



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 Kōkiri.

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

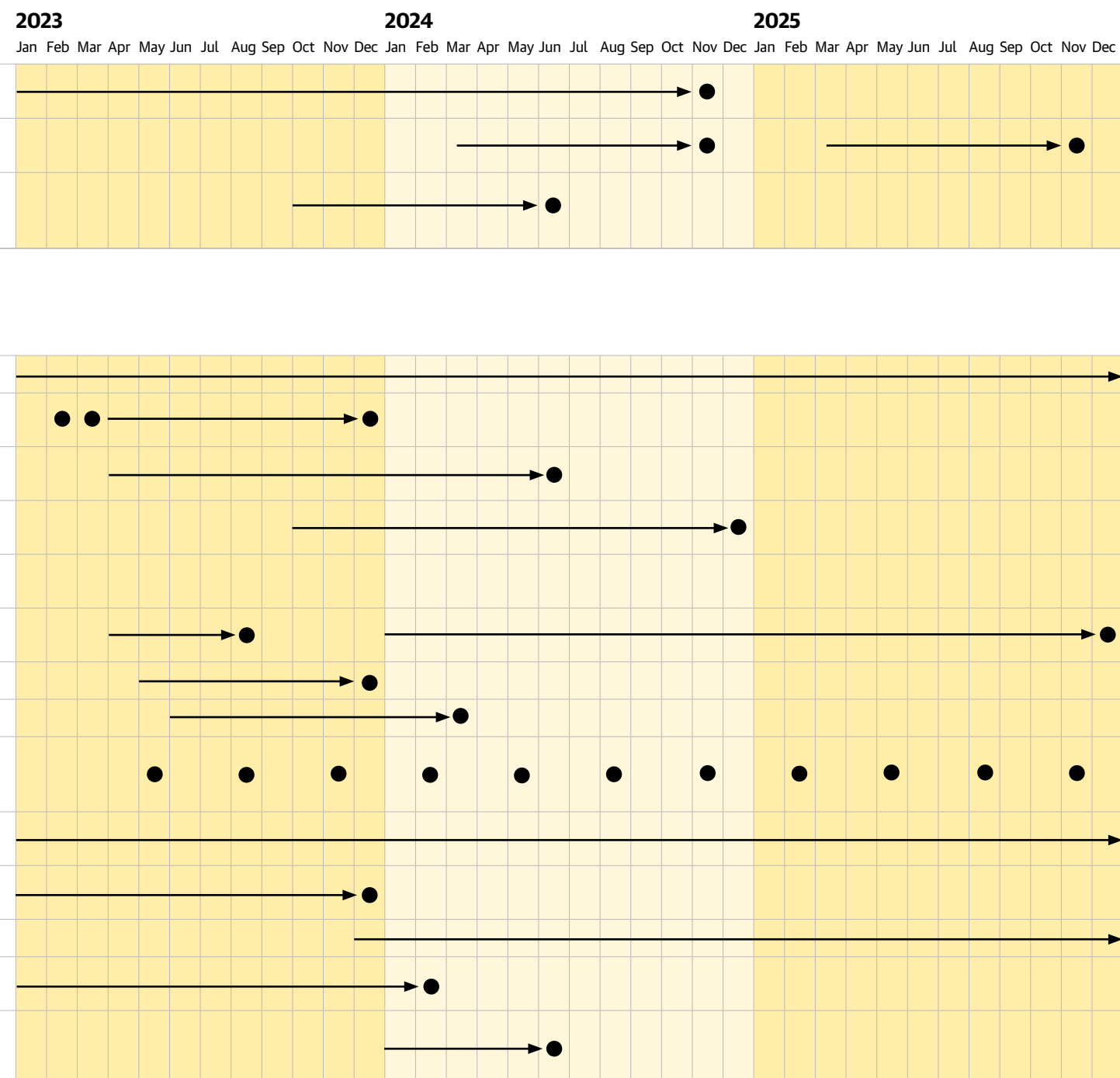
Rental Housing

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.

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





Housing Action Plan 2023–2025

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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 Council retains ownership of the majority of the housing assets, which are leased to Te Toi Mahana. Te Toi Mahana will provide social housing accommodation and services to people in housing need.

The Council is working with Te Toi Mahana, to plan the transition phase, including the transfer of the Council's systems, services and tenants, and the employment change process for council staff (Complete Jul 2023). Te Toi Mahana and the Council continue to work together to establish the new trust and to transition off the Council systems (Jul 2024)

Te Toi Mahana takes over tenancy services and facilities maintenance from the Council (Aug 2023). The Trust to set their vision and strategy with the new relationship management, monitoring and reporting arrangements to take effect. Three monthly reporting for the first two years, then six monthly (beginning Oct 2023)

As the housing asset owner, the Council will:
Continue to deliver portfolio upgrades to meet the standards of the Healthy Homes Guarantee Act (complete Jul 2024)

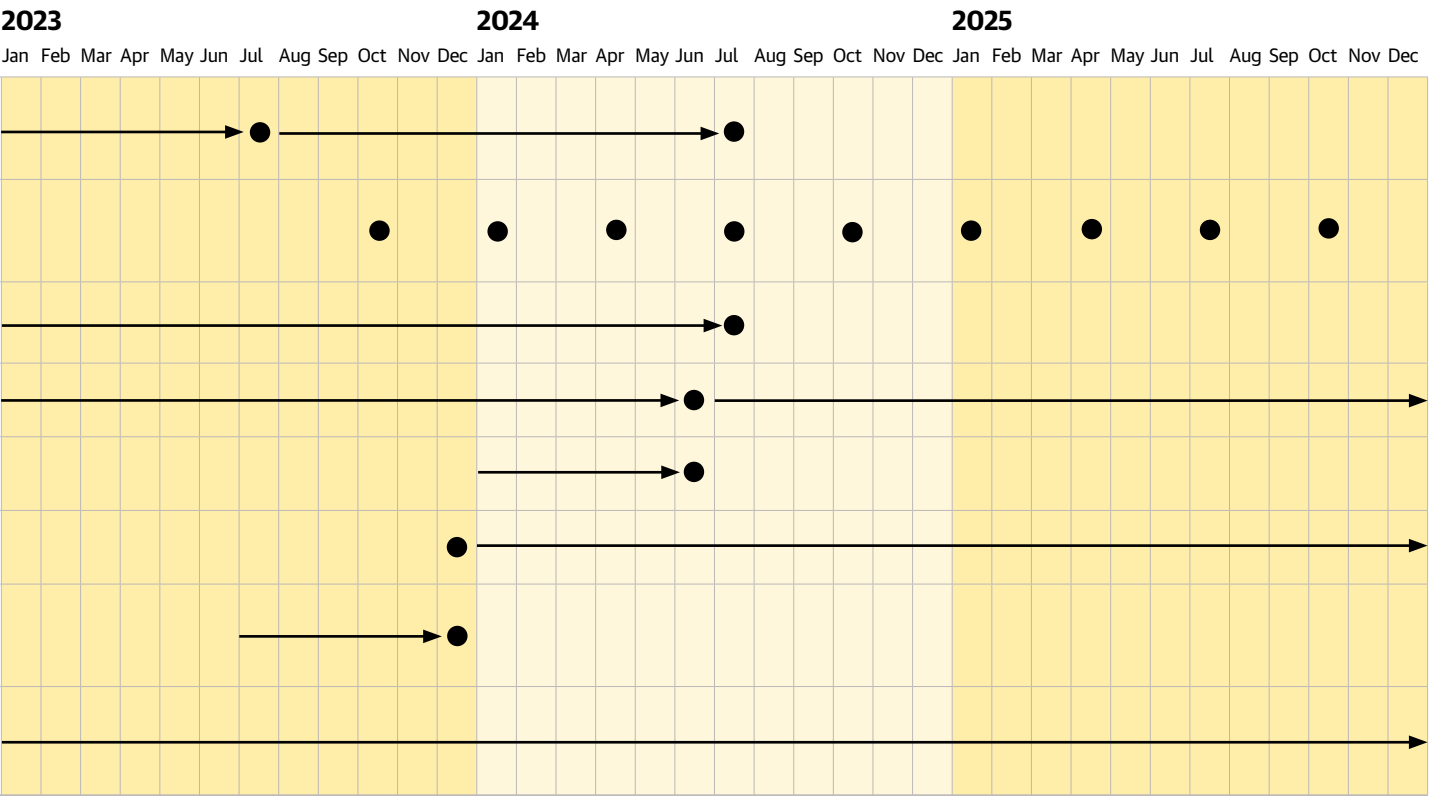
Delivery of the Housing Upgrade Phase Two (HUP2) programme. The HUP2 programme will prioritise building work on a multi-criteria analysis, including seismic assessment results, with council approval for business case for programme (Jun 2024)

Develop a procurement strategy for the HUP2 programme, aligning with Tūpiki Ora objectives by ensuring social procurement outcomes are included in delivery processes (complete mid-2024)

Return Granville Flats land to Wellington Tenth's Trust. All tenants will be re-housed in alternative council homes (Dec 2023), and the Council will remove the buildings, clearing the site before returning it to the Trust (subject to negotiations, late 2025/early 2026)

Request to dissolve the Strategic Housing Investment Programme (SHIP) (council decision Dec 2023), given that decisions about property divestment and development will be jointly agreed upon by Te Toi Mahana and the Council (in place of the SHIP) through regular asset management plans

As part of the HUP2 programme business case, the Council will explore opportunities for intensification and redevelopment of existing housing assets, increasing the quality and quantity of housing supply for Pōneke. The Plan will be updated as these opportunities progress and funding is established (ongoing)

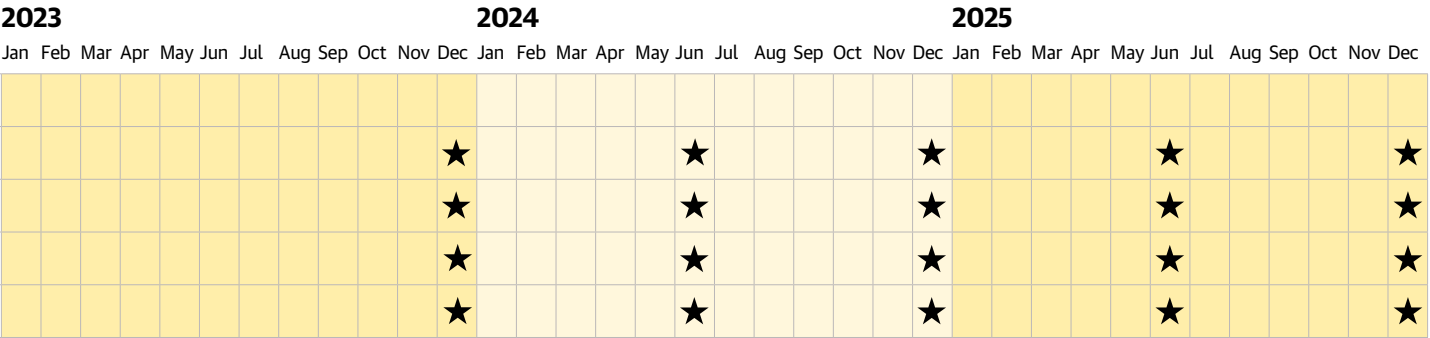


Mana Whenua and Māori Housing

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.

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 whānau with better access to support that helps them get into and out of temporary/emergency housing as their needs change





Housing Action Plan 2023–2025

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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.

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)

2023

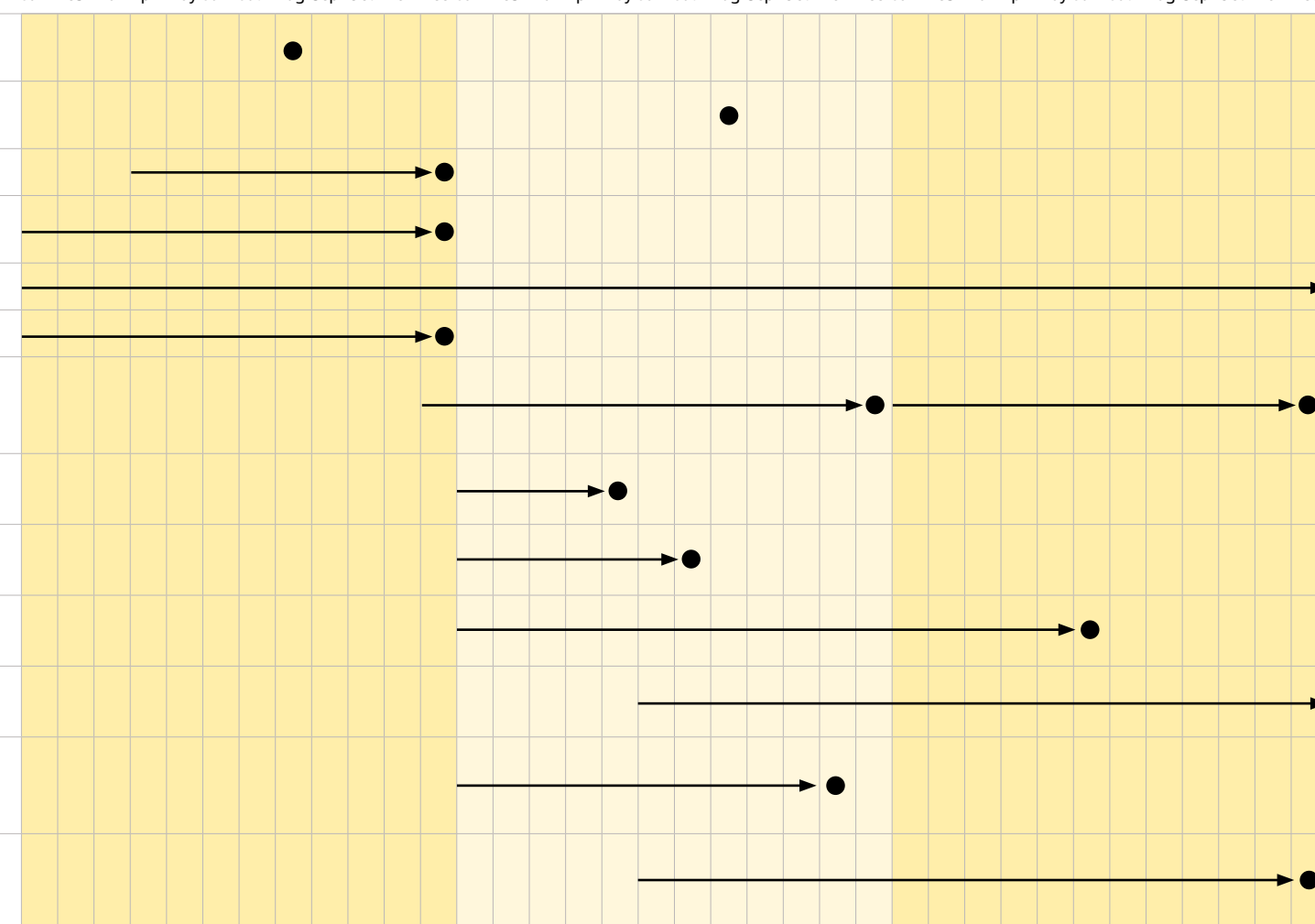
Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

2024

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

2025

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Consenting and Compliance Improvements

- Stronger penalties for non-compliant building owners

Planning for Growth

Advise on how to implement the Urban Design Panel that includes recommendations on who pays, as part of the Long-term Plan 2024