

Council Workshop, 8 October 2026

Information considered in the workshop.

The new planning system and what it means for GW and our partners



Purpose of workshop

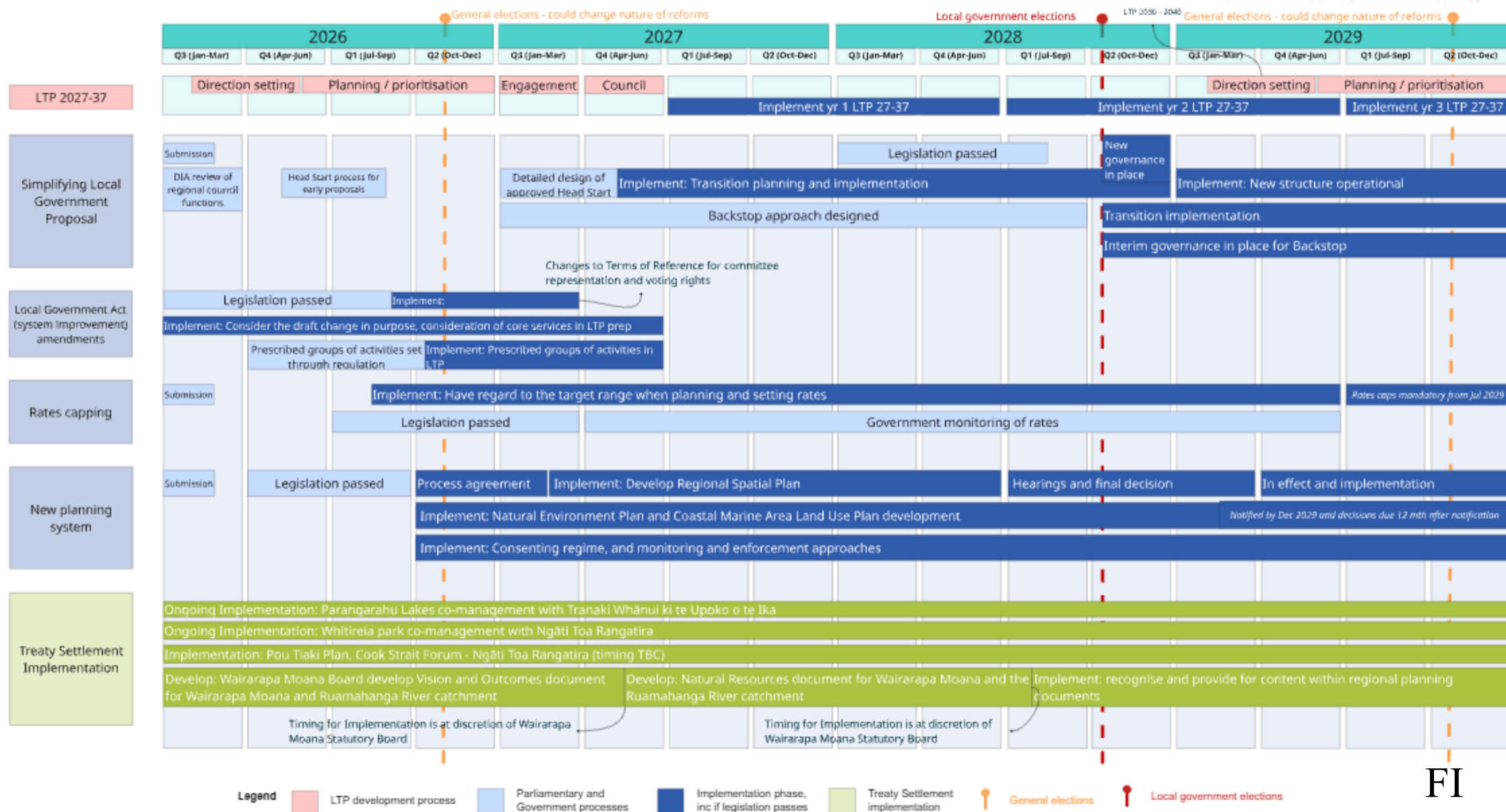
- To set out how the resource management system will be changing
- To explain what it means for Greater Wellington
- To discuss the resource management system and our partnership with mana whenua
- To set out decisions required of Council in next few years
- To identify the strategic considerations as we transition to the new regime



Structure of the session

- We'll be taking through this session chronologically
- By painting the picture of what is happening when
- Including our current commitments and how we step into the new system

Connecting the pieces of reform



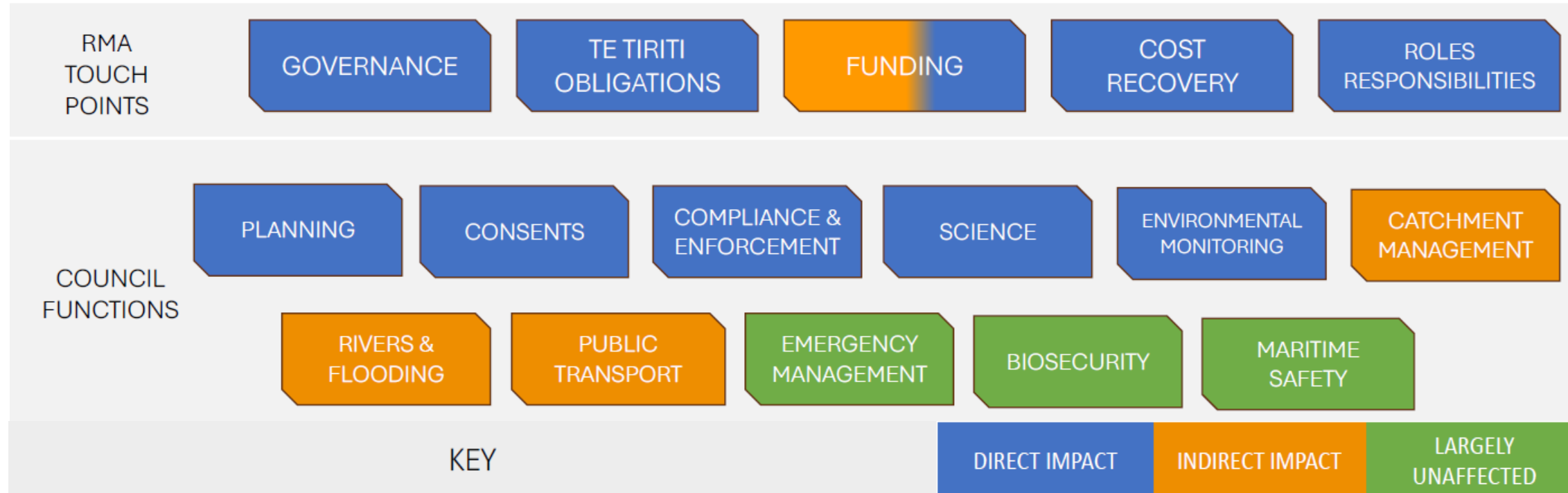


Why the RMA matters

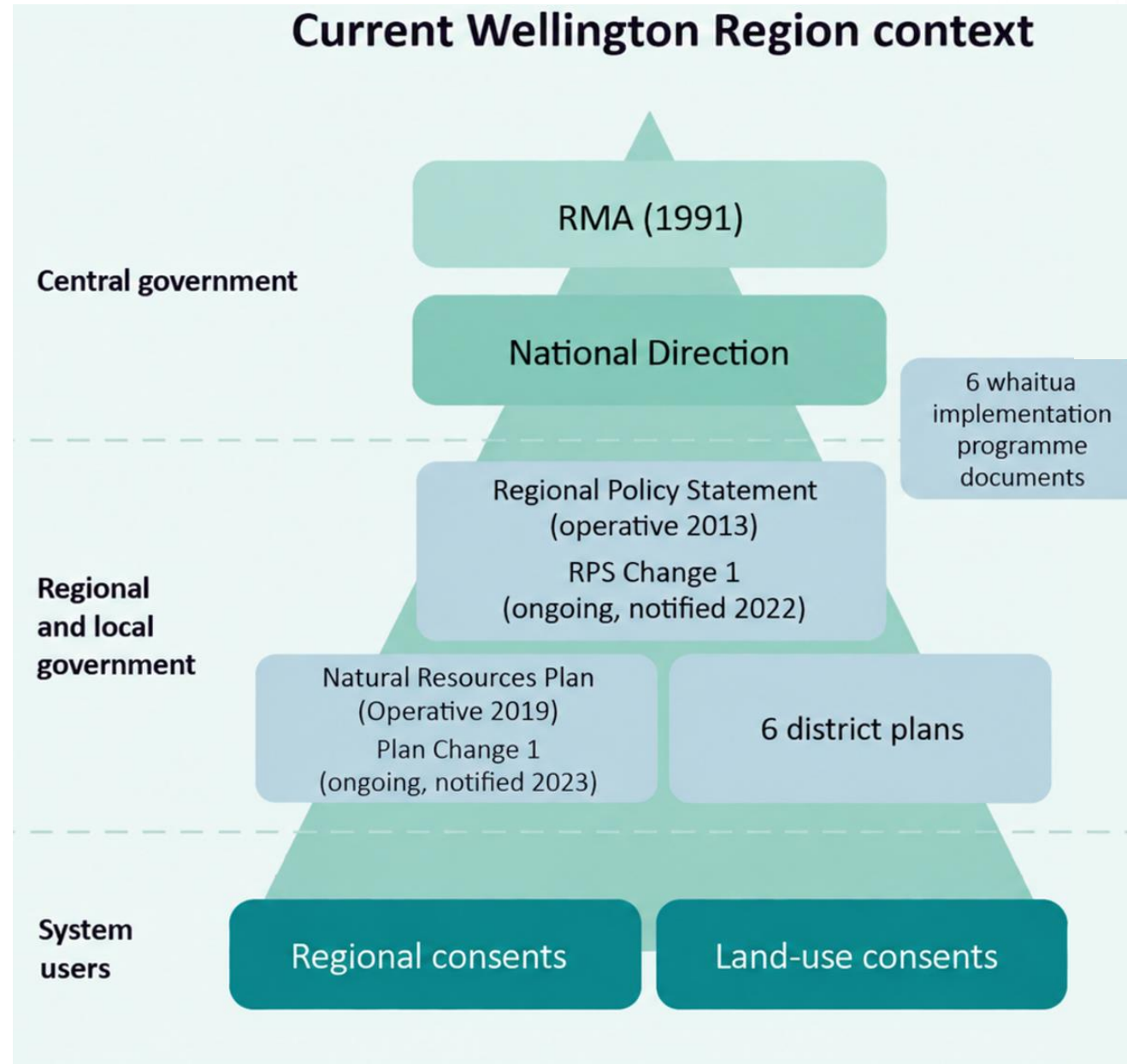
One of the most important statutes for Council

- The RMA underpins or touches almost all of the work that regional councils do
- It defines our roles and responsibilities, and alongside the Local Government Act is one of the most important statutes for Council
- It provides Council with tools to deliver on community aspirations and sets constraints on how we might use these
- It impacts on all aspects of everyday life, including where we live, work and play, the quality of our environment, social and cultural well-being and economic prosperity, now and into the future.

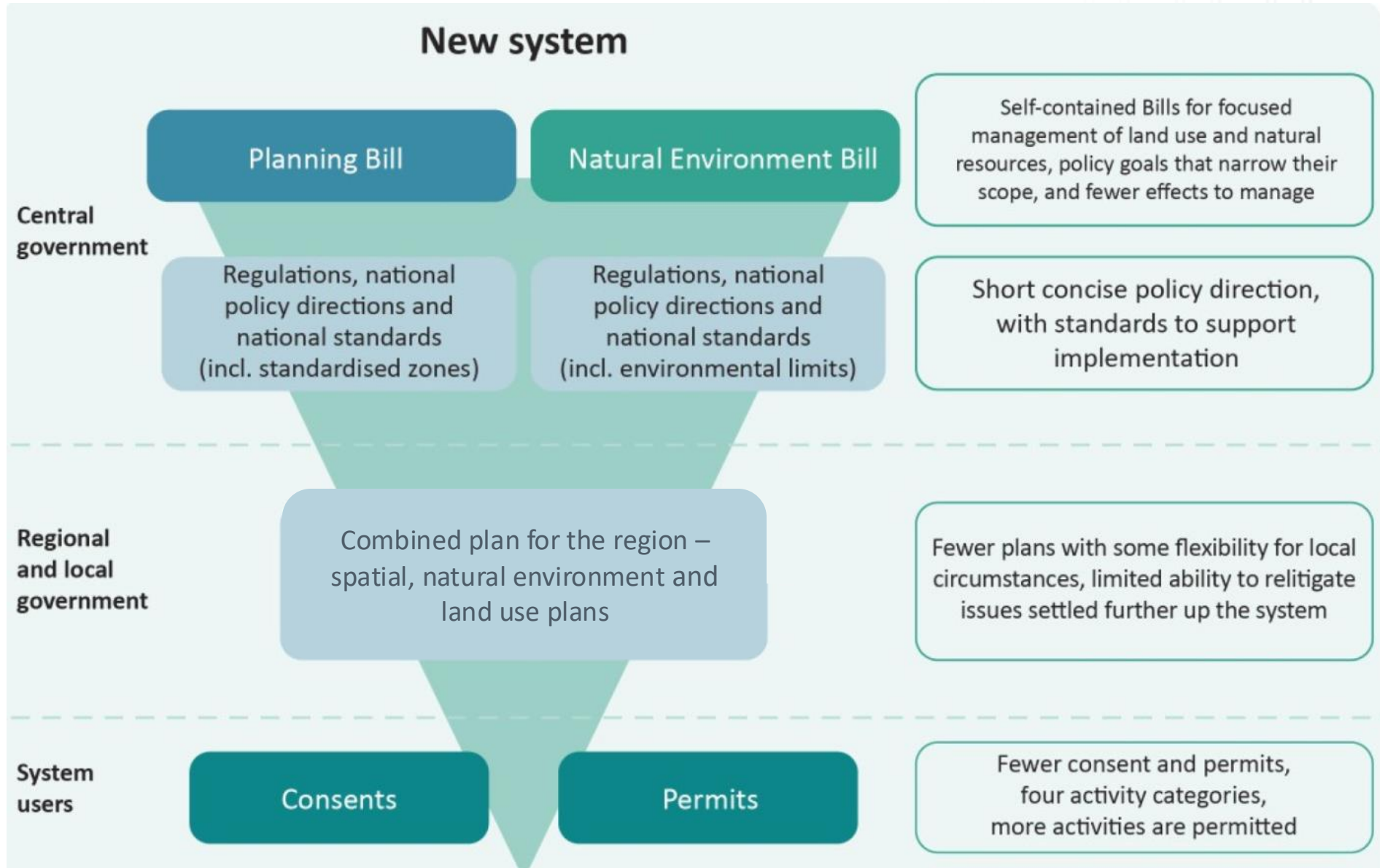
Resource Management Act – Why it matters



From this...



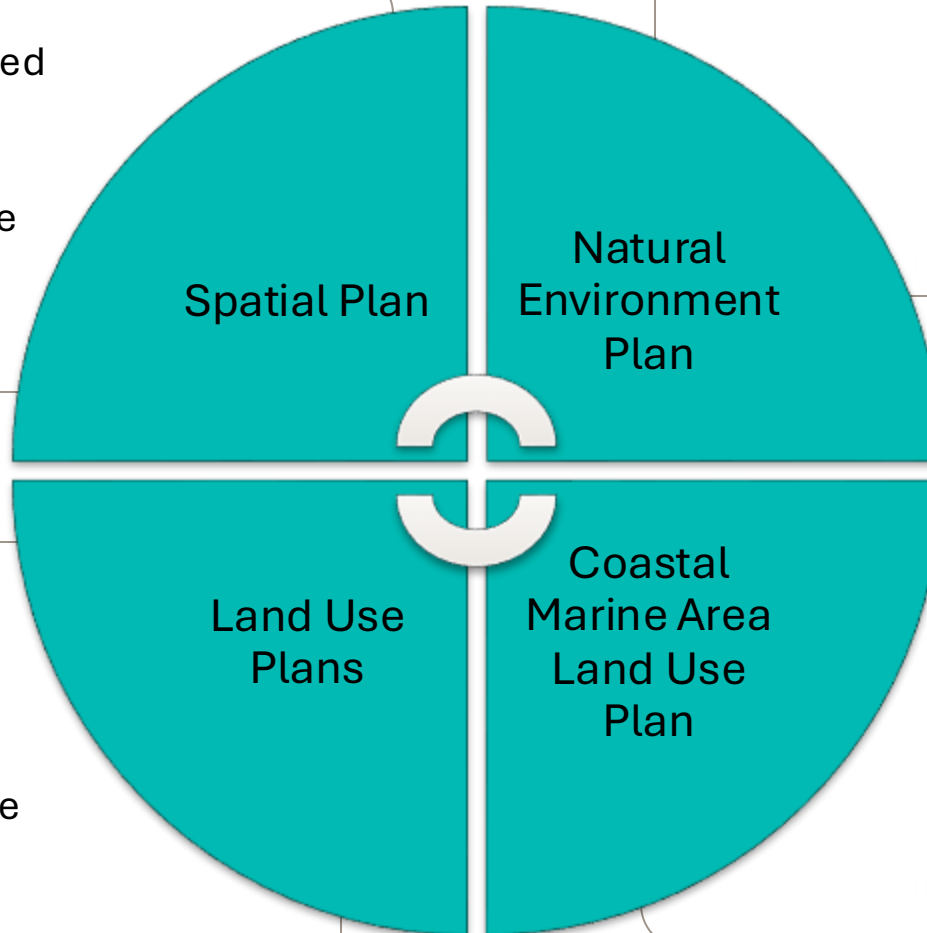
To this ...



New planning system

One Combined Plan per region

- Overseen by combined governance group and agreed by each council
- Joint hearing required
- Regional council knowledge and decision
- Timeframe: 2029



- Undertaken by the regional council
- Hearing required
- Narrowing of regional council functions
- Timeframe: 2030

- Undertaken by each TA
- Hearing required
- Regional council knowledge and submission
- Timeframe: 2030

- Undertaken by the regional council
- Regional council continues in this space incl TA functions
- Hearing required
- Timeframe: 2030

Implementation pathway for the new planning system

2026	2027	2028	2029	2030
• Planning Act and Natural Environment Act enacted 30 September 2026 • Transition period and transitional consenting begins • RMA plans and consenting stay in place until the new system takes over • Informal non-statutory public engagement on illustrative national policy direction in August 2026	• National policy direction issued no later than 12 months after Royal assent (e.g. September 2027) • National standards, providing direction on the structure and form of regional spatial plans finalised within 12 months of enactment • First initial national rules take effect under the RMA in the transition period (but not before national policy direction)	• National standards relating to environmental limits finalised within 18 months after Royal assent (e.g. March 2028) • National standards on standardised plan provisions finalised within 21 months after Royal assent (e.g. June 2028) • Councils notify draft regional spatial plans by the later of 21 months after Royal assent (e.g. June 2028) OR 9 months after NPD issued	• Regional spatial plans must be decided within 9 months after they are publicly notified (e.g. March 2029) • Councils notify natural environment plans and land use plans within 9 months of regional spatial plan decisions (e.g. December 2029). • Once all plans are notified, the Minister will recommend an Order in Council be made specifying the date the new legislation will apply (the specified transition date)	• From the specified transition date, all notified plans have legal effect and the new system is fully ‘switched on’ • Councils must decide land use plans and natural environment Plans within 12 months of notifying them.



Upcoming GW Council Decisions

- ~Feb 2027 – approve Process Agreement for Regional Spatial Plan, including agreements on how to uphold Treaty Settlements, nominate member(s) for Spatial Planning Committee
- June 2027 – approve funding for Regional spatial planning and future system as part of Long Term Plan 2027-37
- Q3/Q4 2027 – decide whether to make Regional Policy Statement Change 1 operative
- Q4 2027 – decide whether to continue Natural Resources Plan - Plan Change 1
- Early 2028 – approve Regional Spatial Plan for notification and appoint Independent Hearing Panel
- Early 2029 – adopt final Regional Spatial Plan

Mana whenua partnerships

TE ARA

Continuing the journey

1993

- Charter of Understanding signed

2001

- Council receives Ngāti Raukawa Ōtaki River and Catchment Iwi Management Plan

2009

- Port Nicholson Block (Taranaki Whānui ki te Upoko o te Ika) Settlement Act
- Te Upoko Taiao Natural Resources Plan Committee Established

Equal representation of mana whenua and councillors for natural resource plan development

2013

- Memorandum of Partnership signed (replacing Charter of Understanding)

2017

- Ara Tahi identifies need for Māori Economic Development Strategy during Long Term Plan development
- Rangitāne Tū Mai Rā Settlement Act

2019

- Council receives Te Awarua-o-Porirua Whaitua Implementation Programme and Ngāti Toa Rangatira Statement
- Council receives Whakarongotai o te moana Whakarongotai o te wai Kaitiakitanga Plan for Te Ātiawa ki Whakarongotai

1991

- Ara Tahi established

2000

- Charter of Understanding revised

2007 onwards

- Mana whenua representatives appointed to Council committees
- Mana Whenua on Advisory Committees

2012

- Whaitua development programme to provide for iwi and hapū involvement, values and interests within decision-making and planning for freshwater begins

Funding confirmed in 2012-2022 Long Term Plan to respond to National Policy Statement for Freshwater Management 2011 (NPS-FM)

2014

- Ngāti Toa Rangatira Settlement Act
- Establishment of Te Pou Whakarae - GM Māori

2018

- Ara Tahi agreed to an Ohu model, with three representatives supporting development of the regional biodiversity strategy (Mauri Tūhono)
- Council receives Ruamāhanga Whaitua Implementation Programme

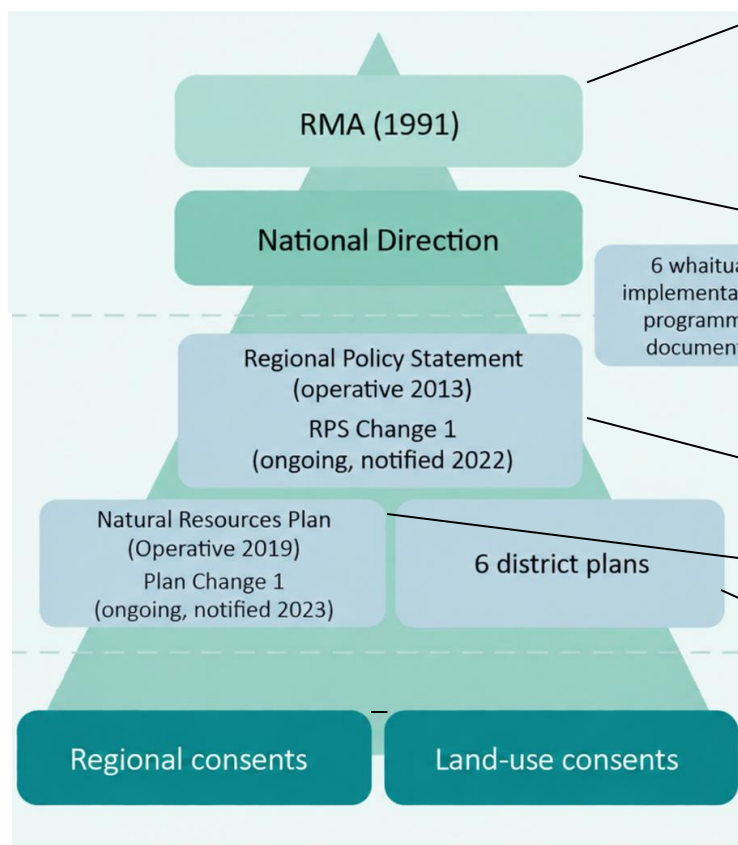
2020

- Te Ara Tahi paused and bilateral relationships strengthened
- Te Matarau a Māui - regional Māori Economic Development strategy launched.

Co-designed by Māori (mana whenua, mātauranga) and economic development staff across nine territorial authorities, Wellington NZ and central government

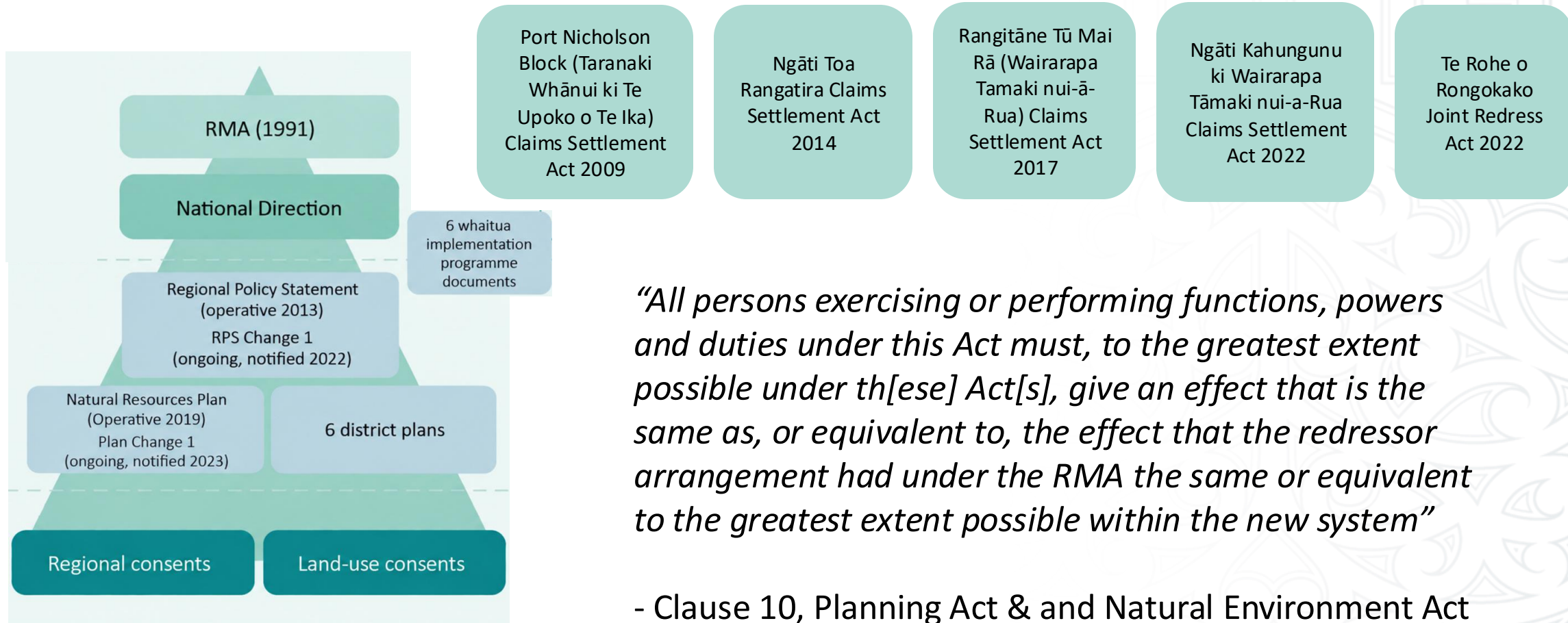
2019 • Council receives Te Whaitua Implementation Programme • Council receives Rangitane Tū Mai Rā Iwi Management Environment Plan for Te Whakarongotai	2021 • Council signs Te Upoko o Te Ika a Māui commitment • Council adopts Te Whāriki – Māori Outcomes Framework • Council approves strategic priority of improving outcomes for mana whenua and Māori	2022 • Te Matarau a Māui Charitable Trust formally established • Long Term Plan Committee established 13 councillors, 6 mana whenua representatives	2023 • Te Tiriti o Waitangi Audit undertaken of Te Pane Matua Taiao Greater Wellington Regional Council • Mauri Tūhono ki te Ūpoko o te Ika framework launched	2025 • Te Wai Ora o Parirua Porirua Harbour Accord signed • Council receives the Rangitane Tū Mai Rā Iwi Management Environment Plan Hamuatanga	2026 • Mana Whakahono a Rohe Agreements with Ngā Hapu o Ōtaki and Te Atiawa ki Whakarongotai • Council adopts revised Te Tiriti o Waitangi Komiti 6 councillors, 6 mana whenua representatives
2020 • Te Ara Tahī paused and bilateral relationships strengthened • Te Matarau a Māui - regional Māori Economic Development strategy launched. Co-designed by Māori (mana whenua and mātauranga) and economic development staff across nine territorial authorities, Wellington NZ and central government	2021 • Council receives Te Whaitua Implementation Programme and Te Mahere Wai o Te Kāhui Taiao • Tūāpapa and kaupapa funding Long Term Plan resets approach to funding, with tūāpapa (foundational capability) and kaupapa (agreed work programme) funding contracts.	2022 • Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua Settlement Act • Te Rohe o Rongokako Joint Redress Act	2024 • Wairarapa Moana Statutory Board inaugural meeting. • Long Term Plan adopted including focus on Active mana whenua partnerships and participation for improved outcomes for Māori • Council receives Te Whaitua o Kāpiti Implementation Programme, developed using Tiriti House model	2025 • Te Tiriti o Waitangi policy adopted by Te Pane Matua Taiao Greater Wellington • Executive Leadership Team Council continues Tiriti o Waitangi Komiti	

Provisions that support our partnerships within current RMA



- Sustainable management purpose; Recognising and providing for matters of national importance (including relationship of Māori, their cultures and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga); having regard for kaitiakitanga; taking into account the principles of the Treaty of Waitangi; involvement in plan-making; iwi management plans, Mana Whakahono a Rohe; Joint Management Agreements; Transfers of Powers
- National Direction, including National Policy Statement on Freshwater Management (NPSFM) starting from 2011
- Six programmes of councils, mana whenua and community development - recommendations across four whaitua (catchments)
- RPS overarching resource management issues and objectives
- Natural Resources Plan provisions including PC1 (Te Awarua-o-Porirua Whaitua, Whaitua Te Whanganui-a-Tara)
- Provisions in district plans
- Conditions in consents

Partnerships are broader than the RMA, Planning Act, Natural Environment Act, and include Treaty Settlements



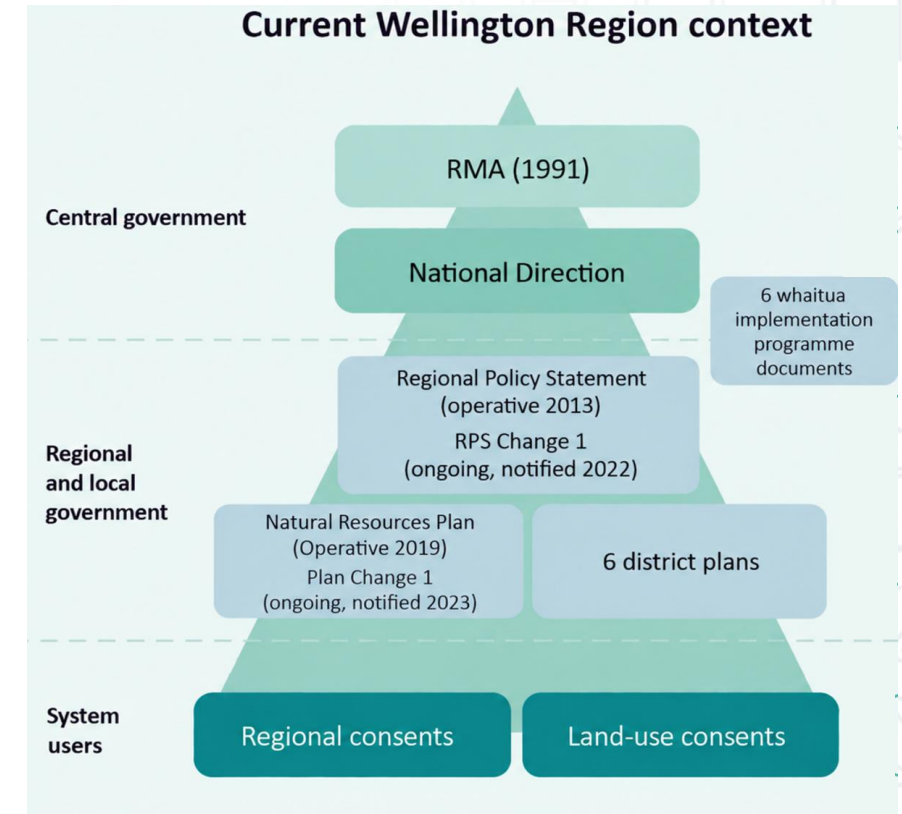
Treaty settlement obligations continue into the new system

Redress	Iwi	Comment
Parangarahu Lakes	Taranaki Whānui ki te Upoko o te Ika	Co-management continues
Whitireia Park	Ngāti Toa Rangatira	Co-management continues
Cook Straight Forum and Poutiaki plan	Ngāti Toa Rangatira	Redress continues, equivalent effect for new Acts to be agreed
Wairarapa Moana Framework	Rangitāne o Wairarapa and Rangitāne o Tamaki nui-a-Rua and Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua)	Co-governance of Wairarapa Moana and the Ruamahanga River catchment; equivalent effect to new Acts to be agreed
Te Upoko Taiao	All mana whenua partners (statutory backing through Ngāti Kahungunu ki Wairarapa Tāmaki nui a Rua settlement)	• Te Upoko Taiao Natural Resources Committee developed the Natural Resources Plan • Te Upoko Taiao is permanent Treaty settlement redress that provides 50/50 mana whenua voting rights for regional planning matters • Upcoming council paper on appointments for Te Upoko Taiao. • Application and equivalent effect for new Acts to be agreed
Statutory Acknowledgements	All settled iwi	Recognise relationships with awa (rivers), parks and lands; also apply to spatial planning

The RMA continues for the next 3-4 years

GW's planning instruments under the RMA

- Regional Policy Statement and Change 1
- Natural Resources Plan and Plan Change 1
- Whaitua Implementation Programme documents





Regional Policy Statement

- The Regional Policy Statement will no longer exist as an instrument
 - Unclear how much could be a ‘lift and shift’ - need detail from national policy direction/standards
 - Regulating greenhouse gas emissions will be out of scope
 - Important to note a Regional Spatial Plan is not the same as a Regional Policy Statement
 - RPS Change 1 has been largely resolved through mediation – still waiting on Environment Court decisions on indigenous ecosystems
 - Climate change, natural hazards, transport, urban development resolved
 - Hearing in March 2027 with WCC and Forest & Bird on residential SNAs
 - Council will need to decide whether it is worth making RPS Change 1 fully operative
- RS



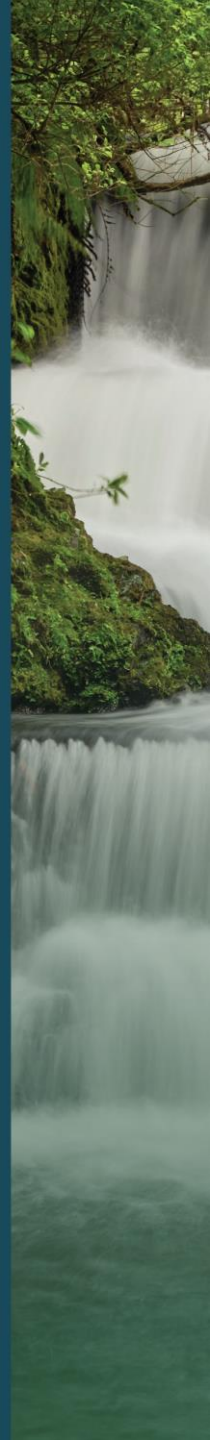
Natural Resources Plan

- The Natural Resources Plan will be replaced by two new plans within the combined plan
 - Natural Environment Plan
 - Land Use Plan for the Coastal Marine Area
- Unclear how much could be a 'lift and shift' - need detail from national policy direction/standards and clarity on what upholding equivalent effect of Treaty Settlements looks like in practice
- Expectation is the new plans will be more enabling than the Natural Resources Plan
- New plan content likely to be more prescribed by national direction
- No further Council decisions needed on the NRP as a whole under the RMA



Plan Change 1 to the Natural Resource Plan

- Supported by Taranaki Whānui and Te Rūnanga o Toa Rangatira, Council decided on 26 June 2025 to pause PC1 until the Government releases new direction
- Implications for freshwater are unclear
- Expect less room for bespoke provisions such as the Whaitua Implementation Programme recommendations
- Future of PC1 reliant on upcoming national policy direction that directs plan content
 - National direction due in September 2027 – analysis and decision will follow in late 2027
 - We have sought a further extension on PC1 to provide time for more clarity
- Council will need to make a decision on whether to progress, keep on hold, or withdraw PC1
 - Further options analysis needed

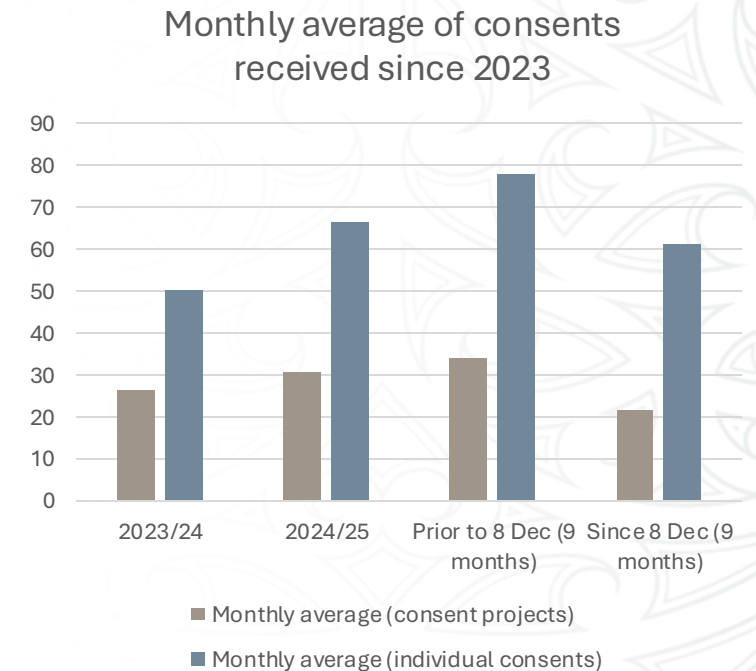
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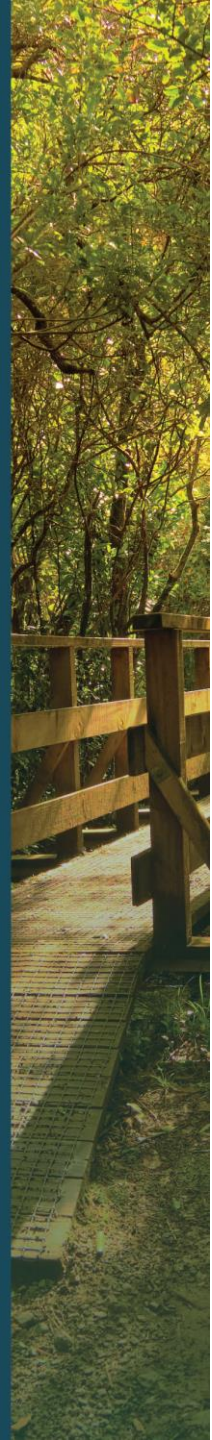
Whaitua and catchment planning

- Whaitua Implementation Programmes (WIPs) are documents developed by committees of community members and mana whenua at a catchment scale
 - They set out regulatory and non-regulatory recommendations for improving water quality and managing water use
- The new system will have nationally prescribed limits or methods to determine limits. These may not align with local context and aspirations
 - This mostly affects regulatory aspects of the WIPs, and requires further clarity on what upholding equivalent effect of Treaty settlements looks like in practice
- Progress towards WIP objectives can be made through non-regulatory methods, e.g. restoration, education, collaboration
- Many non-regulatory methods are underway and will continue through our catchment planning approach
- New action plans required by reforms could provide an implementation pathway
- Our Porirua Harbour Accord and Waiwhetū Integrated Catchment Project could align well with the new action plan requirements

Current consent context

- Currently process approximately 700-800 consents per year
- Consent durations extended under Resource Management (Duration of Consents) Amendment Act in December 2025
- Expiring or recently expired consents extended until December 2027 – exceptions for some water and wastewater consents
- Consent application numbers have dropped slightly since December 2025, *however...*
- Overall time spent on consent processing has increased due to complexity of consents lodged including fast-track applications
- Need to process applications within statutory timeframes





Transitional consenting

From 1 October 2026 (One day after Royal assent):

- Mana Whakahono a Rohe provisions repealed, automatic expiry date extensions until between 2032 - 2034

From 30 October 2026 (One month after enactment):

- RMA continues to apply, new procedural principles

From 2027:

- National Policy Direction and initial national standards, Planning Tribunal established

Specified transition date – end of 2029 (approximately):

- RMA is replaced in full by new Natural Environment and Planning Acts
- All RMA planning instruments revoked



Future consent numbers during the transition

Difficult to predict with certainty

- Despite consent duration extension, consenting activity remains consistent with fast track, and other new consents continuing
- In next couple of years, we expect more complex applications - wastewater network overflows, some WWTPs
- Potentially a lull prior to the specified transition date (~2030) as applicants wait for the new legislation and permitting framework
- Compliance monitoring and enforcement to remain steady

Working in the new Planning System

Regional Spatial Planning



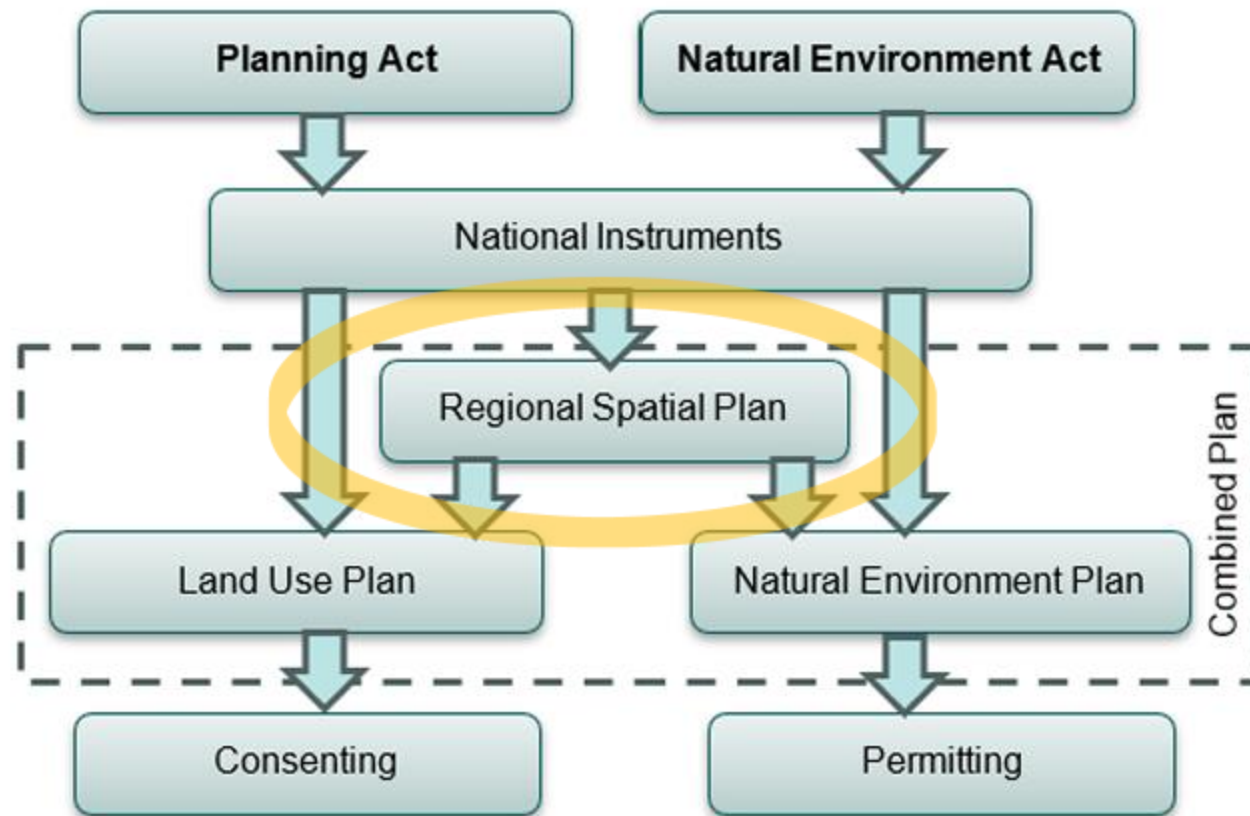
Purpose of Regional Spatial Planning

“The purpose of a regional spatial plan is to set the strategic direction for growth and change in a region for a time frame of 30 years or longer.” (Planning Act, cl. 63C). In practice, this means:

- It provides strategic direction to manage long-term change at a regional scale
- It fills a gap between national legislation/direction and local planning
- It helps to identify and resolve competing demands for space
- It provides strategic direction on alignment of land use, infrastructure and environmental outcomes
- It does not comprise zoning, consenting, rules or a list of projects.

It must also be prepared in accordance with any applicable iwi participation legislation or agreement under that legislation. (Sch. 2, 2)

Regional Spatial Plans in context of new planning system

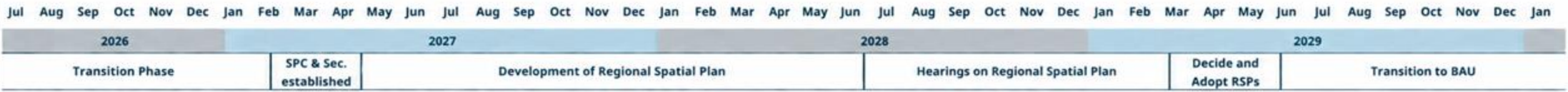
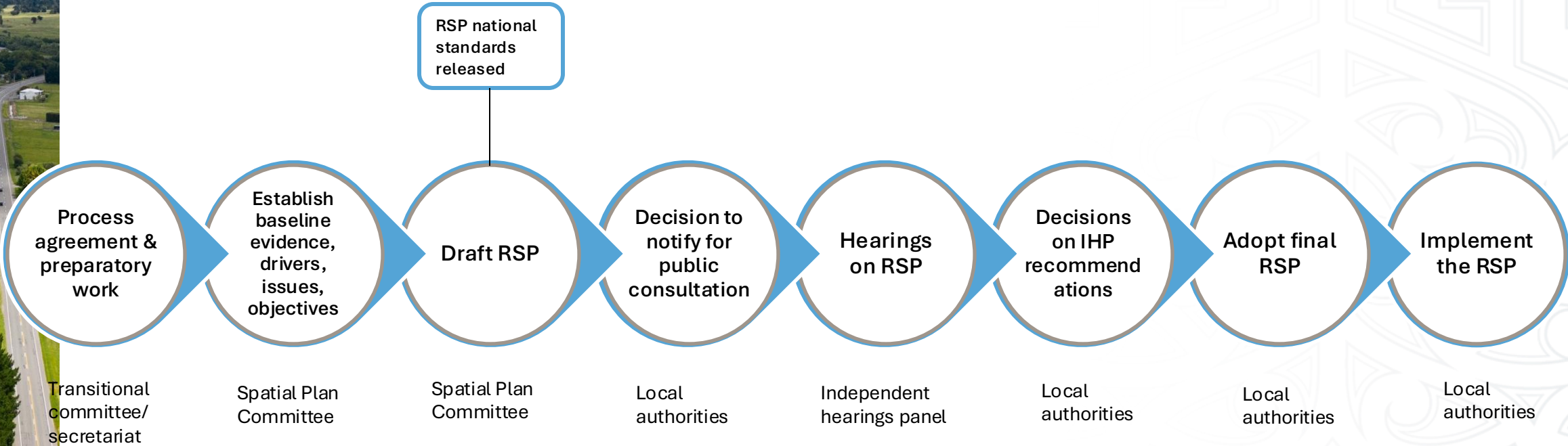


Additional effects

Regional Land Transport Plan must be consistent with the spatial plan

Long-term plans must set out steps to implement relevant RSP actions

Regional Spatial Plan process and timeline



Roles and responsibilities

Spatial Plan Committee responsible for:

- Prepare draft RSP (Sch. 2, 3)
- Pre-notification consultation (Sch. 2, 8)
- Preparing options assessment report (Sch. 2, 15)
- Recommending draft plan for notification (Sch. 2, 17)
- Making decisions on which future designations are included (Sch 2, 14)
- Preparing, monitoring and reporting on an implementation plan (ss. 84-86)

Local authorities responsible for:

- Developing process agreement (Sch. 2, 3) incl. consistency with Treaty agreements
- Approving RSP for notification (Sch. 2, 17)
- Appointing Independent Hearings Panel to conduct hearing on RSP and make recommendation (Sch. 2, 20)
- Deciding on recommendations made by the IHP (Sch. 2, 25) (noting Ministerial decisions prevail)
- Adopting the final RSP (Sch. 2, 34)

Regional Councils responsible for:

- Publishing the combined plan, including RSP (cl. 63(4))
- Also hold much of the data, knowledge and existing regional planning that will feed into RSPs

A vertical strip on the left side of the slide shows a lush green waterfall cascading over rocks, with mist rising from the base. The background of the slide is a light blue-grey color with a faint, repeating geometric pattern.

Work under way at regional level

Process Agreement – to be signed by all local authorities in region in early 2027

Data Stocktake – understand what data we already hold and identify any gaps

Governance structure – SPC supported by secretariat with a steering group

Hosting arrangements – who will host and administer SPC/secretariat

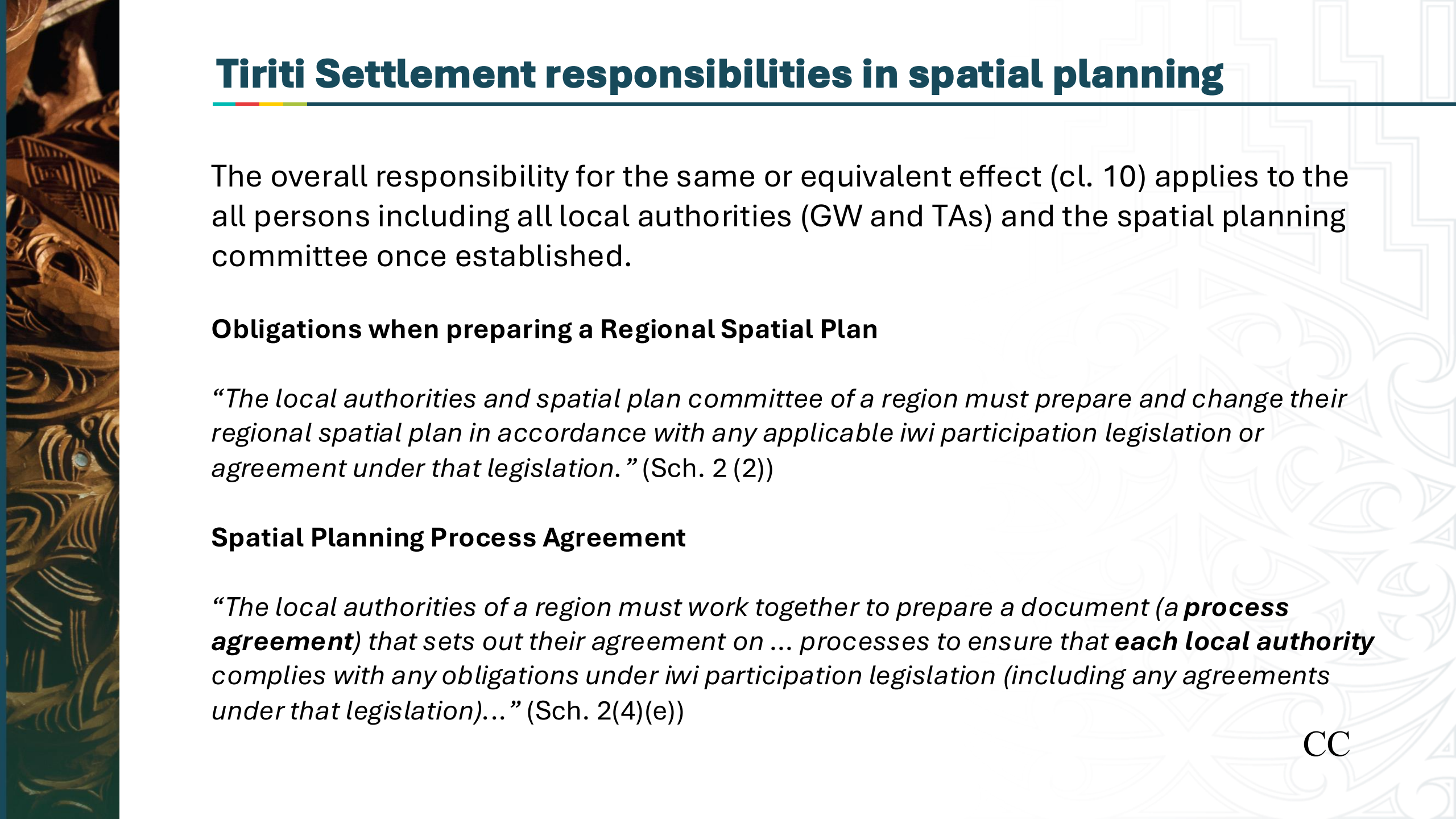
Funding for RSP development – initial estimate \$10-13m over 3 years (includes secretariat/project team, legal, expert advice, hearing panel costs, consultation etc)

Approach and process for RSP being developed ahead of RSP National Standards (due Sept 2027)

Transition from WRLC to Spatial Plan Committee

- WRLC last meeting in Nov/Dec - formally disestablished by councils in early 2027
- WRLC Secretariat disestablished once Process Agreement signed in early 2027
- Senior Staff Group has been reshaped into a Transitional RSP Steering Group
- CEs' Forum continues to provide oversight





Tiriti Settlement responsibilities in spatial planning

The overall responsibility for the same or equivalent effect (cl. 10) applies to the all persons including all local authorities (GW and TAs) and the spatial planning committee once established.

Obligations when preparing a Regional Spatial Plan

“The local authorities and spatial plan committee of a region must prepare and change their regional spatial plan in accordance with any applicable iwi participation legislation or agreement under that legislation.” (Sch. 2 (2))

Spatial Planning Process Agreement

*“The local authorities of a region must work together to prepare a document (a **process agreement**) that sets out their agreement on ... processes to ensure that **each local authority** complies with any obligations under iwi participation legislation (including any agreements under that legislation)...” (Sch. 2(4)(e))*

Organisational considerations for GW



Te Tiriti

Mana whenua partnerships – how these will be approached to reflect GW's partnerships

Upholding Te Tiriti Settlements – how settlement obligations are reflected in Process Agreement / regional spatial plan



GW Representation

SPC Committee – GW's nominated member (elected member or SME)?

Steering Group – GW representative on (Luke Troy, GM Strategy)

Secretariat/Project Team – GW officers to be seconded?

Organisational considerations for GW (cont.)



Coordination

GW input to RSP – internal structure to coordinate input and develop advice

Host council – will GW continue as host authority for committee and secretariat?



Funding

LTP budget – early estimates: \$1.5-2.0m (2027/28), \$1.3-1.7m (2028/29) as GW's contribution to the RSP work programme



Approvals

Process Agreement for sign off by councils (incl. GW) in early 2027



Regional Spatial Plan considerations for GW

- **Natural hazards/other environmental limits** – how these are reflected in the RSP
- **Climate adaptation** – what areas will be identified for priority adaptation planning
- **Economic development** – how to spatially represent the Regional Economic Development Plan (eg industrial land)
- **Infrastructure** - how locations for growth match with public transport plans and other planned infrastructure investment (eg water)
- **Designations** – GW designations and impact of other requiring authority designations (ie NZTA) on the environment
- **Broader effect of RSP** – RLTPs must be consistent, LTPs must set out steps to implement or progress relevant actions, Govt Policy Statement on Land Transport ‘must take into account’



Next steps: GW Council decisions

- Feb 2027 – approve Process Agreement, nominate member(s) for Spatial Plan Committee
- June 2027 – approve funding for RSP as part of Long Term Plan
- Early 2028 – approve Regional Spatial Plan for notification and appoint Independent Hearing Panel
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Any questions / pātai?



Partnering in the new system

How partnership arrangements are reflected in the new planning system

- The Planning Act and Natural Environment Act moves key decisions into regional spatial planning, combined regional planning and nationally directed frameworks. Meeting the Māori interests goal includes the identification and protection of sites of significance to Māori (including wāhi tapu, water bodies, or sites in or on the coastal marine area)
- Existing settlement redress and arrangements are intended to be carried through with the same or equivalent effect; Councils can enter into Iwi Participation Agreements to record how iwi authorities will participate in statutory planning processes.
- There is a role for Iwi Management Plans – have regard to in development of Spatial plans, natural environment plan, land use plans and for substantive planning consent or permit applications
- The reforms risk weakening the distinct partnership relationships at a regional level we have worked hard to build as a Treaty partner
- GW has a critical role in settlement assurance under the Acts, governance advice, organisational capability and maintaining the integrity of GW's partner approach
- Mana Whakahono a Rohe agreements (that outlined our current processes) are removed from the RMA, future planning system and the Fast-Track Approvals Act 2024
- Marine and Coastal Area (Takutai Moana) Act 2011 processes continue to apply.

What does this mean for our partners working with us

- GW's existing partnering processes continue until national direction directs otherwise; existing agreements with iwi continue
- Mana Whakahono a Rohe mechanism is removed from the RMA, and the Fast-Track Approvals Act 2024, and is not included in the future planning system
 - Ngā Hapū o Ōtaki and Ātiawa ki Whakarongotai are impacted within the Ministerial and Expert Panel processes of the Fast-Track Approvals Act 2024 for new applications
 - Documented GW's existing processes - standard consenting processes for engaging with Ngā Hapū o Ōtaki and Ātiawa ki Whakarongotai remain under the RMA until national direction states otherwise
- Mana whenua navigating Regional Spatial Planning alongside councils
- Mana whenua to input into new Natural Environment Plan and Land Use Plan for the Coastal Marine Area
- Higher threshold for notification and affected parties once Natural Environment Act fully implemented ~2030
- Compliance, Monitoring and Enforcement processes remain the same under the existing and new legislation

Any questions / pātai?



Changes to our work and focus





Planning system requirements for us

Regulated environmental bottom lines will be harder to land

- Regional councils are directed to prepare:
 - Natural Environment Plan
 - Land Use Plan for the Coastal Marine Area
- Limits framework has a lot of holes and carve-outs in main legislation; a lot of detail to come in national direction
- More pre-set approaches in national direction, limited local variability unless allowed for in direction and / or Treaty Settlements
- Regulatory relief will apply to sites of significance to Māori and significant natural areas
- Could be challenging to meet partner and community expectations
- We'll need to learn to navigate the system... and help others navigate too



Permits under Natural Environment Act

2030 onwards

- Many consenting provisions/processes uplifted from the RMA
- New areas:
 - Wildlife Approvals able to be processed in conjunction with permits
 - Terrestrial indigenous biodiversity
- Engagement threshold lifted - public notification only if significant effects, affected parties only if effects more than minor – more non-notified applications, fewer affected parties
- More permitted activities – non-notified applications likely to be more complex – processing timeframe increases from 20 WD to 45 WD
- Adverse effects of greenhouse gas emissions are out of scope



Compliance, monitoring & enforcement

- Compliance monitoring and enforcement (CME) functions under the NEA remain
- Need to prepare a compliance and enforcement strategy – GW's Compliance Monitoring & Enforcement Policy will likely form a starting point for this strategy
- More permitted activities to monitor – some will be currently consented (low risk) activities that may become permitted
- More enforcement tools
- Workload dependent on nature and frequency of non-compliance activity
- Overall **in the next five years** we expect CME activity to remain steady



Next steps: GW Council Decisions

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LTP implications

No net change – focus of reprioritising resources over 2027-2031

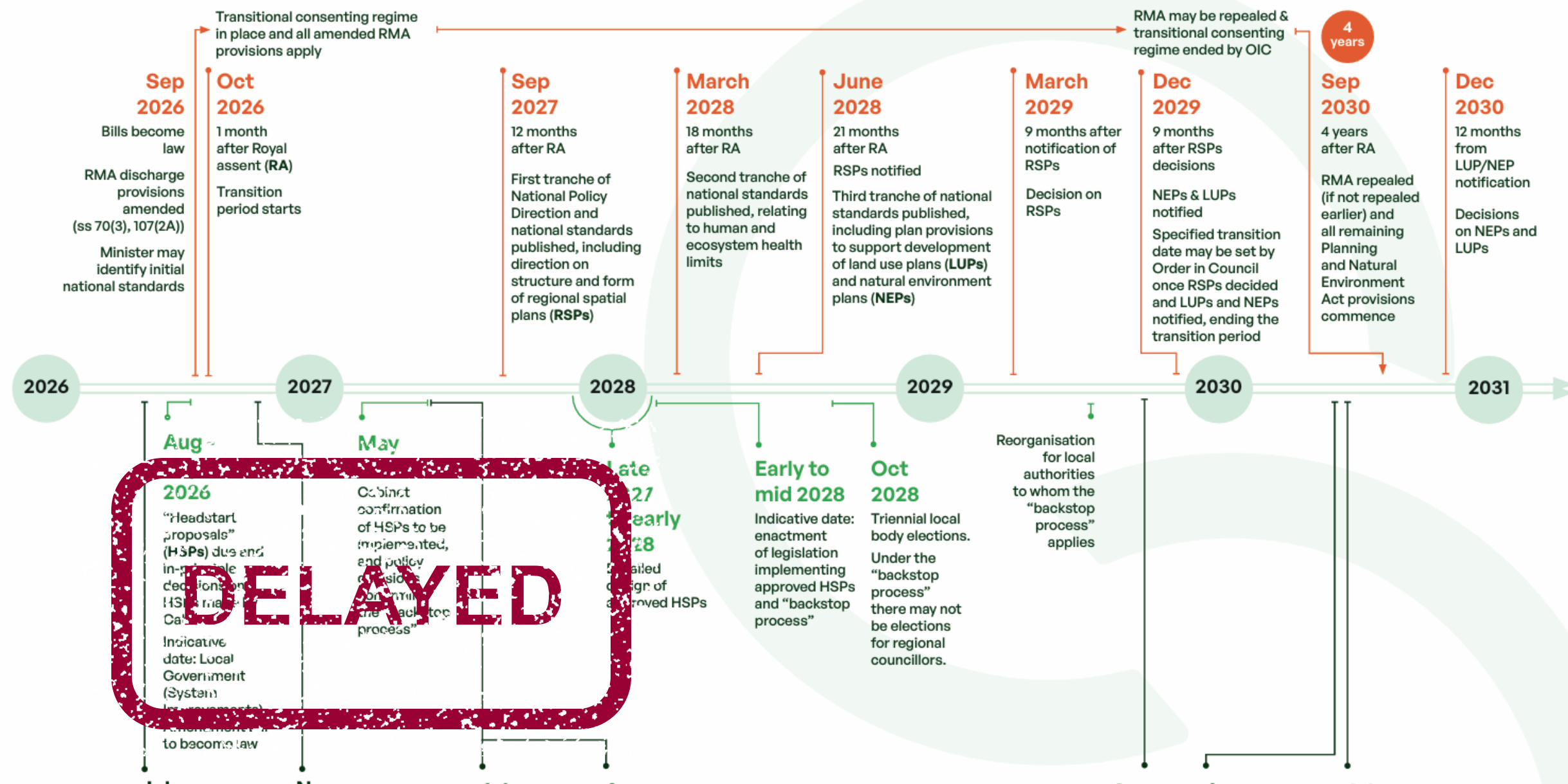
- We will look to deliver the existing RMA work, the transition, and the new Planning system within our existing resourcing envelope (this does not include the investment required for the RSP and is discussed separately).
- This will be through reprioritising existing work on the instruments and functions in the RMA and surge resourcing capacity to new areas of work.
- There are timeframe requirements within the new system, however this needs to be balanced with our resourcing.
- We also need to work at the pace of our communities and their ability to respond to changes.

Questions / pātai / discussion

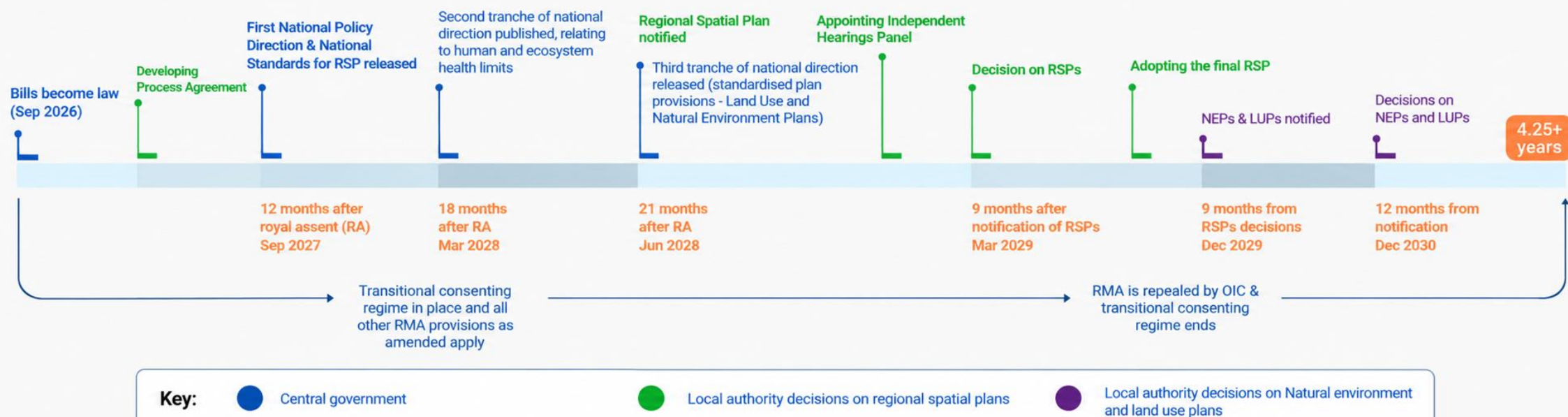


Slides if needed

Timeline for RMA & Local Government Reforms



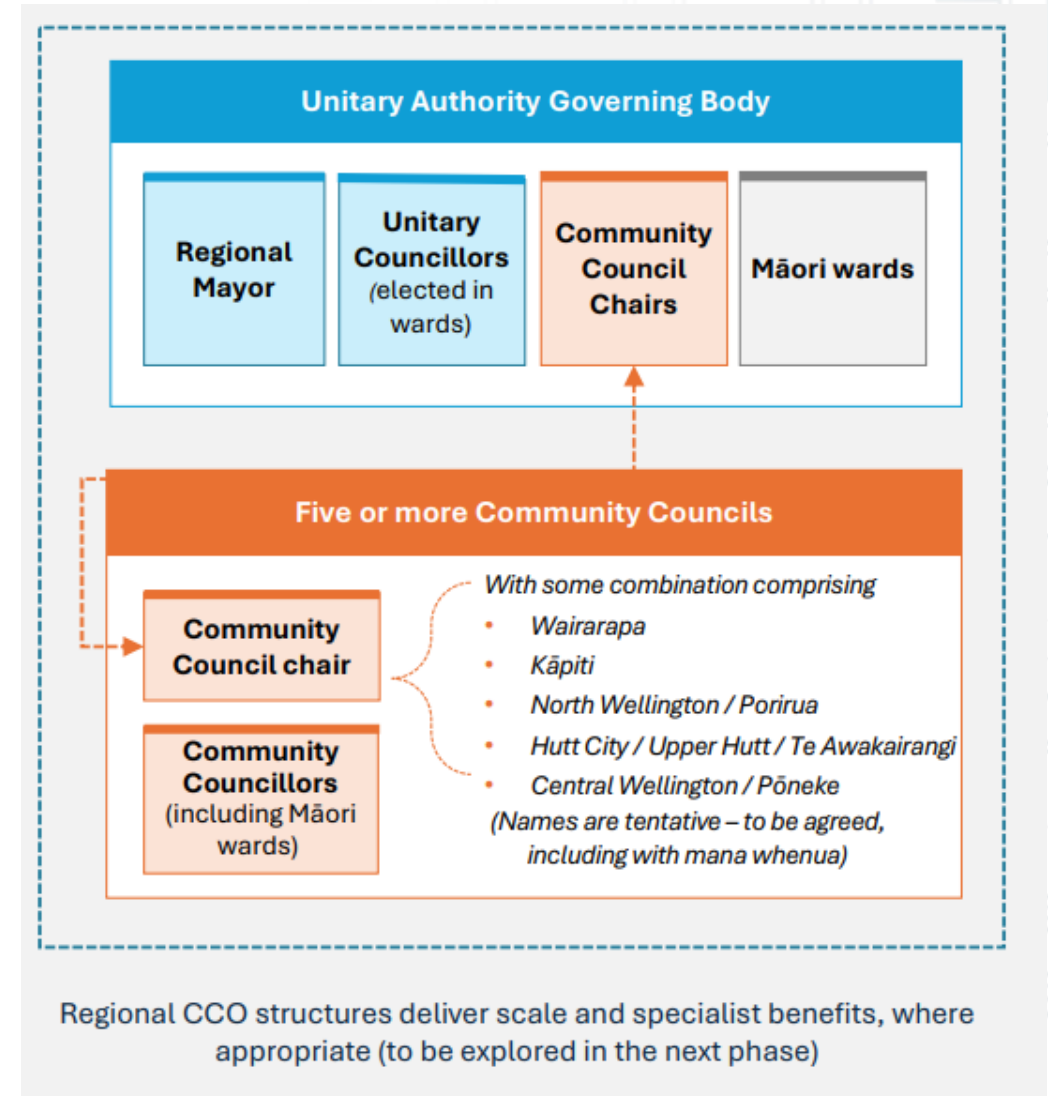
Regional Spatial Plans in the new planning system timeline



Wellington Head Start proposal

One unitary preferred

- Proposal supported by Greater Wellington is to amalgamate councils across the region
- Also, separate proposal for Wairarapa unitary, from two Wairarapa councils
- Kāpiti and Upper Hutt indicated they did not support the merger proposal.



Gollans Valley

Councillor Workshop

8 October 2026



Workshop Objectives

- To provide an update to all Councillors on the information and decisions made to date regarding the Gollans Valley property (Gollans).
- To discuss and seek Councillor input on the future of Gollans, including options and possible process on the use of the property within the Greater Wellington portfolio.
- We'll run through this presentation but as we go we'd like you to think about...
 - Do we keep the Gollans valley property (some/all)?
 - If so how should we use it? And fund it (which may include options to partially dispose)?
 - And how should we sequence it?
- While acknowledging we have obligations owing to the Nankervis Trust relating to their contribution towards the purchase price
- And in the context of partnership with Mana Whenua (Taranaki Whānui).

Location

Gollans Valley Station bridges the gap between the Northern Forest and Parangarahu Lakes sections of the East Harbour Regional Park



Aerial View



Background and Context

2025 – the Purchase

- Land purchased in July 2025 (following a February 2025 Council Decision)
- Separates the two sections of East Harbour Regional Park (Northern Forest, Parangarahu Lakes)
- Strategically significant: location; natural values; and opportunities for recreation activities (application of Toitu te Whenua objectives and policies suggests a high priority acquisition)
- Upstream from the Parangārehu Lakes – owned by Mana Whenua (Taranaki Whānui) – control of land management practices on Gollans will improve water quality and biodiversity
- Partially funded by Nankervis Trust (1/9th) – conditional on at least 1/9th (152 hectares) of the property being dedicated to nature conservation.
- Public consultation is required by operation of our significance and engagement policy, as decisions regarding the future of Gollans Valley would be considered significant to the region, the community and have implications on the capability and capacity of GW.

2025/2026 – changing context

- Local Government Elections (2025)
- Rates Capping Legislation (strong signals towards)
- Council Amalgamation Conversations
- Tiaki Wai



Current Situation

As expected, Gollans is costing us money

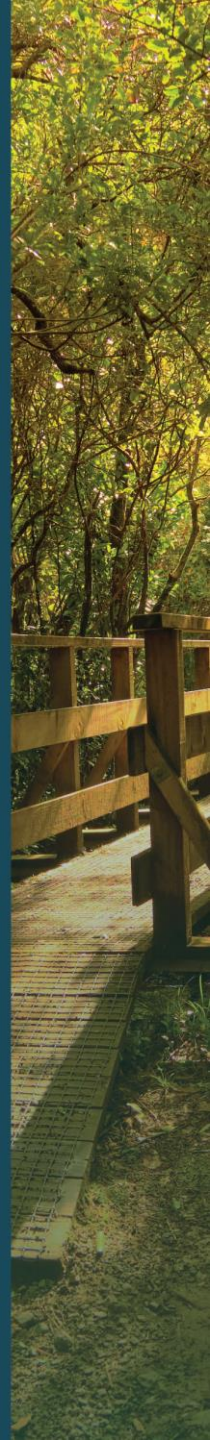
- Managed and funded by GW, with guidance from Rōpu Tiaki
 - (Rōpu Tiaki is a co-managed GW and Taranaki Whānui entity that manages the Parangarahu Lakes, and was established as an outcome of Treaty settlement).
- Hutt City Council to remediate the former tip (within 5 years)

Current Outgoings (per annum)

- Loan Cost (\$8m purchase was debt funded) \$500k (debt servicing)
- Ongoing Opex ~\$100k (includes land/water rates, track mowing, environmental information gathering, pest (plant/animal) control, etc.)
- All outgoings balanced from other budgets/locations

Current Revenue (ordered most to least certain)

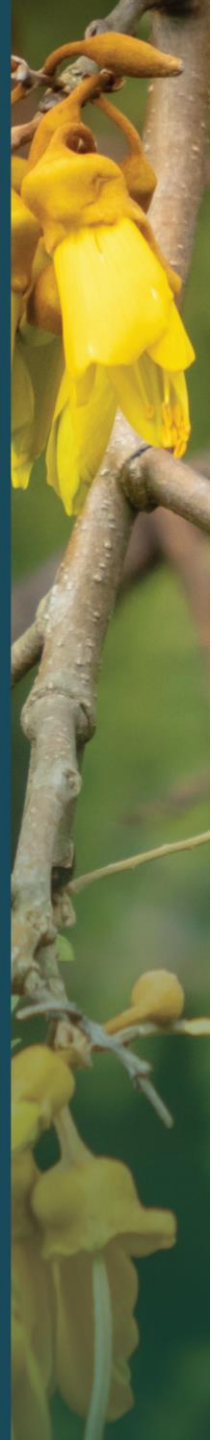
- Cell Towers \$48k (contracted)
- Houses ~\$64k (estimated to apply from Q2, 2026/27)
- Carbon ~\$28k (estimated NZ carbon Unit – NZU – value if traded at current spot price of \$52/unit)
- Grazing ~\$0-30k revenue, will cost ~\$60k up front (to be confirmed, expecting revenue from Q2, 2026/27)



Opportunities

Opportunities *(none of these are necessarily mutually exclusive)*

- Park/ pest management efficiencies (savings)
- Park extension/amalgamation (full or partial)
 - Recreation (walking, cycling, horse riding)
 - Immediate (limited) options – possibly utilising additional Nankervis Trust capital funding for development – carefully chosen routes to preserve future flexibility
 - More comprehensive ‘network level’ opportunities
 - Camp Ground/Visitor Accommodation
 - Concessions (hunting, walking, cycling, dark skies tours, honey, glamping, etc.)
- Subdivision
 - Papakainga/Urupā/Marae – say 5-10 ha
 - Tiaki Wai (wastewater plant) – may be up to 10 ha
 - Residential (lifestyle blocks) – may be up to 15 ha
- Other
 - Solar generation (transmission capacity limits up to a 2MW system) - up to 10 ha
 - Carbon (expansion on the current 47.3ha)



Challenges

Challenges

- Funding – will require either new revenue sources, trade-offs in other areas, or a combination of the two
- Poor Road Access – adequate for limited farm management, park management, house access (to the two properties) but is challenging for public drive in access
- Security/unauthorised access/looting – noted issues since purchase, having people onsite will assist
- Fire Risk Management (particularly with forthcoming El Nino event) – grazing of pasture areas will assist
- Pest Animals Management – ongoing issue
- Weed and Pest Plant Management – similar ongoing issue

High Level Options – Pros and Cons

Divest all now

Pro

- Realise purchase price (value tbd) now at a time when money is short
- Continued need to fund debt/maintenance/ property upgrades eliminated

Con

- Opportunity lost to join park land (Northern Forest and Parangarahu Lakes)
- Opportunity lost to improve ecological/environmental impact
- Opportunity lost to gain other financial benefits from ownership
- Potential public disquiet
- Potential Mana Whenua relationship impact
- Management impact on existing park lands

Make all park now

Pro

- Maximise park opportunity, including all recreation, conversation and preservation activities
- Ability to improve ecological/environmental outcomes for the catchment
- Efficiency gain through coordinated management of all three blocks cohesively

Con

- Ongoing need to fund debt and property upgrades
- Need to also fund park improvements (Capex and Opex)
- Locks out other opportunities
- Potential public disquiet (increasing rates burden)
- Potential Mana Whenua relationship impact

Preserve Flexibility

Pro

- Ability to balance park opportunity against non-park options
- Options to improve ecological/environmental outcomes preserved
- Potential to minimise financial impact through realisation of non-park options/opportunities
- Ability for Mana Whenua to participate within whenua development

Con

- Ongoing need to fund debt and property upgrades
- Potential public backlash from allowing partial privatisation



Key Questions for Discussion

- Do we keep it (some/all)?
 - Recommend retain all for now (preserve all future options)
- If so how should we use it? And fund it (which potentially includes options to partially dispose)?
 - Recommend explore mixed use outcomes that maximise environmental outcomes (max park!) at the least net cost
- Timeframes?
 - Explore subdivision options early to maximise revenue potential to enable future works, while balancing future public use and enjoyment opportunities
 - Implement no-regret public access early, with routes that will avoid conflict with potential non-park uses
- Sequencing?
 - Plan future delivery to line up with potential cashflow

Future Options/Possible Timeline (assuming whenua is kept)

Short Term (1-3 year horizon)

Preserving future options/minimising cost pressure

- House rentals
- Grazing Licence
- Streamlined park maintenance & pest control
- Honey licence (investigation)
- Carbon expansion
- Consideration of subdivision
 - Papakainga, urupā, marae
 - Rural residential
 - Tiaki Wai/Waste Water
- Limited public access via limited existing tracks (potential via Nankervis funding)

Public Consultation Plan (1-3 year)

- Seek feedback on:
 - intention to keep the property
 - options that maximise future flexibility,
 - options that minimise future cost pressures
 - low impact public access
- Highlight natural/recreation values
- Highlight need to maintain base level of service
- Consultation format: ½ to 1 page in LTP

Medium Term (3-10 year horizon)

Setting up for the future

- Park (master) planning
- Consideration of park boundary adjustments
- Decisions/Delivery/subdivision:
 - Papakainga, urupā, marae
 - Rural residential
 - Tiaki Wai/Waste Water
- Road upgrade

Public Consultation Plan (3-10 year)

- Seek feedback on:
 - Park vs non-park balance
 - Park master plan
 - Non-park (commercial) options
 - Inclusion of areas into park network
 - Timing of delivery
- Highlight natural/recreation values
- Highlight need to maintain at an increased level of service (reflecting public use)
- Consultation format: tbc

Long Term (10 year +)

Deliver and imbed

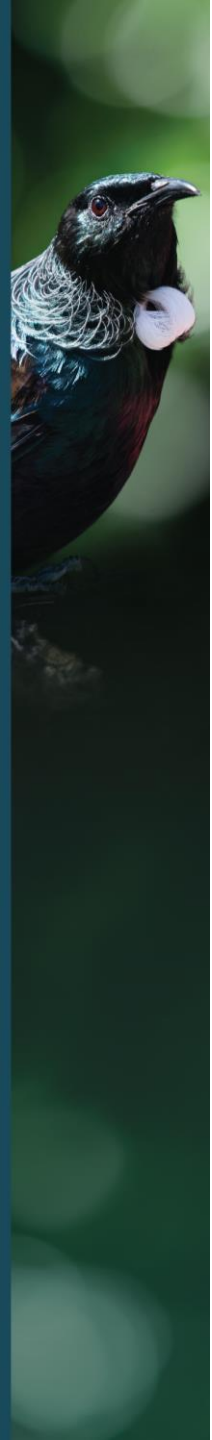
- Deliver on Park Master Plan
 - Tracks
 - Visitor amenities
 - Camp ground
 - Park management facilities
- Tiaki Wai (delivery of WWTP)
- Complete any subdivision

Public Consultation Plan (10 year +)

- Seek feedback on the delivery of remaining matters from the Park Master Plan, primarily cost and timing.
- Highlight successes/failures from last 10 years
- Consultation format: tbc

Next Steps

- Consolidate feedback from today
- Work through the partnership specifics with Taranaki Whānui (Rangatira ki te Rangatira)
- Prepare Paper based on this feedback for Council Decision (meeting 10 December) that recommends the following is included in the next LTP:
 - Noting the options have been considered on balance to maximise value for money and preservation of natural values
 - Highlights the risks and opportunities afforded by each option
 - Recommends a preferred way forward for inclusion in the LTP



End



2027-37 Long Term Plan

Update and next steps

Council workshop
08 October 2026

Today's purpose

This is an information session

1

**Where the programme
has reached**

2

**The financial starting
point for the next phase**

3

**What will return to
Council later in the
programme**

4

**How the October to
December workshops
will work**

The aim is to give Councillors a shared base of understanding before detailed choices are tested.

Programme progress

1

From direction to detailed choices

Process

Key Outputs

Council's Role

Stage 1

Strategic direction

Jan – Aug 2026

Complete

Strategic Framework;
Principles for the
Infrastructure Strategy
and for the Financial
Strategy; Horizon Scan;
GW Services list

Use what you know about our community, changing environment, economic uncertainty, affordability, mana whenua priorities, and legislative reform, to provide clear direction to staff with which they can base their planning

Stage 2

Detailed testing

Sept – Dec 2026

Now

Service and budget
options

Consider Council's service levels and the costs to deliver them.
Review detailed options including budgetary and impacts information and provide indication of preferences for inclusion in the draft budget

Stage 3

Draft package

Dec 2026

December

Budget position and key
options

Confirm draft work programme and budget.
Confirm consultation topics to take to the community in early 2027.

Stage 4

Formal decisions

Jan – Jun 2027

Early 2027

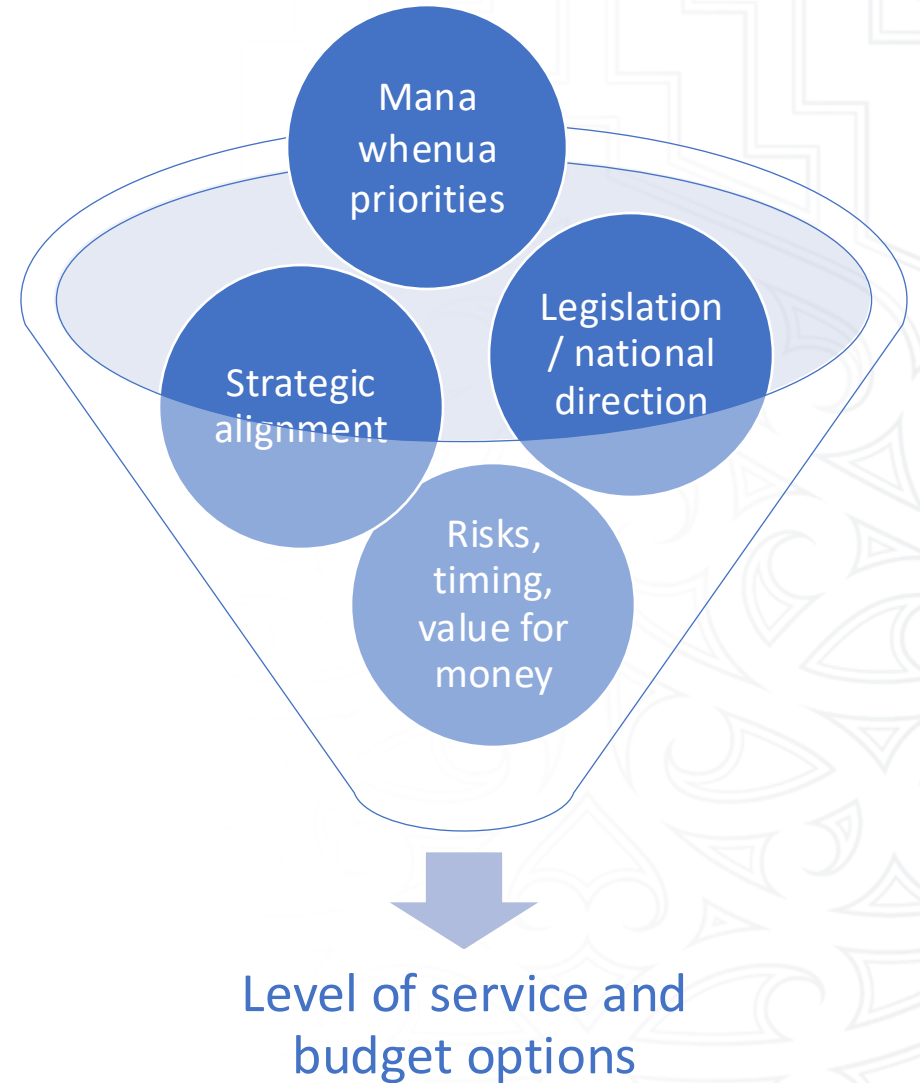
Consultation material and
final LTP adoption

Consider feedback from the community.
Make final decisions about the work programme and budget.
Adopt the 2027-37 LTP and set the rates for 2027/28

How options are being developed

1

- Council direction has been captured through the
 - LTP Strategic Framework
 - Infrastructure Strategy and
 - Financial Strategy.
- This direction is being used alongside other key criteria to assess our services and work programmes



Financial overview

Preliminary rates position – a starting point

Rates increase by year

	Previous LTP (2024–2034, Council- approved)	Current position (preliminary, not validated)
2027/28	7.0%	12.9%
2028/29	6.7%	6.8%
2029/30	3.4%	3.8%

The 2024–2034 LTP is included because it was approved by Council and is the closest indication of the prior forecast.

Caveat: Preliminary position only. Numbers are being updated but yet to be validated. Key exclusions: inflation, interest rates, known and emerging cost pressures, personnel changes.

Activities underway

- Planning position under development
- Business inputs being reviewed
- Funding implications being assessed
- Underlying assumptions being reviewed

Next steps

- Validate planning position
- Identify and assess cost pressures
- Develop options and trade-offs
- Review affordability implications

No financial direction or decision is sought in this session.

Rates step-down

- Officers are generating options that facilitate a gradual rates step-down scenario of
 - 9% rates increase in year 1
 - 8% rates increase in year 2
 - 7% rates increase in year 3
- This scenario balances rates affordability for the region with potential impacts on our services and assets

Rates-capping

- Given the potential application of a rates cap by Government, officers are also identifying the impacts of a “4% rates increase in year 3” scenario
- These impacts will be discussed with Council in December

How the workshop series will work

Pre-reading

- **Written Briefing** – provides Councillors with the detail to support the workshop discussion:
will include context, analysis, key questions
- **Slide Pack** – key discussion prompts to support the running of the workshop discussion

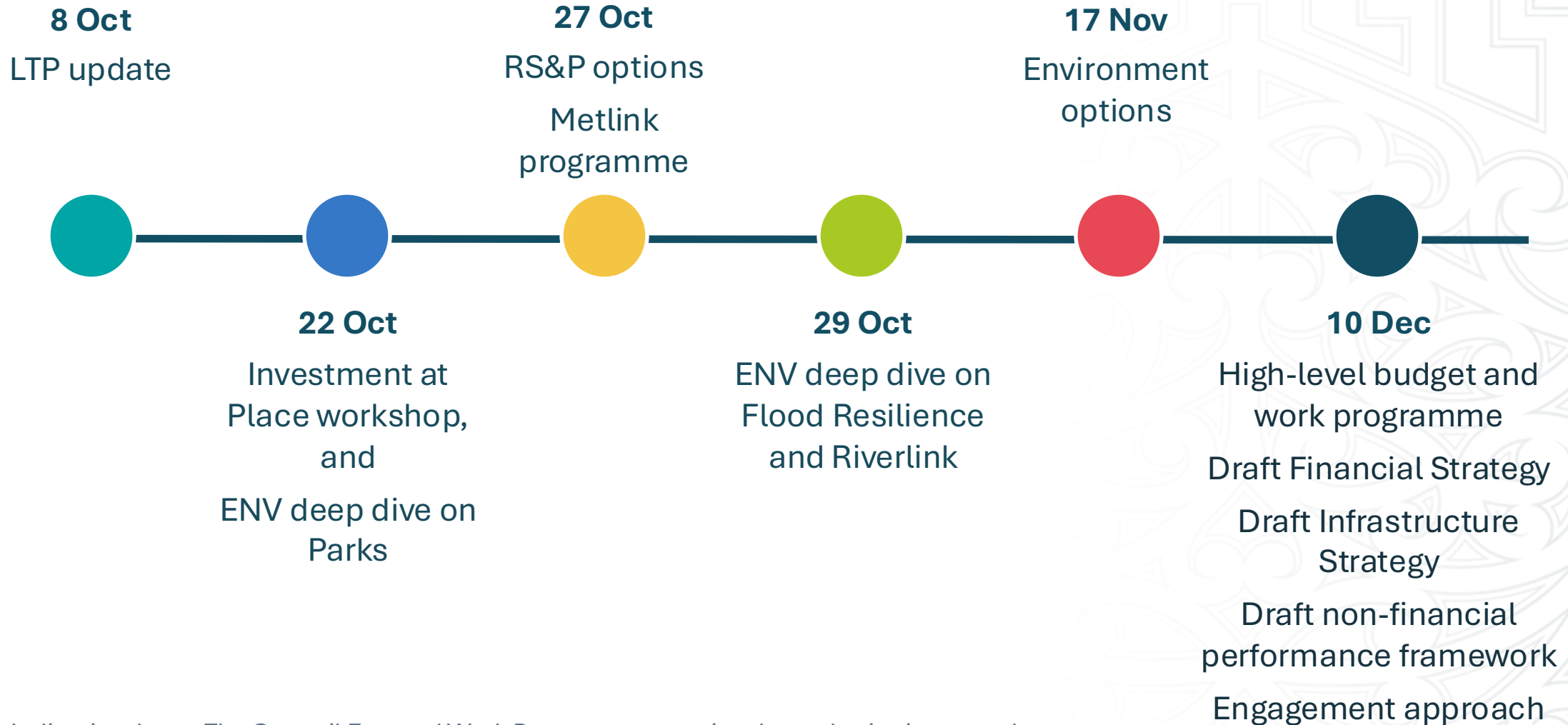
Session outcome

- **Council preferences on the specific options presented and discussed** – clarity from the workshop discussion on Councillor preferences for what options are built into the draft budget and work programme and which are not.

Key dates

4

Indicative workshop pathway



Current Indicative dates. The Council Forward Work Programme remains the authoritative record.

Attachments

1. LTP strategic framework
2. Infrastructure strategy principles
3. Finance strategy principles

LTP Strategic Framework

Blue Highlights are Councillors' indicated 'areas of focus' to guide officers

WHY	Vision	<i>He rohe taurikura - Nui te ora o te taiao, he hapori kotahi, he manawaroa te āpōpō</i> An extraordinary region – Thriving environment, connected communities, resilient future				HOW
	Purpose	<i>Kia mahitahi hei painga mō te katoa</i> Working together for the greater environmental good				Effective partnerships
	Community outcomes	<i>Nui te ora o te taiao</i> Thriving environment Healthy waterways and coastal waters, unique landscapes, indigenous biodiversity, sustainable land use and a prosperous low emissions economy	<i>He hapori Kotahi</i> Connected communities A vibrant and liveable region in which people can move around on safe, sustainable and effective transport, there is inclusive and equitable participation, and our sustainable rural and urban centres are connected to each other	<i>He manawaroa tā āpōpō</i> Resilient future Safe and healthy communities, a strong and thriving regional economy, adapting to the effects of climate change and natural hazards, community preparedness and modern robust infrastructure		Active mana whenua partnerships & participation for improved outcomes for Māori
WHAT	Goals	Safeguarding and restoring ecosystems and natural environments across our rohe	An efficient, affordable, accessible, resilient public transport network supporting a thriving low emissions region	Strengthening regional resilience and supporting our communities	Strengthening the region's future readiness through strong partnerships and effective planning	Principles
	Strategic objectives	1.1. Air quality is improved to benefit community health and our climate 1.2. The natural environment is protected and is improving in health and resilience through the implementation of effective policies and regulatory settings, and practical on-the-ground actions 1.3. Indigenous ecosystems and habitats are protected from the impacts of human activities and invasive species that are harmful 1.4. The quality of freshwater bodies and the coastal marine area is increased, leading to improvements across all areas throughout catchments 1.5. Soils are protected and retain their ecosystem function and range of uses 1.6. More communities can access recreation experiences across our parks network, river corridors and harbours	2.1. Network Functionality: An efficient and resilient public transport network 2.2. Customer Experience: A public transport system that is the preferred travel choice 2.3. Connectivity: A public transport network that responds to regional growth & supports connectivity 2.4. Community Wellbeing: A safe and sustainable low-carbon public transport system	3.1. Communities and the natural environment are able to adapt to the impacts of climate change supported by effective planning and regional coordination 3.2. A reduction in regional greenhouse gas emissions is supported by our strategy, policy, transport and environmental work 3.3. The region can respond effectively to emergencies and plan for recovery 3.4. People are protected from the impacts of floods as part of integrated catchment approaches that ensure holistic environmental and people outcomes are achieved 3.5. Vessels in the coastal marine area that carry people and goods and provide services can navigate safely and efficiently	4.1. The region's growth and infrastructure are supported through effective regional planning 4.2. Enduring partnerships with mana whenua enable shared success and long-term wellbeing for Māori communities and the region 4.3. Democratic participation and effective decision-making is enabled by appropriate Governance structures and effective processes 4.4. People, communities, and mana whenua are actively connected to and engaged in te taiao across our rohe, working together to restore and protect it.	Leading action for climate resilience and emissions reduction Enabling equity of outcomes & access to services Investing for long-term impact

Infrastructure Strategy Principles

1. Stewardship of existing assets
2. Manage risk and build resilience
3. Fit-for-purpose and proportionate solutions
4. Value for money over the long term
5. Recognise the value of natural capital
6. Work with partners for regional outcomes

Finance Strategy Principles

1. Using debt to fund projects with intergenerational benefits
2. Who should pay based, where possible, on the distribution of benefits
3. Consider fairness along with the ability of ratepayers to pay
4. Prudent financial management focused on achieving our strategic priorities