# Housing Action Plan 2023-2025 Six-monthly report - May 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 Tākai Here partners, Kāinga Ora, universities, community housing providers, development community, Ministry of Housing and Urban Development, Ministry of Social Development and Te Puni Kōkiri.

This is the fourth six-monthly report of the Housing Action Plan for the 2023–25 triennium, providing an update on the six priority programmes. Actions previously reported under the Homelessness Programme are now being tracked through the City Safety Plan and Wellbeing Plan. Implementation of the 45 actions is well underway. The majority, 35 actions, are on track, with 17 completed and 16 currently in progress and on schedule. Eight actions are delayed, one is on hold, and three have been discontinued. Several of the delayed actions are complex and require coordination with both internal and external stakeholders.

Highlights of this period include the Owen Street co-housing case study, which explores the opportunities and challenges of co-housing in Wellington. The privately led project is moving toward construction, with final reporting, supported by an external specialist, planned after completion in 2026 to inform future policy. The Renters’ Health Evaluation Partnership (RHEP) also progresses, with a final report due in September 2025. This project supports stronger connections with renting organisations and a deeper understanding of housing conditions and renters' experiences in Wellington.

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## Rental Housing

Introducing key enhancements for better rental home quality and improving renters’ rights in Wellington.

### Rental Housing Action 1.01

Report back to the Kōrau Tūāpapa | Environment and Infrastructure Committee on the pilot programme agreed with Ministry of Business, Innovation and Employment (MBIE) to inspect rental properties (November 2024) in time for Long-term Plan discussions to assess whether additional resourcing is needed to run the scheme on a permanent basis.

**Action Status:** Completed December 2024

**Action Progress:** 100%

**Action Health:** Green

**Lead Business unit:** City Consenting and Compliance

**Internal Collaborators:** Not applicable

**External Collaborators:** Ministry for Business Innovation and Employment, Renters United, Victoria University Students Union

This action is now complete. Over the past year, the Council has handled inquiries from the public regarding rental housing issues, receiving seven complaints related to mould or dampness in rental properties. In response, Environmental Health Officers have inspected all seven properties. Five residents were issued letters documenting the findings to support their Tenancy Tribunal hearings. In these cases, two will receive follow-up visits to assess the effectiveness of remedial work, while two others have been referred to the Council’s Building Consents and Compliance team for further support. Of the remaining two properties, one case was referred to the Ministry of Building Innovation and Employment Compliance Team, and the other resolved directly with the landlord.

The Council’s rental inspections webpage now provides comprehensive guidance on the rental inspection programme including:

* How to report damp or mouldy rental property
* How long an inspection by our Environmental Health Officer will take
* What will happen after an inspection has taken place and
* Who will have access to the information provided by the tenant.

The webpage also emphasises that the inspection and subsequent advice is provided free of charge.

We have not received any referrals from our external agencies. At the conclusion of this pilot programme, we anticipate continuing with the same responsive approach, addressing issues as they are reported by residents. The Public Health Team remains well-positioned to deliver timely inspections and quality advice within our current resource capacity.

### Rental Housing Action 1.02

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 November 2024 and November 2025)

**Action Status:** In progress

**Action Progress:**21%-80%

**Action Health:** Green

**Lead Business unit:** Housing Development

**Internal Collaborators:**Strategy and Policy, Housing Development, City Consenting and Compliance, City Insights Team

**External Collaborators:**  Renters United, Tenant Advocates Network, Age Concern Wellington Region, Citizens Advice Bureau Wellington, Community Law Wellington and Hutt Valley, Ministry of Social Development, Wellington City Council’s Public Health Team, Te Kāinga, and Te Toi Mahana, Sustainability Trust and Victoria University of Wellington.

The Renters’ Health Evaluation Partnership (RHEP) fosters collaboration between the Council and renter organisations to assess the health of rental housing in Wellington. Following a February 2025 hui, data was gathered from key stakeholders, highlighting issues such as dampness, mould, and delayed maintenance.

Further analysis, a July 2025 hui, and a final report in September 2025 will provide deeper insights and be published on the Council’s State of Housing website. This work strengthens the Council’s understanding of renter experiences and our connection with the organisations that support them.

A more detailed update on progress for this action is provided in the May 2025 Kōrau Tūāpapa Environment and Infrastructure Committee report.

### Rental Housing Action 1.03

Direct officers to 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 June 2024) that will improve the quality of life for renters.

**Action Status:** Completed August 2024

**Action Progress:**81%-100%

**Action Health:** Green

**Lead Business unit:** Strategy Policy and Research

**Internal Collaborators:** Housing Development, City Consenting and Compliance

**External Collaborators:** Kāinga Ora

This action is complete with officers providing advice to the 1 August 2024 Kōrau Tūāpapa Environment and Infrastructure Committee.

## Affordable Housing

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

### Affordable Housing Action 2.01

Te Kāinga programme targets 1,000 affordable units delivered or under contract by June 2026.

**Action Status:** In progress

**Action Progress:**21%-80%

**Action Health:** Green

**Lead Business unit:** Housing Development

**Internal Collaborators:** Commercial Partnerships, Legal Services, Mataaho Aronui, Te Kāinga Governance Board

**External Collaborators:** Development community

Four buildings are operational within the Te Kāinga programme, comprising 290 units.

Officers are currently managing the delivery of two further buildings, which will be completed in November 2025. This will provide an additional 183 affordable apartments and achieve 47.3% of the1,000 unit target.

Officers are in discussions with several developers on the next tranche of development, which will achieve approximately 64% of the target. Officers are recommending that the target timeline for the balance 36% of the programme target is extended by two years (36 months from the end of June 2025) to allow completion of the programme in a staged and considered manner.

The recommended target of 360 units over 36 months maintains the annual run-rate to 100 units per year, which continues the existing rate of delivery, which will allow officers to manage the exposure of commercial risk to the Council in the current economic environment.

A more detailed update on progress for this action is provided in the May 2025 Kōrau Tūāpapa Environment and Infrastructure Committee report.

### Affordable Housing Action 2.02

First Te Kāinga building, Aroha (52 units) and the second building, Te Aka (48 units), reached full occupancy (February 2023). The third, Te Pu (74 units), was complete and operational in March 2023 with a target to reach full occupancy (December 2023)

**Action Status:** Completed

**Action Progress:**81%-100%

**Action Health:** Green

**Lead Business unit:** Housing Development

**Internal Collaborators:** Commercial Partnerships, Legal Services, Mataaho Aronui, Te Kāinga Governance Board

**External Collaborators:** Development community

This action is complete.

Aroha and Te Aka have both achieved their targeted occupancy levels and continue to do so. Te Pu achieved targeted occupancy in August 2023.

Officers monitor actual occupancy on an ongoing basis; this is reported monthly by Finance Business Partners and reported 6-weekly to the Te Kāinga Governance Board.

### Affordable Housing Action 2.04

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 December 2024).

**Action Status:** In progress

**Action Progress:**21%-80%

**Action Health:** Green

**Lead Business unit:**

**Internal Collaborators:** Park, Sport and Recreation, Major Capital Projects Team, Connected Communities

**External Collaborators:** Not applicable

Progress has been made on existing Council-owned sites such as St John's, Johnsonville and Owen Street. These are discussed in other actions.

The Housing Development team has engaged with Major Capital Projects, Parks, Sports and Recreation, Capital Projects, and the Property Teams to identify and assess assets that may be suitable for future housing development opportunities. Additional opportunities may be with Connected Communities. 

### Affordable Housing Action 2.05

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 (August 2023) with construction start end 2023 and project complete end 2028.

**Action Status:** Completed

**Action Progress:**81%-100%

**Action Health:** Green

**Lead Business unit:** Housing Development

**Internal Collaborators:** Legal, Commercial Partnerships, Procurement, Major Capital Projects Team

**External Collaborators:** Co-Housing Group

This action is complete.

As per the November 2023 update, investigations into the feasibility of development on this site supported the sale of the site. The site was offered to Kāinga Ora, Taranaki Whānui, and Ngāti Toa, who declined the opportunity to purchase it. Officers were approached by a co-housing group with a proposal to redevelop the site as co-housing, and the site was sold in April 2024 (settlement June 2024).

The group, led by a local architect, has agreed to let officers use their development as a case study to understand the challenges of developing co-housing. This will help to inform Action 2.10 - Advise on how local and central government can encourage more co-housing developments in the city.

### Affordable Housing Action 2.06

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:

* Old Johnsonville Library - remove development barriers to increase attractiveness for future development (completion end of 2023)

**Action Status:** In progress

**Action Progress:**21%-80%

**Action Health:** Green

**Lead Business unit:** Housing Development

**Internal Collaborators:** Legal, Commercial Partnerships, Procurement, Major Capital Projects Team

**External Collaborators:** Not applicable

Following a Request for Development Proposal for the Old Johnsonville Library site a two-stage negotiation has taken place which has identified a preferred proposal.

A Final Recommendation Report prepared by Commercial Partnerships has been approved by the relevant Executive Leadership Team (ELT) member and officers are now negotiating a Development Agreement. It is anticipated that a detailed update will be able to be provided to Committee at the next dashboard update in September 2025.

### Affordable Housing Action 2.07

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:

* St Johns, Karori, continue with the disposal process of the site to achieve affordable housing outcomes (March 2024).

**Action Status:** Completed

**Action Progress:**81%-100%

**Action Health:** Green

**Lead Business unit:** Housing Development

**Internal Collaborators:** Legal, Commercial Partnerships, Procurement, Major Capital Projects Team

**External Collaborators:** To be advised

A request for development proposal (RFDP) was released in April 2024. Five responses were received and reviewed by the Evaluation Panel. Two respondents were selected as preferred and were asked to present their development proposals to the Evaluation Panel in Aug 2024. Of the two preferred responders, one was selected as the preferred development partner and approval was obtained to enter into commercial negotiations.

A commercial agreement was reached and a Development Agreement executed on 6 November 2024.

The objective of this project is grounded in the four shifts of Karori document and is primarily seeking to enliven this area of Karori with a mixed-use development.

Councillors were provided a written update with details of the proposed development before the end of 2024.

### Affordable Housing Action 2.08

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).

**Action Status:** Completed

**Action Progress:**81%-100%

**Action Health:** Green

**Lead Business unit:** Housing Development

**Internal Collaborators:** Not applicable

**External Collaborators:** Universities and Tertiary Institutions

Regular meetings are scheduled between the two main universities (Victoria University of Wellington and Massey University). The most recent meeting was held in February 2025 and discussed the Social Housing Supply Map and updates from the City Safety Team.

In the next meeting, in May 2025, we plan to undertake a walk-through of one of the new Te Kāinga buildings, which will be ready for new tenants in late 2025. This is an important forum with three key city partners. All parties remain committed to bringing other organisations representing young people into the forum.

### Affordable Housing Action 2.09

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).

**Action Status:** Abandoned

**Action Progress:**21%-80%

**Action Health:** Amber

**Lead Business unit:** Housing Development

**Internal Collaborators:** Urban Regeneration and Design, City Housing

**External Collaborators:**  Not applicable

As the Let's Get Wellington Moving programme of work has come to an end, this action has transitioned to being included as part of the Growth Precinct Plan stream of work. The Urban Regeneration and Design team is leading the Growth Precinct Plan, with action progress detailed in action 7.10.

### Affordable Housing Action 2.10

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.

**Action Status:** In progress

**Action Progress:**81%-100%

**Action Health:** Green

**Lead Business unit:** Housing Development

**Internal Collaborators:** City Consenting and Compliance

**External Collaborators:** Co-Housing Group

Officers are conducting a case study of the 132 Owen Street site, which has been sold to a co-housing group.  The intention is to report back the findings of the case study to provide information about the barriers to co-housing and what opportunities the Council has to enable co-housing.

To date, the development is progressing with the group having lodged for both resource consent and building consent. The design comprises a three-unit co-housing development laid out around a shared north facing courtyard with a number of shared facilities.

The more detailed update on the case study is provided in the May 2025 Kōrau Tūāpapa Infrastructure and Environment Committee report.

### Affordable Housing Action 2.11

Advocate to the government for financial support to scale up the Te Kāinga programme (ongoing)

**Action Status:** In progress

**Action Progress:**21%-80%

**Action Health:** Amber

**Lead Business unit:** Housing Development

**Internal Collaborators:** Not applicable

**External Collaborators:** Ministry of Housing and Urban Development, Ministers Office.

This is an ongoing action. However, there has been limited progress in recent months as the government's focus on housing is on alternative priorities (Community Housing Provider sector and Kāinga Ora).

Officers will continue to advocate to Central Government for the programme.

### Affordable Housing Action 2.12

Direct officers to provide advice 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.

**Action Status:** Completed November 2023

**Action Progress:**81%-100%

**Action Health:** Green

**Lead Business unit:** Housing Development

**Internal Collaborators:** Connected Communities, Climate Change Response, Smart Council, Legal

**External Collaborators:** Energy Efficiency & Conservation Authority

This action is complete. The November 2023 Kōrau Tūāpapa Environment and Infrastructure Committee report included advice on the current Warmer Kiwi Homes programme, presenting solutions to optimise funding by strategically focusing on hard-to-reach homes.

Officers have been working closely with the Energy Efficiency Conservation Authority to progress this work. In the next few months, outreach to homeowners will occur through connections with our community centres and local community groups.

The Council has discontinued funding the Home Energy Saver programme, a decision made during the recent Long-term Plan process.

### Affordable Housing Action 2.13

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 June 2024) that stop people getting into housing because of a lack of these services and products.

**Action Status:** Completed

**Action Progress:**81%-100%

**Action Health:** Green

**Lead Business unit:** Housing Development

**Internal Collaborators:** Not applicable

**External Collaborators:** Central Government

There are currently no financial products available through major banks in New Zealand that provide for residential mortgage lending without the payment of interest.

Analysis and research is ongoing by central government in this area, led by the Department of the Prime Minister and Cabinet alongside the Islamic Women’s Council of New Zealand, with involvement from the Ministry of Housing and Urban Development (MHUD) and Treasury.

The next steps are to involve the Ministry of Business Innovation and Employment, Land Information New Zealand and the Reserve Bank New Zealand in this work. The Council have connected with MHUD and will remain in discussion as to how we may assist with this analysis.

## Social and Public Housing

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.

### Social and Public Housing Action 3.01

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 August 2023). Te Toi Mahana and the Council continue to work together to establish the new trust and transition off the Council systems (July 2024).

**Action Status:** Completed May 2025

**Action Progress:**81%-100%

**Action Health:** Green

**Lead Business unit:** Property and Capital Projects

**Internal Collaborators:** Park, Sport and Recreation, Finance, Smart Council, Housing Development, Democracy Services, Legal

**External Collaborators:** Te Toi Mahana

The relationship between the Council and the Trust is now transitioning from establishment to a more operationally-focused phase. The Trust continue to attend Council meetings where their Quarterly Report is presented and discussed.

The Council remains responsible for the planning and delivery of the Housing Upgrade Programme Phase 2 (HUP2) and meets regularly with the Trust.

### Social and Public Housing Action 3.02

Te Toi Mahana takes over tenancy services and facilities maintenance from Council. (August 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).

**Action Status:** In progress

**Action Progress:**81%-100%

**Action Health:** Green

**Lead Business unit:** Property and Capital Projects

**Internal Collaborators:** Finance, Legal, Democracy Services

**External Collaborators:** Te Toi Mahana

All quarterly reports have been delivered to Kōrau Mātinitini | Social, Cultural, and Economic Committee (SCE Committee). The SCE Committee agreed that future reporting for 2024/25 will be received by the Kōrau Tōtōpū | Long-term Plan, Finance, and Performance Committee.

The Relationship Management Group has met regularly as agreed, and the Major Maintenance and Development Fund Committee meets as required. Monthly reporting is exchanged and discussed between the Trust and the Council as agreed.

### Social and Public Housing Action 3.03

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

**Action Status:** Completed June 2024

**Action Progress:**81%-100%

**Action Health:** Green

**Lead Business unit:** Property and Capital Projects

**Internal Collaborators:** Not applicable

**External Collaborators:** Te Toi Mahana

The Healthy Homes Programme has been completed for 1,800 units across the Council housing portfolio, with the last units finished by June 2024.

### Social and Public Housing Action 3.04

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 (June 2024).

**Action Status:** In progress

**Action Progress:**81%-100%

**Action Health:** Green

**Lead Business unit:** Property and Capital Projects

**Internal Collaborators:** Finance

**External Collaborators:** Te Toi Mahana

The Programme Business Case is complete. It was presented to the Social, Cultural, and Economic Committee for endorsement on 17 April 2025 and approved.

### Social and Public Housing Action 3.05

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).

**Action Status:** In progress

**Action Progress:**81%-100%

**Action Health:** Green

**Lead Business unit:** Property and Capital Projects

**Internal Collaborators:** Maataho Aronui, Procurement and Commercial Team

**External Collaborators:** Not applicable

The Procurement Strategy has been developed with support from the Procurement and Commercial teams. The programme Business Case's endorsement will see a final update of the Procurement Strategy and subsequent implementation as the remaining Tranches of HUP2 commence.

### Social and Public Housing Action 3.06

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

**Action Status:** In progress

**Action Progress:**21%-80%

**Action Health:** Green

**Lead Business unit:** Property and Capital Projects

**Internal Collaborators:** Not applicable

**External Collaborators:** The Tenths Trust

The soft demolition works were completed on time, and the demolition of the building superstructures started as planned. The project is programmed to be completed by December 2025.

### Social and Public Housing Action 3.07

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

**Action Status:** Abandoned

**Action Progress:**0%-20%

**Action Health:** Green

**Lead Business unit:** Housing Development

**Internal Collaborators:** Property and Capital Projects

**External Collaborators:** Not applicable

The Strategic Housing Investment Programme (SHIP) is no longer operational and has been effectively replaced by HUP2 and the establishment of Te Toi Mahana. As property decisions are now jointly made between Te Toi Mahana and the Council, the formal dissolution of SHIP is no longer required.

### Social and Public Housing Action 3.08

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).

**Action Status:** In progress

**Action Progress:**81%-100%

**Action Health:** Green

**Lead Business unit:** Property and Capital Projects

**Internal Collaborators:** Housing Development

**External Collaborators:** Te Toi Mahana

The completion of the Programme Business Case resulted in the identification of a preferred programme delivery option. This preferred option includes the intensification of one of the sites which also contributes to an increase in the capacity of the social housing portfolio.

## 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.

### Mana Whenua and Māori Housing Action 4.01

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.

**Action Status:** On hold

**Action Progress:**0%-20%

**Action Health:** Red

**Lead Business unit:** Mataaho Aronui

**Internal Collaborators:** None identified

**External Collaborators:** Ngāti Toa and Taranaki Whānui

There is currently no indication that iwi are seeking to establish a Marae or associated Marae housing. As such, this action may not be progressed at this time.

### Mana Whenua and Māori Housing Action 4.02

Encourage the use and development iwi and Māori land to realise Māori housing aspirations by:

* Supporting mana whenua to create wāhi kāinga, whenua kāinga, and papakāinga within Te Whanganui-a-Tara.

**Action Status:** In progress

**Action Progress:**0%-20%

**Action Health:** Amber

**Lead Business unit:** Mataaho Aronui

**Internal Collaborators:** Strategic Planning, Building Consents and Compliance Team

**External Collaborators:**  Ngāti Toa Rangatira, Port Nicolson Trust, Taranaki Whānui

In March 2025, officers met with Taranaki Whānui to better understand their housing aspirations. The discussion highlighted the economic and political barriers that Whānau and iwi face in accessing kāinga. It also explored potential solutions, including identifying local opportunities in partnership with developers and owners of vacant buildings. Following the hui, iwi connected with the Housing Manager to discuss potential vacancies within the Te Kāinga programme.

In addition, as noted in action 7.09, consultation with Ngāti Toa Rangatira, Port Nicholson Trust, Taranaki Whānui and Muaūpoko has commenced. Officers are using consultation feedback to determine the scope and nature of the broader Te Ao Māori plan change, which will be reported back to the Council as a noting paper in mid-2025. The plan change will likely include Papakainga as a feature and will also likely include changes to cultural heritage and tangata whenua provisions. Officers are continuing to positively engage with iwi on this project.

### Mana Whenua and Māori Housing Action 4.03

Encourage the use and development iwi and Māori land to realise Māori housing aspirations by:

* Collaborating with mana whenua to establish housing solutions allowing Māori to transition into a whare they own.

**Action Status:** In progress

**Action Progress:**21%-80%

**Action Health:** Green

**Lead Business unit:** Mataaho Aronui

**Internal Collaborators:** Housing Development Team

**External Collaborators:** Taranaki Whānui

In March 2025, officers met with Taranaki Whānui to better understand their housing aspirations. The discussion highlighted the economic and political barriers that Whānau and iwi face in accessing kāinga. It also explored potential solutions, including identifying local opportunities in partnership with developers and owners of vacant buildings. Following the hui, iwi connected with the Housing Manager to discuss potential vacancies within the Te Kāinga programme.

### Mana Whenua and Māori Housing Action 4.04

Encourage the use and development iwi and Māori land to realise Māori housing aspirations by:

* Providing Whānau with better access to support that helps them get into and out of temporary/emergency housing.

**Action Status:** In progress

**Action Progress:**21%-80%

**Action Health:** Amber

**Lead Business unit:** Mataaho Aronui

**Internal Collaborators:** Housing Development and Connected Communities - Homelessness in new City Safety and Wellbeing Plan

**External Collaborators:**  To be advised

Homelessness actions align well with this action. Since the development of the City Safety and Wellbeing Plan, there are now opportunities to engage with iwi, mana whenua, and Māori to build a shared understanding of homelessness and emergency housing in Wellington—particularly as it affects Māori, iwi, wāhine, tāne, and rangatahi.

## Homelessness

The Council plays a central role in responding to and ending homelessness in Wellington through a range of strategic and operational initiatives.

Actions within the Homelessness Programme are now integrated and report under the [City Safety and Wellbeing Plan](https://meetings.wellington.govt.nz/your-council/reports/1445/City%20Safety%20and%20Wellbeing%20Plan?Stage=Final+decisions).

### 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 greater visibility of applications, consistent information, advice and service.

### Consenting and Compliance Improvements Action 6.01

Develop a Customer and Stakeholder Engagement Strategy, fostering a shared understanding of regulatory requirements between the Council and its customers and stakeholders (roll out June 2023) with continuous refinement (October 2023 ongoing).

**Action Status:** In progress

**Action Progress:**81%-100%

**Action Health:** Green

**Lead Business unit:** City Consenting and Compliance

**Internal Collaborators:** Economic Wellbeing, Urban Design, Housing Development

**External Collaborators:** Development Community

The Quarterly Developer Hui was held on 25 March 2025, and the first edition of the City Consenting and Compliance (CCC) wide newsletter, On-the-Level, was published in April 2025. Moving forward, these two engagement channels will be staggered. Collaboration with the CCC Business Improvement Team will enhance On-the-Level and create a publication action plan.

In April 2025, a survey will gather feedback on the Resource Consent Pre-application meeting process. Innovation workshops with the Urban Design and Heritage team will explore improving internal collaboration and providing better service to external stakeholders.

### Consenting and Compliance Improvements Action 6.02

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

**Action Status:** In progress

**Action Progress:**81%-100%

**Action Health:** Green

**Lead Business unit:** City Consenting and Compliance

**Internal Collaborators:** Housing Development, Economic Wellbeing, City Development

**External Collaborators:** Development Community

Case management spans multiple business units within the Council. To address this, the City Significant Development (CSD) Forum has been established. This forum includes representatives from:

* City Development
* Housing Development
* Economic Wellbeing
* Urban Design
* Consenting and Compliance

This group will meet monthly to share information and better support CSD initiatives. The group is currently developing their operational framework. Initially, it was thought that CSD should be a project manged by Consenting and Compliance however, we have pivoted to recognise that supporting CSD is a team effort that can be naturally integrated into business as usual activities.

### Consenting and Compliance Improvements Action 6.03

The Key Developments Management Strategy will be continually improved, focusing on significant residential developments with regular reviews including:

* Working with key housing providers to ensure their experience of the consenting process informs whole of process improvements.

**Action Status:** Completed May 2025

**Action Progress:**81%-100%

**Action Health:** Green

**Lead Business unit:** City Consenting and Compliance

**Internal Collaborators:** Housing Development, Urban Development

**External Collaborators:**  Development Community

Through the quarterly City Consenting and Compliance (CCC) newsletter, On-the-Level, and the Developer Hui Update, we seek feedback on current improvements. The developers have been engaging, and this will be further encouraged.  CCC will maintain an open-door policy for any queries or support needed for residential developments. The Principal Advisor is meeting developers as queries arise. This action point now falls into business as usual and can be closed out. Further improvements and progress will be captured in actions 6.02 and 6.05.

### Consenting and Compliance Improvements Action 6.04

The Key Developments Management Strategy will be continually improved, focusing on significant residential developments with regular reviews including:

* 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.

**Action Status:** Completed

**Action Progress:**81%-100%

**Action Health:** Green

**Lead Business unit:** City Consenting and Compliance

**Internal Collaborators:** Maataho Aronui

**External Collaborators:** To be advised

Continue to communicate and work with and through Maataho Aronui.  At this stage Mana Whenua do not have any housing developments pending. This action points now falls into business as usual and can be closed out. Further improvement and progress can be captured in action 6.02.

### Consenting and Compliance Improvements Action 6.05

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 (June 2024) with implementation progress update (November 2024).

**Action Status:** In progress

**Action Progress:**81%-100%

**Action Health:** Green

**Lead Business unit:** City Consenting and Compliance

**Internal Collaborators:** City Development, Housing Development, Resilient Buildings Team

**External Collaborators:**  Development Community

The Consenting Improvement Action Plan has been renamed the Developer Hui Improvement Plan. Three of five priorities have been realised and are in the monitoring and review phase, to become business as usual in April 2025. The final two priorities being scoped are: Request for Information (RFI) Initiative, where we will identify opportunities to reduce unnecessary RFIs, and the City Significant Development Initiative.

Earthquake-prone building owners will receive letters in May 2025 notifying them of an extension to the deadline to remediate their buildings. This is in response to the current review of the legislation. In the last quarter, $2,434 worth of building consent subsidies were granted for earthquake-prone building consents.

### Consenting and Compliance Improvements Action 6.06

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: 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 and stronger penalties for non-compliant building owners.

**Action Status:** In progress

**Action Progress:**21%-80%

**Action Health:** Green

**Lead Business unit:** Housing Development

**Internal Collaborators:** City Consenting and Compliance, Connected Communities, City Development, Climate Change Response, Strategy and Policy

**External Collaborators:**  Fire engineering expert

Work on this action has been delayed to align with wider changes underway to the Building Act, including the review of earthquake-prone building settings. Officers consider it prudent to pause further work on the advocacy programme until these national changes are clearer. Initial internal engagement began in late 2024 to define scope and cost, and this work will resume in the lead-up to the next report in September 2025. The Housing Development Team continues to coordinate this action with input from relevant Council teams and external advisors.

## 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.

### Planning for Growth Action 7.01

Hearings are held on the Proposed District Plan (February 2023 – May 2024)

**Action Status:** Completed November 2024

**Action Progress:**81%-100%

**Action Health:** Green

**Lead Business unit:** Strategic Planning

**Internal Collaborators:** Resource Consents

**External Collaborators:** Not applicable

All hearings on the Proposed District Plan have been completed, with the final hearing having concluded in November 2024.

### Planning for Growth Action 7.02

Decisions are made by Council on the intensification parts of the District Plan Intensification Streamlined Planning Process (ISPP) (from March 2024).

**Action Status:** Completed May 2024

**Action Progress:**81%-100%

**Action Health:** Green

**Lead Business unit:** Strategic Planning

**Internal Collaborators:** Resource Consents, Urban Design

**External Collaborators:**  Not applicable

This action is complete following decisions on the Independent Hearings Panel’s recommendations by Council in March 2024 and final Ministerial decisions in May 2024. The Intensive Streamline Planning Process provisions of the District Plan are now deemed operative.

### Planning for Growth Action 7.03

The Proposed District Plan becomes ‘operative in part’ and partly replaces the current one (from March 2024).

**Action Status:** Completed May 2024

**Action Progress:**81%-100%

**Action Health:** Green

**Lead Business unit:** Strategic Planning

**Internal Collaborators:** Resource Consents, Urban Design, Building Control, Land Information Memorandum Team

**External Collaborators:**  Not applicable

The plan became operative in-part in May 2024, following Council and Ministerial decisions.

### Planning for Growth Action 7.04

Any appeals made to the Environment Court are heard and resolved (June 2024 – May 2026).

**Action Status:** In progress

**Action Progress:**21%-80%

**Action Health:** Green

**Lead Business unit:** Strategic Planning

**Internal Collaborators:** Legal Team

**External Collaborators:** Not applicable

Mediation on appeals has been progressing well. A consent order has been granted by the Environment Court on the Fuel Companies appeal, therefore ending this appeal. Appeals by Foodstuffs North Island, KiwiRail, Transpower and Wellington International Airport Limited are still progressing through mediation processes. Any appeals unable to be resolved via mediation will go to an Environment Court hearing.

### Planning for Growth Action 7.05

The whole District Plan is likely to be fully operative between 2025 and 2029.

**Action Status:** In progress

**Action Progress:**0%-20%

**Action Health:** Green

**Lead Business unit:** Strategic Planning

**Internal Collaborators:** Not applicable

**External Collaborators:**  Not applicable

A monitoring framework for the Proposed District Plan has started to be developed. The system will identify the effectiveness and efficiency of the District Plan, as required by the Resource Management Act. If outcomes are not being achieved as intended, the monitoring framework will provide evidence to assist in updating the District Plan – for example, to change a rule because it is creating unintended consequences.

### Planning for Growth Action 7.06

The new District Plan is monitored for its effectiveness.

**Action Status:** In progress

**Action Progress:**21%-80%

**Action Health:** Green

**Lead Business unit:** Strategic Planning

**Internal Collaborators:** Smart Council, City Insights

**External Collaborators:**  Not applicable

Currently, the IT system for the reporting mechanism for our monitoring framework is being built. Testing and refinement will follow, with rollout expected in mid-2025.

### Planning for Growth Action 7.07

Setting the region up for the future with our Future Development Strategy and refreshed Regional Housing and Business Needs Assessment (engagement October 2023) and adoption by the region (December 2023)

**Action Status:** Completed May 2024

**Action Progress:**81%-100%

**Action Health:** Green

**Lead Business unit:** Strategic Planning

**Internal Collaborators:** Not applicable

**External Collaborators:**  Not applicable

Future Development Strategy and Regional Housing and Business Needs Assessment have been completed and endorsed by the Wellington Regional Leadership Committee in May 2024.

### Planning for Growth Action 7.08

As part of the resource management reform, the Natural and Built Environment Act and Spatial Planning Act are expected to be passed before (September 2023); the Council will be actively involved and support the work to implement this legislation.

**Action Status:** Abandoned

**Action Progress:**0%-20%

**Action Health:** Green

**Lead Business unit:** Strategic Planning

**Internal Collaborators:** Not applicable

**External Collaborators:**  Not applicable

This legislation was repealed as part of the new government's first 100 Days Plan.

### Planning for Growth Action 7.09

Investigate the possibility of including a Papakāinga chapter in the District Plan, likely to be introduced in late 2024 once the district plan is operative.

**Action Status:** In progress

**Action Progress:**0%-20%

**Action Health:** Green

**Lead Business unit:** Strategic Planning

**Internal Collaborators:** Mataaho Aronui

**External Collaborators:**  Ngāti Toa Rangatira, Port Nicolson Trust, Taranaki Whānui, Muaūpoko

Consultation with Ngāti Toa Rangatira, Port Nicholson Trust, Taranaki Whānui and Muaūpoko has commenced. Officers are using consultation feedback to determine the scope and nature of the plan change, which will be reported back to the Council as a noting paper in June 2025. The plan change will likely include Papakainga as a feature and will also likely include changes to cultural heritage and tangata whenua provisions. Officers are continuing to positively engage with iwi on this project.

### Planning for Growth Action 7.10

Develop targets for public and affordable housing along the Mass Rapid Transit route (December 2024).

**Action Status:** In progress

**Action Progress:**21%-80%

**Action Health:** Amber

**Lead Business unit:** City Design

**Internal Collaborators:** Urban Regeneration and Design, City Development

**External Collaborators:**  Not applicable

The Growth Precinct Plan has identified several Priority Growth Precincts, including around Kent and Cambridge Terrace and Adelaide Road, that align with part of the proposed Mass Rapid Transit (MRT) catchment. It will identify investment and policy options to realise the development in the Priority Growth Precincts, providing evidence to inform the 2027 Long-term Plan process.

Work is currently focused urban development opportunities that may arise from the State Highway 1 Roads of National Significance works around the Basin Reserve. Engagement with landowners and NZ Transport Agency Waka Kotahi (NZTA) will commence shortly.

### Planning for Growth Action 7.11

Request officers bring advice on how to implement the Urban Design Panel that include recommendations on who pays, as part of the Long-term Plan 2024.

**Action Status:** Completed

**Action Progress:**81%-100%

**Action Health:** Green

**Lead Business unit:** City Design

**Internal Collaborators:** City Consenting and Compliance

**External Collaborators:**  To be advised

Officers proposed an increase in funding through the Long-term Plan to establish and operate the Urban Design Panel with $240,000 opex (operating expenses) (years 1-3). This funding was approved, and the panel is being formally established.