**Fact Sheet: November 2018**  
**Overview**

* Wellington has not seen a project of this scale and ambition since around the time Porirua City was first built in the 1950’s and 1960’s.
* Up to $1.5 billion will be allocated for revitalising eastern Porirua over 25 years, while the Government will also partner with Ngāti Toa to improve public housing in western Porirua
* Together, the initiatives in eastern and western Porirua are expected to result in:
  + Approximately 2900 public houses renewed to be warmer, drier, and safer homes
  + At least 2000 extra affordable and market homes in Porirua, including a significant number of Kiwibuild houses and
  + 150 new and additional homes to the public housing stock elsewhere in Porirua.
* This project represents the first application of a wellbeing approach to assess the economic impact of the investment being made. This proposal goes beyond conventional economic and fiscal policy and shows the broader picture of how we can improve living standards and health, education and justice outcomes through our investments in housing, rather than a narrow focus on the return on assets. In doing so it delivers on the Government’s intent behind Budget 2019 being a “wellbeing Budget”
* The Wellington region faces a housing shortage. There is significant unmet demand particularly for smaller and more affordable dwellings
* New homes will give people in Porirua and throughout the Wellington region the opportunity to buy their own homes.
* The first new public housing are expected to be ready in 2019, first Kiwibuild houses in 2020
* There will be house types for all kinds of families. They will range from one-bedroom to five-bedroom family homes and will include terraced and free-standing housing as well as apartments. They will include small, low maintenance units and accessible units
* All existing Housing New Zealand tenants in eastern and western Porirua will continue to be housed, and the amount they pay in rent will not increase as a result of these changes

**Eastern Porirua**

* 52 percent Pasifika, 24 percent Māori, 29% Pakeha,
* Young, low income population -– 45 percent under 24 years old
* 2000 Housing New Zealand houses, 3100 private houses
* One of the highest concentrations of public housing in NZ – HNZ has 39% of the total housing in the area. In some streets its 100%
* Some of New Zealand’s oldest public housing – 85% of the portfolio built in the 1950s and 1960s. Many old, damp and not suited for today’s tenants
* Poor housing affects residents’ health – eg preventable hospitalisations of Porirua children under five are 26% higher than the national average. Frequent reasons for admissions are asthma and respiratory infections
* Property prices and low rents mean upfront Government investment is needed to kick-start regeneration in eastern Porirua
* The time is right for ambitious thinking about the area: Transmission Gully and city District Plan revision open up exciting options.
* While the revitalisation will be housing-led, the Government will also work with the eastern Porirua community, Ngāti Toa and the Porirua City Council to unlock the potential for social and economic growth there
* This includes working with the community to:
  + Improve neighbourhood design, including upgrading parks and streets
  + Provide the community an opportunity to think about their future education needs and
  + Create jobs for locals
* HLC, a 100% government-owned subsidiary of Housing New Zealand will lead the eastern Porirua development
* All those who call eastern Porirua home - residents, local businesses and community organisations - will have a role to play in its regeneration

**Western Porirua**

* About 900 Housing New Zealand houses in the suburbs of Mana, Titahi Bay, Takapuwhaia, Elsdon and Tawa
* As mana whenua of Porirua, Ngāti Toa have a special position of historical and current importance within the local community.
* The Government and Ngāti Toa are united in wanting to improve public housing in Porirua
* The Government is entering into a partnership with the iwi where they will upgrade public housing in in Titahi Bay, Mana, Tawa, Takapuwhaia and Elsdon, while managing 900 Housing NZ properties and tenancies in those areas.
* This is the first tangible example of the Māori Crown Relations: Te Arawhiti portfolio in action.
* This unique agreement recognises the historical and current importance of Ngāti Toa within Porirua. It establishes a partnership between the Crown and Ngāti Toa, and provides the iwi with a pathway to land ownership and possible commercial opportunities
* The regeneration of eastern Porirua would not be possible without the partnership with Ngāti Toa: to enable the eastern Porirua regeneration project to proceed Ngāti Toa has agreed to an exchange of rights on a number of Housing New Zealand properties in eastern Porirua.
* Ngāti Toa has a long history of working for in the community. The iwi’s health and social services have worked with approximately 20,000 people over 30 years, so the iwi have proven capability in delivering services to the community.