



**If calling, please ask for Democratic Services**

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## **Wellington Regional Leadership Committee**

Tuesday 20 September 2022, 3.00pm

Taumata Kōrero, Council Chamber, Greater Wellington Regional Council, 100 Cuba St, Te Aro, Wellington

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### **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 Rūnanga 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

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Tuesday 20 September 2022, 3.00pm

Taumata Kōrero, Council Chamber, Greater Wellington Regional Council, 100 Cuba St, Te Aro, Wellington

## Public Business

No.	Item	Report	Page
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2.	Conflict of interest declarations		
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**Please note these minutes remain unconfirmed until the Wellington Regional Leadership Committee meeting on 20 September 2022**

Report 22.334

## **Public minutes of the Wellington Regional Leadership Committee meeting on Tuesday 26 July 2022**

Council Chamber, Hutt City Council  
30 Laings Road, Lower Hutt, at 10.08am

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### **Members Present**

Hon. Tracey Martin

Chairperson

#### **Councils**

Mayor Anita Baker

Porirua City Council

Mayor Alex Beijen

South Wairarapa District Council

Mayor Campbell Barry

Hutt City Council

Mayor Andy Foster

Wellington City Council

Mayor Wayne Guppy

Upper Hutt City Council

Deputy Mayor Janet Holborow

Kāpiti Coast District Council

Mayor Greg Lang

Carterton District Council

Council Deputy Chair Adrienne Staples

Greater Wellington Regional Council

Mayor Bernie Wanden

Horowhenua District Council

#### **Iwi organisations**

Darrin Apanui

Rangitāne Tū Mai Rā Trust

Kelly Bevan

Te Rūnanga o Raukawa Inc.

Huia Puketapu

Port Nicholson Block Settlement Trust

#### **Observers**

Rachel Keedwell

Horizons Regional Council

Daphne Luke

Te Matarau a Māui

Mayors Barry, Lang and Wanden, Deputy Mayor Holborow, and Kelly Bevan participated at this meeting remotely and counted for the purpose of quorum in accordance with clause 25B of Schedule 7 to the Local Government Act 2002.

## **Karakia timatanga**

The Committee Chair invited Darrin Apanui to open the meeting with a karakia timatanga.

## **Public Business**

### **1 Apologies**

Moved: Mayor Guppy / Council Deputy Chair Staples

That the Committee accepts the apologies for absence from Mayor Patterson, Council Chair Ponter, Ministers Woods and Wood and Helmut Modlik.

The motion was **carried**.

### **2 Declarations of conflicts of interest**

There were no declarations of conflicts of interest from Committee members.

Daphne Luke, Chair, Te Matararau a Māui (Observer), declared a conflict with regard to agenda item 5, Regional Economic Development Plan – Report 22.242, advising that she contributed to the preparation of, and would be a presenter on this item.

### **3 Public participation**

There was no public participation.

### **4 Confirmation of the Public minutes of the Wellington Regional Leadership Committee meeting on 31 May 2022 – Report 22.242**

Moved: Mayor Guppy / Mayor Foster

That the Committee confirms the Public minutes of the Wellington Regional Leadership Committee meeting on 31 May 2022 – Report 22.242.

The motion was **carried**.

### **5 Regional Economic Development Plan – Report 22.319**

John Allen, CEO, WellingtonNZ introduced the report and Stuart Taylor, Project Manager, Regional Economic Development Plan, tabled a presentation. Mr Allen introduced the chapter leads of the Wellington Regional Economic Development Plan, who spoke to the relevant sections of the presentation, as follows:

- David Wilks, Weta Workshop, Chapter Lead for Screen, Creative and Digital
- Daphne Luke, Chair, Te Matararau a Māui, Chapter Lead for Māori Economic Development

- Darryn Grant, Kāpiti Coast District Council and Matt Steele, Masterton District Council, Chapter Leads for Primary Sector, Food and Fibre.

Moved: Mayor Guppy / Mayor Foster

That the Committee:

- 1 Approves the Wellington Regional Economic Development Plan (Attachment 1).
- 2 Delegates to the Committee Chair to make any minor amendments and editorial changes to the Wellington Regional Economic Development Plan prior to publication.
- 3 Notes that the Regional Economic Development Rate will be used to support the delivery and oversight of the Wellington Regional Economic Development Plan.
- 4 Agrees to actively engage with central government ministries and agencies to reinforce the value of supporting the screen sector through the screen funding review and any other opportunities.

Moved as an amendment (to be an additional motion):

Huia Puketapu / Mayor Baker

- 5 Approves the renaming of the plan to the Wellington Regional Ethical Economic Development Plan.

The amendment was **lost**.

The substantive motion was put and was **carried**.

## **6 Wellington Regional Leadership Committee Annual Reporting – Report 22.303**

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

Moved: Council Deputy Chair Staples / Huia Puketapu

That the Committee:

- 1 Agrees to the content of the Annual Reporting as presented in Attachment 1.
- 2 Notes that work on the format of the report is still to be completed.

The motion was **carried**.

## **7 Future Development Strategy – Working Challenges and Objectives – Report 22.311**

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

Moved: Mayor Beijen / Darrin Apanui

That the Committee:

- 1 Endorses the suggested new working Challenges and Objectives outlined in paragraphs 10 and 11 of this report.

- 2 Notes that final wording for these Challenges and Objectives will be presented to the Committee at a later date.
- 3 Agrees that the Future Development Strategy include a representation of the iwi/Māori spatial view for the region to include such elements as, but not limited to, marae, urupa, land holdings and treaty settlement sites.

The motion was **carried**.

## **8 Programme Director's Report – Report 22.310**

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

Moved: Huia Puketapu / Mayor Beijen

That the Committee:

- 1 Endorses the direction of work outlined in the Programme Director's Report.
- 2 Endorses that as a matter of practice for the new triennium and beyond, the Deputy Mayor, or Deputy Chair for Greater Wellington Regional Council, is selected by way of position for the local authority alternate in every case.

The motion was **carried**.

## **Karakia whakamutunga**

The Committee Chair invited Darrin Apanui to close the meeting with a karakia whakamutunga.

The public meeting closed at 11.35am.

Hon. Tracey Martin

**Chair**

Date:

**Wellington Regional Leadership Committee  
20 September 2022  
Report 22.400**



**For Decision**

**PROPOSED MEETING SCHEDULE FOR 2023**

**Te take mō te pūrongo**

**Purpose**

1. To advise the Wellington Regional Leadership Committee (WRLC) of the indicative meeting and workshop dates for 2023.

**He tūtohu**

**Recommendations**

That the Committee:

- 1 **Adopts the** 2023 meeting dates, as follows:
  - a 7 March 2023
  - b 13 June 2023
  - c 19 September 2023
  - d 5 December 2023.
- 2 **Agrees** to the meeting start time of 9.00am.
- 3 **Authorises** the Kaiwhakahaere Matua/Manager, Democratic Services, Greater Wellington Regional Council, in consultation with the Joint Committee Chair and Programme Director, Wellington Regional Leadership Committee Secretariat, to amend the schedule as necessary.
- 4 **Notes**, that as the Administering Authority, Greater Wellington will circulate the meeting schedule to members and key stakeholders.

**Te tāhū kōrero**

**Background**

2. The Committee's Terms of Reference states that meetings will be held every two months, or as necessary as determined by the Chairperson. In 2022, five meetings were held.
3. The five Committee meetings in 2022 have been held on a Tuesday, and in most cases have been held on the same day as the Wellington Civil Defence Emergency Management (CDEM) Group and Regional Transport Committee meetings. This is because the three committees have a similar membership.

## **Te tātaritanga Analysis**

4. Officers are proposing four meetings for 2023, to be held quarterly. These will be held in March, June, September, and December. More meetings may be scheduled if, and when, required, and in consultation with the Programme Director and Chairperson.
5. The Committee, CDEM Group and Regional Transport Committee have overlapping memberships, and combining the three meetings into one day will minimise the number of days committee members will need to be available.
6. Officers have taken on board the comments members raised at previous meetings regarding attendance and participation by Ministers of the Crown. It is proposed that Committee meetings begin at 9.00am to facilitate their involvement.
7. Because meetings will be held on the same day as the CDEM Group and Regional Transport Committee, meetings will be held in Taumata Kōrero – Council Chamber, at Greater Wellington Regional Council’s Wellington office, unless otherwise notified.
8. Workshops will be scheduled approximately midway between each meeting.
9. The Chairperson has been consulted and agreed with the indicative meeting schedule approach.

## **Ngā hua ahumoni Financial implications**

10. The costs associated with the meetings will be met from existing budgets.

## **Ngā Take e hāngai ana te iwi Māori Implications for Māori**

11. Mana whenua are represented on the Committee, and by providing an indicative schedule well in advance will enable mana whenua representatives to be present for and participate at Committee meetings.

## **Ngā tikanga whakatau Decision-making process**

12. 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**

13. Officers considered the significance (as defined in Part 6 of the Local Government Act 2002) of the matters for decision, taking into account 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**

14. External engagement was not considered necessary.

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

15. Officers will advise the offices of the mayors and the Regional Council Chair, Ministers of the Crown, and iwi members of the meeting dates for 2023.

16. Meetings will be publicly notified in *The Dominion Post*, *Wairarapa Times-Age* and published on Greater Wellington’s website. This is in accordance with the public notice requirements of the Local Government Official Information and Meetings Act 1987 and Greater Wellington Regional Council’s Standing Orders.

**Ngā kaiwaitohu**  
**Signatories**

Writer	Lucas Stevenson – Kaitohutohu   Advisor, Democratic Services
Approvers	Alex Smith – Kaitohutohu Matua   Senior Advisor, Democratic Services Francis Ryan – Kaiwhakahaere Matua   Manager, Democratic Services Luke Troy – Kaiwhakahaere Matua Rautaki   General Manager Strategy Kim Kelly – Programme Director, Wellington Regional Leadership Committee Secretariat

<b>He whakarāpopoto i ngā huritaonga Summary of considerations</b>
<b><i>Fit with Council's roles or with Committee's terms of reference</i></b> The Committee's Terms of Reference state that meetings will be held every two months, or as necessary by the Committee Chairperson.
<b><i>Contribution to Annual Plan / Long Term Plan / Other key strategies and policies</i></b> There are no implications, but the indicative meeting schedule will enable the Committee to consider reports and issues relevant to its areas of responsibilities at relevant times.
<b><i>Internal consultation</i></b> Officers consulted with the Programme Director, Wellington Regional Leadership Committee Secretariat; Principal Strategic Advisor, Regional Transport; and Manager, Business Development, WREMO.
<b><i>Risks and impacts - legal / health and safety etc.</i></b> There are no known risks or impacts.

**Wellington Regional Leadership Committee**  
**20 September 2022**  
**Report 22.405**



**For Decision**

## **PROGRAMME DIRECTOR'S REPORT – SEPTEMBER 2022**

### **Te take mō te pūrongo**

#### **Purpose**

1. To update the Wellington Regional Leadership Committee (WRLC) on the work of the Secretariat and other parties.

### **He tūtohu**

#### **Recommendations**

That the Committee:

- 1 **Endorses** the direction of work outlined in the Programme Director's Report, in particular the work on the Regional Housing Dashboard.
- 2 **Notes** the key points in **Attachment 1** with regard to the alignment of the Wellington Regional Growth Framework and the Regional Policy Statement.

### **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**

##### ***National and regional level policy direction of interest***

3. 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 and regional level since the last meeting that are likely to have an impact on the work of the WRLC.
4. Officers consider the below policy changes are of interest. Most councils are wanting to work on these/submit to these "at the front end" as much as they can to better have a say on and influence outcomes. This takes considerable resource.
  - a National Policy Statement on Highly Productive Land. Final decisions will be made by Ministers and Cabinet on 12 September 2022. If approved by Cabinet, the proposal would be gazetted and take effect soon after decisions are made. Information can be found at the following link: [Proposed national policy statement for highly productive land | Ministry for the Environment](#).

**Update on implementation of National Policy Statement on Urban Development (NPSUD)**

5. Under the NPSUD, the government is introducing new rules for all high-growth areas to accommodate more residents, businesses and community services in urban areas.
6. Whilst the NPSUD includes a number of changes, those most often referred to and most applicable are:
  - a Enabling building heights of at least six storeys within at least a walkable catchment of existing and planned rapid transit stops and:
  - b Medium Density Residential Standards (MDRS) or 3 by 3 – allowing for 3 dwellings of three storeys
7. Tier 1 Councils (Upper Hutt City Council, Hutt City Council, Wellington City Council, Porirua City Council and Kāpiti Coast District Council) have all now prepared District Plan changes to enable the NPSUD changes as required and Greater Wellington Regional Council (Greater Wellington) has prepared an updated Regional Policy Statement (RPS), also to enable the NPSUD changes.
8. Whilst not all councils have modelled their new District Plan capacity some numbers as examples of capacity are:
  - a Porirua City Council – now has a plan enabled theoretical capacity<sup>1</sup> of 224,000 houses in Porirua. To put that number in perspective there are currently 20,000 houses in Porirua.
  - b Wellington City Council - The Draft District Plan (released for public consultation in late 2021) enables a realisable development capacity of ~74,000 dwellings, from a Plan enabled theoretical capacity of ~240,000 dwellings. Note this may reduce following the decision at the 23 June 2022 Planning and Environment Committee decision to notify the Proposed District Plan.
  - c Kāpiti Coast District Council section 32 report for their Plan Change shows:

	<b>Theoretical plan-enabled residential development capacity (net additional number of dwellings)</b>	<b>% of additional capacity that needs to be feasible and realisable in order to meet long-term demand (16,185 dwellings)</b>
Operative District Plan	17,983	90%
PC2 – Infill scenario	46,813	34.6%
PC2 – Redevelopment scenario	164,020	9.9%

<sup>1</sup> Theoretical Capacity / Plan-Enabled Capacity - what could potentially be built within the planning regulations and development envelope for each site; Feasible Capacity - what is profitable / feasible to build on each site; Realisable Capacity - an estimate of how much feasible capacity will be realised based on projected household demand, changing household demographics and dwelling consents patterns

9. The WRLC has a project called “Wellington Regional Growth Framework and Regional Policy Statement alignment” This project is being managed by Greater Wellington as part of its regulatory role. As noted above, Greater Wellington have recently prepared an updated RPS to enable the changes required under the NPSUD. This is now out for consultation
10. **Attachment 1** provides key points of the alignment between the Wellington Regional Growth Framework and the Regional Policy Statement.

### ***Regional Housing Data Dashboard***

11. At its meeting on 31 August 2022, the WRLC Senior Staff Group considered a proposal for a regional housing dashboard. This is an action under the approved Regional Housing Action Plan.
12. The proposal is to provide a single source of regional housing data and analytics. The availability and accessibility of data is particularly important for decision making for housing developers, both private and public. Standardised, unitary data can help developers identify areas of need and focus their investment. It will help with planning their work pipeline and reduce inefficiencies.
13. Housing data in this region is currently available from various sources. They are either freely available on central government websites, free on request from central and local government agencies or for a fee from commercial entities that collate the data. At a regional level the data is fragmented in the following ways:
  - a It has poor regional alignment and integration. As many agencies are collecting the same data and doing the same analysis, there is also duplication of effort.
  - b This approach limits the effectiveness and efficiency of data collection and analytics. It limits the ability to have an overarching regional view.
  - c In addition, the right level of data is not consistently available, and organisations have different levels of capacity and capability to be able to provide analytics and strategic advice for decision making.
  - d For some agencies, their scale is too small to allow for any degree of specialisation. Staff are required to provide analytics on top of their other jobs, or it is not provided at all.
  - e Analytics occurs across institutional silos, creating inefficiencies and not fully aligning regional investment, reducing its efficiency and effectiveness
14. There is a huge opportunity to enable the housing and urban development sectors access to consistent data, both regionally consolidated and broken down to appropriate levels. This will enable them to have a better understanding of the housing market and opportunities and make strategic decisions at a regional level.
15. The real and tangible benefit for the region is a centralised, coordinated approach to housing data and analysis similar to that of Wellington Transport Analytics Unit. The benefits are:
  - a Regional data and analytics supports timely decision-making:

- i organisations can more easily access a regional pool of data and information
    - ii organisations that currently have limited or no in-house capability can access specialist resource
    - iii organisations with some in-house capability will be able to access a broader pool of specialists
    - iv creates an enhanced channel for inter-regional and national co-operation.
  - b Improved alignment among housing stakeholders reduces conflict, duplication and costs of rework:
    - i enables more efficient and coordinated management of data, information and tools
    - ii more efficient working and greater productivity
    - iii ensures organisations are working with the same underlying assumptions
    - iv enables better co-ordination and consistency of analytics supporting different projects
    - v ensures analysis examines both local and regional considerations
    - vi enables a clearer picture to be presented to decision makers.
  - c Increased confidence in analytic products supports robust decision-making:
    - i greater separation from political or local-centric influences increases the independence of analytics advice
    - ii greater transparency around the scope of analysis and critical assumptions
    - iii access to greater breadth or more specialist / experienced resource
    - iv analysis findings are communicated more consistently to decision-makers.
  - d Improved evidence from housing analytics enhances planning, design and maintenance:
    - i inclusion of systematic continuous improvement processes builds capability and enhances the quality of outputs
    - ii improved “translation/interpretation” of analysis leads to better understanding of the factors that can influence housing decisions
    - iii analytical alignment (analysts agree what the results are saying) leaves decision-makers to agree what this means and how important it is
- 16. The Senior Staff Group approved the proposal and work will now commence on agreeing immediate and longer-term data reporting requirements (e.g., which indicators/data sources) and finding a suitable vendor to work with us on this project.

**Ngā hua ahumoni**  
**Financial implications**

- 17. The Regional Housing Dashboard setup will be funded from project costs provided by councils for the 2022/2023-year work programme.

## **Ngā Take e hāngai ana te iwi Māori Implications for Māori**

18. The work on the Regional Housing Dashboard will be of interest to Māori land developers, iwi Community Housing Providers and others. Iwi partners will be included in the work in agreeing what data we need to collect that will be of value for them.

## **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. 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.
22. Feedback from the WRLC Senior Staff Group at their meeting of 31 August 2022 has been incorporated into this report in particular related to the Regional Housing Dashboard. It was noted that:
  - a A "full-service model" option should be implemented – this would include readily available information such as the number of new dwelling consents and information not yet readily available such as the number of dwellings built and a number of housing poverty measures.
  - b Given that some input from council and other staff will be required as part of the housing dashboard setup (i.e. determining the set of indicators), we may need to stage the work to take into account the lack of council resources in some areas.
  - c We need to include data/information across the whole housing system such as data that helps us understand housing poverty, Māori housing indicators.
23. Feedback from the WRLC CEO Group on 9 September 2022 has been incorporated into this report in particular related to:
  - a Wanting to understand the process for identifying indicators for the dashboard and reporting. Who will be involved and who signs this off.

- b A request to ensure that we use data and networks that are already available. This aspect is being built into the next stage for this work.

**Ngā tūāoma e whai ake nei**

**Next steps**

- 24. The next steps with regards to the Regional Housing Dashboard are to commence on agreeing immediate and longer-term data reporting requirements (e.g., which indicators/data sources) and finding a suitable vendor to work with us on this project.

**Ngā āpitihanga**

**Attachment**

<b>Number</b>	<b>Title</b>
1	Wellington Regional Growth Framework and Regional Policy Statement Alignment

**Ngā kaiwaitohu**

**Signatory**

Approver	Kim Kelly – Programme Director, Wellington Regional Leadership Committee Secretariat
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<b>He whakarāpopoto i ngā huritaonga Summary of considerations</b>
<b><i>Fit with Council's roles or with Committee's terms of reference</i></b> 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.
<b><i>Contribution to Annual Plan / Long Term Plan / Other key strategies and policies</i></b> The activity outlined in this report contributes towards the work of the Wellington Regional Growth Framework.
<b><i>Internal consultation</i></b> 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.
<b><i>Risks and impacts - legal / health and safety etc.</i></b> There are no known risks arising from this report.

## Key messages re WRGF and RPS for WRLC

1. **The Wellington Regional Growth Framework (WRGF) provides for urban development in both brownfield areas and greenfield areas.**
2. **The Wellington Regional Growth Framework recognised the lack of regulatory teeth to support new greenfield that provides more housing density than we would currently see and that are built to support multi-modal options**

When the WRGF was being developed the NPSUD relating to enabling density around rapid transit stops had been signalled. There was a level of comfort that this direction would provide “regulatory” teeth to the direction of density around transport nodes.

Recognising that there was no regulatory tool at that time (July 2021) to provide for similar outcomes related to density and public transport connection in greenfield areas, the following key move was included in the WRGF

- Make better use of the region's limited supply of well-located greenfield land  
By undertaking future urban area development differently we can ensure that more housing is delivered at medium and higher densities (such as terraced housing or apartments), and that new development is built to support multi-modal transport options for residents, with an emphasis on being rapid transit orientated where it is easy to access rapid transport services.

3. **This was recognised in the 2021/2022 work programme of the WRLC with a specific project to focus on aligning the WRGF and the RPS.**

A key project approved by the WRLC in its 2021/2022 work programme was “Wellington Regional Growth Framework and Regional Policy Statement alignment – to be led by Greater Wellington Regional Council as part of their business-as-usual work.”

This project was described in the WRLC papers as “Develop proposed changes to the Regional Policy Statement for the Wellington Region (RPS) to provide the regulatory framework for implementing the Wellington Regional Growth Framework (WRGF) and giving effect to relevant national policy direction (primarily the NPSUD and NPSFM)”

4. **This was further recognised when updating the WRGF Challenges and Objectives as part of the development of a Future Development Strategy (FDS) and in particular with a new objective being – “Rethink urban form to be less car dependent, create behaviour change to rapidly reduce travel by vehicles in order to reduce emissions from transport and meet our regional climate change objectives.”**

At its meeting of 26 July 2022, the WRLC endorsed a number of working objectives for the FDS now underway. These are:

- Increase housing supply, and improve housing affordability and quality, and housing and tenure choice.
- Enable growth that protects and enhances the quality of the natural environment and accounts for a transition to a carbon zero future.
- Improve multi-modal access to and between housing, employment, education and services.
- Rethink urban form to be less car dependent, create behaviour change to rapidly reduce travel by vehicles in order to reduce emissions from transport and meet our regional climate change objectives.
- Encourage sustainable, quality, resilient and affordable communities that make efficient use of existing built, social and community infrastructure and resources.

- Build climate change resilience and avoid increasing the impacts and risks from natural hazards.
  - Create local sustainable employment opportunities.
- 4. The proposed Regional Policy Statement includes a focus on urban development capacity and climate change (amongst others) that aims to provide the regulatory teeth required for more density in greenfield and creating less car dependent areas.**

Wellington Regional Council (Greater Wellington) has prepared Proposed Change 1 to the Regional Policy Statement to make changes to the Regional Policy Statement to account for new national direction and to address issues in the Wellington Region. Proposed Change 1 to the Regional Policy Statement is now open for public submission.

The focus of Proposed Change 1 to the Regional Policy Statement is to implement and support the National Policy Statement on Urban Development 2020 (NPS-UD) and to start the implementation of the National Policy Statement for Freshwater Management 2020 (NPS-FM). It also addresses issues related to climate change, indigenous biodiversity and high natural character.

The Regional Policy Statement Change gives regulatory weight to the WRGF to ensure that urban development is happening in the right places in the right way.

The key topics being addressed in RPS Change 1 are:

- a. Lack of urban development capacity and implementation of the National Policy Statement on Urban Development (NPS-UD) and Wellington Regional Growth Framework
- b. Degradation of freshwater and partial implementation of the National Policy Statement for Freshwater Management (NPS-FM)
- c. Loss and degradation of indigenous biodiversity including regional policy to implement central government strategy and draft RMA national policy direction
- d. The impacts of climate change including regional policy to complement central government policy direction.

Topics (a) and (d) above in particular align with the WRLC work programme.

- 5. Another area in the RPS that is a big step-change is around providing for mana whenua and their relationship with ancestral land. This includes enabling exercise of Tino Rangatiratanga, recognising marae and papakāinga as taonga and providing for them, and providing for development of Māori land.**

These provisions will help deliver transformational housing and development outcomes for iwi/Māori (as in Key Move 5 of the WRGF) as below.

- Deliver transformational housing and development outcomes for iwi/Māori  
By partnering with iwi, the Crown and councils to deliver transformational housing, urban development and economic development outcomes for iwi/Māori

- 6. The proposed Regional Policy Statement focus on climate change and urban development capacity is aligned with the Wellington Regional Growth Framework, the Wellington Regional Growth Framework and RPS project in the WRLC work programme and the updated Future Development Strategy challenges and objectives.**

**Wellington Regional Leadership Committee**  
**20 September 2022**  
**Report 22.406**



**For Decision**

**WELLINGTON REGIONAL LEADERSHIP COMMITTEE PROGRAMME REPORTING  
– SEPTEMBER 2022**

**Te take mō te pūrongo**

**Purpose**

1. To update the Wellington Regional Leadership Committee (WRLC) on its projects and programmes and identify a number of recommendations.

**He tūtohu**

**Recommendations**

That the Committee:

1. **Notes** the progress on the three projects outlined in this report.
2. **Agrees** to support the option a. as outlined in paragraph 20 of this report and update the Agreement and Terms of Reference for the Wellington Regional Leadership Committee to enable the Committee to sign off the draft and final of the Future Development Strategy, and form a subcommittee to undertake hearings on the Future Development Strategy.
3. **Agrees** that, with regard to the Regional Housing Delivery Unit and Joint Building Consent Unit project:
  - a. That no further work should be undertaken on a joint building consenting unit.
  - b. That no further work should be undertaken regionally on a regional housing delivery unit.

**Te horopaki**

**Context**

2. The Programme Report is provided to highlight progress, plans and issues and risks to the WRLC.
3. The Programme Report in **Attachment 1** consists of information from Project Status Reports that are submitted by each project manager.

## **Te tātaritanga Analysis**

### ***Programme report***

4. The Programme Report is provided to highlight progress, plans and issues and risks to the WRLC.
5. The Programme Report (**Attachment 1**) consists of information from Project Status Reports that are submitted by each project manager.
6. The Programme Report for September 2022 shows that all projects are currently making satisfactory progress.
7. While programme risks exist, they are being managed.
8. A comprehensive programme of communications and engagement opportunities is also underway.
9. The Indicator Dashboard is provided to highlight some of the measures relating to the programme's objectives.

### **Regional Food System Strategy Project update**

10. This project was a Year Three project that the WRLC has previously agreed to include as a Year Two (2022/2023) project.
11. Key update points to note on this project and as discussed at the Senior Staff Group meeting are:
  - a. The lead agency is Te Whatu Ora (Health New Zealand), who will provide a project lead resource. This saves us having to fund an external project lead. It also builds on our relationship with another key central government partner.
  - b. Detailed project planning shows that the current cost estimate of \$100,000 would only be sufficient to deliver stage one of the project, which consists of a significant degree of engagement and data collection to inform the strategy.
  - c. The project can be provided further funding from Councils to complete the subsequent stages due to the importance of this project's contribution to the regional as well as local environmental, community and economic outcomes.
  - d. The project team are actively seeking funding from other sources including central government sources to alleviate Council's financial commitment, but success in securing this funding is not guaranteed.
  - e. Work on the cost of subsequent stages will be established at the conclusion of stage one.
  - f. The project team is still developing the scope of the project. The scope will include working with other WRLC projects, including ones specified in the Regional Economic Development Plan:
    - i. Western Growth Corridor Food and Beverage Programme
    - ii. Identify opportunities to grow jobs, value and connections in the food and fibre sector in Wairarapa

### ***Future Development Strategy (FDS) update***

12. The Project Lead for this project commenced in mid-August.
13. A Core Team (meeting frequently to work on the content and process of the FDS) and a Steering Group (meeting monthly to review and confirm content and process) have been established and have met.
14. Two early areas for more consideration have been identified for discussion in this paper:

#### *Area 1: Hapū and iwi values and aspirations for urban development*

15. Every FDS must include “a clear statement of hapū and iwi values and aspirations for urban development”. For instance on page 24 of the Draft Nelson Tasman FDS, which can be downloaded at the following link: [Future Development Strategy 2022 - 2052 | Tasman District Council](#), which provides the statement of hapū and iwi values and aspirations for urban development for their area.
16. We would welcome a discussion with WRLC iwi members on the best option/s to gather “a clear statement of hapū and iwi values and aspirations for urban development”. Some options for this have been identified but need to be informed by WRLC iwi partners.

#### *Area 2: Which entity/s must or could sign off the draft FDS, undertake hearings and sign off the final FDS?*

17. The WRLC secretariat has received legal advice that states: “It is beyond the scope of the WRLC powers to approve the FDS, draft or final, on behalf of the member Councils at present. Those decisions on the FDS currently must be made by each individual Council.”
18. This is because the current Agreement and Terms of Reference of the WRLC currently identifies that the WRLC is responsible for the Wellington Regional Growth Framework (WRGF) specifically.
19. When developing and finalising an FDS we must use the Special Consultative Procedure (SCP) which requires amongst other things, a draft FDS (A Statement of Proposal), hearings and an approved final FDS.
20. Whilst a number of options exist for how this could be undertaken, key options can be summarised as:
  - a Updating the Agreement and Terms of Reference for the WRLC to enable the WRLC to sign off the draft and final of the FDS and form a subcommittee to undertake hearings on the FDS. This option will include iwi and central government partners and is in line with the process followed for the WRGF, albeit there were no hearings.
  - b Not changing the Agreement and Terms of Reference for the WRLC and running ten separate sign off and hearings processes. This option is unlikely to result in one agreed document and is unlikely to involve iwi (unless standing orders allow for this) and central government.

21. The WRLC CEO Group at their meeting of 9 September 2022 were unanimous in their view that *option a – update the Agreement and Terms of Reference for the WRLC* - should be undertaken and this is reflected in the recommendation to the WRLC above.
22. During the early-mid 2023 time period, we will need to run a number of workshops with the WRLC, all council members, iwi partners and central government partners on this project, similar to the workshops held for the WRGF.
23. We will continue to provide regular updates on this project.

**Regional Housing Delivery Unit and Joint Building Consent Unit project update**

24. At the WRLC meeting of 22 March 2022 the WRLC considered a paper “Regional Housing Delivery Options”. The purpose of the report was to:
  - a Describe the strategic context in which councils and others could be better structured to deliver housing, develop regional housing policy, and implement large scale transformational projects
  - b Explore the case for change by identifying problems and benefits
  - c Identify the purpose of any recommended change and assess its alignment with current regional and national activities
  - d Identify key assumptions and risks
25. The WRLC made the following relevant resolution.
  - a 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.
26. Since the paper and resolution outlined above a number of decisions have been made or investigations underway that may (or may not) impact on any decision to establish a regional housing delivery unit and/or a joint building consent unit.
27. Changes include a range of reforms such as Future of Local Government, Three Waters Reform, RMA Reform and more recently the Government has launched a review of the building consent system.
28. Changes also includes a number of aspects such as:
  - a Wellington City Council establishing a Community Housing Provider (CHP) for its social housing stock.
  - b Let’s Get Wellington Moving and the Northern Growth Area projects considering options for a Specified Development Project (SDP). See [Specified Development Project :: Kāinga Ora – Homes and Communities \(kaingaora.govt.nz\)](https://www.kaingaora.govt.nz/specified-development-project) for more information on what an SDP is.
  - c The Northern Growth Area has now been accepted for assessment as an SDP.
  - d Kāpiti Coast District Council’s proposal to help more people access affordable housing where council is proposing to establish an independent community land trust (CLT) that could work with iwi partners and other organisations and housing providers to deliver affordable housing outcomes for Kāpiti.

29. At the WRLC CEO Group meeting on 9 September 2022, there was a clear direction from the CEO group that due to all these changes, the results of which many are still unknown, and the increased level of collaboration in this region, the following should occur:
- a That no further work should be undertaken on a joint building consenting unit. It was felt that this would not noticeably enable more houses to be built in the region and now is the topics of a nationwide review and changes required could be dealt with at that level.
  - b That no further work should be undertaken regionally on a regional housing delivery unit. It was felt that with some councils having moved forward since March 2022 (as per the examples in point 24 above), other councils that had a need to be part of a housing delivery unit could work together on this on an “as needs” basis.
30. Both these points are covered as recommendations above.

### **Ngā hua ahumoni Financial implications**

31. While there are no funding implications from the reporting in Attachment 1, it provides a summary of the financial activity and reflects the funding principles as agreed with local government and central government partners.
32. The funding implications for Regional Food System Strategy Project are outlined under that item above.

### **Ngā Take e hāngai ana te iwi Māori Implications for Māori**

33. All projects listed include objectives to create better outcomes for Māori;
- a To help overcome iwi capacity and capability challenges in being involved in all our projects (Iwi Capacity and Capability project)
  - b Improving housing outcomes for Māori (Regional Housing Action Plan, Levin Taitoko Structure Plan, Te Mahere Tupu - Lower Hutt Structure Plan, Ōtaki Pilot Project, Complex Development Opportunities)
  - c Ensuring that the Māori voice is reflected in our strategies and plans (Regional approach to climate change, Regional Emissions Reduction Strategy, Regional Food System Strategy Project, Wellington Regional Growth Framework and Regional Policy, Future Development Strategy, West-East Connections)
  - d Creating better economic development opportunities for Māori (Regional Economic Development Plan).
34. There continues to be challenges in ensuring that there is iwi representation in each project, iwi members sit on the WRLC, and they have been part of the programme decision making processes.

35. The decision making and hearing option recommended for the FDS will enable iwi partners to the WRLC to participate in the FDS decision making. The other option outlined in this paper is not likely to achieve that.

### **Te huritao ki te huringa o te āhuarangi** **Consideration of climate change**

36. There are three projects in the programme that are specific to climate change objectives (Regional approach to climate change, Regional Emissions Reduction Strategy, Regional Food System Strategy Project).
37. All projects listed include objectives to create better climate change outcomes.

### **Ngā tikanga whakatau** **Decision-making process**

38. 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**

39. Officers considered the significance (as defined in Part 6 of the Local Government Act 2002) of the matters for decision, taking into account 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**

40. None of the matters in this report required external engagement. All matters have been discussed at WRLC Senior Staff Group meeting and WRLC CEO Group meeting.
41. Feedback from the WRLC Senior Staff Group meeting on 31 August 2022 included:
- a Approval to implement a Regional Housing Data and Analytics Service.
  - b Approval to commence the Regional Food System Strategy Project.
42. Feedback from the WRLC CEO Group meeting on 9 September 2022, not already noted above included:
- a Noted that the focus of the Regional Food System Strategy Project is on our regional priorities, and work with other WRLC projects

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

43. The programme report will be updated with the most current information for each Committee meeting.

44. The Secretariat will continue to explore adjustments and improvements to the report, especially as projects progress through their lifecycle.
45. An updated WRLC Agreement and Terms of Reference will be prepared for approval at council meetings before the end of 2022. It will include changes for the draft and final FDs and associated hearings as outlined in this paper.

### **Ngā āpitihanga Attachment**

<b>Number</b>	<b>Title</b>
1	WRLC programme reporting

### **Ngā kaiwaitohu Signatories**

Writer	Allen Yip - Programme Manager, Wellington Regional Leadership Committee Secretariat
Approver	Kim Kelly - Programme Director, Wellington Regional Leadership Committee Secretariat

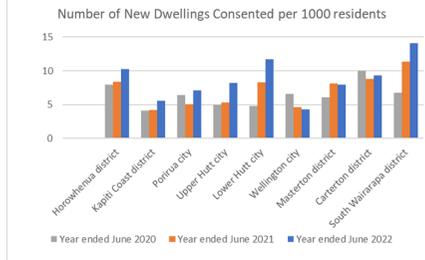
<b>He whakarāpopoto i ngā huritaonga Summary of considerations</b>
<b><i>Fit with Council's roles or with Committee's terms of reference</i></b> The WRLC has specific responsibility for the work programme and other matters of regional importance. The reporting is to enhance the WRLCs ability to fulfil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

## WRLC Indicators

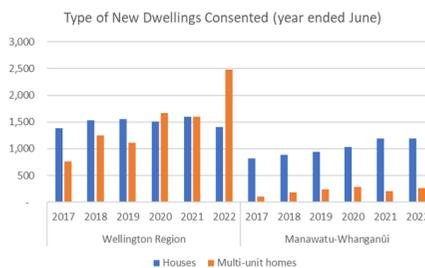
September 2022

### INCREASE HOUSING SUPPLY AND IMPROVE HOUSING AFFORDABILITY AND CHOICE

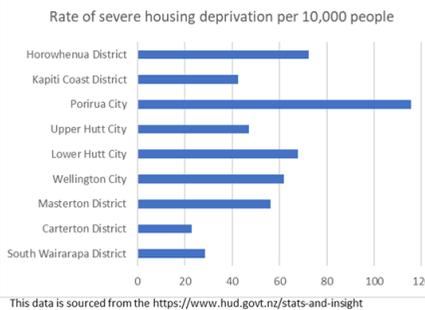
Building consents are currently at an all-time high, but not all consents result in a finished dwelling. There are indications that the sector is currently operating near capacity, with COVID-related supply and staff shortages.



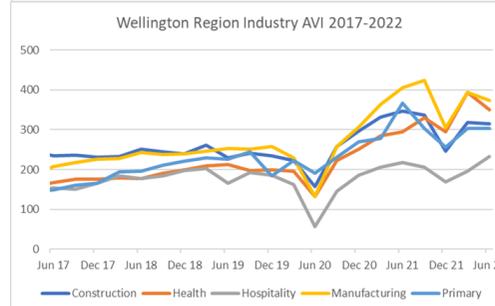
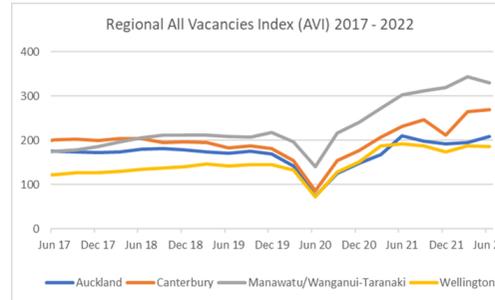
Multi-unit house: Includes apartments, retirement village units, townhouses, flats, and units. Not only are we consenting more dwellings than ever before but in the Wellington region (not so much in the Manawatu-Whanganui region), the type of dwelling we are consenting is changing.



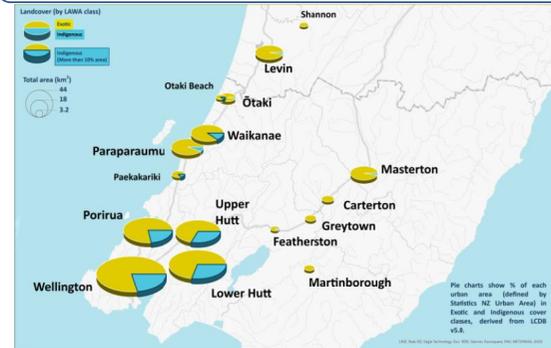
Severe housing deprivation is measure of Homelessness which includes people living on streets, cars, motels, or having to couch surf with friends/family, or stay in night shelter or refuge.



### JOB VACANCIES ARE AN IMPORTANT INDICATOR OF LABOUR DEMAND AND CHANGES IN THE ECONOMY

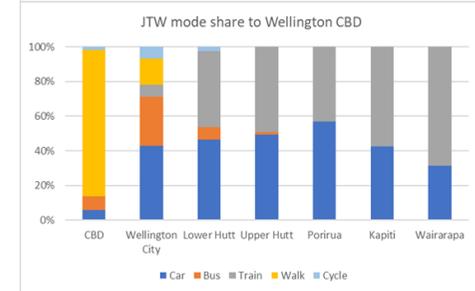
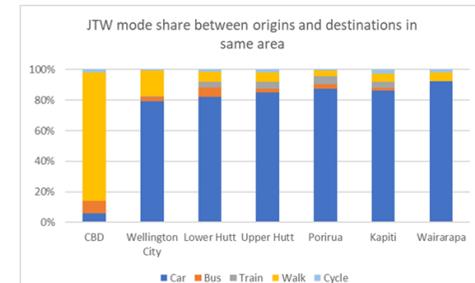


Retaining indigenous land cover in urban areas protects biodiversity, builds resilient environments, and helps connect people to nature. This indicator highlights which urban areas are meeting the 10 percent target for indigenous landcover identified in the draft National Policy

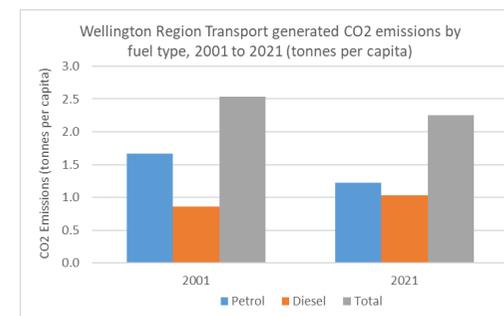


### IMPROVE MULTI-MODAL ACCESS TO AND BETWEEN HOUSING, EMPLOYMENT, EDUCATION, SERVICES

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



10% decrease in CO2 emissions per capita but overall 10% increase in CO2 emissions



## Programme Dashboard

September 2022



project name	Category Regional / local	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	Nov 21	May 22	● ⇕	● ⇕	● ⇕	● ⇕	● ⇕
Future Development Strategy and HBA	Regional	WRLC Secretariat	Parvati Rotherham	Aug 22	Aug 22	Jul 23	● ⇕	● ⇕	● ⇕	● ⇕	● ⇕
Levin-Taitoko Structure Plan	Local	HDC	Cherie McKillop	Nov 21	Nov 21	Feb 23	● ⇕	● ⇕	● ⇕	● ⇕	● ⇕
Lower Hutt Structure Plan - Te Mahere Tupu	Local	HCC	Becky Kiddle	Aug 21	Nov 21	tbc	● ⇕	● ⇕	● ⇕	● ⇕	● ⇕
Kāpiti-Horowhenua – Building vibrant communities together (Phase 1)	Local	HDC & KCDC	Justine Moore	Aug 22	Aug 22	May 23	● ⇕	● ⇕	● ⇕	● ⇕	● ⇕
Kāpiti Papakainga Toolkit (previously Ōtaki Pilot Project)	Local	Te Puni Kōkiri	Rachelle Johnston	Nov 21	Feb 22	tbc	● ⇕	● ⇕	● ⇕	● ⇕	● ⇕
Regional approach to climate change impacts	Regional	WCC	Jamuna Rostein	Nov 21	Oct 21	Dec 22	● ⇕	● ⇕	● ⇕	● ⇕	● ⇕
Regional Economic Development Plan	Regional	Wellington NZ	Stuart Taylor	Aug 21	Aug 21	July 22	● ⇕	● ⇕	● ⇕	● ⇕	● ⇕
Regional Emissions Reduction Strategy	Regional	GWRC	Arya Franklyn	Nov 21	Feb 22	tbc	● ⇕	● ⇕	● ⇕	● ⇕	● ⇕
Regional Food System Strategy Project	Regional	Te Whatu Ora	Tessa Acker	Aug 22	Sept 22	Dec 23	● ⇕	● ⇕	● ⇕	● ⇕	● ⇕
Regional Housing Approach and Action Plan	Regional	MHUD, WRLC	Kashmir Kaur	Aug 21	Aug 21	Dec 22	● ⇕	● ⇕	● ⇕	● ⇕	● ⇕
Wellington Regional Growth Framework and Regional Policy	Regional	GWRC	Fleur Matthews	Aug 21	Aug 21	Aug 22	● ⇕	● ⇕	● ⇕	● ⇕	● ⇕

project name	lead organisation	What Is This Project?	Planned sign-off
Upper Hutt Structure Plan	UHCC	Develop a structure plan for coordinated transformational housing and business land development to compliment the Upper Hutt rail development, from the town centre to Heretaunga/Silverstream station.	TBC

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

## Programme Dashboards

### Status Summary

Project	Project Progress / Status Summary
Iwi capacity and capability	One on one interviews with WRLC iwi members have taken place, a joint local government/central government online workshop has been held and other parties such as NZQA have also been spoken to. A final Scoping Report has been provided to the WRLC and approved by them. Discussions are being held with the consultant about assisting with implementation.
Kāpiti and Horowhenua Greenfield	This is year 2 project and has just been initiated. It's a joint project between Kapiti and Horowhenua. A project lead has been appointed, and the project plan was agreed by KCDC and HDC in August 2022.
Levin-Taitoko Structure Plan	Agreed to extend the area scope to include wider Levin (within existing budget allowed) which is reflected in project description. Have engaged further with sub consultant to assist with development economics. Core Group has several workshops, and a hybrid spatial plan has been confirmed. Community engagement timing to be adjusted to respond to the local government elections and also having the new Council adopt the structure plan in March 2023 has changed the programme strategically.
Lower Hutt Structure Plan -Te Mahere Tupu	The project plan is waiting to be approved to proceed.
Kāpiti Papakainga Toolkit (previously Ōtaki Pilot Project)	Project plan is currently being drafted between Te Puni Kōkiri and KCDC, including on a budget and realistic expectations about what can be delivered. They are working closely with Iwi to ensure that the project deliverables reflect the community's needs.
Regional approach to climate change impacts	BECA-NIWA-GNS Science Consortium have delivered the Phase 1 of the project. Tonkin & Taylor have been contracted to provide the External Technical Peer Review of the methodology (complete) and other outputs, and Beca have responded to the comments/taken on feedback. Working on Mana Whenua Engagement plan and Mana Whenua organisations have confirmed their preferred involvement in the project. Additional funding has been sought to enable a bespoke engagement with mana whenua.
Regional Economic Development Plan	The main activities this period: Finalising the shortlist of initiatives, sector and enabler chapters and the final version of the REDP. Partnering with Kura Moeahu and Hinerangi Edwards to develop the Moemoeā. Steering Group endorsement of the final draft REDP. WRLC approval of the overall REDP on 26 July 2022. Proofreading, design and printing of the REDP. Preparing to launch the REDP in August. Communications are being prepared to launch the REDP in late-August. WellingtonNZ will continue to lead delivery and are establishing a Programme Management Office to support implementation of initiatives identified in the REDP.
Regional Emissions Reduction Strategy	A project lead has been appointed, and when she starts in September, work will commence on detailing the scope and resource requirements for Stages 2 and 3. The amber for scope and budget reflects the complexity of this project.
Regional Food System Strategy Project	This project has just commenced. The lead agency is Te Whatu Ora (Health New Zealand), who will provide a project lead resource. Detailed project planning is underway.

Project	Project Progress / Status Summary
Regional Housing Approach and Action Plan	Establishment of a Regional Housing Action Plan Implementation Group, with final Terms of Reference and three productive meetings so far. Some actions from the RHAP are now underway, including standardising planning provisions across the region, building relationship with existing regional and local developers forums, aligning land opportunities, and finalising a regional housing dashboard.
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. The Proposed Regional Policy Statement Change 1 was notified for public submissions on 19 August. Consultation closes on 14 October.
West-East Access, Housing and Resilience Investigation	Waka Kotahi is in the process of recruiting new PMs and Transport Planners. This Programme Business Case is the priority to start once new team members are onboard.

#### Communications and engagement highlights

**LinkedIn** followers growing - up 30 to 467 since May, engagement increasing

**WRLC eNews** subscribers up 60 to 550 since May.

Thought-leadership networks expanding, helping to raise awareness of regional growth-related barriers / enablers, building our profile

**Annual Partners Forum:** 85 counsellors, iwi board members, central and local govt senior staff and project leads attended our Annual Partners Forum in June, resulting in positive feedback from audience and increased awareness of our work programme's benefits and desired outcomes. Two-way engagement in workshop section captured diverse views from key stakeholders.

WRLC Comms advisor is building a **network of regional comms** staff across Central and Local govt and Iwi to collectively build awareness of our work story, to bring people on the journey, helping build social license, e.g. Future Development Strategy and Iwi partnerships.

Hon Tracey Martin and WellingtonNZ CEO John Allen will address media on Aug 29<sup>th</sup> for the **REDP Launch** and press release scheduled for Monday 29<sup>th</sup> at a local business.

**Workshops** now becoming more frequent to support the projects, contributing to building cross-agency awareness and engagement with our work, and increasing channels to connect with stakeholders (communities, iwi, businesses etc)

**Iwi engagement** workshop highly successful, resulting in identifying the need for regular workshops to build shared ability and understanding of Maori partnership approaches, and improving collaboration and relationships across project leads. Iwi leaders' hui identified as important upcoming engagement opportunity.

#### Top Programme Risks and Issues.

Risk / issue	Mitigation and comment
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.

**Wellington Regional Leadership Committee**  
**20 September 2022**  
**Report 22.379**



**For Decision**

## **WELLINGTON REGIONAL LEADERSHIP COMMITTEE AND REGIONAL TRANSPORT COMMITTEE JOINT WORKSHOP OUTCOMES**

**Te take mō te pūrongo**

### **Purpose**

1. To advise the Wellington Regional Leadership Committee (WRLC) of the background and next steps of the combined workshop with the Regional Transport Committee.

**He tūtohu**

### **Recommendations**

That the Committee **agrees** to continue to work with the Regional Transport Committee/s through both the Future Development Strategy process and the Regional Land Transport planning process, to identify and agree the key projects, and their sequencing, that best support planned integrated urban development and transport in the region.

**Te tāhū kōrero**

### **Background**

2. The WRLC is a Joint Committee established under the Local Government Act (LGA) with its membership consisting of representatives from local government, central government and iwi in the Wairarapa-Wellington-Horowhenua region. It also has an Independent Chair.
3. The Joint Committee has three interdependent spheres of responsibility: the Wellington Regional Growth Framework (WRGF), regional economic development, and regional economic recovery.
4. The Wellington Regional Transport Committee (RTC) is comprised of two persons who represent the Greater Wellington Regional Council, one person who represents each of the eight territorial authorities of the region and one person who represents Waka Kotahi New Zealand Transport Agency (Waka Kotahi), and one person who represents KiwiRail.
5. Horizons Regional Council also has a Regional Transport Committee with a similar makeup of members.
6. Regional transport committees promote the objectives of the Land Transport Management Act 2003 within the wider Wairarapa-Wellington-Horowhenua region, linking it to other regions of New Zealand and other transport systems.

## **Te tātaritanga Analysis**

### ***Joint planning***

7. A joint WRLC and RTC workshop was held on 22 August 2022 with a purpose of developing a joint understanding and undertaking a joint discussion on:
  - a The expected housing development activity in the next 30 years as outlined in the Wellington Regional Growth Framework,
  - b The current plans for transport in the region, ideal state for the transport network and current issues,
  - c How various transport projects inter-relate,
  - d Emissions reduction activity – at an Aotearoa New Zealand level and a regional level,
  - e The gaps to fully achieving the urban development activity, transport future and emissions reduction targets we want,
  - f The potential consequences of the current state and not achieving the ideal state including consequences for emissions reduction.
  
8. Key points made about the current state of urban development, transport and emissions reduction in the Wairarapa-Wellington-Horowhenua region were:
  - a We understand and will continue to evolve our housing/spatial development areas through the region. Recent policy changes have the ability to make this both more and less certain – the uncertainty makes it harder to plan ahead for key infrastructure,
  - b Multiple transport projects have been identified which will maximise our urban development plans but:
    - i We are not as good as we could be at telling a regional story about the projects and their interdependencies with each other and land use,
    - ii Multiple organisations are involved in the transport system and projects are outlined in a range of plans,
  - c Transport funding is a key challenge at all levels – nationally, regionally, project level
  - d Emissions reduction requirements are now more prominent, a sizeable reduction in land transport emissions is required by 2035 and urban development can play a key role in this
  - e If we want to achieve our urban development, emissions reduction and transport objectives and targets, business as usual is not going to work.

### **Workshop sessions**

9. Two group sessions were held during the workshop and key topics and themes from these sessions are outlined in the points below.
10. Responding to the question, ‘What do you see as the three most significant things regarding land use and transport?’, the most common themes of responses were:
  - a The need for clear joint direction and priorities, with funding certainty
  - b Integrated planning and long-term thinking including responding to changing preferences
  - c Investing early - before we need it rather than after when it might be too late, and proper
  - d Making it easy for people to “do the right thing”. Note this was most often talked about in terms of the right thing for emissions reduction
  - e Taking a “whole of life” view on urban developments and transport, not just for instance the build cost
  - f Understanding the implications of climate change on the urban development and transport in the region and the role emissions reduction can play in this
11. A range of opportunities and barriers were identified and discussed, and these will be considered when working together on joint urban development and transport going forward.
12. We asked attendees to consider the question, “at your table, what do you see as the vision for joint up land use and transport in our region?”
13. Key themes of the responses included:
  - a Providing options for people, including walkable catchments
  - b A future where communities see themselves in the solutions and plans
  - c Sustainable living in communities with great connections between them
  - d High quality, affordable, sustainable housing
  - e Accessible, sustainable, safe, affordable transport connections within communities

### **Ngā hua ahumoni**

#### **Financial implications**

14. There are no financial implications from this paper.

### **Ngā Take e hāngai ana te iwi Māori**

#### **Implications for Māori**

15. Iwi partners were in attendance at the workshop and spoke about the aspirations of their iwi organisations with regards to transport, urban development and emissions reduction.

16. More specific implications for Māori going forward are likely to be examined at the project level, for instance a specific housing development project with public transport links.

### **Ngā tikanga whakataua**

#### **Decision-making process**

17. 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**

18. 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**

19. No external engagement has been undertaken on this matter at this time.
20. Feedback from the WRLC Senior Staff Group at their meeting of 31 August 2022 has been incorporated into this report in particular refinement of the recommendation to the WRLC.
21. Feedback from the WRLC CEO Group on 9 September 2022 has been incorporated into this report in particular related to:
  - a Support from the WRLC CEO Group to the recommendation for the WRLC and this work.
  - b The need to ensure that the FDS process and Regional Land Transport Plan process are aligned, noting that the FDS will start from a region wide point of view and the Regional Land Transport Plan requires input at the local level.
  - c Recognising that developing and agreeing a list of key projects and their sequencing that best support planned integrated urban development and transport in the region, will not be an easy process.

### **Ngā tūāoma e whai ake nei**

#### **Next steps**

22. These were identified at the workshop as:
  - a Consistent alignment of urban development and transport work programmes, projects and funding through:
    - i The Future Development Strategy development and workshops being undertaken between now and through to mid-2023

- ii The development of the Regional Land Transport Plan. This includes the need to identify a future transport system vision by March 2023.
  - b Future joint workshops as needed.
  - c Development of a list of key projects that best support integrated land use and transport.
  - d Confirmation of sign-off and approval processes.
23. To support a long term vision, a number of short term and medium term requirements were identified, and these will be taken into account in the next steps.

**Ngā kaiwaitohu  
Signatories**

Writers	Emma Hope – Senior Strategic Advisor, Regional Transport Shan Lu – Principal Strategic Advisor, Regional Transport
Approvers	Grant Fletcher – Manager, Regional Transport Luke Troy – General Manager, Strategy Kim Kelly – Programme Director, Wellington Regional Leadership Committee Secretariat

<p><b>He whakarāpopoto i ngā huritaonga</b>  <b>Summary of considerations</b></p>
<p><b><i>Fit with Council's roles or with Committee's terms of reference</i></b></p> <p>Urban development, transport and emissions reduction/climate change are all part of the work programme of the WRLC under the Wellington Regional Growth Framework</p>
<p><b><i>Contribution to Annual Plan / Long Term Plan / Other key strategies and policies</i></b></p> <p>This activity contributes to the work of delivering on the Wellington Regional Growth Framework</p>
<p><b><i>Internal consultation</i></b></p> <p>The paper has been written with staff from the Regional Transport team, part of GWRC. They are responsible for reporting to the Regional Transport Committee. The content of this paper has been discussed with the WRLC Senior Staff Group and the WRLC CEO Group.</p>
<p><b><i>Risks and impacts - legal / health and safety etc.</i></b></p> <p>None related to this paper.</p>

**Wellington Regional Leadership Committee**  
**20 September 2022**  
**Report 22.426**



**For Information**

**PORIRUA NORTHERN GROWTH AREA OVERVIEW AND SPECIFIED DEVELOPMENT PROJECT**

**Te take mō te pūrongo**

**Purpose**

1. To inform the Wellington Regional Leadership Committee (WRLC) of the Porirua Northern Growth Area (NGA) development opportunity and Specified Development Project.

**Te horopaki**

**Context**

2. The Wellington Regional Growth Framework has identified the NGA as a Future Urban Area in the Waster Growth Corridor.
3. The WRLC has selected the NGA as one of six regional complex development opportunities.
4. Officers will provide a presentation ([Attachment 1](#)), and will cover:
  - a An overview of the Porirua Northern Growth Area
  - b Plimmerton Farm development
  - c Northern Growth Area and District Plan Variation
  - d An Overview of Specified Development Project (SDP)
  - e Reasons for Porirua City Council requesting an SDP assessment
  - f Analysis of an SDP
  - g Next Steps.

**Ngā āpitihanga**

**Attachment**

<b>Number</b>	<b>Title</b>
1	Porirua Northern Growth Area – Overview and Specified Development Project presentation

**Ngā kaiwaitohu**  
**Signatories**

Approver	Kim Kelly – Programme Director, Wellington Regional Leadership Committee Secretariat
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<p><b>He whakarāpopoto i ngā huritaonga</b>  <b>Summary of considerations</b></p>
<p><b><i>Fit with Council's roles or with Committee's terms of reference</i></b></p> <p>The WRLC has responsibility for monitoring the implementation of the Wellington Regional Growth Framework and associated work streams.</p>
<p><b><i>Contribution to Annual Plan / Long Term Plan / Other key strategies and policies</i></b></p> <p>This report and attachment provides an update on development under the Wellington Regional Growth Framework</p>
<p><b><i>Internal consultation</i></b></p> <p>None – this is a report from Porirua City Council</p>
<p><b><i>Risks and impacts - legal / health and safety etc.</i></b></p> <p>Risks and impacts are outlined in Attachment 1.</p>

poriruacity

# Porirua Northern Growth Area - Overview & Specified Development Project (SDP)

WRLC Briefing  
September 2022



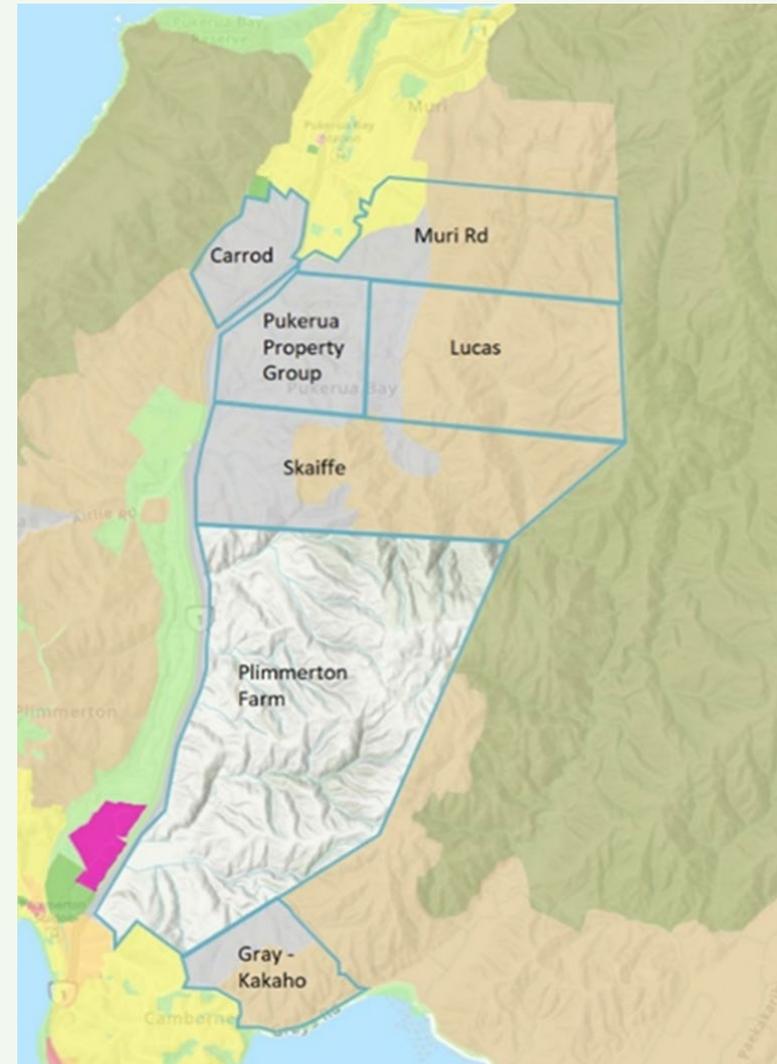
# Contents

1. Porirua Northern Growth Area Overview
2. Plimmerton Farm development and next steps
3. Northern Growth Development Area - District Plan Variation
4. Specified Development Project Overview
5. Why we requested SDP assessment
6. Weighing up pros & cons of an SDP
7. Next steps & off-ramps

# Porirua Northern Growth Area (NGA)

## Overview and Timeline

- Apporox1,000 ha of rural land made up of seven different land holdings
- First identified for urban growth in 2009
- NGA Structure Plan prepared in 2014
- Identified in the Porirua Growth Strategy 2018
- Proposed as Future Urban Zone and Rural Residential Zone within the Proposed District Plan (PDP) August 2020
- Plimmerton Farm Plan Change made operative February 2021
- NGA selected for assessment as a potential Specified Development Project August 2022



# Plimmerton Farm

## Summary

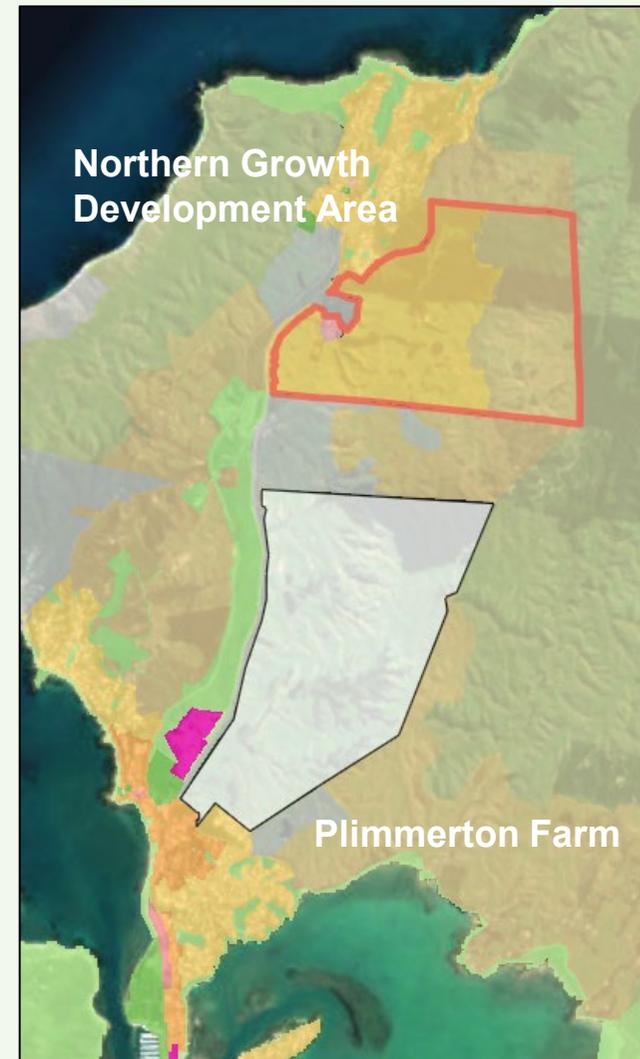
- Plan Change 18 made operative in February 2021
- First subdivision application imminent - 46-lots off Mo Street (Camborne)
- Application includes details of site-wide mitigation (bio-diversity offset areas, wetlands, water sensitive design etc)
- Master planning well advanced and includes high and medium density housing



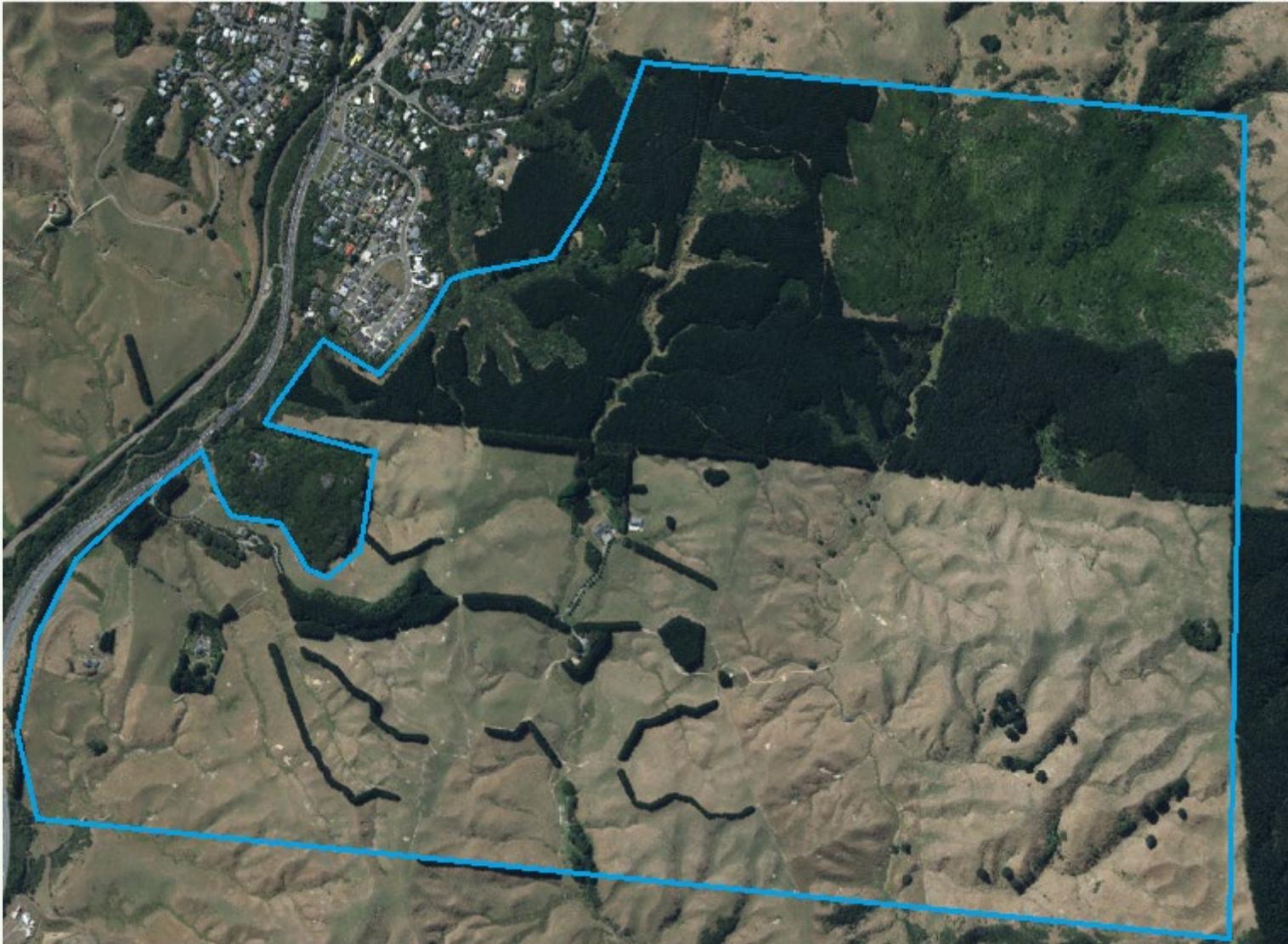
# Northern Growth Development Area

## Summary

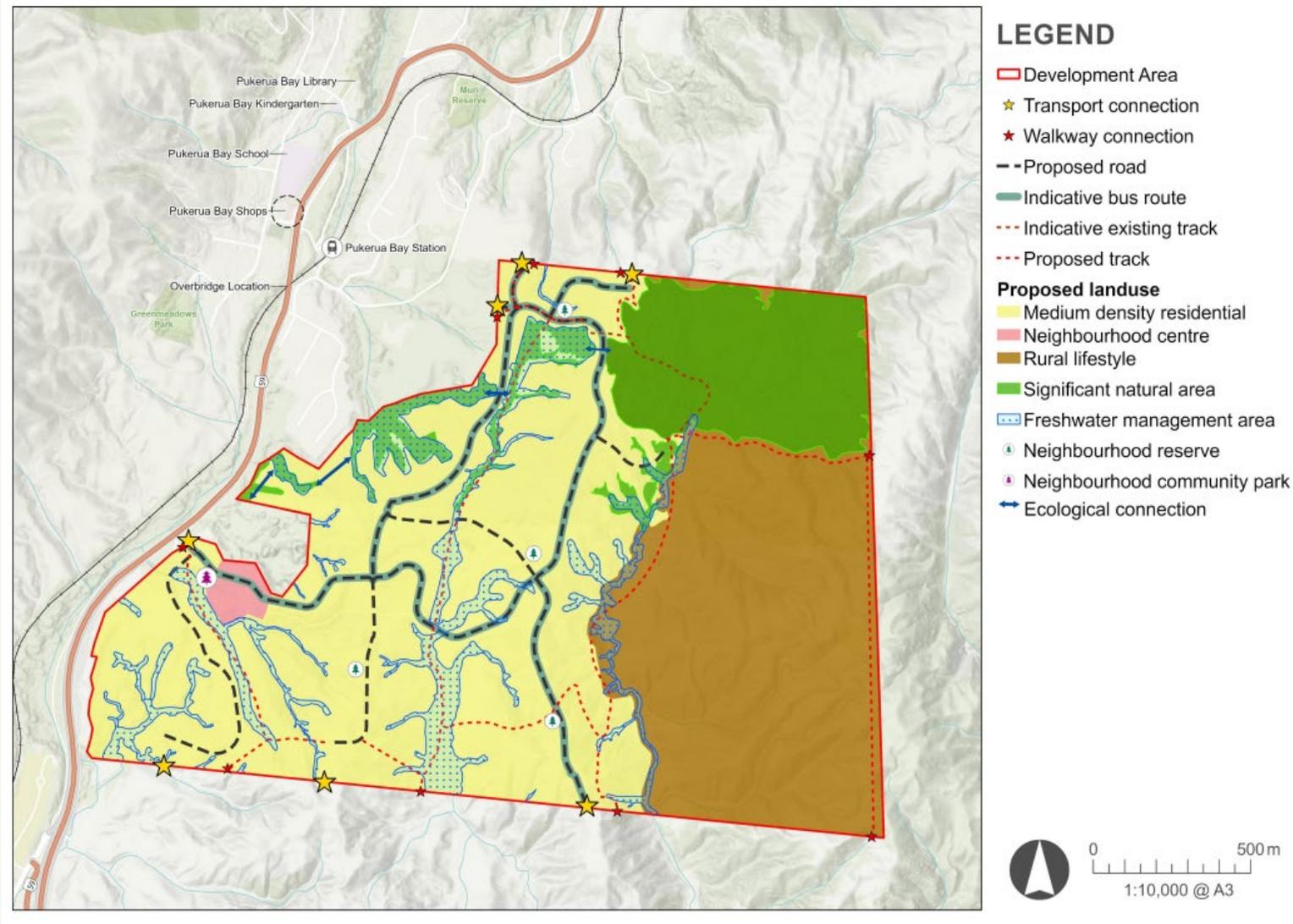
- Proposal to re-zone two rural blocks in the NGA to Medium Density Residential Zone to enable up to 1,500 new homes
- Includes Muri Road Block and Mt Welcome Station, 330 hectares in total
- Northern Growth Development Area Chapter and Structure Plan included in Variation 1 to the PDP - urban intensification
- Variation 1 to be processed using the Intensification Streamlined Planning Process (ISPP) meaning no appeals



# Northern Growth Development Area



# Northern Growth Development Area Structure Plan



## Wellington Regional Growth Framework

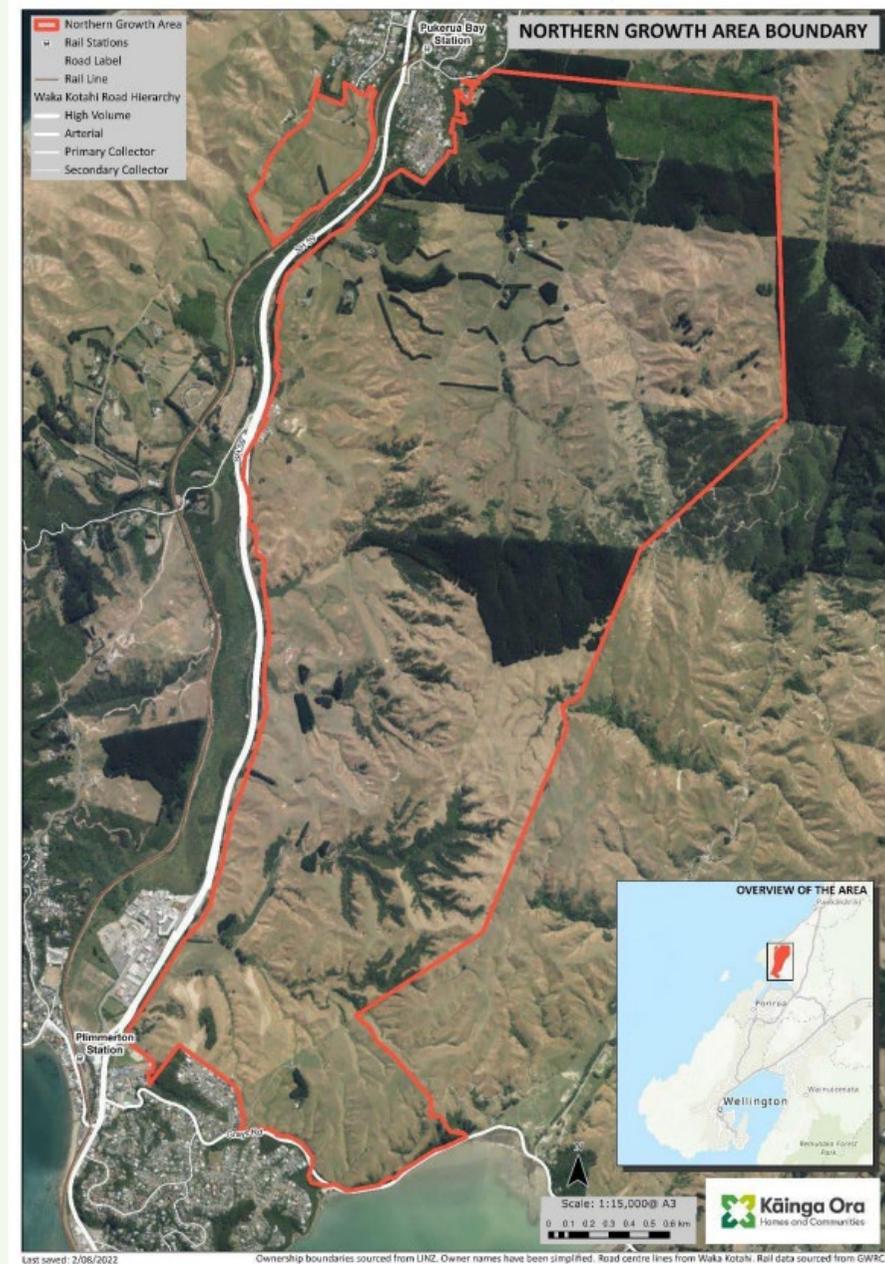
- Identified as a Future Urban Area in the Western Growth Corridor – Tawa to Linden
- The WRLC has selected the NGA as one of six regional **Complex Development Opportunities (CDOs)**
- CDOs are selected on the basis they:
  1. offer opportunities for accelerated and/or significant development to accommodate projected future growth;
  2. are complex, so partnership is required to deliver them at the desired pace and scale; and
  3. are in a key location to give effect to spatial plans / WRLC objectives.



# Specified Development Project

## Overview

- New way to plan, fund, consent & deliver complex urban development
- Three key elements:
  - Defined Geographical Area
  - Development Plan that includes Structure, Infrastructure & Funding Plans - can adjust existing District & Regional Plan provisions
  - Governance Body – bespoke entity that prepares & delivers Development Plan - may have delegated regulatory decision making powers



# How is an SDP established?

## Step 1: Select SDP

- Council requests KO to select NGA as potential SDP
- Uses existing information to prepare request
  
- Internal KO decision to select SDP



## Step 2. Establish SDP

(~9 months)

- KO works with partners to develop & publicly notify three key features
  
- KO Board recommends & Ministers decide to establish SDP through Order-in-Council

## Step 3: Prepare draft Development Plan

(~12 months)

- Governance Entity prepares Development Plan
  
- Minister approves public notification of Draft

## Step 4: Refine & approve Development Plan

(6-9 months)

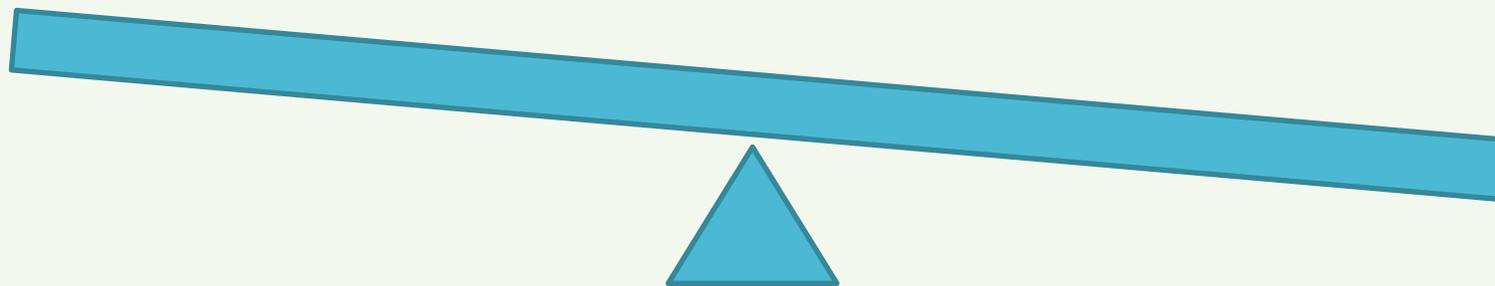
- Publicly notify draft plan -
- Independent Hearings Panel to consider submissions
  
- Minister approves final Development Plan

# Why did Council request the NGA be selected for assessment?

- Better manage complexity of stakeholders/partners & processes
- Accelerate pace of delivery & manage scale and sequencing of development (largest greenfield in region)
- Improve quality of the development with more integrated outcomes – urban design, long-term emissions reduction and resilience, community infrastructure & wider wellbeing etc.
- Better access to government resources, skills and funding in competitive regional/national context
- Maintain council's longer-term ability to shape and influence – given system reforms of Three Waters, RM and local government
- Support NGA as regional priority for investment

## Big trade-off at the heart of an SDP

- Status quo – **narrow with high-level of control** as regulator, investor & relationships holder (role will diminish significantly with water & RM reforms over the next 18 mths - 5 yrs)
- vs
- SDP – **Broader with influence** as partner in SDP process and ongoing membership of formal Governance Body (as yet untested)



## What we're being mindful of ...

- Experience to date with KO in Eastern Porirua (& Waka Kotahi/MOE) – funding challenges & commitment to wider wellbeing outcomes
- SDP is new, untested process
- Timeliness of SDP process – slow at start, with benefits later
- Limited regulatory planning benefit from an SDP for NGA, given enabling Proposed District Plan & Plimmerton Farm plan change
- Not slowing down existing development in NGA – existing processes will continue
- SDP may be a key opportunity to accelerate development already signaled
- Key opportunities relate to: Crown funding certainty; integrated infrastructure delivery; and achieving wider outcomes for city

## Next steps & off-ramps

- 1. KO will lead formal assessment process** - partnering with PCC, Ngāti Toa & others (Waka Kotahi, landowners, GWRC):
  - Draft 3 key features – proposed SDP Area, Objectives & Governance Entity
  - Workshops with Elected Members (early in new triennium)
  - **Opportunity for PCC to exit throughout assessment process**
- 2. KO will publicly notify 3 key features seeking feedback:**
  - Elected Members will formerly endorse 3 key features prior to notification by KO
  - **Opportunity for PCC not to endorse, but KO could still progress SDP**
- 3. PCC formally comment on Draft Assessment Report** – indicating support or otherwise – before its recommended to Ministers/Cabinet for Order-in-Council:
  - Requirement of the SDP process
  - **Opportunity for PCC to decline to support, but KO could still progress SDP**

# Further detail from PwC Report

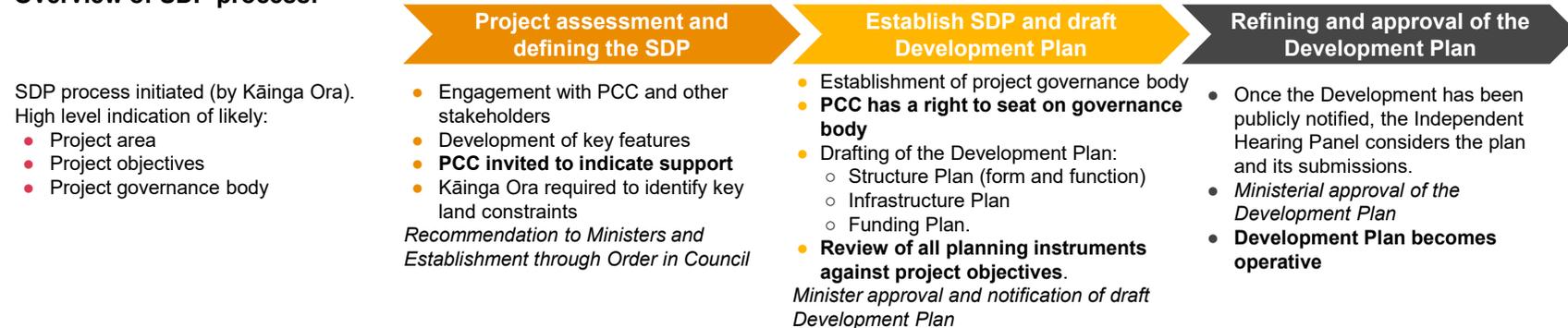
# What is an SDP?

An SDP is a defined area or areas with stated urban development objectives, a defined governance body, and established under an Order in Council (OIC). Within an SDP, Kāinga Ora (or the project governance body) has access to a broad suite of additional powers to facilitate urban development.

## Key elements of an SDP are:

- Defined set of 'project objectives' that form the basis of the SDP, including governing decision making and planning/consenting applications within the SDP.
- A project governance body is nominated to achieving project objectives, which can be empowered to act as a 'one-stop-shop' delivering all elements of a complex urban/transport project.
- Access to a broad suite of infrastructure, funding, and planning/consenting powers, most of which can be delegated to a project governance body.
- Consolidated decision making process, which coordinates planning, infrastructure and funding and financing decisions for the project(s).
- A Development Plan that comprises a Structure Plan describing development form, Infrastructure Plan outlining the use of roading/bylaw powers, and Funding Plan including development contribution policy and detail of any targeted rates that will apply.

## Overview of SDP process:



# Identified NGA complexities: How the UDA can help

NGA issues, challenges and complexities	Potential impact of an SDP
<p><b>No single unified vision and integrated view of the NGA</b></p>	<ul style="list-style-type: none"> <li>● <b>Shared vision for the NGA would be outlined in the project objectives.</b> In turn, the project objectives would shape the Development Plan and the project governance body would be responsible for delivering on these.</li> <li>● <b>PCC is expected to be engaged at all stages in the SDP process and would have a seat on the project governance body, providing oversight and decision making</b> (where powers are delegated to the project governance body).</li> <li>● The project area can be non-contiguous and could be extended to cover Mana Esplanade and, therefore, extend the vision and influence over this wider area and enable associated transport connections.</li> </ul>
<p><b>Limited ability for PCC to ensure optimal urban form, transport and carbon reduction outcomes are achieved</b></p>	<ul style="list-style-type: none"> <li>● The <b>project objectives provide a mechanism to specify requirements being sought.</b></li> <li>● In preparing the Development Plan, all planning instruments must be reviewed to ensure they are consistent with project objectives. There is the potential to override existing plans, make requirements more specific and potentially bring all planning and consenting into one place, thereby increasing potential control.</li> <li>● Exercise of these powers is still ultimately subject to national direction and planning instruments and needs to be considered in light of stakeholder relationships on an ongoing basis.</li> <li>● <b>Increased ability to generate ‘additionality’ (e.g. Public Transport network improvements) through bringing together agencies</b>, the project objectives, Development Plan, relative to developers’ ability to do so.</li> </ul>
<p><b>No formal existing cross-agency governance structure with the mandate to develop, approve, and deliver infrastructure requirements for the NGA</b></p>	<ul style="list-style-type: none"> <li>● An SDP requires the establishment (or nomination) of a project governance body with the mandate and accountability for delivering the Development Plan and project objectives.</li> <li>● The expectation is the <b>project governance body will provide representation for key agencies to facilitate collaboration and effective partnership</b> between key stakeholders.</li> </ul>

# How the UDA can help

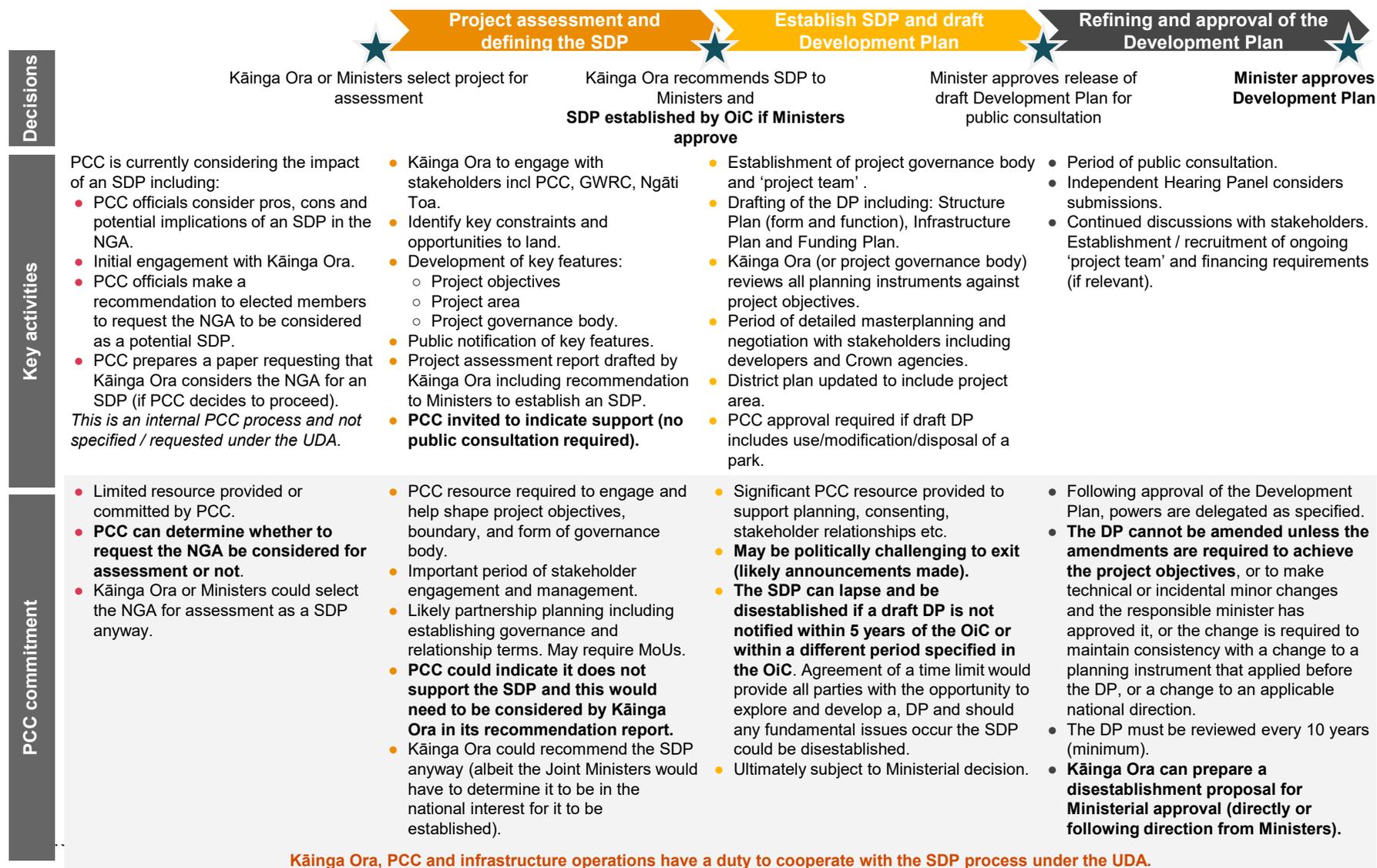
NGA issues, challenges and complexities	Potential impact of an SDP
<p><b>Challenging to secure long-term certainty over the programme and commitments from other stakeholders</b></p>	<ul style="list-style-type: none"> <li>● <b>Additional control over programme and sequencing</b> that can be achieved through the UDA may better enable these risks to be managed.</li> <li>● <b>Ministerial approval of the SDP and the Development Plan also provide a mechanism to ensure political ‘sponsorship’.</b></li> <li>● Review of planning instruments and Development Plan sequencing, provides an opportunity to address land ownership tensions (developers at different stages etc). However, this would need to be carefully managed with landowners/developers involved in the SDP process across all stages, possibly at a governance level.</li> </ul>
<p><b>No current mechanism for different stakeholders to hold each other accountable for commitments</b></p>	<ul style="list-style-type: none"> <li>● The project governance body has the mandate to, and is accountable for, delivering the agreed project objectives.</li> <li>● Contractual agreements may still be required between stakeholders to secure long-term commitments.</li> </ul>
<p><b>Significant upfront infrastructure investment requirement that presents an affordability / balance sheet capacity challenge</b></p>	<ul style="list-style-type: none"> <li>● Where a project governance body is structured as a ‘financially separate’ entity and raises funding and financing directly, there is <b>potential for this debt to be ‘off-balance sheet’ for PCC</b>. Specific requirements are needed for this to occur, including removal of PCC control and recourse, and explicit Crown support.</li> <li>● UDA funding tools are essentially the same as the LGA/LGRA tools and therefore likely to have the same impact on ratepayers / developers. The overall cost to ratepayers should be considered.</li> </ul>
<p><b>Uncertainty over the etc. timing of the required infrastructure and growth / development</b></p>	<ul style="list-style-type: none"> <li>● Additional control over programme and sequencing that can be achieved through the UDA may better enable these risks to be managed.</li> <li>● The increased level of collaboration achieved via an SDP (including with developers) has the potential to better coordinate and optimise timing of infrastructure delivery and development. Noting the importance of developer engagement and negotiation.</li> </ul>

# Key SDP considerations

- The SDP process brings together multiple individual processes required for urban development and enables them to be accessed through a single, integrated, and more streamlined process, providing greater certainty and coordination for project implementation and delivery.
- These benefits are enabled via **project objectives** (that set a single unified vision), the **Development Plan** (that sets out the pathway) and the **project governance body** (that drives accountability and the mandate to deliver on the project objectives).
- The **counterfactual** under the **status quo** is **reliance on a series of bilateral relationships**, existing statutory plans and processes (e.g. the RLTP), and on **developers driving the shape and form of housing and development**.
- The SDP key features and structure provides the **opportunity to generate ‘additionalities’** by bringing stakeholders together, over and above what a developer is likely to achieve under the status quo (e.g. public transport connectivity).
- As such, an SDP has the potential to ensure the NGA is **planned and delivered to be an integrated, exemplar urban development** providing a range of housing, transport, amenities, and spaces to **benefit generations to come**.
- While the UDA offers the **pathway and powers** to deliver on project objectives and a unified vision, the legislation is, **as of yet, untested**. Even with an SDP in place, **genuine collaboration and partnership will be key** to achieving the desired outcomes. Collaboration and partnership are **at the core of what the UDA is seeking to achieve**.
- What **collaboration** looks like and how it translates into **governance** is **flexible**. Should PCC choose to progress with an SDP, it will need to work closely with stakeholders to develop the relationships and governance needed to oversee the project.
- There is merit in taking the **time up front to develop these partnerships to ensure ongoing collaboration is founded in mutual trust and respect**, enabling an equal voice at local, regional and national level. This could be done through the creation of a ‘working group’ early in the process.

# The SDP process and PCC 'off-ramps'

PCC has the opportunity to progress exploring an SDP alongside Kāinga Ora without making a firm commitment until the point an SDP is established. After this point, PCC could withdraw its support, but this would not necessarily mean the SDP process or approach was terminated. The UDA allows for disestablishment of the SDP with Ministerial approval.



**Kāinga Ora, PCC and infrastructure operations have a duty to cooperate with the SDP process under the UDA.**

# Governance, PCC role, Stakeholder relationships

## Governance

- If supportive of the SDP, PCC has a right to a **seat on the governance body/board/committee** which is ultimately responsible for delivering on the project objectives.
- PCC's **involvement in developing the project objectives** would be key to ensuring it has strong influence right from the start.
- PCC's involvement is **unlikely to be limited to a governance role** and 'consultation' role. PCC's **expertise, local knowledge and relationships would be critical to the success** of the SDP and for it to **obtain and maintain a social licence**.

## Resourcing and capacity

- The **sharing of resources between partner agencies** will be important to leverage expertise and drive efficiencies (avoid duplication in the project governance body).
- PCC would benefit from **access to expertise from other organisations** such as urban design/masterplanning skills from Kāinga Ora.
- Consideration should be given to current capacity and ensuring **efficient use of existing resources and work done to date**. Where additional capacity and capability is required, there is benefit in **discussing this with partners early** in the process **to agree commitments**.

## Stakeholder relationships

- **Careful consideration would need to be given to relationships with developers and the regional council**, and their role in an SDP structure and how alignment can be achieved.
- **Developers and landowners** in the NGA are at different stages. **Active collaboration will be key to the success of an SDP**. This includes landowner involvement in the development of key features, preparation of the Development Plan, and throughout the life of the SDP.
- There is **flexibility in how best to bring developers into the structure**, including formal governance roles. This will be an important consideration for PCC and other SDP partners to address early on in the process.

# Crown investment

- The success of the NGA relies on a range of different investments to bring together the vision and amenities.
- The Development Plan requires approval by the responsible Minister, which should help **formalise Crown commitment to relevant investment** (e.g. schools, transport, roading etc.).
- This closer **alignment of agencies** is a key benefit of an SDP, **generating ‘additionalities’ and greater certainty** of delivery and outcomes (urban, transport, environmental).
- An SDP **does not compel stakeholders to participate, or override their own funding processes**. Therefore, it will need ministerial support and a negotiation upfront. Contractual agreements may also be required to reflect commitments made.
- The certainty of the SDP planning should help accelerate the funding required from these entities.
- Key stakeholders could be involved in the structure in a number of different ways and may include governance seats and dedicated resource into the project governance body.
- Having Ministerial approval for an SDP in progress with stakeholders formally committed to the infrastructure programme may assist with demonstrating that the NGA should be a high priority for Water Services Entity C investment prioritisation.

# Powers and planning

- Upon creation of an SDP, **Kāinga Ora has access to a range of powers** (planning, infrastructure, funding, and land acquisition). It can **delegate most of these powers** where it is **efficient and effective to do so** – either to the project governance body or other partners (including PCC).
- These powers could help **navigate existing planning limitations** and provide **greater ability to control urban form**. Powers **cannot be used to override national direction** (e.g. National Policy Statement for Freshwater Management (NPS-FM)).
- An SDP could help:
  - **Provide greater ability to control urban form** that is delivered and coordinate planning across the range of landowners/developers in the NGA.
  - **Navigate regional consenting objectives/rules** that limit delivery of optimal urban form.
  - Initiation of an SDP as early as possible will optimise the use of planning powers, given the practical challenges associated with application in live-zoned land and private plan changes.
  - However, even for ‘late-stage’ developments (e.g. Plimmerton Farm), there may be an opportunity to **use the planning powers to facilitate negotiations with developers** to agree a more optimal programme/sequencing.
  - The impact on developers’ and regional councils’ processes and outcomes will depend on the project objectives, Development Plan and extent of powers used.
  - Careful consideration would need to be given to relationships with these stakeholders, their role in an SDP structure and how alignment can be achieved.

# UDA impact on funding & financing

- At present, **financial affordability** (and to a lesser extent, balance sheet capacity) **is limiting PCC's ability to make investment in enabling infrastructure that could accelerate development.**
- If the project governance body obtains funding powers, there is the potential for SDP related to debt and revenues to be 'off-balance sheet' for PCC (financial separation).
- **Financial separation would result in greater financial flexibility.** It requires the project governance body to raise funding and financing directly (and, therefore, be a separate entity) and **PCC must not control the project governance body** or be expected to provide moral or legal recourse to it.
- As such, the project governance body needs to be sufficiently empowered and independent, and **PCC's current 'control' over certain functions** (e.g. planning, level of service for relevant assets) **would be diluted. In exchange, PCC would obtain greater influence over a broader, more certain and defined set of outcomes** within the SDP as a whole.
- UDA funding tools are essentially the same as the LGA/LGRA tools and therefore likely to have the same impact on ratepayers / developers. **The overall cost to ratepayers should be considered.**
- The majority of PCC's **funding requirements relate to three waters infrastructure**, and, therefore, responsibility for delivering and funding this infrastructure **may fall to the new water services entity** (if reform goes ahead as planned). **Representation from Entity C will be important** as soon as is practicably possible.
- Utilising the **UDA alongside the IFFA** may deliver **additional financing flexibility** - which could be used to **optimise the funding and financing solution.**

If funding and financial flexibility benefits are sought, there are flows through to governance and the degree of control that will need to be divulged to the SDP.