

Ode Baganantha

From: s 9(2)(a) @nbconsulting.co.nz>
Sent: Tuesday, 9 February 2021 3:25 PM
To: Andrew Ford; Andrew Wharton
Cc: David Dunlop; s 9(2)(a)
Subject: RE: LGWM: reconciling key population figures

Thanks gents. Appreciate the help.

Kind regards, s 9(2)(a)

s 9(2)(a)

This email is only intended to be read by the named recipient. It may contain information which is confidential, proprietary or the subject of legal privilege. If you are not the intended recipient you must delete this email and may not use any information contained in it. Legal privilege is not waived because you have read this email.

From: Andrew Ford <Andrew.Ford@gw.govt.nz>
Sent: Tuesday, 9 February 2021 3:20 PM
To: Andrew Wharton <Andrew.Whartox@xxx.xxxx.nz>
Cc: s 9(2)(a) @nbconsulting.co.nz>; David Dunlop <david.dunlop@lgwm.nz>; s 9(2)(a) @nbconsulting.co.nz>
Subject: RE: LGWM: reconciling key population figures

All,

Andrew and myself discussed the population / jobs section – as a result I have updated the section in the report with the following tables.

Any questions, please phone myself / Andrew. The crux of the story is that we are now forecasting more growth than we did for the PBC; the revised working assumptions are derived from P4G and WRGF and expressed as a range, acknowledging the fact that we are forecasting 30 yr into the future and a lot could change

Andy

Population	PBC Assumption (30 year growth)	Revised working assumptions (30 year growth)
Wellington Region	100,000 to 150,000	150,000 to 200,000
Wellington City	50,000 to 80,000	60,000 to 80,000
Central city and inner—city suburbs ⁵	18,000 to 28,000	20,000 to 25,000
Western, southern, and eastern suburbs ⁶	8,000 to 18,000	19,000 to 27,000
Northern suburbs	24,000 to 34,000	21,000 to 28,000

Jobs	PBC Assumption (30 year growth)	Revised working assumptions (30 year growth)
Wellington Region	50,000 — 75,000	75,000 — 100,000
Central City	15,000 – 32,000	“Primary employment centre”

From: Andrew Wharton <Andrew.Wxxxxxx@xxx.xxvt.nz>
Sent: Tuesday, 9 February 2021 2:32 PM
To: Andrew Ford <Andrew.xxxx@xx.xxvt.nz>
Cc: s 9(2)(a) <[redacted]@nbconsulting.co.nz>; David Dunlop <david.dunlop@lgwm.nz>; s 9(2)(a) <[redacted]@nbconsulting.co.nz>
Subject: RE: LGWM: reconciling key population figures

Hi Andy,

Let's discuss when you're free – I've left you a phone message too. In the meantime here's my sources, along with screenshots from the documents themselves. Do your "modelled" numbers refer to the Sense Partners population projections report due imminently? We're looking forward to seeing their projections. I understand you are the client for the regional data, so you may have an early version already.

If you want to reduce the emphasis on the Wellington Regional Growth Framework numbers, we could use the Citywide Estimated Growth Distribution Figures source (the latest P4G numbers) if they aren't too different from what comes through from Sense Partners, and below this use *Diagram 1: a growth corridor view of the Future Development Areas* for context about how this population growth links into the wider regional story. Though if the diagram is used, it needs to have a note that this is a draft. The local government, central government and iwi partners in the area are currently going through a process to endorse the Draft Framework, followed by taking it to our communities for feedback.

I hope this helps given the end-of-today deadline.

Andrew

The PBC numbers I took from page 7 of the [Programme Business Case](#):

Released under the Official Information Act 1982

2.3. Growth Projections

The population of the Wellington Region currently stands at around 510,000 people. Under medium projections the population is forecast to grow by 15% over the next 30 years, equating to 75,000 extra residents.

The distribution of this growth is estimated to be as follows:

- 30% will be focused around Wellington's central city and inner suburbs
- 20% will occur in Wellington City's northern suburbs

¹ 2018 Deutsche Bank named Wellington City as the most liveable city out of 50 global cities

Let's Get Wellington Moving Programme Business Case – Draft Released 21 June 2019

7

PART A – Programme Context



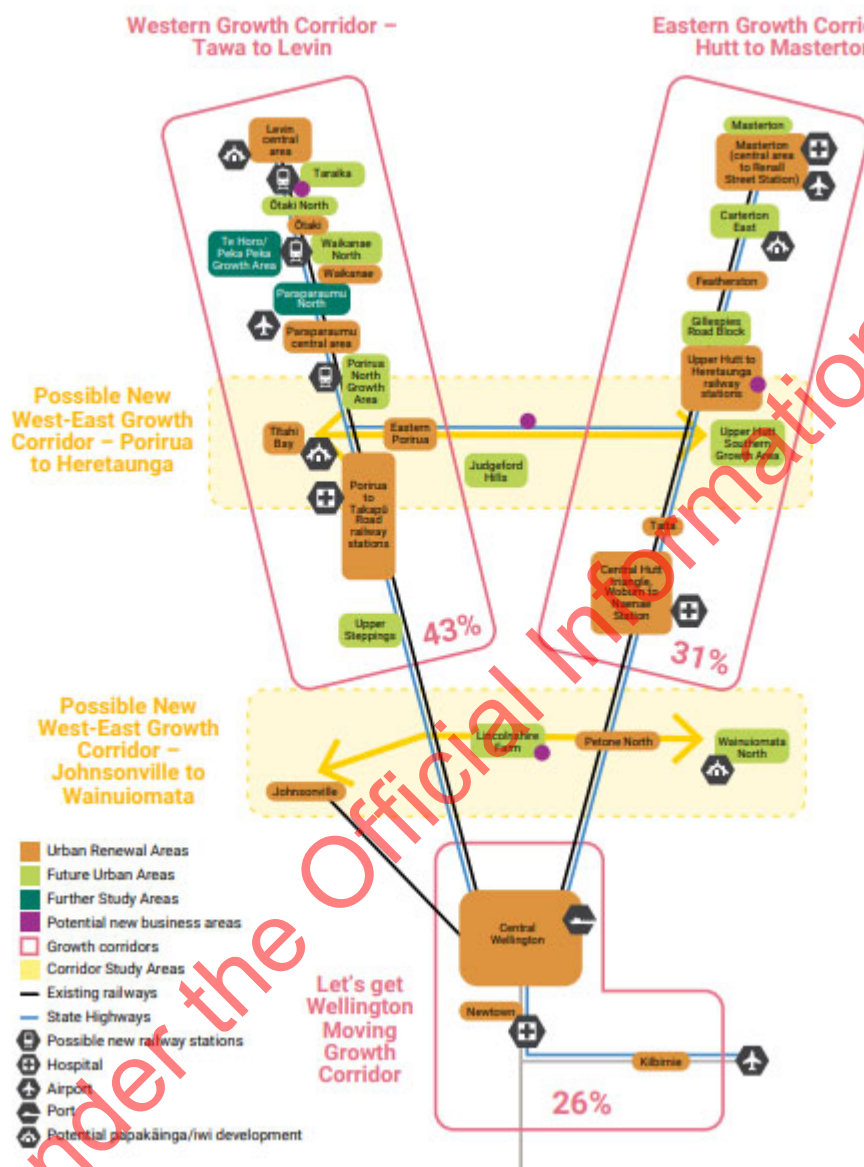
- 13% will occur in other areas of Wellington City
- The remainder (37%) will be around urban centres outside Wellington City, relatively evenly split across the Kapiti Coast, Porirua, Upper Hutt and Lower Hutt, with a lesser proportion in the Wairarapa.

Over 40% of the current 235,000 jobs in the Wellington region are located in the central city. The high concentration of employment in the central city attracts commuters from the wider Wellington region. The employment projections show regional employment growing by between 15% and 20% over the next 30 years. The employment projections suggest that between 55% and 60% of future growth in employment is likely to be focused in the central city, potentially increasing the number of jobs there from the current 99,000 to between 114,000 and 131,000 over the next 30 years.

The draft WRGF population numbers come from the [Draft Framework Report](#) page 3 and the diagram on page 4:

The Framework identifies how the Wellington-Horowhenua region could accommodate a future population of 760,000 and an additional 100,000 jobs in the next 30 years. This would represent an additional 200,000 people living in the region.

Diagram 1: A growth corridor view of the Future Urban Development Areas



Of the 88% housing growth from areas identified in the Framework:

- One-quarter is expected to be accommodated in Wellington City (excluding Tawa in the western corridor), including the Let's Get Wellington Moving corridor.
- Nearly one-third is expected to be accommodated in the eastern corridor from Lower Hutt to Masterton.
- The remainder (just over 40%) is expected to be accommodated in the western corridor from Tawa to Levin.

The Planning for Growth Figures come from the [Citywide Estimated Growth Distribution Figures 25/09/2020](#), pages 4 and 5 :

Table 1: Summary Table - Citywide Estimated Growth Distribution Figures

Area		Growth potential if 100% of Plan enabled growth happened	Draft Spatial Plan projected growth figures where level of expected development 'uptake' is applied	
City Centre		See Note 1 below	8,182 Dwellings	114% increase on existing population
		See Note 1 below	18,000 People	
Inner Suburbs (excluding areas that are proposed Centre City zoning)		7,797 – 12,217 Dwellings	1,083 – 1,895 Dwellings	7% - 12% increase on existing population
		19,431 – 30,441 People	2,720 – 4731 People	
15 Growth Outer Suburbs		58,205 – 80,022 Dwellings	12,334 - 17,086 Dwellings	26% - 36% increase on existing population
		153,460 – 210,725 People	32,424 - 44,890 People	
Remaining Outer Suburbs (infill)		1,869 – 2,028 Dwellings	1,400 – 1,428 Dwellings	10.8% - 11% increase on existing population
		4,751 – 5,181 People	3,452 – 3,527 People	
Greenfields	Upper Stebbings	500 Dwellings	500 Dwellings	n/a
		1,370 People	1,370 People	
	Lincolnshire Farm	1,000 - 2,000 Dwellings	1,000 - 2,000 Dwellings	
		2,800 - 5,600 People	2,800 - 5,600 People	
Citywide Total (excluding Glenside)		69,371 – 96,767 Dwellings	24,499 – 31,091 Dwellings	29% - 37% increase on existing population
		181,812 – 253,317 People	60,766 – 78,118 People	

Note 1: As we do not yet have specific housing density types or building heights for the Central City we do not yet have detailed figures for the plan-enabled growth in the City Centre. The 'uptake' figures for the City Centre are what we expect will be required in terms of realisable development. Further detailed analysis is required for the City Centre.

Table 2: Inner Suburbs Estimated Growth Figures

Suburb	Additional Dwellings*	Additional Population
Aro Valley	69 – 194	173 – 488
Berhampore	323 – 462	763 – 1089
Mount Cook	79 – 174	200 – 440
Mount Victoria	92 – 188	223 – 454
Newtown	487 – 759	1289 – 2011
Oriental Bay	19	43
Thorndon	14 – 99	28 – 206
Total	1,083 – 1,895	2,720 – 4,731



Table 3: Outer Suburbs Estimated Growth Figures

Suburb	Additional Dwellings*	Additional Population
Brooklyn	730 – 1082	1796 – 2662
Churton Park	389 – 613	1065 – 1680
Crofton Downs	136 – 180	354 – 467
Hataitai	453 – 628	1133 – 1570
Island Bay	688 – 1070	1754 – 2728
Johnsonville	1872 – 2242	5018 – 6008
Karori	2243 – 3006	5899 – 7906
Kelburn	360 – 601	900 – 1503
Khandallah	1290 – 1666	3237 – 4181
Kilbirnie	404 – 580	959 – 1374
Lyll Bay	195 – 329	488 – 822
Miramar	521 – 854	1355 – 2222
Newlands	681 – 994	1867 – 2723
Ngaio	480 – 565	1247 – 1469
Tawa	1891 – 2677	5352 – 7576
Total	12,334 – 17,086	32,424 – 44,890

Andrew Wharton

Principal Advisor Planning (LGWM) | City Design and Place Planning | Wellington City Council

s 9(2)(a)

From: s 9(2)(a) @nbconsulting.co.nz
Sent: 09 February 2021 10:40 AM
To: Andrew Ford <andrew.fxxx@xx.xxxx.xx >; Andrew Wharton <Andrew.Wxxxxxx@xxx.xxvt.nz >
Cc: david.dunlop@lgwm.nz; s 9(2)(a) @nbconsulting.co.nz
Subject: LGWM: reconciling key population figures

Hi gents,

See the comments below from Andy F re the population numbers that we are using the Strategic Context technical working paper (and mirrored in the Land Use & Urban Development paper). At the moment we have inconsistencies in terms of the population numbers and demographics that are being used and the story being told.

To resolve these issues, could the two of you please reconcile the population numbers and demographics that we are to use in the LGWM technical reports. I need the reconciliation done by close of play today to meet the deliverable timeframes for the technical papers.

3.2 → Growth forecasts and impacts on transport

Since the PBC was released, the draft Wellington Regional Growth Framework (WRGF) and Wellington City Council's 'Planning for Growth' (P4G) programme have undertaken a detailed assessment of future housing demand and capacity.

A faster overall rate of recent population growth across New Zealand — that is forecast to continue — combined with the WRGF and Spatial Planning work has resulting in an increase in the potential demand and capacity for housing within the Wellington Region, as outlined below:

Population	PBC	Draft WRGF 2020	P4G 2020
Wellington Region	75,000 (modelled 100,000 to 150,000)	200,000	90,314 – 137,757 (modelled 150,000 to 200,000)
(Wellington City)	50,000 to 80,000	~70,000	60,776 – 78,189 (modelled 60,000 to 80,000)
Central city and inner-city suburbs	22,500 (modelled 18,000 to 28,000)	52,000	20,720 – 22,371 (modelled 20,000 to 25,000)
Western, southern and eastern suburbs	9,750 (modelled 8,000 to 12,000)		19,122 – 26,904 (modelled ~19,000 to 27,000)

Jobs	PBC 2019	Draft WRGF 2020
Wellington Region	35,000 – 47,000	100,000 (modelled 50,000 to 100,000)
Central City	15,000 – 32,000	"Primary employment centre"

Thanks in advance. I look forward to receiving confirmation of the population number of demographics that we are to use. If there are any issues in arriving at a reconciled position that blows out the timeframes, please let me know.

Kind regards, S

s 9(2)(a)

www.nbconsulting.co.nz



This email is only intended to be read by the named recipient. It may contain information which is confidential, proprietary or the subject of legal privilege. If you are not the intended recipient you must delete this email and may not use any information contained in it. Legal privilege is not waived because you have read this email.

ATTENTION: This correspondence is confidential and intended for the named recipient(s) only. If you are not the named recipient and receive this correspondence in error, you must not copy, distribute or take any action in reliance on it and you should delete it from your system and notify the sender immediately. Unless otherwise

stated, any views or opinions expressed are solely those of the author, and do not represent those of the organisation.

Released under the Official Information Act 1982