be lost. Territorial Authorities are more closely connected to their communities than Regional Councils, so the redesigned system needs to best utilise those relationships and channels to engage, test and feed ideas into a regional collective.

Natural and Built Environment Act (NBA) plans	
Do you agree with the Randerson Panel's recommendation to have one combined Natural and Built Environments Act (NBA) plan per region?	<ul style="list-style-type: none"> • One combined NBA plan would be sufficient per region if it has an increased focus on provisions for urban and rural environments. This is where most District planning occurs and wasn't included in the exposure draft of the NBA. • Critical success factors include: <ul style="list-style-type: none"> i. Appropriate governance arrangements ii. Clarity of roles and responsibilities iii. Adequate funding and incentives iv. Public participation opportunities v. Local representation and vi. A well understood and resourced partnership model
Would there be merit in enabling sub-regional NBA plans that would be incorporated into an NBA plan?	<ul style="list-style-type: none"> • This would be helpful for forming 'local chapters' especially for transitional planning purposes. This would be like the Auckland Plan and other 'amalgamation' plans in the 1990s • It is vital with one regional plan that local chapters are included to allow for the reflection of local differences and values. Plans need to have regional consistency / joined up thinking but cater for local variation. • It is also crucial that a local voice is heard when dealing with regional issues and disputes to allow for positive outcomes for all (locally and 'best for region'). Local Councils are more closely connected to their communities than Regional Councils, so the redesigned system needs to be designed to utilise those relationships and channels to engage, test and feed ideas into a regional collective
What should the role of local authorities and their communities be to support local place-making and understanding of local issues in NBA plans?	<ul style="list-style-type: none"> • They have a key role in ensuring that important elements of local place-making are well considered and appropriately included. This must be highlighted in the plan making process, while also acknowledging that these 'local' issues are secondary to the NPF requirements. • Local Government should act in an advocacy and education role to ensure that citizens are engaging in the development of these plans. Again, it is vital that appropriate funding and resources are provided for this to be effective. We envisage that there will need to be local engagements carried out by local councils to educate and inform citizens about these plans. A powerful local government voice (as advocates for its citizens) needs to be provided for
Will the proposed plan-making process be more efficient and effectively deliver planning outcomes?	<ul style="list-style-type: none"> • Efficiency is unclear as there are a lot of new concepts with untested definitions and meanings. This will create a period of uncertainty for everyone.

	<ul style="list-style-type: none"> • Efficiency will be achieved by role clarity and transparency of process and decision making, with associated powers and funding. If the goal is to accelerate processes, then we must be more selective in what we are controlling in policy or partner more efficiently (or both) and be funded for success.
RSS and NBA joint committees	
<p>How could a joint committee model balance effective representation with efficiency of processes and decision-making?</p>	<ul style="list-style-type: none"> • More local representation and quality engagement methods used in initial consultation would assist in representation. However specialised local panels would be more efficient. • Local representation, via local Council representation on the committee is vital for efficiency of process and decision making. Without this, local issues could be overlooked when developing 'best for region' outcomes. • Possible increased efficiencies through specialist input from other regions or via having national panels of planning, technical and legal experts available and funded to support and advise the committees. • The fundamental ability for local government to comment requires further information on governance processes and structure and funding. The way that the various reform programmes are being rolled out by Central Government makes it difficult to be effective in our responses to many of these questions. We are being asked to respond when the landscape is unclear, and we are being asked to work in a vacuum or silo our thinking without full transparency of the outcome. Council are concerned that we may be being manoeuvred into expressing an opinion on an outcome that is unknown.
<p>How could a joint committee provide for local democratic input?</p>	<ul style="list-style-type: none"> • It is important to have transparency in the selection of the people on the committee. Public need an awareness of who is elected as they need to represent the views of the community. • It is important to have a mixture of elected and appointed members to allow for a greater level of local knowledge and expertise. Council have already been elected so no need to repeat an election process. Appointment on joint committees could be included as part of the local election process. Council should have the scope to appoint a representative with appropriate expertise. All members appointed to joint committees need to have accreditation and training to enhance good process and delivery of robust outcomes.

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	<ul style="list-style-type: none"> The joint committee will need robust governance, with a transparent Terms of Reference, and a certain funding model to support it otherwise it will be set up to fail.
How could a joint committee ensure adequate representation of all local authority views and interests if not all local authorities are directly represented?	<ul style="list-style-type: none"> Council does not support having a joint committee without all local authorities being directly represented. We consider that without a robust governance and funding model to support it, any joint committee will be unable to provide adequate local representation in an effective manner.
Are sufficient accountabilities included in the proposed new integrated regional approach to ensure the strategies and plans can be owned and implemented by local authorities?	<ul style="list-style-type: none"> Not as currently proposed, the combination of Government reform may resolve this issue but under the current system would be difficult due to budgetary and governance constraints for each agency. An example of this issue would be prioritising choices between local projects and regional planning in Annual Plans. There needs to be a clear Terms of Reference established and shared for feedback to develop these accountabilities. A major challenge in the existing system is the capacity and capability of not only local authorities but also the private sector to provide supplementary support. This is a nationwide issue, and the Wellington Region is experiencing a significant shortage of resources at all levels. The lack of technical experts, planners, and monitoring and enforcement resource is a risk to establish and implement the plan.
How should joint committees be established?	<ul style="list-style-type: none"> As discussed earlier in this feedback, the Wellington region has an existing 'regional growth governance' structure in place which could be an exemplar for the joint committee establishment. Representation on joint committees should be a fixed term position that follows the time frame of local body elections. Draft Terms of Reference need to be made available for local authority input.
Consenting	
Will the proposed future system be more certain and efficient for plan users and those requiring consents?	<ul style="list-style-type: none"> There is not currently enough information to answer this question. As outlined at "Overview Comments" above - the information is insufficient to understand the system and practical operations – including interim transitional provisions.
Compliance, monitoring and enforcement	
Do you agree with the proposed changes to compliance, monitoring and enforcement provisions and tools?	<ul style="list-style-type: none"> We agree with recovery of costs. Recovery of costs is important to ensure that Councils can adequately fund monitoring and compliance staff.

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	<ul style="list-style-type: none"> We also agree with proposed tools as a wider set of enforcement options.
How practical will the proposals be to implement?	<ul style="list-style-type: none"> Additional fees and recovery of costs would be practical. As to alternative tools, this will depend on the cost (i.e., court costs) and time to utilise. If they are not practical, they will not be relied on.
Monitoring and system oversight	
Will these proposals lead to more effective monitoring and oversight of the system?	<ul style="list-style-type: none"> Possibly, but this also seems to load more reporting to Central Government onto Councils when they are struggling to keep up with the actual day-to-day monitoring of work. Monitoring of work is intrinsically linked to resources – experienced staff able to identify and seek remedies for non-compliance. Refer to other responses in this feedback about the impact of the capacity and capability of resources. We note that Environmental monitoring is also being reviewed in a separate engagement process related to the role and functions of the ERA. This is a further example of the piecemeal approach to reform that Council is concerned about.
Will the system be able to adequately respond and adapt to changing circumstances?	<ul style="list-style-type: none"> Insufficient detail provided at this time to respond – although other responses in our feedback may also be relevant here.
Role of local government in the future system	
What does an effective relationship between local authorities and joint committees look like?	<ul style="list-style-type: none"> Insufficient detail provided at this time to respond but as previously stated joint committee appointments need to be made by local government and follow the election cycle
What other roles might be required to make the future resource management system effective and efficient?	<ul style="list-style-type: none"> Availability of an accessible and affordable source of legal advice required on interpretation of the act and regulations to improve consistency of implementation nationally. This could be provided by the crown law office (or via a panel of legal advisors overseen by Ministry for the Environment) and needs to be nationally funded. Like our suggested pool of legal services, a panel of experts could be provided nationally for local government use to draw on quality, consistent and cost-effective technical advice. Again, this should be funded nationally. It is also crucial to have national level consistency and support when dealing with complaints and decisions. This

	<p>could alleviate matters heading to the Courts for decision making.</p> <ul style="list-style-type: none"> • More independent hearing commissioners, technical experts and legal advisors who have specific expertise required to inform / make the robust processes and decisions.
What might be required to ensure the roles and responsibilities of local authorities can be effectively and efficiently delivered?	<ul style="list-style-type: none"> • Refer to other responses in this feedback about the challenges and pressures on the capacity and capability of local authorities (and the private sector to supplement) in the existing system / how this is a significant risk to implementing the proposed reform / the merit in funded and centralised expertise. • More planners and compliance officers are needed across the country. These professions could be added to the skilled worker shortage list. • There is also a need for other technical advisors • Resourcing of kaitiaki functions across rohe.
Role of hapū/iwi/Māori in the future system	
National entity	
What functions should a national Māori entity have?	<ul style="list-style-type: none"> • We support system changes and measures that meaningfully enhance the role of Māori throughout the redesigned system. <p>We acknowledge our own knowledge journey and welcome all opportunities to improve how local government can meaningfully improve relationships, knowledge and practice in the spirit of treaty partnership.</p> <ul style="list-style-type: none"> • We understand mana whenua in our rohe are responding to this engagement.
What should the membership and appointments process be for the entity?	<ul style="list-style-type: none"> • We understand mana whenua in our rohe are responding to this engagement
Joint committee composition	
Should parties in a region be able to determine their committee composition?	<ul style="list-style-type: none"> • There is currently insufficient information to respond fully, however please refer to other responses relevant to joint committees – including the existing 'regional growth governance' model in Wellington that could be an exemplar for the joint committee

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	<ul style="list-style-type: none"> We understand mana whenua in our rohe are responding to this engagement
Are sub-committees needed to meet regional needs including Treaty settlements?	<ul style="list-style-type: none"> Depends on resources available to mana whenua and timing of work relative to treaty settlements. Many options could work but fair representation of communities and Māori need to be included. We understand mana whenua in our rohe are responding to this engagement Need to be on a case-by-case basis to accommodate existing arrangements and available resourcing as these arrangements are greatly varied.
What should be the selection and appointments processes for joint committee members?	<ul style="list-style-type: none"> Refer to other responses in this feedback in relation to the establishment and operation of joint committees – particularly the approach already being undertaken in the Wellington region We understand mana whenua in our rohe are responding to this engagement
How do we best provide for existing arrangements (e.g., Treaty settlement or other resource management arrangements)?	<ul style="list-style-type: none"> Insufficient detail provided at this time to respond. We also understand mana whenua in our rohe are responding to this engagement.
Enhanced Mana Whakahono ā Rohe arrangements, integrated with transfers of powers and joint management agreements	
How could an enhanced Mana Whakahono ā Rohe process be enabled that is integrated with transfers of powers and joint management agreements?	<ul style="list-style-type: none"> We understand mana whenua in our rohe are responding to this engagement
What should be covered in the scope of an enhanced Mana Whakahono ā Rohe and what should be mandatory matters?	<ul style="list-style-type: none"> We understand mana whenua in our rohe are responding to this engagement
What are the barriers that need to be removed, or incentives added, to better enable transfers of powers and joint management agreements?	<ul style="list-style-type: none"> We understand mana whenua in our rohe are responding to this engagement
Funding in the future system	Feedback Points
How should funding be distributed across taxpayers, ratepayers and individuals?	<ul style="list-style-type: none"> Distributed funding could be most appropriate. National direction should be nationally funded and regional funding should be provided for regional projects. Local funding through rates and continue with user pays for development applications.

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	<ul style="list-style-type: none"> • Additional government funding is essential to support regional plan and strategy development. This point has been strongly made in previous submissions. An example of appropriate funding use could be the provision of a national 'friend of the submitter' service to better enable targeted and quality public participation. • The current largely rates driven model is problematic on a range of fronts (not least target and protected funding for regional issues / critical responses e.g., climate adaptation). The funding model to support the system needs to be well thought through and designed.
How should Māori participation be supported at different levels of the system?	<ul style="list-style-type: none"> • We understand mana whenua in our rohe are responding to this engagement. • Could be nationally funded as it is nationally mandated or could be distributed as local government is also a treaty partner. It is important to increase participation of Māori and funding and resources are a current barrier to this. A comprehensive review to resolve the barriers to Māori participation is needed.

Table 1: Upper Hutt City Council Feedback Key Messages

CONCLUSION

13. The Council supports the Government's national direction to address the Resource Management Act 1991 reform to deliver a system that provides better outcomes for our natural and built environments for the wellbeing of current and future generations.
14. We welcome Government's intention to work closely with local government and iwi/Māori to achieve a robust and effective new system.
15. However, the level of information that is currently available creates significant uncertainty about the system design, functionality, funding, and governance. The sequencing of package of current reforms and lack of transparency about these and their interrelationships for local government more broadly is a significant constraint and risk at this time. Accordingly, our responses provided on the discussion document are preliminary, relatively brief and conceptual, reflecting the level of information currently available and the constrained time frame provided for this feedback. The Council's views may change once more detail is publicly released.
16. There is a need for more information on the inter-relationship between the NBA, SPA, CCA; the design, governance (including input to Terms of Reference), and funding structures, and greater certainty that the NPF and RSS will be in place prior to the development of NBA plans.
17. The critical issue for a successful system will be the inclusion of robust funding mechanisms, governance systems with appropriate powers and practical interaction / linkages between the three acts and two levels of regulation.
18. Finally, our feedback also includes some suggestions about nationally funded and coordinated resources (such as legal, planning and technical advice) that warrant serious consideration with a view to incentivising both 'best for region' and nationally consistent outcomes but also establishing accessible resources to support timely and effective system implementation / intended outcomes.



Wayne Guppy
Koromatua | Mayor



Peter Kelly, ONZM
Te Tumu Whakarae | Chief Executive

Regional Policy Statement Change 1: draft issues statements and objectives

1 Purpose of this Report

This report has been prepared for the Wellington Regional Leadership Committee to provide an update on the progress of the Regional Policy Statement Change 1. This work will give effect to the National Policy Statement on Urban Development (**NPS-UD**) and provide regulatory weight to the Wellington Regional Growth Framework (**WRGF**).

2 Background and Context

The Regional Policy Statement (**RPS**) is the legislative instrument that must integrate national direction in the regional context and give integrated direction to the regional and district plans. RPS Change 1 includes four significant and urgent resource management issues: the impacts of climate change, loss and degradation of indigenous biodiversity, degradation of freshwater, and lack of urban development capacity. Climate change, indigenous biodiversity and freshwater create an integrated frame for how the RPS will direct urban development capacity and housing intensification in the Wellington Region.

The primary driver for undertaking RPS Change 1 in 2022 is the NPS-UD, which requires changes to the RPS and district plans by August 2022 to enable more urban development and housing intensification. The NPS-UD sets a prescriptive framework for intensification and development, unless the district councils identify that growth would conflict with specific matters. These “qualifying matters” include giving effect to any other National Policy Statement and providing for matters of national significance (RMA section 6 matters). The RPS can identify these matters in order to give clear direction to district councils.

The National Policy Statement for Freshwater Management 2020 (**NPS-FM**) requires Te Mana o Te Wai to be articulated as an objective, and long-term visions for freshwater in the region to be embedded in the RPS. We intend for RPS Change 1 to give effect to these requirements in part, for those parts of the region where the whitua process has been completed.

3 Draft issues statements and objectives for RPS Change 1 (Aug 2022)

The issue statements and objectives outlined in this paper have been discussed and workshopped with Wellington Regional Council. At the meeting on 24 February 2022, Council endorsed these issue statements and objectives, noting that they are likely to continue to evolve during the policy development phase.

3.1 Overarching/integrated management issue statements and objectives

Overarching issue statements

Overarching issue 1: Inappropriate and poorly managed use of the environment, including both urban and rural activities, have damaged and continue to jeopardise the natural environment, destroying ecosystems, degrading water, and leaving communities and nature increasingly exposed to the impacts of climate change. Projected population growth and future development will place additional pressure on the natural environment.

Overarching issue 2: Te Ao Māori and Mātauranga Māori have not been given sufficient weight in decision-making, including from governance through to implementation.

Overarching objective

Integrated and respectful environmental stewardship that embraces Te Ao Māori and prioritises the health of the natural environment in a way that:

- a. incorporates Mātauranga Māori alongside other diverse knowledge and evidence
- b. recognises ki uta ki tai – the holistic nature and interconnectedness of all parts of the natural environment
- c. protects and enhances the life-supporting capacity of ecosystems
- d. recognises the dependence of humans on a healthy natural environment
- e. responds effectively to future pressures, including climate change, population growth and development.

3.2 Urban Development issue statements and objective

The NPS-UD requires changes to the RPS and district plans by August 2022 to enable urban development and housing intensification, and to provide for well-functioning urban environments that meet the changing needs of diverse communities.

Urban Development issue statements

Urban development issue 1: The Wellington Region lacks sufficient, affordable and quality housing supply and choice to meet current demand, the needs of projected population growth and the changing needs of our diverse communities. Housing affordability has declined significantly over the last decade, causing severe financial difficulty for many lower-income households, leaving some with insufficient income to provide for their basic needs and well-being. There is a lack of supporting infrastructure to enable the development of sufficient housing and ensure quality urban environments.

Urban development issue 2: Inappropriate and poorly managed urban land use and activities have damaged, and continue to jeopardise, the natural environment, degrade ecosystems, particularly aquatic ecosystems, and increase the exposure of communities to the impacts of climate change.

Urban Development objective

Urban development objective: Urban development, including housing and infrastructure, is enabled in ways that deliver well-functioning and liveable urban environments which:

- a. provide for sufficient development capacity to meet the needs of current and future generations, and
- b. improve the overall health, well-being and quality of life of the people of the region, and
- c. protect and enhance the quality of the natural environment, and
- d. support the transition to a low-emission and climate-resilient region, and
- e. provide for a variety of low-emission housing types, and
- f. enable Māori to express their cultural and traditional norms, and
- g. support the competitive operation of land and development markets in ways that improve housing affordability, including enabling intensification, and
- h. provide for commercial and industrial development in appropriate locations, including employment close to where people live, and
- i. are well connected through multi-modal (private vehicles, public transport, walking and cycling) transport networks.

3.3 Climate Change issue statements and objectives

A new Climate Change chapter will raise the profile of climate change as the most significant resource management issue that the region must address. The draft issue statements and objectives reflect the need for a transformative change to make the Wellington Region low-emission and climate-resilient.

Climate Change issue statements

Climate change issue 1: Greenhouse gas emissions must be reduced significantly, immediately and rapidly.

Immediate, rapid, and large-scale reductions in greenhouse gas emissions are required to limit global warming to 1.5°C, the threshold to avoid catastrophic impacts on the natural environment, the health and well-being of our communities, and our economy. Extreme weather events and sea level rise are already impacting our region, including on natural hazards, biodiversity, and water quality and availability. Historical emissions mean that we are already locked into continued warming until at least mid-century, but there is still an opportunity to avoid the worst impacts if global net anthropogenic CO₂ emissions are reduced by at least 50% from 2017 levels by 2030, and carbon neutrality is achieved by 2050. In the Wellington Region, the main sources of greenhouse gas emissions are transport (39% total load in 2018-19), agriculture (34%), and stationary energy (18%)¹.

Climate change issue 2: Climate change and the decline of ecosystem health and biodiversity are inseparably intertwined.

Climate change is placing significant additional pressure on species, habitats, ecosystems and ecosystem processes, especially those that are already threatened or degraded, further reducing their resilience and threatening their persistence. This, in turn, reduces the health of natural ecosystems, affecting their ability to deliver the range of ecosystem services, such as carbon sequestration, natural hazard mitigation, erosion prevention, and the provision of food and amenity, that support our lives and livelihoods.

Climate change issue 3: The risks associated with natural hazards are exacerbated by climate change.

The hazard exposure of our communities, infrastructure, food and water security is increasing due to the effects of climate on a range of natural hazards. Traditional approaches to development that have not fully considered the impacts on natural systems, and our over-reliance on hard engineered protection works, will ultimately increase the risk to communities and the environment as built protection becomes overwhelmed and uneconomic to sustain.

Climate change issue 4: The impacts of climate change will exacerbate existing inequities.

The impacts and costs of responding to climate change will not be felt equitably. Some communities have no, or only limited, resources to enable mitigation and adaptation and will therefore bear a greater burden than others, with future generations bearing the full impact.

Climate change issue 5: Social inertia and competing interests need to be overcome to successfully address climate change.

Many people and businesses lack an understanding of the connection between their actions, greenhouse gas emissions, climate change, the ways that climate change will impact their lives and businesses, and the changes that they can make to help the

¹ Stationary energy includes all fossil fuels (gas and coal) used in electricity generation and in the direct production of industrial heat.

transition to a low-emissions and climate-resilient future. Social inertia and competing interests are the biggest issues to overcome to address climate change.

Climate Change objectives

Climate change objective 1: Immediate, rapid and large-scale changes have transformed the Wellington Region into a low-emission and climate-resilient region. Climate change mitigation and adaptation are an integral part of sustainable land and water management, well-functioning urban and rural environments, and built and natural infrastructure. The way in which we transition ensures that the costs are shared fairly and equitably across local and central government, businesses and our communities.

Climate change objective 2: Net greenhouse gas emissions in the Wellington Region are reduced by 50% from 2017 levels by 2030 as a minimum, focusing on emissions from transport, agriculture and stationary energy, with net-zero emissions achieved by 2050 to meet the global goal of limiting warming to 1.5 degrees Celsius. Regional Emission Reduction Targets will prevail over these targets if they are more ambitious.

Climate change objective 3: Nature-based solutions are a core part of climate change adaptation and mitigation, including protecting, restoring and managing natural and modified ecosystems to improve the health and resilience of people, biodiversity and the natural environment. Priority is given to solutions that provide multiple benefits for nature and people.

Climate change objective 4: Land use planning recognises and provides for the short, medium and long-term effects of climate change and sea level rise, and avoids land use and development that would exacerbate natural hazard risk. Hazard management responses do not cause, or increase the risk from, hazards or adversely impact on natural processes, ecosystems, biodiversity, and mahinga kai.

Climate change objective 5: People and businesses understand what climate change means for their future and are actively involved in planning and implementing appropriate mitigation and adaptation responses.

3.4 Indigenous Ecosystems issue statements and objectives

Amendments are required to the Indigenous Ecosystems chapter to:

- i. align with the direction in Te Mana o te Taiao – Aotearoa New Zealand Biodiversity Strategy 2020
- ii. contribute to implementing the NPS-FM
- iii. pre-emptively consider the draft National Policy Statement on Indigenous Biodiversity expected to come into effect in 2022
- iv. recognise the importance of healthy indigenous ecosystems for climate change mitigation and adaptation, and the need to provide resilience in indigenous ecosystems to respond to climate change.

The below issue statements and objectives are the current RPS Indigenous Ecosystems chapter issue statements and objectives. Proposed changes are shown in red tracked changes.

Indigenous Ecosystems issue statements

Indigenous ecosystems issue 1: The region's indigenous ecosystems are reduced in extent

The region's indigenous ecosystems have been significantly reduced in extent and are being increasingly fragmented. Loss of area and connectivity reduce the resilience of

ecosystems to respond to ongoing pressures and threaten their persistence. The indigenous ecosystems most reduced in extent are specifically:

- a. wetlands
- b. lowland forests
- c. lowland streams
- d. coastal dunes and escarpments
- e. estuaries
- f. eastern 'dry land' forests.

Indigenous ecosystems issue 2: The region's remaining indigenous ecosystems are under threat

The region's remaining indigenous ecosystems, and the ecosystem processes that support them, continue to be degraded or lost due to ongoing pressure from invasive species, human use and development, and climate change.

Indigenous Ecosystems objectives

Objective 16 (amended): Indigenous ecosystems and habitats with significant ecosystem and/or biodiversity values, including those that make a significant contribution to climate change mitigation and/or adaptation, are increased in extent, and their condition maintained and restored to a healthy functioning state.

Objective 16A (new): The ecosystem health and connectivity of indigenous ecosystems, including the ecological processes that support them, are maintained and restored, and are resilient to the effects of climate change.

3.5 Te Mana o Te Wai issue statements and objectives

The NPS-FM requires that regional councils include an objective in the RPS that “describes how the management of freshwater in the region will give effect to Te Mana o te Wai.”² In addition, the RPS will also need to include long term visions as objectives for freshwater.

As directed by Mana Whenua, Officers have used the materials and knowledge previously provided by Mana Whenua to draft Te Mana o te Wai issue statements and objectives. The information was primarily from the completed Whaitua processes.

Draft Te Mana o te Wai issues statements

Te Mana o te Wai issue 1: Decision-making has prioritised the use of water for human and economic needs over the health and well-being of the waterbodies. As a result, the use of water for human and economic benefit has come at the expense of protecting the mauri of the wai and led to degraded, depleted and highly modified aquatic ecosystems.

Te Mana o te Wai issue 2: Mana Whenua have been alienated from carrying out cultural responsibilities (such as kaitiakitanga) and practices through a loss of rangatiratanga and decision-making power and disconnection from land and water bodies. This includes access to mahinga kai, the ability to manaaki manuhiri, as well as other customary practices or tikanga.

² The NPS-FM includes further detail on what we must do when “giving effect” to Te Mana o Te Wai:

- actively involve tangata whenua in freshwater management (including decision-making)
- engage with communities and tangata whenua to identify long-term visions, environmental outcomes, and other elements of the NOF;
- apply the hierarchy of obligations;
- enable the application of a diversity of systems of values and knowledge, such as mātauranga Māori, to the management of freshwater; and
- adopt an integrated approach, ki uta ki tai.

Te Mana o te Wai issue 3: The allocation of water has not been equitable. As a result, Mana Whenua and new users have predominately been shut out from equitable access to or allocation of water.

Draft Te Mana o te Wai objectives

Te Mana o te Wai objective 1: The mauri/mouri, health and well-being of water bodies and freshwater ecosystems is given first priority so that the mana (dignity and esteem) of water as a source of life is restored. This includes:

- a. ensuring water bodies support healthy functioning ecosystems
- b. regarding and respecting all water bodies (including āku waiheke), repo (wetland) and estuaries as living entities
- c. caring for water in an integrated way through mai i uta ki tai
- d. ensuring water bodies are able to express their character and āhua, and exhibit their natural rhythms, forms and hydrology
- e. providing the conditions for mahinga kai species to thrive
- f. ensuring the resilience, health and well-being of water in a changing climate

Te Mana o te Wai objective 2: The sustained and improved mauri/mouri, health and wellbeing of water enables the second priority of essential human health needs to be met, now and in the future, including:

- a. quality drinking water to support health
- b. water to maintain cleanliness/hygiene, and
- c. water that supports spiritual and mental health practices.

Te Mana o te Wai objective 3: People and communities are able to provide for their social, economic, and cultural well-being now and in the future through a respectful relationship with water bodies where the mauri/mouri, health and well-being of water bodies and freshwater ecosystems is prioritised.

3.6 Proposed approach for Tangata Whenua chapter

The Tangata Whenua chapter in the operative RPS was not signalled for amendments in RPS Change 1, and we anticipated that any changes would be considered as part of the full review of the RPS signalled for 2024. However, the work on issues statements and objectives identified the need to give the chapter greater prominence and address some commonalities across different chapters.

The Tangata Whenua chapter sits late in the operative RPS document (Chapter 3.10). Officers consider that moving the Tangata Whenua chapter to earlier in the RPS, and placing the relevant common objectives in the Tangata Whenua chapter would better:

- i. represent the importance of Te Ao Māori and Mana Whenua issues to the Wellington Region
- ii. capture the holistic nature of Te Ao Māori for all natural resources rather than addressing it separately in each chapter
- iii. express common issues and objectives in relation to Mana Whenua across the RPS and avoid repetition or inconsistencies across chapters
- iv. reflect the ordering of sections in the National Planning Standards.

Officers will work jointly with Mana Whenua on potential changes to the Tangata Whenua chapter. There is a risk that adding new objectives and policies to the Tangata Whenua chapter could open the whole chapter to scrutiny and submissions, when neither Mana Whenua nor Greater Wellington will have been able to sufficiently consider and review the existing provisions. Good communication will

be important to reflect the intent to review the chapter in its entirety through the RPS review signalled for 2024.

4 Next steps

The next stage of work will focus on the development of policies to achieve the new and amended objectives. The iterative nature of policy development means that the issue statements and objectives in this paper will be revisited, and are likely to be fine-tuned, to ensure alignment and integration with the new and existing provisions.

None of the issue statements or objectives have been worked through with Mana Whenua yet. All parties share the will to get the joint work programme underway, particularly in relation to Te Mana o te Wai. However, (as at 1 March) this work has not yet progressed. Officers are continuing with work on the provisions using the materials and knowledge provided by Mana Whenua through documents that express Mana Whenua aspirations, including the three completed Whaitua processes.

Wellington Regional Leadership Committee
22 March 2022
Report 22.81

Wellington
Regional Leadership Committee

For Decision

COMPLEX DEVELOPMENT OPPORTUNITIES

Te take mō te pūrongo

Purpose

1. To advise the Wellington Regional Leadership Committee (WRLC) of the work being undertaken with regards to Complex Development Opportunities (CDOs) and next steps.

He tūtohu

Recommendations

That the Committee:

- 1 **Supports** the work being undertaken on Complex Development Opportunities.
- 2 **Notes** that a further report on Complex Development Opportunities will be provided to the Committee at its next meeting in May 2022.

Te horopaki

Context

2. The WRLC Senior Staff Group have been working on the development of “Complex Development Opportunities - CDOs” and “other key growth areas” for the WRLC.
3. Similar work has been or is being undertaken in other Urban Growth Partnerships and other areas in New Zealand, namely Smart Growth (Western Bay of Plenty), Future Proof (Hamilton-Auckland corridor), Auckland and Northland. In these areas the work is headed “Priority Development Areas - PDAs”, however discussions to date show a preference for a different name in this region.
4. The Ministry of Housing and Urban Development (MHUD) undertake regular reporting of progress and issues/opportunities of all PDAs to a group of Urban Development Ministers and once we have a set of agreed CDOs and other key growth areas, these will also be reported to these Ministers.

Te tātaritanga

Analysis

What are Complex Development Opportunities?

5. Typically, these:

- a Offer opportunities for **accelerated and/or significant development**
 - b Are **complex**, in that successfully developing at the required pace and scale requires working in partnership i.e., Business as Usual (BAU) delivery will not be sufficient
 - c Are in key locations where successful development gives effect to our joint spatial plan, the Wellington Regional Growth Framework.
6. One of the key aspects being examined when looking at each potential CDO is the mix of complexity and the extent to which BAU will not deliver at desired pace and scale. For instance, in other areas around the county, some of the largest developments are not CDOs as their delivery can be managed in a BAU manner by the relevant council. While these developments may be important to the region, they don't meet all the criteria for a CDO. These developments will typically be listed under the "other key growth areas".
 7. The key benefit found in developing and agreeing CDOs in areas where this has already occurred, is the improved integration and coordination, especially between central government agencies, and resolving issues/unlocking opportunities faster than BAU.
 8. Based on this experience in other places in New Zealand, we would expect over time to see improved focus on opportunities in this region and progress occurring faster and in a more co-ordinated manner than we would without a focus on agreeing CDOs and other key growth areas.
 9. Having an agreed set of identified areas (both CDOs and other key growth areas) provides an agreed focus for the WRLC.
 10. The CDOs and the other key growth areas will be reviewed from time to time with the expectation that some areas will drop off the list and others be added. For instance, an area that is initially a CDO will drop off once the project is more able to be delivered by BAU and the complexity reduces or is being managed. Other areas will get added as the planning for them becomes more certain i.e., when master planning is completed.

What process are we following?

11. The WRLC Senior Staff Group has had two meetings to date and is utilising the following process steps which have been used in other areas. Comments are provided below against each step on the status of work.
 - a Draw together a 'coalition of the required and willing' and turn it into a task group. It has been agreed that this is the WRLC Senior Staff Group.
 - b Compile a list of all larger greenfield, urban regeneration and/or business development areas across the region – we have used the areas identified in the WRGF plus some additional sites as the "long list". This long list has been agreed by the WRLC Senior Staff Group.
 - c Separately list into potential CDOs (for the next 2 years or so) and 'other key growth areas', using criteria and judgement. This step is underway utilising both a scoring process and a moderation process, along with a discussion on how much the region can and should actually focus on.
 - d Test the proposed CDO list wider and confirm. Not yet started.

- e Develop a summary of key facts and figures for each CDO and “Other key growth areas”. This is underway.
 - f Undertake an assessment of the CDOs, again using some standard criteria. This is underway.
 - g Use the fact summaries and assessments to develop a programme status and issue summary report. Not yet started.
 - h Set up a steering group of all relevant parties for each CDO and other key growth area. Not yet started.
12. Discussion at the WRLC CEO Group meeting on 11 March 2022 with regards to the work on Complex Development Opportunities included:
- a The Programme Director noting that the WRLC Senior Staff Group has been working well and collaboratively on this matter. Also noting that there are no WRLC iwi members on the WRLC Senior Staff Group so we will need to get their input through other channels.
 - b Questions of clarification from the WRLC CEO Group about the process, who agrees the CDOs and other key growth areas and timing of the work.
 - c How to/the need to manage the politics of getting a regional agreement on CDOs across all partners.
 - d Ensuring we have the WRLC CEO Group input into a final set of CDOs and other housing opportunities at an early stage.

What will you see next?

13. The WRLC Senior Staff Group is continuing to meet to process this work and deliver to the WRLC a list of CDOs and a list of other key growth areas. As an example, Future Proof has an agreed set of 9 CDOs (or PDAs in their language) and 10 Other key growth areas.
14. We expect this work to be presented to the WRLC at its meeting in May 2022.

Ngā hua ahumoni
Financial implications

15. There are no financial implications at this stage of work. Any financial implications from the next stage of work will be outlined in the next report to the WRLC.

Ngā tikanga whakatau
Decision-making process

16. The matters requiring decision in this report were considered by officers against the decision-making requirements of the Local Government Act 2002.

**Te hiranga
Significance**

17. Officers considered the significance (as defined in Part 6 of the Local Government Act 2002) of the matters for decision, taking into account Greater Wellington Regional Council's *Significance and Engagement Policy* and Greater Wellington's *Decision-making Guidelines*. Officers recommend that the matters are of low significance given their administrative nature.

**Te whakatūtakitaki
Engagement**

18. The WRLC Senior Staff Group and WRLC CEO Group has been engaged in discussions on this matter.
19. The engagement to date has had a minimal level of input from iwi partners although it is noted that some key developments for them i.e., Titahi Bay, are included in the analysis through discussions with council staff.

**Ngā tūāoma e whai ake nei
Next steps**

20. The next steps are:
- a Continued work by the WRLC Senior Staff Group firstly to update the work already undertaken on utilising a scoring spreadsheet and then this to be followed with a moderation meeting/s as required. It should be noted that we are fortunate to have on the WRLC Senior Staff Group, the person from Kainga Ora who has been working with other places in New Zealand on this process and he brings huge learnings to this process.
 - b A review/input from iwi partners into the process to ensure those areas they might include, have been covered.
 - c Further review with the WRLC CEO Group on the proposed CDO and other key growth areas.

**Ngā kaiwaitohu
Signatories**

Writer	Kim Kelly – Programme Director WRLC Secretariat
Approver	Luke Troy – Kaiwhakahaere Matua Rautaki / General Manager, Strategy

<p>He whakarāpopoto i ngā huritaonga Summary of considerations</p>
<p><i>Fit with Council's roles or with Committee's terms of reference</i></p> <p>This work relates to the Wellington Regional Growth Framework and provides for accelerated pace of housing developments.</p>
<p><i>Implications for Māori</i></p> <p>The implications for Māori are not completely know at present but if an area relevant for Māori i.e., Titahi Bay or Ōtaki is listed as a CDO or other key growth area we would expect to see housing benefits to Māori faster than being undertaken in a BAU manner.</p>
<p><i>Contribution to Annual Plan / Long Term Plan / Other key strategies and policies</i></p> <p>Contributes to the objectives of the Wellington Regional Growth Framework.</p>
<p><i>Internal consultation</i></p> <p>The content of this report has been discussed with the WRLC Senior Staff Group and the WRLC CEO Group.</p>
<p><i>Risks and impacts - legal / health and safety etc.</i></p> <p>None at this stage of the work.</p>

Wellington Regional Leadership Committee
22 March 2022
Report 22.74



For Information

WELLINGTON REGIONAL LEADERSHIP COMMITTEE – PROGRAMME REPORTING

Te take mō te pūrongo

Purpose

1. To update the Wellington Regional Leadership Committee on its projects and programmes.

Te horopaki

Context

2. The Programme Report is provided to highlight progress, plans and issues and risks to the Wellington Regional Leadership Committee (WRLC).
3. The Programme Report consists of information from Project Status Reports that are submitted by each project manager.

Te tātaritanga

Analysis

4. The programme report shows that all projects are currently making satisfactory progress.
5. While programme risks exist, they are being managed.
6. A comprehensive programme of communications and engagement opportunities is also underway.
7. The Indicator Dashboard is provided to highlight some of the measures relating to the programme's objectives. From the next WRLC meeting, there will be opportunities to "drill down", or explore, examine and discuss topical indicators relating to reports on the agenda.

Ngā tūāoma e whai ake nei

Next steps

8. The programme report will be updated with the most current information for each Committee meeting.
9. The Secretariat will continue explore adjustments and improvements to the report, especially as projects progress through their lifecycle.

**Ngā āpitihanga
Attachment**

Number	Title
1	WRLC Programme Report - March 2022

**Ngā kaiwaitohu
Signatories**

Writer	Allen Yip - Programme Manager, Wellington Regional Leadership Committee
Approver	Kim Kelly - Programme Director, Wellington Regional Leadership Committee Luke Troy – Kaiwhakahaere Matua Rautaki General Manager Strategy

<p style="text-align: center;">He whakarāpopoto i ngā huritaonga Summary of considerations</p>
<p><i>Fit with Council's roles or with Committee's terms of reference</i></p> <p>The WRLC has specific responsibility for the work programme and other matters of regional importance. The reporting is to enhance the WRLC's ability to fulfil its responsibilities.</p>
<p><i>Implications for Māori</i></p> <p>Implications for Māori are as contained in the attachment.</p>
<p><i>Contribution to Annual Plan / Long Term Plan / Other key strategies and policies</i></p> <p>The regular reporting to the WRLC will provide it with a mechanism to monitor the implementation of the Wellington Regional Growth Framework.</p>
<p><i>Internal consultation</i></p> <p>Information and analysis in this report has been discussed at the WRLC Senior Staff Group meeting. Their views are incorporated into this paper.</p>
<p><i>Risks and impacts - legal / health and safety etc.</i></p> <p>There are no known risks.</p>

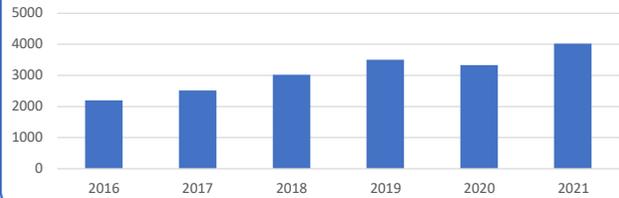
WRLC DASHBOARD

INDICATORS

INCREASE HOUSING SUPPLY AND IMPROVE HOUSING AFFORDABILITY AND CHOICE

Building consents are currently at an all-time high, but not all consents result in a finished dwelling. There are indications that the sector is currently operating near capacity, with COVID-related supply and staff shortages. Not all the growth potential in the region may be able to be realised, and there are variances in how much is being built across the region.

Annual building consents for new dwellings for the WRLC region - year ending December 2021



Dwelling units consented in year to Dec 2021 per 1,000 estimated usually resident population

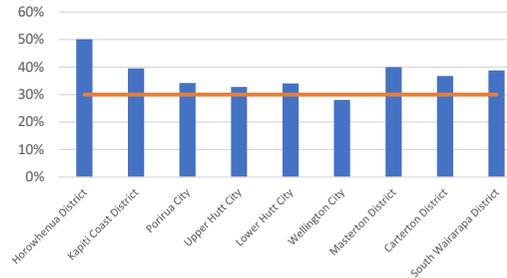


New standalone houses versus apartments, units and townhouses

Apartments, units and townhouses as percentage of total dwelling consents - 2021



Geometric mean rent as a percentage of median household income before tax

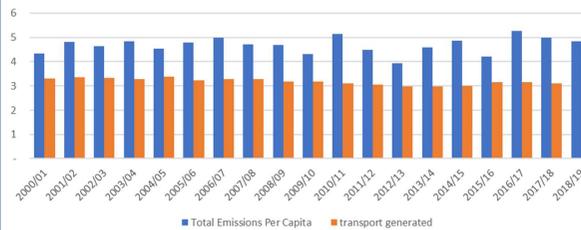


"Affordable" rent is generally considered to be 30% or less of household income.

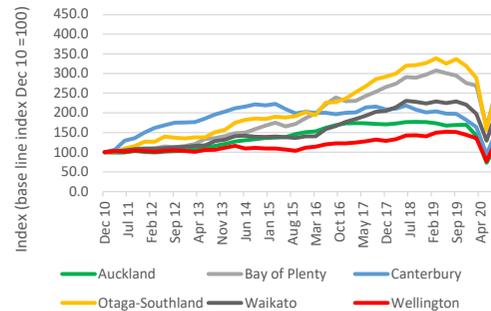
ENABLE GROWTH THAT PROTECTS AND ENHANCES THE QUALITY OF THE NEUTRAL ENVIRONMENT AND ACCOUNTS FOR A TRANSITION TO A LOW/NO CARBON FUTURE

This data is sourced from the last emissions inventory.

Emissions per capita (tCO2e)



Regional All Vacancies Index (AVI) 2010 - 2021

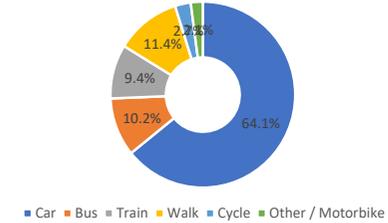


IMPROVE MULTI-MODAL ACCESS TO AND BETWEEN HOUSING, EMPLOYMENT, EDUCATION, SERVICES

Transport mode share - Journeys to work Wellington Region (census 2001-2018)

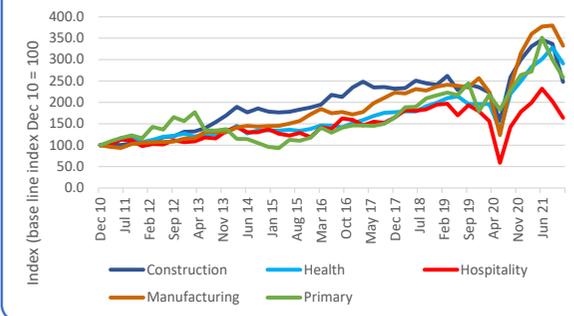


TRANSPORT MODE SHARE WELLINGTON REGION 2018



We are working with the GW team to produce some indicators relating to protection of the natural environment and sea level rise. We aim to have some great data for the next meeting.

Wellington Region Industry AVI 2010 - 2021



WRLC DASHBOARD		PROGRAMME DASHBOARD					Wellington Regional Leadership Committee				
project name	Category <small>Regional / local</small>	lead organisation	leader	project plan sign-off	start date	project completion	Scope	Programme	Budget	Risk	Confidence
Iwi capacity and capability	Regional	WRLC Secretariat	Kim Kelly	Nov 21	Jan 2022	May 2022	● ↕	● ↕	● ↕	● ↕	● ↕
Levin Structure Plan	Local	HDC	Cherie McKillop	Nov 21	Feb 2022	Nov 2022	● ↕	● ↕	● ↕	● ↕	● ↕
Lower Hutt Structure Plan	Local	HCC	Becky Kiddle	Aug 21	Mar 2022	Oct 2022	● ↕	● ↕	● ↕	● ↕	● ↕
Ōtaki Pilot Project	Local	KCDC	Angela Bell	Nov 21	Feb 2022	Dec 2022	● ↕	● ↕	● ↕	● ↕	● ↕
Regional approach to climate change impacts	Regional	WCC	Jamuna Rostein	Nov 21	Sep 2021	Dec 2022	● ↕	● ↕	● ↕	● ↕	● ↕
Regional Economic Development Plan	Regional	Wellington NZ	Stuart Taylor	Aug 21	Aug 2021	Jun 2022	● ↕	● ↕	● ↕	● ↕	● ↕
Regional Emissions Reduction Strategy	Regional	GWRC	Lisa Early	Nov 21	Feb 2022	Feb 2023	● ↕	● ↕	● ↕	● ↕	● ↕
Regional Housing Approach and Action Plan	Regional	MHUD, WRLC	Kashmir Kaur/Kim Kelly	Aug 21	Jul 2021	Aug 2022	● ↕	● ↕	● ↕	● ↕	● ↕
Wellington Regional Growth Framework and Regional Policy	Regional	GWRC	Fleur Matthews	Aug 21	Jul 2021	Jun 2022	● ↕	● ↕	● ↕	● ↕	● ↕

project name	Category <small>Regional / local</small>	lead organisation	What Is This Project?	Planned sign-off
Johnsonville Masterplanning	Local	WCC	The opportunity can maximise mixed-use and residential opportunities. WCC is progressing Johnsonville as a key suburban centre within its Draft Spatial Plan and through its review it is likely to result in District Plan policies, infrastructure, investment, and a suburban centre investment plan that will incentivise and enable the high levels of growth required. It leverages the already regionally significant centre connected by infrastructure and public transport (rail and bus) that serves several adjacent suburbs.	May 22
3 Waters	Regional	WRGF - WWL	A regional plan to identify key strategic 3 waters assets at a regional scale to support growth levels and locations. This should also consider opportunities for utilisation of new or emerging technologies (e.g., decentralised wastewater systems) within the region. It should consider a 50-100 times scale. It should include recommendations for trial activities.	May 22
Upper Hutt Structure Plan	Local	UHCC	This opportunity can increase housing density in this area with a District Plan change underway along an already established rail corridor and in an area with a lower hazard profile than other parts of the region. It leverages identified key development opportunities around stations, including changes in housing density at Trentham, potential for office development in Wallaceville, the development of a sports hub in Heretaunga and development opportunities in Upper Hutt centre as well as rail and road (SH58 and Transmission Gully) investment.	May 22
Food production	Regional	TBC	This regional strategy project will investigate and research the sustainability of the region's food systems to support planned, future growth, including consideration of food security issues and the efficacy of supply chains, to underpin a healthy, prosperous, and resilient regional community and economy.	May 22
Iwi Spatial Plan	Regional	Iwi	To provide a wider iwi view on this spatial plan by developing a specific mana whenua driven spatial plan and to develop iwi management plans which are required to address matters of resource management activity of significance within their respective rohe (region) but do not currently exist for many iwi at present (mainly due to resourcing issues). This would also assist in meeting Future Development Strategy requirements. Regional work to understand options for improved housing for Iwi/Maori including papakainga and affordable housing options. To include targets for housing ownership.	May 22

Status	● Tracking as planned	● Some areas requiring action, some potential risks	● Significant issues or stop/go decision required
Trend	↑ Improvement	↔ Unchanged	↓ Decline

WRLC DASHBOARD

PROGRAMME DASHBOARD

Status Summary

Project	Project Progress / Status Summary
Iwi capacity and capability	A consultant has been engaged to prepare a scoping report for each of the three opportunities and to assist in determining which (if any) of the opportunities to take forward. One on one meetings are being held initially with iwi WRLC members - this is underway. Also underway is information gathering on other similar opportunities.
Kāpiti and Horowhenua Greenfield	This project is scheduled to commence in 2022-23, but preliminary discussions about the project have commenced.
Levin Structure Plan	The project team has been established and progress is well underway. No scope changes or issues identified at this stage.
Lower Hutt Structure Plan	The project is nearing the end of its planning phase. A workshop with key community leaders was held in November to set the direction, kawa (what we do) and tikanga (how we do it).
Ōtaki Pilot Project	<ul style="list-style-type: none"> A Housing and Social Needs Assessment is underway, which is expected to provide increased understanding about the housing needs for iwi/Māori in Ōtaki and their housing aspirations. Procurement processes are beginning for a consultant to produce the toolkit for papakainga housing
Regional approach to climate change impacts	The tender process is underway to appoint a consultant(s) to undertake the assessment in approximately mid-March; an Iwi/Maori Engagement Plan for the project has been started with further work is due to be completed in February after a workshop with WRGF with more guidance about how to develop the engagement approach under the WRGF; GWRC Flood Vulnerability Assessment is tracking well and is almost complete.
Regional Economic Development Plan	Project plan and delivery team has been set up. Work Progress at slower pace with iwi-engagement plan. Steps been taken to incorporate Māori perspective in the REDP. Wairarapa Economic Development Governance Group is revising the WED Strategy with focus on aligning their priorities with REDP. Work in progress by Chapter Leads to engage with stakeholder to plan and draft engagement, planning and starting to write the chapters using the template and guidance
Regional Emissions Reduction Strategy	Stage 1, a technical stocktake, is being done by Jake Roos Consulting for completion by financial year end. Iwi, central and local government agencies were invited to propose Steering Group members; names were received from most TAs and one government agency. The next step is to hire a project manager who will detail the scope and resource requirements for Stages 2 and 3. With good confidence for delivery of Stage 1, amber ratings refer to Stages 2 and 3.
Regional Housing Approach and Action Plan	The project has 4 deliverables. The Issues and Opportunities paper has already been presented to the WRLC. The draft RHAP will be presented to this round of meetings for signoff. Version 1 of the Dashboard is due in March/April 2022 and work on the Housing model options continues with an initial paper being presented in this round of meetings.

Project	Project Progress / Status Summary
Wellington Regional Growth Framework and Regional Policy	Climate change, indigenous biodiversity and freshwater create an integrated frame for how the RPS will direct urban development capacity and housing intensification. Work on developing draft issue statements and objectives is complete, drawing on the Wellington Regional Growth Framework, national direction and documents produced by the three completed whitua processes.
West-East Access, Housing and Resilience Investigation	In December, Waka Kotahi's delegations committee deferred endorsement of the programme business case (PBC) to the National Manager System Design and requested assurance the timing of this PBC is appropriate given resourcing and other work underway such as the Emissions Reduction Plan. We are in the process of recruiting new PMs and Transport Planners. This PBC is the first priority to start once new team members are onboard.

Upcoming communications and engagement opportunities

The WRLC Communications and Engagement Strategy was completed in November 2021.
The WRLC Website went live in December 2021.
The first monthly eNews sent early Feb 22, subscribers have nearly doubled since it was sent to 416.
Our LinkedIn page went live late January, now has 152 followers.
Most projects are moving quickly towards engagement stage. The comms and engagement advisor will be working closely with them to support a consistent approach based on our agreed engagement principles, and identify opportunities for alignment, efficiency and regional coordination.
MPs meeting planned for March 17th may be online given COVID restrictions.
Next horizon for comms manager is finalising project-specific key messaging, increasing our presence on our partners websites and eNews, and building relationships with other relevant sector organisations.

Top Programme Risks and Issues.

Risk	Mitigation and comment
Councils may have limited capacity to deliver or participate in project delivery	Participating councils have indicated that resource availability and capacity may become an issue, which may impact the programme. This is due to both people will key experience moving to other organisations and the amount of resource required to participate in all the reform programmes. Careful prioritisation and planning will be needed to prevent this. Programme management look for opportunities to collaborate or achieve efficiencies, as well as encouraging project leaders to signal any issues early.
Iwi capacity and capability to participate in all levels of the WRLC work programme is limited	A consultant has been engaged to prepare a scoping report to examine three opportunities that may improve iwi capacity and capability to participate in our programme, and to assist in determining which (if any) of the opportunities to take forward.
Issue	Mitigation and comment
No issues have emerged yet	

Wellington Regional Leadership Committee
22 March 2022
Report 22.108



For Information

INTRODUCTION TO THE WELLINGTON TRANSPORT ANALYTICS UNIT

Te take mō te pūrongo

Purpose

1. To introduce the Wellington Regional Leadership Committee (WRLC) to the work of the Wellington Transport Analytics Unit.

Te horopaki

Context

2. The Wellington Transport Analytics Unit is a partnership between Greater Wellington Regional Council (Greater Wellington), Waka Kotahi NZ Transport Agency (Waka Kotahi) and local councils and was established in 2021.
3. The Wellington Transport Analytics Units provides transport modelling and analytical services to the Wellington Region and works together with partners to support a regional view of transport to provide evidence to support efficient decision making.

Ngā tūāoma e whai ake nei

Next steps

4. The Manager of the Wellington Transport Analytics Unit will speak to the presentation ([Attachment 1](#)) at the WRLC meeting on 22 March 2022, and a summary sheet is attached for members’ reference ([Attachment 2](#)).

Ngā āpitihanga

Attachments

Number	Title
1	Wellington Transport Analytics Unit - presentation
2	Wellington Transport Analytics Unit summary

Ngā kaiwaitohu

Signatories

Writer	Andrew Ford – Manager, Wellington Transport Analytics Unit
Approvers	Grant Fletcher – Manager, Regional Transport Luke Troy – Kaiwhakahaere Matua Rautaki General Manager Strategy

He whakarāpopoto i ngā huritaonga Summary of considerations
<i>Fit with Council's roles or with Committee's terms of reference</i> The Wellington Transport Analytics Unit provides transport related modelling and analysis to support spatial planning. The Wellington Transport Analytics Unit supports the WRLC in spatial planning decisions by providing transport related modelling and analysis. It is appropriate for the WRLC to hear about who the Wellington Transport Analytics Unit is, and build a good working relationship with it.
<i>Implications for Māori</i> There are no known implications for Māori arising from this report.
<i>Contribution to Annual Plan / Long Term Plan / Other key strategies and policies</i> The report supposed the delivery of the Wellington Regional Growth Framework.
<i>Internal consultation</i> There was no internal consultation.
<i>Risks and impacts - legal / health and safety etc.</i> Risks and impacts are described to the extent in Attachments 1 and 2.

WELLINGTON TRANSPORT ANALYTICS UNIT

Who are we

- A partnership between GWRC, Waka Kotahi and local councils established in 2021
- A dedicated, independent team that provides transport modelling and analytical services to the region
- A team that will work together with partners to support a regional view of transport, providing the evidence to support efficient decision making



Purpose Statement

Transport analytics provides the evidence base to inform transport and land use decisions, with potentially far-reaching implications that affect our environment, economy, social well-being and urban form

DELIVERING A REGIONAL APPROACH

Delivering a regional approach

- One voice
- Effective use of data
- Informed decision making
- Centre of innovation



Delivering a regional approach

- One voice
- Effective use of data
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- Centre of innovation



Delivering a regional approach

- One voice
- Effective use of data
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- Centre of innovation



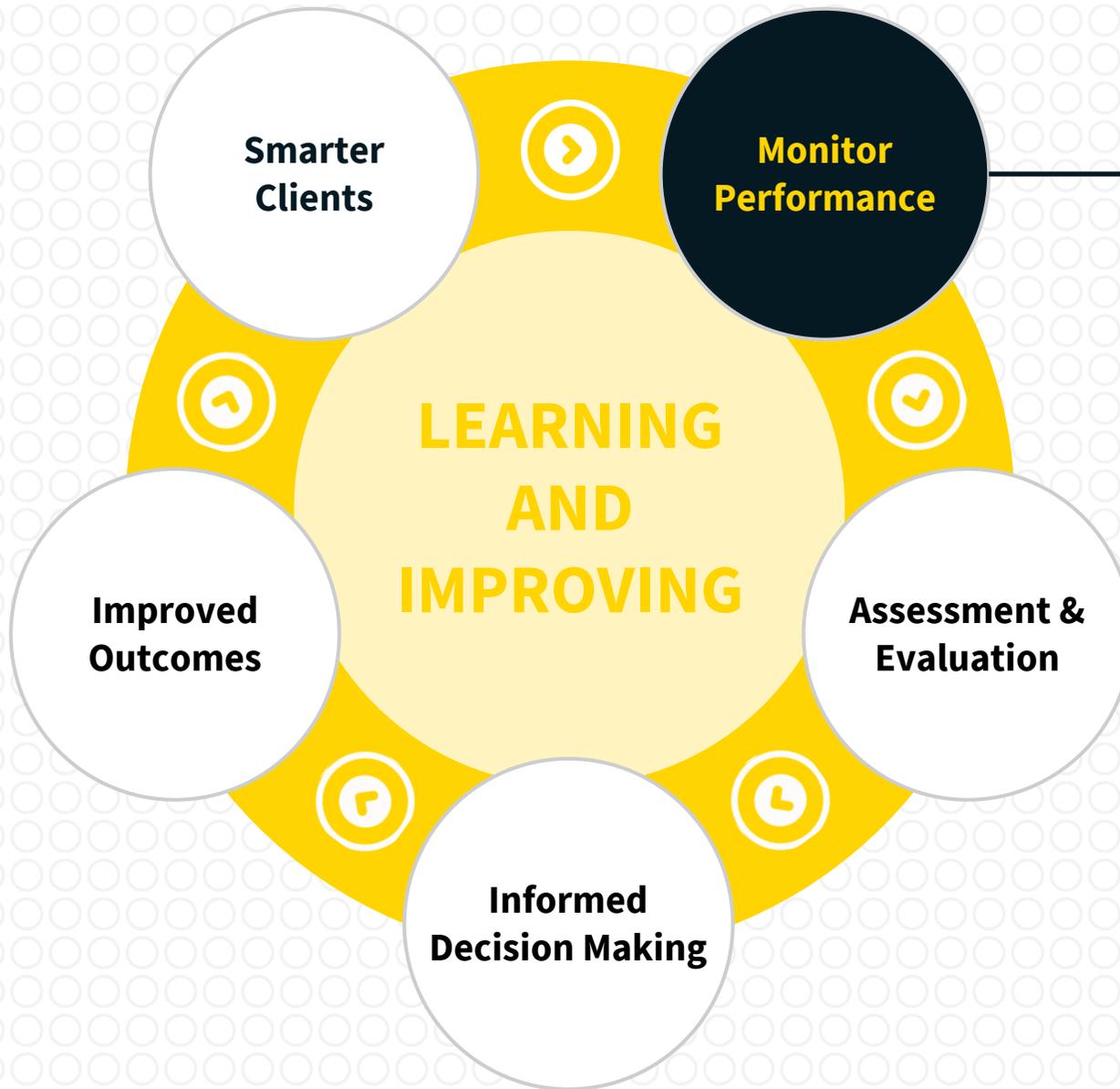
Delivering a regional approach

- One voice
- Effective use of data
- Informed decision making
- Centre of innovation



HOW WE WORK AND ADD VALUE





We actively monitor how people move around the Wellington region looking at mode choice, traffic volumes and use of public transport. We are all about continuous improvement and learning from our experience.



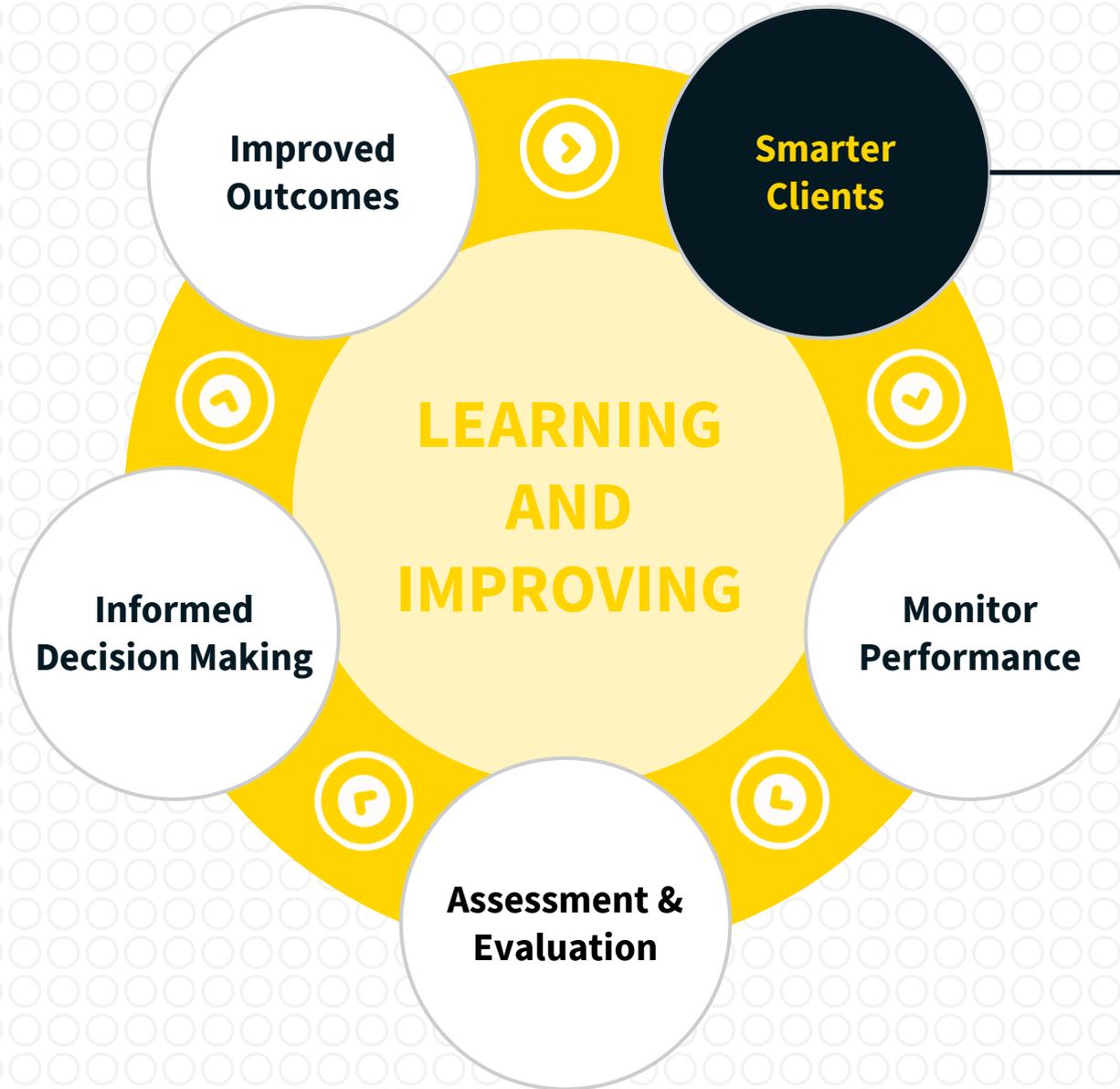
We use specialist forecasting tools and available data to develop transport models and travel demand forecasts to help inform future investment.



We provide specialist support and advice to partner organisations. We present data and model outputs in a format that can be understood by all and used to support informed decision making and greater investor confidence.



More effective and timely interventions leading to improved community outcomes that fit with the region's strategic direction.



Better informed, smarter clients with access to high quality information driving informed regional decision making and investment.



- A consistent regional voice
- Efficient use of resources
- Avoid duplication of work
- Value for money
- Use latest technology
- Proactive
- Continuous Improvement

BENEFITS FOR WELLINGTON REGION



Improved access to analytical resources



Improved alignment



Improved information for decision making



Increased confidence

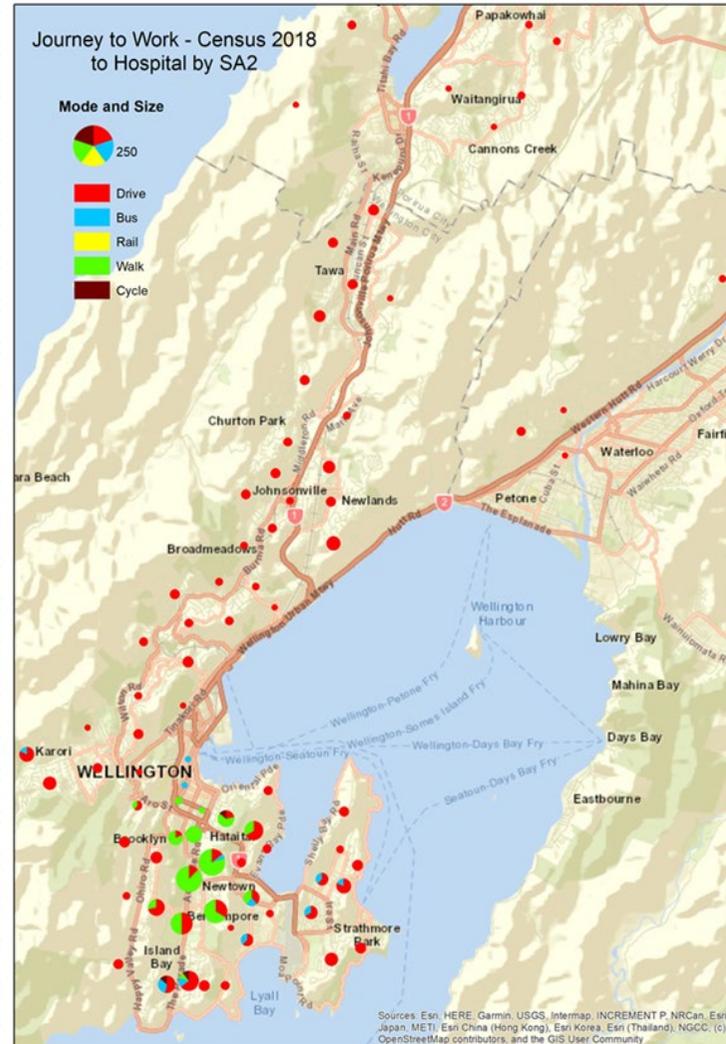
Work programme

- At its core, the work programme supports delivery of the RLTP 2021:
 - 35% increase in non-car mode share
 - 40% reduction in deaths and serious injuries
 - 35% reduction in transport generated carbon dioxide
- The work programme does this by:
 - Providing the **evidence base** to understand opportunities for mode shift, emissions reductions and safety improvements
 - Using **analytics and modelling to inform decision making** to help achieve objectives

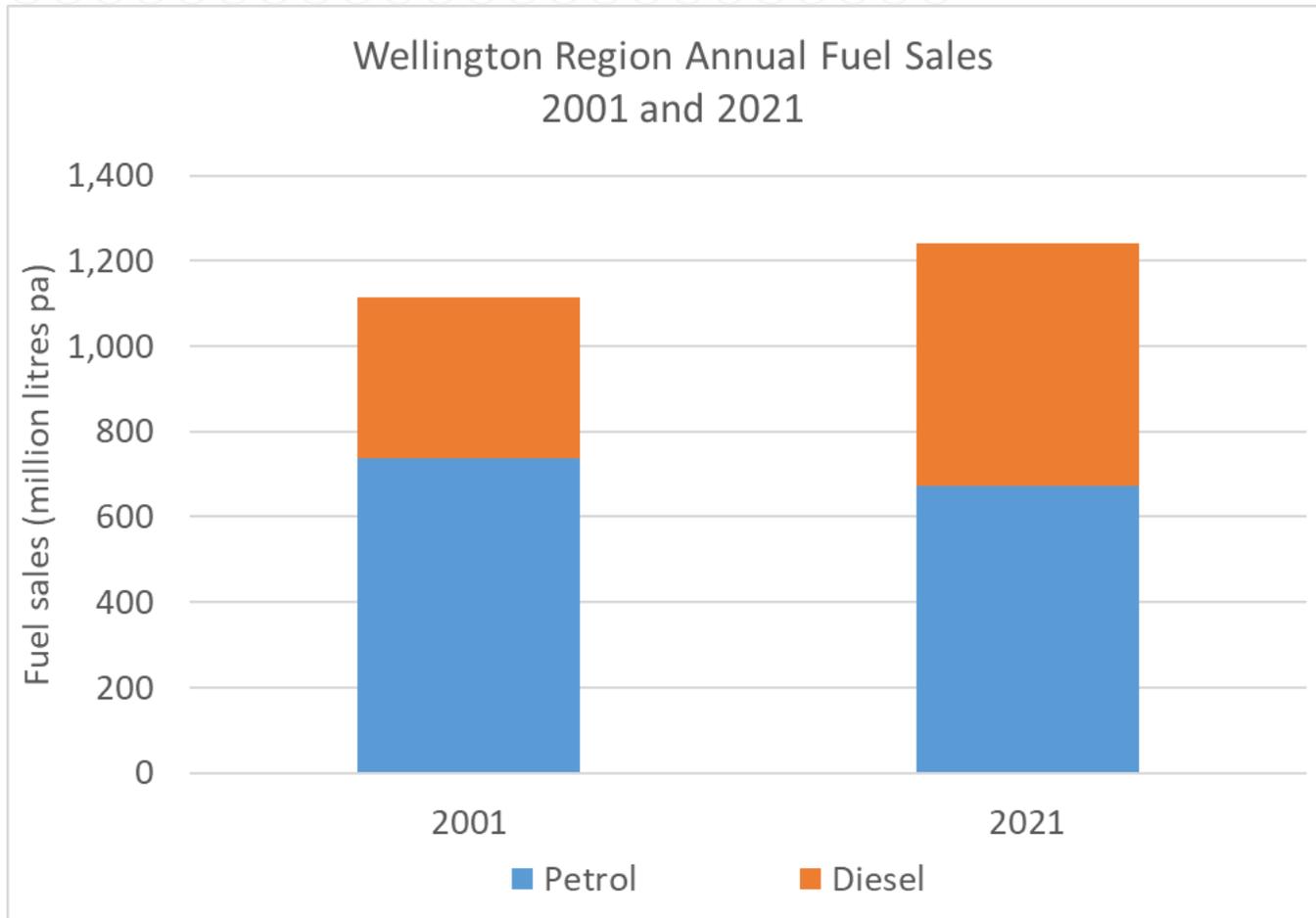
Analytical insights were at the centre of the Wellington Regional Hospital travel action plan

Other projects

- Let's Get Wellington Moving
- Hutt City Transport Strategy
- Eastern Porirua



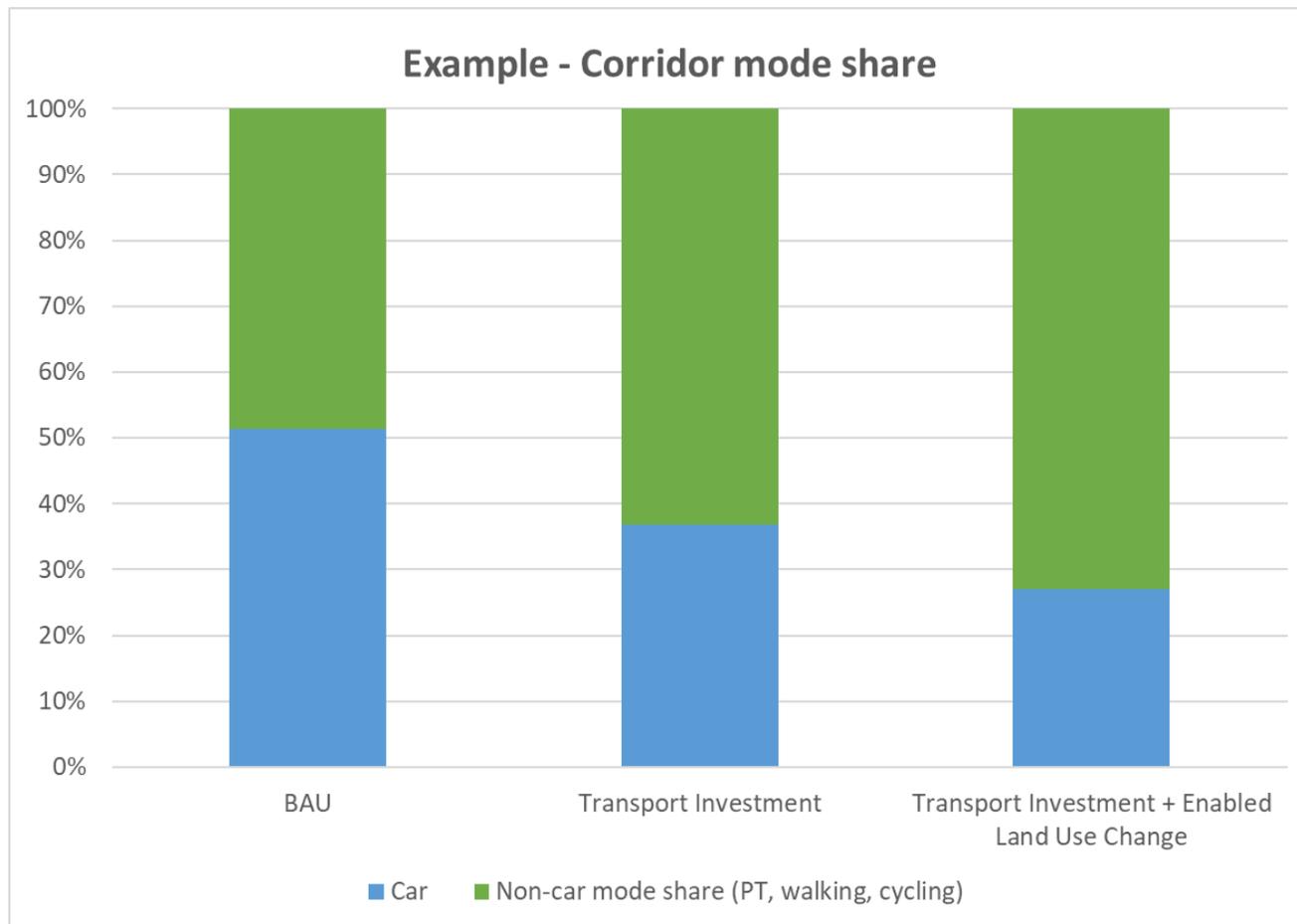
Importance of freight as part of any emissions reduction plans



**10% reduction
in petrol sales
(2001 to 2021)**

**50% increase in
diesel sales
(2001 to 2021)**

Modelling can be used to understand the combined impact of transport and land use



BAU

50% non-car

Transport investment

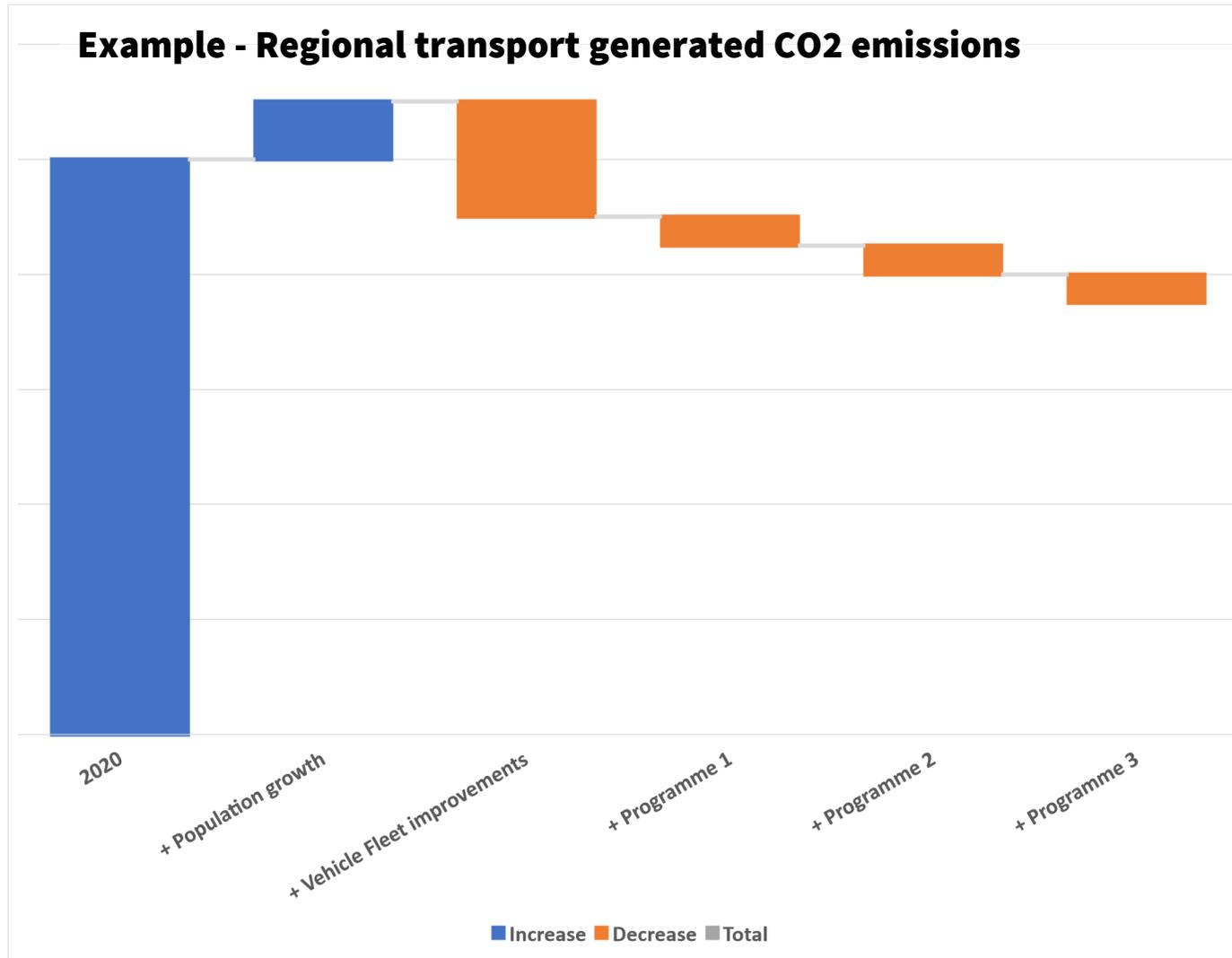
65% non-car

Transport investment + land use

75% non-car

The analytics unit can provide a regional view across multiple projects

Attachment 1 to Report 22.108



Opportunities to develop

- economic and housing data combined with transport?
- improved integration of transport and land use planning?
- real time monitoring to improve knowledge and benefits realisation?
- any other suggestions?

Thank you

Any questions?

A REGIONAL APPROACH TO TRANSPORT ANALYTICS



Purpose Statement

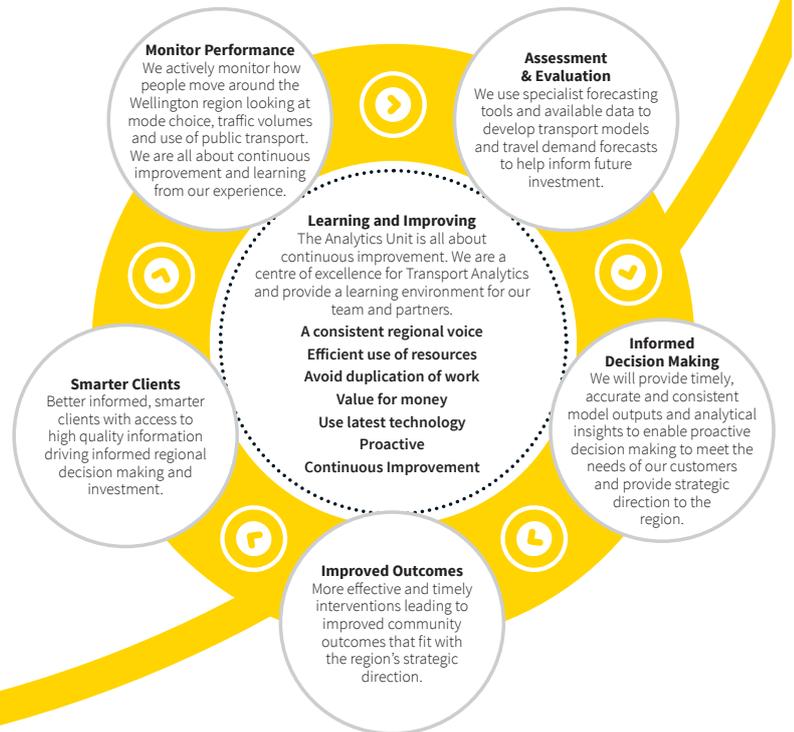
Transport analytics provides the evidence base to inform transport and land-use decisions, with potentially far reaching and long-lasting implications that affect our environment, the economy, social well-being and urban form.

The Wellington Transport Analytics Unit will support a more consistent regional approach to transport and land use planning and aims to deliver:

- One Voice** By working together we support a regional approach to transport modelling and data analytics. We will work with stakeholders to ensure there is consistency of inputs, assumptions, analysis and interpretation, to ensure there is one voice across the Wellington region.
- Effective use of Data** We live in a digital era which has seen our access to technology and information transformed over the past 20 years. The Analytics Unit will ensure we are using available, evidence based, data to best effect to monitor performance, inform transport models and ensure a consistent approach across the region.
- Informed Decision Making** We will provide timely, accurate and consistent model outputs and analytical insights to enable proactive decision making to meet the needs of our customers and provide strategic direction to the region.
- A Centre of Excellence** By working together we are able to share resources, experience and learn from each other. The Analytics Unit is a dedicated team of specialist resources, it will utilise latest technologies, support the development of the team and improve knowledge and awareness within partner organisation.
We are all about continuous improvement.

How we work and the value we add

The Wellington Transport Analytics Unit is a step shift in how we use data and resources in the Wellington Region. Working together we aim to provide a more proactive service that informs decision making rather than reacts to it.



Who we are

The Wellington Transport Analytics Unit is a partnership between Greater Wellington Regional Council (GWRC), local councils and Waka Kotahi NZ Transport Agency (Waka Kotahi) established in 2021.

We combine transport modelling and analytical services in a joint operational unit to provide timely and consistent model outputs and insights to inform investment decision making in the region.

We actively monitor how people move around the Wellington region, using the latest data to provide insights around mode choice and emerging trends. With both data and people, we are all about continuous improvement, learning from our experience and improving capability.

By working together with partners and across projects, we support a regional view of transport, drawing on shared resources to provide analysis and advice to support improved investment choices across the Wellington Region.

We work closely with wider stakeholders including Ministry of Transport, Kainga Ora, freight providers, walking and cycling groups and other transport operators and users.

PLANNING CENTRE OF EXCELLENCE

