



6-monthly Report – Nov 2023

# Housing Action Plan 2023-2025

Absolutely Positively  
Wellington City Council  
Me Heke Ki Pōneke

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 Kōkiri.

★ Six monthly reporting/review ● Target date for project milestone → Project works ongoing ▲ Project milestones to be confirmed Nov 2023

The Wellington City Council Housing Strategy (Strategy) was adopted in June 2018, setting the housing outcomes and vision for the next ten years. The Strategy has a long-term focus, and the Housing Action Plans set the short to medium-term priorities and tangible actions to deliver on that Strategy.

The Strategy presents a vision and outcomes for the city and recognises the Council's role in achieving those outcomes. The Housing Action Plan details specific tangible actions that are the responsibility of the Council and specific partnerships that the Council engages in to achieve the outcomes. The vision of the Strategy is for 'All Wellingtonians to be well-housed'; this is considered within the context of the housing continuum. The housing continuum presents six categories of housing, from emergency housing to private ownership.

Council is active in all parts of the continuum to some degree; in some areas, it is as the deliverer or operator; in others, it is through partnerships or as a regulator and facilitator.

The Housing Action Plan 2023-25 (Action Plan) was adopted in June 2023. This Action Plan covers the 2023-25 Council triennium and focuses Council efforts on seven priority programmes, including Rental Housing, Affordable Housing, Social and Public Housing, Homelessness, Mana Whenua and Māori Housing, Consenting and Compliance Improvements and Planning for Growth.



This is the first 6-monthly report of the Action Plan for the 2023-25 triennium, with the report presenting updates on the seven priority programmes of the plan.

Progress on implementing the 52 actions of the Action Plan is underway. Some of the actions are complex in nature and involve external party collaboration that compete against their own organisational priorities.

Despite these challenges, some excellent milestones have been reached in this first 6-monthly reporting period, such as the three Te Kainga buildings (212 housing units) reaching full occupancy in Nov 2023 and reviewing the effectiveness of the Council's financial investments toward reducing homelessness being complete.

Most of the actions, 31, are on track (three complete and 28 in progress and on schedule), with nine delayed, ten not yet started, and two on hold. The information that follows in this report includes the status of the actions and commentary on progress across the seven priority programmes.



# 6-monthly Report Housing Action Plan 2023-2025

★ Six monthly reporting/review ● Target date for project milestone → Project works ongoing ▲ Project milestones to be confirmed Nov 2023

## Rental Housing

	2023												2024												2025											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1.1 Report back to the Kōraū Tūāpapa   Environment and Infrastructure Committee on the pilot programme agreed with MBIE to inspect rental properties in time for Long-term Plan discussions to assess whether additional resourcing is needed to run the scheme on a permanent basis	→												●																							
1.2 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													▲																							
1.3 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 that will improve the quality of life for renters													▲																							

## 1. Rental Housing programme updates Nov 2023

The Rental Housing programme introduces key enhancements for better rental home quality and improving renters' rights in Wellington.

**3 Actions Total: 1 in progress (and delayed) and 2 not yet started.**

1.1	Work to progress the Rental Inspection Service pilot is underway, with officers providing advice to the 30 Nov 2023 Kōraū Tūāpapa Environment and Infrastructure Committee (EI Committee) to continue with the pilot for a further twelve months, working with key stakeholders to refine the referral process and determine the scale of the issue regarding damp and mouldy homes.
1.2	Regarding the action requesting annual reports outlining renters' experience, officers propose timeline targets of presenting yearly reports to the EI Committee in November 2024 and November 2025 through the amended Action Plan. These timeline targets provide officers sufficient time to meet with renting organisations, compile the information, and share findings with the EI Committee simultaneously with the Housing Action Plan 6-monthly update report each year.
1.3	Due to limited resourcing, officers propose the timeline target through the amended Action Plan for rental legislation and standards to be delivered in June 2024.

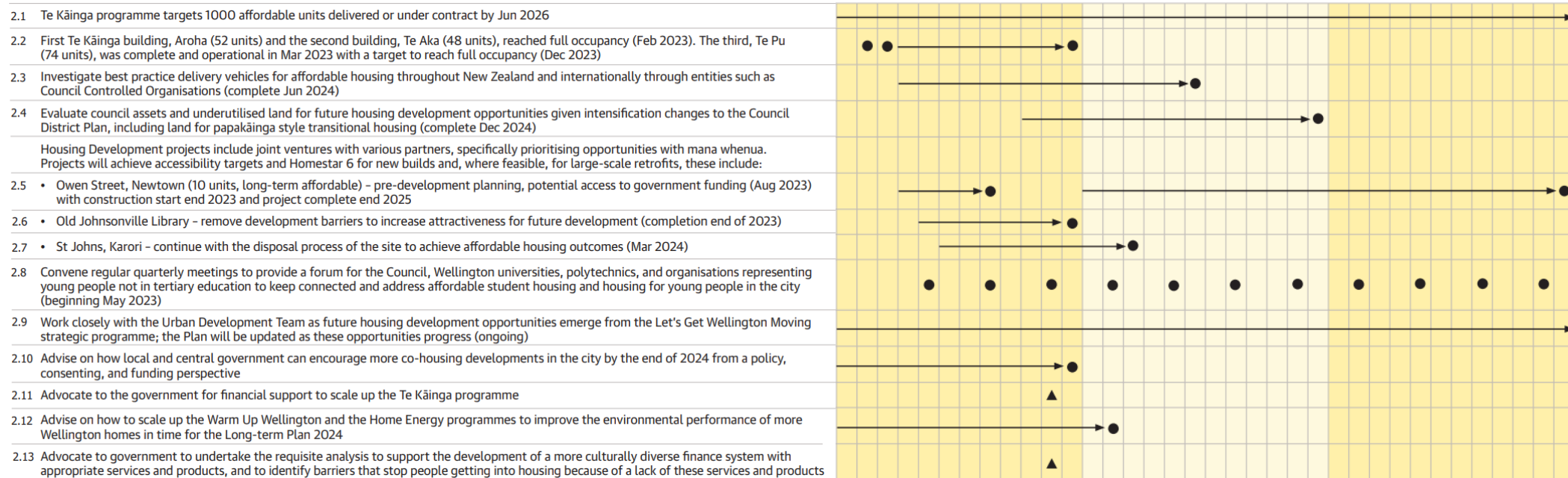


# Housing Action Plan 2023-2025

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## Affordable Housing

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



## 2. Affordable Housing programme updates Nov 2023

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

**13 Actions Total: 2 complete, 11 in progress** (9 on schedule and 2 delayed)

2.1	The Te Kāinga programme currently has 212 housing units across three buildings and a fourth building with 78 units coming online in late Nov 2023; therefore, by the end of 2023, the Housing Development Team will have achieved 28.4% of the 1,000-unit target. Heads of terms are being discussed on three further proposals comprising 200 units. It is anticipated that if final agreements can be reached, these buildings will be delivered in late 2024, achieving 48.4% of the 1,000-unit target. Early discussions are underway on a further 110 units, scheduled for delivery in 2025. If completed, circa 60% of the target will be achieved. Much of the delivery risk in the 1,000-unit target is based upon the broader economic environment. Developers are currently finding it extremely challenging to finance re-developments due to commercial lending rates and strict banking requirements.
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2.2	The Te Kainga occupancy action is complete. The three Te Kainga buildings are at full occupancy and are exceeding their target occupancy levels required to break even. Aroha, comprising of 52 units and Te Aka, with 48 units, reached full occupancy in February 2023. Six additional units with accessible features in Te Aka were opened in March 2023 and reached full occupancy in November 2023. Te Pu opened in March 2023 with 74 units and reached full occupancy in August 2023. An additional 32 units in Te Pu were to be occupied by the Council's social housing tenants through City Housing/Te Toi Mahana. As of November, the 32 units have been returned to Te Kainga, and all are currently either occupied or under offer.
2.3	To investigate best practice delivery vehicles for affordable housing, officers have met with representatives from Eke Panuku (an Auckland Council Controlled Organisation (CCO) that delivers urban regeneration) to understand their model. In addition, officers are collating case studies from different entities within New Zealand and overseas. An Urban Development Agency was proposed in the 2016/17 Annual Plan, and substantial research was undertaken. Council officers are reviewing this research and will revisit the findings considering the current economic, financial and policy environment.
2.4	The action for evaluating Council assets and underutilised land for future housing development is progressing but delayed in one respect. The Connected Communities sites cannot be further considered until the Te Awe Māpara Community Facilities Plan is finalised and associated needs assessments are completed. Officers are continuing to work through previous property-wide assessments that have been undertaken.
2.5	Housing Development project: Owen Street, Newtown. After investigating development options, no feasible development was found due to uncertainties with the Proposed District Plan and whether or not the site will be subject to pre-1930 character demolition controls. The land is therefore being sold. Kāinga Ora and Taranaki Whānui have declined the offer to purchase the site. Ngāti Toa are undertaking due diligence to determine if they are interested in buying the site. If Ngāti Toa is uninterested, it will be sold on the open market. We have also been approached by a co-housing group who think that the site could have potential for a co-housing development.
2.6	Housing Development project: Old Johnsonville Library. This action is complete. Under the Deed of Grant with the Crown, the Ministry of Housing and Urban Development has confirmed that the former social housing units on the site can be disposed of. Kāinga Ora have a first right of refusal and have indicated that they would not wish to exercise this right. A separate report to the EI Committee on 30 Nov 2023 provides further information on potential next steps, including an unsolicited development proposal that has been received.
2.7	Housing Development project: St Johns Karori. The existing Sale and Purchase Agreement with the Developer was terminated in Sept 2023. While this delays the project, officers are working on a new procurement process to select a development partner, which is expected to commence in the new year. Officers are also working with the local community and private sector on ideas to temporarily activate the site pending re-development.
2.8	Affordable Student Housing: Officers have had multiple meetings with Victoria University Wellington and are working on a proposal to address the shortage of good-quality student accommodation. Following staffing changes at Massey, contact has been made with the Residential Life Manager, and officers met with them in early Nov 2023.
2.9	The Urban Development Programme work is progressing, although officers are pausing as they gain clarity around election implications for this work programme.
2.10	The action that encourages more co-housing developments, officers have received a draft brief from external consultants progressing this work. Officers have also been working closely with a co-housing group led by a local architect to see how the Council can actively facilitate an exemplary co-housing project in the city. Two sites have been discussed, and one was discounted from being suitable due to the high land value rate per square metre. A second site is still under discussion with the group. Council officers also attended a co-housing conference in Auckland in Jun 2023.
2.11	Officers propose the timeline target for advocating for financial support for Te Kāinga should be 'ongoing' through the amended Action Plan. Officers will be lobbying central government for support for the programme, which could be in the way of underwriting vacancies or some other form of financial support.
2.12	Advice on the current Warmer Kiwi Homes programme presenting solutions to optimise current funding by strategically focusing on hard-to-reach homes is included in the 30 Nov 2023 Housing Action Plan EI Committee report.
2.13	Regarding developing a more culturally diverse finance system: through the amended Action Plan, officers propose a timeline target for identifying barriers that stop people from getting into housing because of a lack of services and products by Jun 2024. Officers have met with experts to understand and educate themselves on what a culturally diverse finance system looks like. Currently, no major New Zealand banks offer Shariah-compliant lending for residential mortgages. Shariah-compliant means compliant with Shariah law, which is the Islamic religious law.



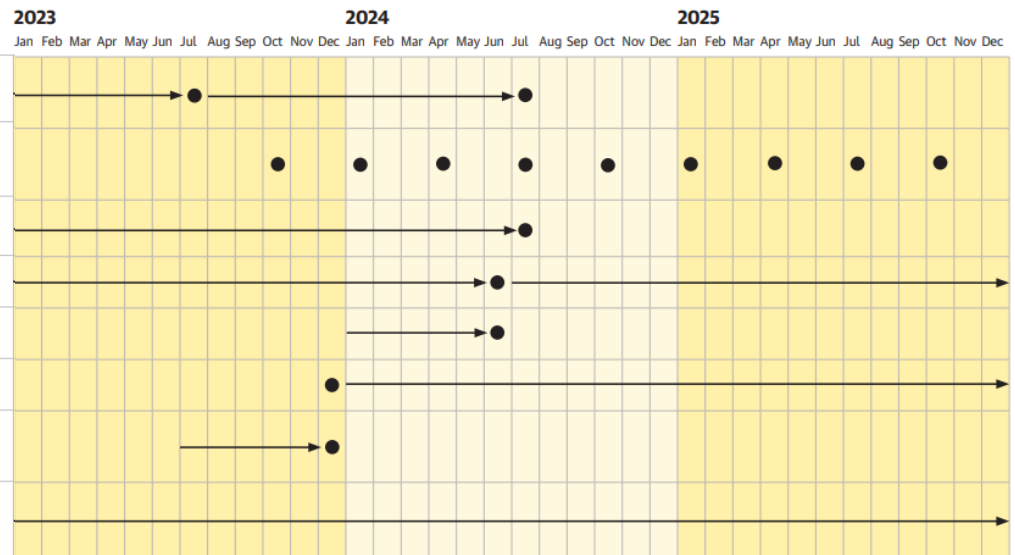
# 6-monthly Report Housing Action Plan 2023-2025

★ Six monthly reporting/review ● Target date for project milestone → Project works ongoing ▲ Project milestones to be confirmed Nov 2023

## 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.**

- 3.1 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)
- 3.2 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:
- 3.3 Continue to deliver portfolio upgrades to meet the standards of the Healthy Homes Guarantee Act (complete Jul 2024)
- 3.4 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)
- 3.5 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)
- 3.6 Return Granville Flats land to Wellington Tenth 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)
- 3.7 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
- 3.8 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)



## 3.Social and Public Housing programme updates Nov 2023

The Council has entered a new operating arrangement with Te Toi Mahana, a community housing provider. While retaining ownership of most housing assets, the Council leases them to Te Toi Mahana to offer social housing accommodation and services to people in housing need.

**8 Actions Total: 7 in progress (all on schedule) and 1 on hold.**

- 3.1 Progress continues with successfully embedding new ways of working between the Council and Te Toi Mahana. Transitional arrangements continue to progress in a timely manner. The Tenancy Management software (Whakahui) provided by the vendor 'Civica' was successfully decoupled on 1 Nov 2023. The next major milestone will be Te Toi Mahana transitioning from the Arapaki Services Centre to its own front counter at the Te Toi Mahana offices in Feb 2023.

3.2	The first quarterly report was delivered to the Kōrau Mātinitini   Social, Cultural, and Economic Committee (SCE Committee) on 23 Nov 2023. Other groups and committees that support Te Toi Mahana and the Council's working relationship, e.g. the Relationship Management Group and the Major Maintenance & Development Fund Committee, have had initial meetings. The Terms of Reference for each group have been drafted by the Council and adopted by the respective groups.
3.3	The Healthy Homes Project delivering portfolio upgrades are in progress and on schedule to be completed by Jul 2024.
3.4	The Housing Upgrade Phase 2 (HUP2) programme is gaining momentum with the Tranche 1 projects procurement process starting. The two projects in Tranche 1 include the demolition of the Granville Flats and the upgrading of 18 standalone houses. With three tranches in the HUP2 programme, Tranche 2 consists of approx 12 projects, and Tranche 3 has 32 projects. The team are challenged with budget constraints to deliver the full extent of the programme.
3.5	The HUP2 Procurement Strategy development is in progress for the overall programme. The Council's Commercial Partnerships Team is sourcing information from Amotai; who facilitates procurement opportunities for Māori and Pasifika businesses and other organisations, to identify additional potential suppliers to deliver HUP2.
3.6	Regarding the action of returning the Granville Flats to the Wellington Tenth Trust, almost all tenants have been rehoused, with the target to have the property completely vacant by the end of 2023. The procurement process has started to engage a Lead Consultant to demolish the on-site buildings.
3.7	Work to progress a decision from the EI Committee to dissolve the Strategic Housing Investment Programme (SHIP) in Dec 2023 is on hold to allow the current Long-Term-Plan process to be concluded. Officers expect to be able to bring this decision to the EI Committee in June 2024.
3.8	All HUP2 sites are currently going through a multi-criteria assessment to identify the most feasible options for intensification and redevelopment.



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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			2024			2025					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
4.1 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)								●				
4.2 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)												●
4.3 Review into the effectiveness of the Council's financial investments toward reducing homelessness (complete by end of 2023)												●
4.4 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)												●
4.5 Continue to engage with mana whenua on addressing the drivers that contribute to people entering and experiencing homelessness (ongoing)												
4.6 Develop a Housing Pipeline Map that includes affordable, social, transitional, and emergency housing (Dec 2023)												●
4.7 Develop a new strategy to end homelessness, by the beginning of 2024 for approval by Kōrau Mātinitini Social, Cultural and Economic Committee. This work would be undertaken in part to enable the development of business cases for new initiatives to end homelessness in time for the Long-term Plan 2024 that do not duplicate any work currently being undertaken												●

## 4.Homelessness programme updates Nov 2023

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.

**7 Actions Total: 1 complete, 6 in progress** (with 2 on schedule and 4 delayed)

4.1	The build of the Te Pamaru facility is complete but not yet operational. Wellington City Mission is currently finalising its procedures, with the intake of the general public to begin in Jan 2024.
4.2	The Wellington City Mission's new facility, Whakamaru, is expected to open in late 2024 with a General Manager now appointed.
4.3	External consultants have reviewed the effectiveness of the Council's financial investments toward reducing homelessness, and this project is complete. This review was provided as part of the Homelessness report delivered to the SCE Committee on 23 Nov 2023.
4.4	The action of capturing the voices of people who have lived experience of homelessness is delayed. More time is required to confirm best practices, with officers looking to engage with Otago University on this work.
4.5	The work on engaging with mana whenua on addressing homelessness drivers is being scoped and in progress but delayed. The Councils Empowering Communities and Mataaho Aronui Teams will work closely together on this mahi.

4.6	The Housing Pipeline map is in progress but delayed. Officers are working with multiple agencies, including Kianga Ora, Ministry of Social Development and Ministry of Housing and Development, and it is unlikely that all agencies will have signed the Memorandum of Understanding by December 2023. Agreeing on data sharing and usage details is taking longer than expected, and in addition to this, the Council's housing asset datasets need refinement before they can be utilised.
4.7	In response to the action requesting a new Homelessness Strategy, the Connected Communities team proposed six actions be added to the Homelessness programme within the Housing Action Plan. Decisions on including these actions were made as part of the Homelessness report delivered to the SCE Committee on 23 Nov 2023. The Harm Prevention, Strategy and Mataaho Aronui Teams scoped these actions after extensive engagement with key stakeholders - including DCM, Wellington City Mission, Wellington Women's Homeless Trust, Kainga Ora, Gender Minorities Aotearoa.





## 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												2024												2025											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Encourage the use and development of iwi and Māori land to realise Māori housing aspirations by:																																				
5.1 • Assisting with establishing or re-establishing marae within the city and associated (kaumatua) housing traditionally coupled with marae												★												★												★
5.2 • Supporting mana whenua to create wāhi kāinga, whenua kāinga and papakāinga within Te Whanganui-a-Tara												★												★												★
5.3 • Collaborating with mana whenua to establish housing solutions allowing Māori to transition into a where they own												★												★												★
5.4 • Providing whānau with better access to support that helps them get into and out of temporary/emergency housing as their needs change												★												★												★

## 5. Mana Whenua and Māori Housing programme updates Nov 2023

Mana whenua and Māori Housing is a new priority programme that supports whānau Māori achieving housing security, with a focus on increasing Māori home ownership and long-term rentals in Te Whanganui-a-Tara. Working closely and collaboratively with our mana whenua partners is also vital to the other priority programmes, acknowledging Tūpiki Ora ngā Pae Hekenga and emphasising our Tākai Here Partnership Agreement, recognising our partnership responsibilities and accountabilities with mana whenua. Housing is a priority for our Tākai Here partners, and the housing market's negative impacts disproportionately affect Māori.

**4 Actions Total: 1 in progress (but delayed) and 3 not yet started.**

These actions are early in their formation and facilitated by Maataho Aronui; the team will coordinate actions across different groups within Council and Te Toi Mahana; this programme aims to remove barriers in developing iwi and Māori land for housing outcomes and make the process more accessible and more affordable for whānau to get into a home. With regular reviews, reporting for this programme is aligned to feed into the Housing Action Plan 6-monthly reports.

5.1	The action to assist with establishing or re-establishing marae within the city has not yet started.
5.2	Supporting mana whenua to create wāhi kāinga, whenua kāinga, and papakāinga is strongly linked to the action in the Planning for Growth programme, which explores including a Papakāinga chapter in the District Plan. This work has not yet started; however, mana whenua will be engaged once the Commissioner's recommendations as part of the District Plan review are released in Mar 2024.
5.3	The action of collaborating with mana whenua to establish housing solutions has not yet started.
5.4	Work on providing whānau with better access to support that helps them get into and out of temporary/emergency housing is strongly linked to the action in the Homelessness programme, which focuses on engaging with mana whenua on addressing homelessness drivers. This action is being scoped and in progress but delayed. The Councils Empowering Communities and Mataaho Aronui Teams will work closely together on this mahi.



6.2	Key Developments Management Strategy - Case management services for significant residential developments (greater than 20 units) are available. The option of adopting a paid case management service was raised at the recent Developer Hui. While supported, attendees identified other improvements as higher priorities. A draft action plan will be presented at the Developer Hui in Feb 2024, with the action plan referenced in more detail in the Improvement Options Report being presented to the EI Committee in June 2024.
6.3	Key Developments Management Strategy – Working with key housing providers to ensure their experience of the consenting process informs whole of process improvements is progressing. In parallel to the recent Developer Hui, officers have met individually with selected CHPs to understand their experience of the consenting systems, their development pipeline, and how the Council can support them.
6.4	Key Developments Management Strategy: Provide mana whenua partners with case management services. Mataaho Aronui is progressing initiatives with mana whenua and has recommended that this workstream be included in those processes. At this point, offices are not aware of any consent applications lodged by mana whenua for papakāinga housing but maintain a watching brief for these and will provide case management services as and when these applications are received.
6.5	<p>To improve the consenting function for earthquake-prone buildings and support affordable and public housing, the amended Action Plan proposes presenting an Improvement Options Report to the IE Committee in Jun 2024, with an implementation progress update in Nov 2024. The Improvement Options Report will share data gathered through the 3 Developer Hui, details on the action plan referenced above, and progress with CHP and EPB investigators referenced below.</p> <p>In Oct 2023, officers sought clarification on the interpretation of 'affordable and public housing' during the Housing Action Plan Councillor Workshop. In addition, a review of existing consenting processes found no specific impediments to such applications. With that said, options for further consideration by officers include expanding case management services to CHPs (pending resource modelling) and collaborating with residential developers for potential incentives. Officers are also considering developing a strategy for engaging CHPs entering the market, as well as providing education on pre-application engagement benefits and streamlining consent processes through peer review, all of which could support owners of earthquake-prone buildings (EBPs) and those wanting to build affordable and public housing.</p> <p>Officers are assisting the Ministry of Business, Innovation and Employment with a pilot program exploring how EPB owners traverse regulatory pathways and have provided recommendations on options supporting building consent functions. Officers will undertake a review of the initiatives of the Unreinforced Masonry Programme 2017 to identify any lessons that can be applied as EPB consent applications peak, in particular through the development of a project team approach, with a specific focus on body corporates and a whole of regulatory focus.</p>
6.6	The resourcing for the action to scope and cost for Council approval of an advocacy programme on matters relating to the Building Act is to be confirmed and then officers will be able to report back on this.



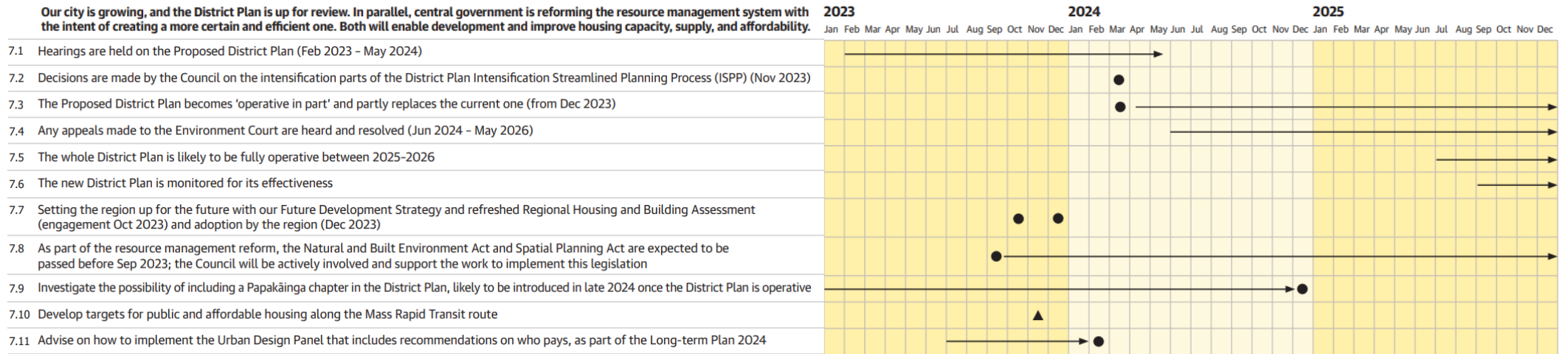
## 6-monthly Report

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### 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 the intent of creating a more certain and efficient one. Both will enable development and improve housing capacity, supply, and affordability.**



## 7.Planning for Growth programme updates Nov 2023

Our city is growing, and the District Plan is up for review. In parallel, central government is reforming the resource management system with the intent of creating a more certain and efficient one. Both will enable development and improve housing capacity, supply and affordability.

**11 Actions Total: 6 in progress (5 on schedule and 1 delayed) and 5 not yet started.**

7.1	Regarding the hearings on the Proposed District Plan (PDP), the final Intensification Streamlined Planning Process (ISPP) (housing) concluded in Sep 2023. Hearings on the rest of the District Plan Review are ongoing into mid-2024 as scheduled.
7.2	The timeline target for decisions made by the Council on the intensification parts of the ISPP was scheduled for Nov 2023. However, in Jun 2023, the Council requested an extension to make decisions until Mar 2024 because the Independent Hearings Panel had said it did not have enough time. The Minister for the Environment approved the extension, and the Council has until Mar 2024 to issue its decisions.
7.3	The timeline target for when the PDP becomes 'operative in part' and partly replaces the current one was scheduled for Dec 2023; however, there is a flow-on effect for the 'non-intensification' part of the PDP because of the ISPP delay referred to above, which means decisions on this part are also pushed out until Mar 2024.
7.4	The appeals process through the Environment Court has not yet started.

7.5	The whole District Plan is still likely to be fully operative between 2025 – 2026, but not yet started.
7.6	Monitoring of the new District Plan has not yet started.
7.7	The consultation for the Future Development Strategy closed on 9 Nov with approx. 40 submissions. This work is to be approved by the Regional Leadership Committee in March 2024.
7.8	The Natural and Built Environment Act and Spatial Planning Act passed in Aug 2023.
7.9	The action requesting a papakāinga chapter in the District Plan is closely linked to the action in the Mana Whenua and Maori Housing Programme, which supports mana whenua to create wāhi kāinga, whenua kāinga, and papakāinga. This work has not yet started; however, mana whenua will be engaged once the Commissioner's recommendations as part of the District Plan review are released in Mar 2023
7.10	The Growth Plan will establish what, where and how growth will occur in Wellington over the next 30 years and beyond, focusing on the areas of greatest development opportunity (primarily driven by infrastructure including transport, water, electricity, community, social and green infrastructure). It will provide guidance to feed into the Spatial and District Plans in 2025 and identify specific investment and policy decisions to enable development. As part of this work, targets will be developed for public and affordable housing.
7.11	The action requesting advice on how to implement an Urban Design Panel (Panel) was provided through the Kōrau Tōtōpū, Long-Term Plan, Finance and Performance committee on 9 November 2023. The Panel will be established and operationalised to support densification and the PDP. Officers proposed an increase in funding required to establish and operate the Panel with \$240k opex (years 1-3), with the option to consider partial user pays.