

Housing Action Plan 2023-2025

As our population grows, we want to make sure everyone has access to safe and affordable quality housing.

The Housing Strategy 2018 sets out the long-term outcomes for housing over ten years. Refer to the Strategy for these outcomes. The Housing Action Plan captures the priority programmes of work the Council will deliver to meet the vision of 'All Wellingtonians well-housed'.

Strategic Partnerships

We're working with many partners to deliver this Plan and housing outcomes for the city.

Over the three years of the Plan, we will continue to develop these partnerships with Takai Here partners Kāinga Ora, universities, community housing providers, development community, Ministry of Housing and Urban Development, Ministry of Social Development, and Te Puni Kökiri.

★ Six monthly reporting/review ● Target date for project milestone → Project works ongoing

Rental Housing	2023					2024								
	Jan F	eb M	lar Apı	May Ju	ın Jul	Aug Se	ep Oct	Nov De	ec Jan	Feb	Mar Ap	pr May	y Jun 🛛	Jul Aug
Report back to the Kōrau Tūāpapa Environment and Infrastructure Committee on the pilot programme agreed with MBIE to inspect rental properties (Nov 2024) to assess whether additional resourcing is needed to run the scheme on a permanent basis														
Organise two meetings annually between the Council and renting organisations to evaluate the health of homes in the city with a report going to the Committee outlining the experience of renters once a year (Reports due Nov 2024 and Nov 2025)											_			
Provide a stocktake of legislation and standards pertaining to renting that need to be amended and advocated for by elected members, for example reform of the Residential Tenancies Act, Income Related Rent Subsidies and the Health Act (by Jun 2024) that will improve the quality of life for renters													•	

Affordable Housing

This programme focuses on being prepared and open to maximising opportunities for greater provision of affordable housing supply.

Te Kāinga programme targets 1000 affordable units delivered or under contract by Jun 2026	
First Te Kāinga building, Aroha (52 units) and the second building, Te Aka (54 units), reached full occupancy (Feb 2023). The third, Te Pu (106 units), was complete and operational in Mar 2023 with a target to reach full occupancy (Dec 2023)	
Investigate best practice delivery vehicles for affordable housing throughout New Zealand and internationally through entities such as Council Controlled Organisation. Complete Jun 2024	
Evaluate council assets and underutilised land for future housing development opportunities given intensification changes to the Council District Plan, including land for papakāinga style transitional housing (complete Dec 2024)	
Housing Development projects include joint ventures with various partners, specifically prioritising opportunities with mana whenua. Projects will achieve accessibility targets and Homestar 6 for new builds and, where feasible, for large-scale retrofits, these include:	
 Owen Street, Newtown (10 units, long-term affordable) – pre-development planning, potential access to government funding (Aug 2023) with construction start end 2023 and project complete end 2025 	
Old Johnsonville Library – remove development barriers to increase attractiveness for future development (completion end of 2023)	
• St Johns, Karori – continue with the disposal process of the site to achieve affordable housing outcomes (Mar 2024)	
Convene regular quarterly meetings to provide a forum for the Council, Wellington universities, polytechnics, and organisations representing young people not in tertiary education to keep connected and address affordable student housing and housing for young people in the city (beginning May 2023)	
Work closely with the Urban Development Team as future housing development opportunities emerge from the Let's Get Wellington Moving strategic programme; the Plan will be updated as these opportunities progress (ongoing)	
Advise on how local and central government can encourage more co-housing developments in the city by the end of 2024 from a policy, consenting, and funding perspective	<u> </u>
Advocate to the government for financial support to scale up the Te Kāinga programme (ongoing)	
Advise on how to scale up the Warm Up Wellington and the Home Energy programmes to improve the environmental performance of more Wellington homes in time for the Long-term Plan 2024	— → ●
Advocate to government to undertake the requisite analysis to support the development of a more culturally diverse finance system with appropriate services and products, and to identify barriers (by Jun 2024) that stop people getting into housing because of a lack of these services and products	



Absolutely Positively Wellington City Council Me Heke Ki Pōneke







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Social and Public Housing

The Council is entering a different operating arrangement with the newly established community housing provider, Te Toi Mahana. The Cou social h

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Mana Whenua and Māori Housing

This programme supports whānau Māori achieving housing security, with a focus on increasing Māori home ownership and long-term rentals in Te Whanganui-a-Tara.	2023 Jan Feb Mar Apr May Jun Jul Aug Se	2024 ep Oct Nov Dec Jan Feb Mar	Apr May Jun Jul Aug Se	2025 p Oct Nov Dec Jan Feb M	ar Apr May Jun Jul Aug Se	p Oct Nov Dec
Encourage the use and development of iwi and Māori land to realise Māori housing aspirations by:						
Assisting with establishing or re-establishing marae within the city and associated (kaumatua) housing traditionally coupled with marae		*	*	*	*	*
Supporting mana whenua to create wāhi kāinga, whenua kāinga and papakāinga within Te Whanganui-a-Tara		*	*	*	*	*
Collaborating with mana whenua to establish housing solutions allowing Māori to transition into a whare they own		*	*	*	*	*
• Providing whanau with better access to support that helps them get into and out of temporary/emergency housing as their needs change		*	*	*	*	*

ship of the majority of the housing assets, which are leased to Te Toi Mahana. Te Toi Mahana will provide 2023 2024	
ation and services to people in housing need. Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Fe	eb Mar Apr May Jun Jul
Te Toi Mahana, to plan the transition phase, including the transfer of the Council's systems, services and tenants, pe process for council staff (Complete Jul 2023). Te Toi Mahana and the Council continue to work together to to transition off the Council systems (Jul 2024)	
enancy services and facilities maintenance from the Council (Aug 2023). The Trust to set their vision and strategy nanagement, monitoring and reporting arrangements to take effect. Three monthly reporting for the first two years, g Oct 2023)	•
, the Council will:	
o upgrades to meet the standards of the Healthy Homes Guarantee Act (complete Jul 2024)	
grade Phase Two (HUP2) programme. The HUP2 programme will prioritise building work on a multi-criteria analysis, nt results, with council approval for business case for programme (Jun 2024)	• • _
ategy for the HUP2 programme, aligning with Tūpiki Ora objectives by ensuring social procurement outcomes are ses (complete mid-2024)	>•
to Wellington Tenths Trust. All tenants will be re-housed in alternative council homes (Dec 2023), and the Council clearing the site before returning it to the Trust (subject to negotiations, late 2025/early 2026)	
ategic Housing Investment Programme (SHIP) (council decision Dec 2023), given that decisions about property nt will be jointly agreed upon by Te Toi Mahana and the Council (in place of the SHIP) through regular asset	
mme business case, the Council will explore opportunities for intensification and redevelopment of existing housing ty and quantity of housing supply for Pōneke. The Plan will be updated as these opportunities progress and funding	
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Homelessness

The Council plays a key role in responding to and ending homelessness in Wellington through a range of strategic and operational initiatives in collaboration with mana whenua, government, and non-government organisations.	2023 Jan Feb	Mar Apr May Jun	Jul Aug Sep (2024 Jan Feb	or May Ju	un Jul Aı
The Council has made a financial contribution toward the Wellington City Mission rebuild of the former Wellington Night Shelter on Taranaki Street, called Te Paamaru, including 18 supported units (operational Aug 2023)			•				
The Council has made a financial contribution toward the Wellington City Mission new build called Whakamaru, including 50 units, 35 to be supported (operational Aug 2024)							
Review into the effectiveness of the Council's financial investments toward reducing homelessness (complete by end of 2023)				~~			
Capturing and understanding the voices of people who have lived experiences of homelessness, so people impacted inform the Council's efforts and investments (complete Dec 2023)				~~			
Continue to engage with mana whenua on addressing the drivers that contribute to people entering and experiencing homelessness (ongoing)							
Develop a Housing Pipeline Map that includes affordable, social, transitional, and emergency housing (Dec 2023)				>•			
Continue to work on a fully developed Action Plan (by the end of 2024) with a commitment to develop a full strategy (by 2025), noting that this will require a reprioritisation of the existing strategy and policy work programme to fit the work in and that options for a decision will be brought back to the Social, Cultural and Economic Committee in due course							
Investigate establishing a Strategic Leadership Group, facilitated by the Council, to serve as a platform for engaging and advocating with change-makers in local and central government regarding homelessness (Jan 2024–May 2024)							
Create a Wellington Regional Homelessness Network Group to promote collaboration among councils and support a regional approach to homelessness (Jan 2024–Jul 2024)							→●
Investigate the creation of a centralised data system to more accurately understand the number and journey of people experiencing homelessness (Jun 2024–Jun 2025)							
Increase public and business awareness about homelessness responses in Pōneke through enhanced education and communication initiatives (Jun 2024–ongoing)						-	
Explore opportunities to enhance support for services that focus on early intervention, urgent support during evenings and weekends, dedicated kaupapa Māori services, and targeted support for women, disabled people, rainbow communities, and/or young people (Jan 2024–Nov 2024)							
Strengthen internal capabilities and provide resources for Council kaimahi likely to interact with individuals at risk of, or experiencing, homelessness, including Hāpai Ake, kaiāwhina, libraries, community centres, pools, recreation centres and Council contact centres (Jun 2024–Dec 2025)							





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2024

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Consenting and Compliance Improvements

This programme supports growth in the supply of houses in the private market by improving the ease and efficiency of the consenting processes. A series of improvements were made as part of the One Stop Shop project. This work continues with initiatives to facilitate 2023 greater visibility of applications, consistent information, advice, and service. Develop a Customer and Stakeholder Engagement Strategy, fostering a shared understanding of regulatory requirements between the Council

and its customers and stakeholders (roll out Jun 2023) with continuous refinement (Oct 2023 ongoing) The Key Developments Management Strategy will be continually improved, focusing on significant residential developments with regular

reviews, including:

- Case management services for significant residential developments
- Working with key housing providers to ensure their experience of the consenting process informs whole of process improvements
- Provide mana whenua partners with case management services and seek their consenting process experience feedback as they progress housing developments that prioritise putting whānau Māori into safe, warm, and affordable housing

Consider and advise on appropriate improvements in the consenting function to assist owners of earthquake-prone buildings and those wanting to build affordable and public housing Improvement options presented Jun 2024 with implementation progress update Nov 2024

Scope and cost for council approval an advocacy programme to the government with technical support from officers on the following matters relating to the Building Act and Code (Action on hold):

Improving fire safety in multi-storey developments

• Increasing universal design and ensuring accessibility for all

Assessing whether requirements around earthquake resilience are fit for purpose and affordable for owners

Increasing standards for sustainability and to reduce the carbon footprint of all buildings

• Stronger penalties for non-compliant building owners

Planning for Growth

Our city is growing, and the District Plan is up for review. In parallel, central government is reforming the resource management system with 2023 the intent of creating a more certain and efficient one. Both will enable development and improve housing capacity, supply, and affordability. Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep

2024

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Hearings are held on the Proposed District Plan (Feb 2023 – May 2024)	-	-	-			-								-	
Decisions are made by the Council on the intensification parts of the District Plan Intensification Streamlined Planning Process (ISPP) (Nov 2023)															
The Proposed District Plan becomes 'operative in part' and partly replaces the current one (from Dec 2023)) —				
Any appeals made to the Environment Court are heard and resolved (Jun 2024–May 2026)															
The whole District Plan is likely to be fully operative between 2025–2026															
The new District Plan is monitored for its effectiveness															
Setting the region up for the future with our Future Development Strategy and refreshed Regional Housing and Building Assessment (engagement Oct 2023) and adoption by the region (Dec 2023)									•		•				
As part of the resource management reform, the Natural and Built Environment Act and Spatial Planning Act are expected to be passed before Sep 2023; the Council will be actively involved and support the work to implement this legislation								•-							
Investigate the possibility of including a Papakainga chapter in the District Plan, likely to be introduced in late 2024 once the District Plan is operative	_	_	_	_		_							_		
Develop targets for public and affordable housing along the Mass Rapid Transit route (Dec 2024)										_					
Advise on how to implement the Urban Design Panel that includes recommendations on who pays, as part of the Long-term Plan 2024						-				-	->	•			



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