# Housing Action Plan 2023 - 2025Six-monthly report - September 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.

## Action Plan Progress Update

This is the final six-monthly report of the Housing Action Plan for the 2023–25 triennium, providing an update on the six priority programmes. Implementation has progressed strongly across the 45 actions, with most either completed or on track.

Highlights of this period include the completion of the final Renters’ Health Evaluation Partnership (RHEP) report, which has strengthened the Council’s understanding of renters’ experiences and connections with support organisations. The redevelopment of the old Johnsonville Library has also progressed, with a development partner confirmed and a mixed-use design including 63 apartments and 12 townhouses. Demolition is expected to begin in 2026, with completion targeted for 2028. In addition, the Housing Upgrade Programme 2 business case was approved, confirming $437.8 million in investment to renew and improve Council housing, with regular reporting to ensure delivery and transparency.

Together, these projects demonstrate significant progress in delivering the Housing Action Plan over the triennium. Officers are now planning the next Housing Action Plan for 2026–28, with a workshop scheduled for March 2026 with the newly elected Council, followed by adoption of the new Plan in June 2026.

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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.

A second hui was held in July 2025, and the final report is presented to the Kōrau Tūāpapa Environment and Infrastructure Committee in September 2025. The report will also be published on the Council’s State of Housing website. This work strengthens the Council’s understanding of renters' experiences and our connection with the organisations that support them.

### 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 1,500 affordable units delivered or under contract by June 2033.

**Action Status:** In progress

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

**Action Health:** Amber

**Lead Business unit:** Housing Development

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

**External Collaborators:** Development community

**Risk/Issues:** Risks associated with the Te Kāinga programme are presented to the Audit and Risk Committee annually, with the most recent update on 20 November 2024 with the addition of a softening rental market in regard to occupancy and rental rates.

**Risk/Issues Mitigation:** We continue to work with our partners to agree commercial terms with our partners which assumes periods of lower occupancy/rentals to ensure cost neutrality over the life of the lease.

In May 2025, the Environment and Infrastructure Committee resolved to extend the Te Kāinga target from 1,000 units by 2026 to 1,500 units by 2033.

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

Two further buildings are under contract to be completed in summer 2025. They provide an additional 182 apartments and bring the total units in the programme to 472, or 31% towards the 1,500 unit target.

 Additional buildings are in the pipeline and at various stages of negotiation.

Since the start of the Te Kainga programme, we have partnered with developers via an unsolicited bid process, whereby developers approach the Council with proposals. In March 2024, the Te Kāinga Governance Group requested moving to a proactive procurement process. Officers intend to initiate a public Registration of Interest (ROI) process via the Government Electronic Tender Service (GETS) in late 2025.

The purpose of the ROI is to test the market and assess the level of interest from potential development partners. This process is exploratory in nature and does not impose any obligations on the Council. Insights gained from the ROI will inform a decision to proceed with a subsequent Request for Proposals (RFP) process, which will be sought from the incoming Council in the new triennium.

### 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

**Risk/Issues:** Risks will continue to persist in relation to occupancy throughout the term of the lease. This is as a result of ever-changing market conditions. This risk may increase as properties age.

**Risk/Issues Mitigation:** A number of mitigations seek to manage occupancy risk, including:

* Ongoing monitoring of the rental market to ensure the Te Kāinga apartments remain appropriately priced in relation to their position in the market.
* Ongoing and proactive tenancy management to protect and support the Te Kainga brand position in the market.

To manage the risk of property aging, leases include a refurbishment clause that refreshes the apartments midway through the term.

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 2.03

Investigate best practice delivery vehicles for affordable housing throughout New Zealand and internationally through entities such as Council Controlled Organisations (complete June 2024).

**Action Status:** In progress – Delayed – Contingent on other work progressing

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

**Action Health:** Amber

**Lead Business unit:** Urban Regeneration and Design

**Internal Collaborators:** Not applicable

**External Collaborators:** Not applicable

This action was integrated into the Growth Precinct Plan work, led by the Urban Regeneration and Design team. Their work explored the tools available to councils to support housing delivery, including the potential roles of Council-Controlled Organisations and Urban Development Authorities. As per Action 7.10, this work is being further developed through the Te Aro Growth Corridor Priority Development Area (PDA), part of the Wellington Regional Leadership Committee programme.

### 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

**Risk/Issues:** Delays and lack of feasible land or properties associated with Major Capital Projects, Park, Sport and Recreation Teams, Connected Communities, and the Property Team in identifying developable sites will have a flow on delay which risks delivery timeline of this action.

**Risk/Issues Mitigation:** Regular communication and contact with Manager Major Capital Projects, Park, Sport and Recreation Teams, Connected Communities, and the Property team to investigate potential developable sites.

Progress has been made on existing Council owned sites such as St Johns Karori, the old Johnsonville Library site, and the Owen Street co-housing development. 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 Team 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:** Completed September 2025

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

**Action Health:** Green

**Lead Business unit:** Housing Development

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

**External Collaborators:** Not applicable

**Risk/Issues:** Risk of delay of delivery, or associated risks with the development.

**Risk/Issues Mitigation:** Ongoing contract management, and regular discussions with the developer.

Following a competitive selection process Wellington City Council has selected Wellington Holdings Ltd as development partner for the site. The proposed mixed-use development will contribute to the revitalisation of Johnsonville and supporting Wellington’s growing housing needs.

The concept design includes a four-level apartment block with 63 apartments, 12 two-bedroom townhouses with private access and gardens, one commercial unit to activate the street frontage.

Demolition of the old library building is expected to begin in mid-2026, subject to resource consent. Construction is anticipated to start shortly after, with completion targeted for mid-2028.

### 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:** Not applicable

**Risk/Issues:** General risks associated with the preferred development partner deviating from the Agreement or delaying the development.

**Risk/Issues Mitigation:** Risks are mitigated through the development agreement which provides Council with several approval rights on the design, ass well as a number of interdependent sunset dates to manage timely development. All development and financial risk rests with the developer.

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 design comprises a three-unit co-housing development laid out around a shared north facing courtyard with a number of shared facilities.

The first substantial update on the case study was provided to the Environment and Infrastructure Committee in May 2025.

Resource and Building consent have been obtained. Once construction is completed, around September 2026, officers intend to engage a specialist co-housing consultant to review the challenges and opportunities highlighted through this process, as well as broader challenges and opportunities with co-housing projects in Wellington and New Zealand.

### 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.

**Risk/Issues:** There remains a risk that Central Government will have limited capacity to consider support for Te Kainga whilst their focus remains on the Community Housing Providers and social housing sector.

**Risk/Issues Mitigation:** We will continue to proactively engage with the Ministry of Housing and Urban Development and other Ministries.

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

Officers will continue to advocate to Central Government for the programme, and work towards the target of 1,500 units by the end of 2033.

### 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

**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

**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.

These reports provide operational updates from the Trust and include the KPIs the Council asks the Trust to report on.

### 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

**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:** Completed

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

**Action Health:** Green

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

**Internal Collaborators:** Finance

**External Collaborators:** Te Toi Mahana

**Risk/Issues:** The scope of this action needs clarifying; Staff turnover issues; Capacity issues/competing priorities; Budget issues

**Risk/Issues Mitigation:** Programme Risk Workshop was held on 7 July 2025, risks were identified, rated and mitigation actions agreed. Risks will be monitored on a monthly basis for the life of the programme.

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

This includes a $437.8 million investment to improve and renew council housing, using a cost-effective approach that balances upgrades and redevelopment. Regular progress reports will be presented to the Kōrau Tūāpapa | Environment & Infrastructure Committee to ensure transparency on spending, tenant impacts, and overall programme delivery."

### 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:** Completed

**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:**81% - 100%

**Action Health:** Green

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

**Internal Collaborators:** Not applicable

**External Collaborators:** The Tenths Trust

**Risk/Issues:** Yes – Other – Severe weather may result in scheduled delays.

**Risk/Issues Mitigation:** The schedule has time contingency to absorb delays.

The soft demolition works were completed on time, and the demolition of the building superstructures complete.

The final phase of the project commenced as planned and is tracking well for completion and handover to the Tenths Trust in 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:** Completed

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

**Action Health:** Green

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

**Internal Collaborators:** Housing Development

**External Collaborators:** Te Toi Mahana

This action has been completed as part of the Programme Business Case optioneering activity. As part of the Programme Business Case, each property was assessed and various options analysed, ranging from like-for-like upgrades to maximum redevelopment allowable per site. Through a detailed cost-benefit and Net Present Value analysis (a calculation of the overall value of each option over time), two properties were recommended for intensification – Nairn Street (full redevelopment) and Strathmore Court (partial redevelopment).

## 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

**Risk/Issues:** Capacity issues/competing priorities

**Risk/Issues Mitigation:** Awaiting the launch of the revised engagement model for regular and coordinated communication with our Tākai Here partners, to help progress this.

There is currently no indication that iwi are seeking to establish a Marae or associated Marae housing. As such, no progress has been noted since the previous update.

### 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

**Risk/Issues:** Other -We have not confirmed the housing priorities of iwi, short, medium and long term.

**Risk/Issues Mitigation:** Further discussion is needed to test the temperature with iwi on waahi kāinga, whenua kāinga and papakāinga, as it was not previously apparent that these were immediate priorities. Further exploration with iwi is needed here to be better aligned. Awaiting the launch of the revised engagement model for regular and coordinated comms with Tākai Here partners, to help progress this.

No progress has been made towards this action since the previous update.

### 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 - Delayed

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

**Action Health:** Amber

**Lead Business unit:** Mataaho Aronui

**Internal Collaborators:** Housing Development Team

**External Collaborators:** Taranaki Whānui

**Risk/Issues:** Capacity issues / Competing priorities

**Risk/Issues Mitigation:** Awaiting the launch of the revised engagement model for regular and coordinated comms with Tākai Here partners, to help progress this.

No progress has been made towards this action since the previous update.

### 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 - Delayed

**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

**Risk/Issues:** Capacity issues / Competing priorities

**Risk/Issues Mitigation:** Awaiting the launch of the revised engagement model for regular and coordinated comms with Tākai Here partners, to help progress this.

No progress has been made towards this action since the previous update.

## 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 latest Quarterly Development Hui took place on 1 August 2025, bringing together key stakeholders to discuss current initiatives, challenges, and opportunities in the development space. The second edition of On-the-Level was published on 15 August 2025. This internal publication shares timely updates, insights, and highlights from across the housing and development facilitation space.

Following a situational analysis of current communication and engagement practices, the City Consenting & Compliance Team will be reviewing external communications. The goal is to improve clarity, consistency, and effectiveness in how we engage with 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

To proactively support city-significant development in Wellington, a cross-functional forum is now up and running, meeting fortnightly to share information and coordinate efforts around economically impactful activities. The forum brings together key representatives from City Development, Housing Development, Economic Wellbeing, Urban Design, and Consenting & Compliance. It plays a key role in supporting priority projects and exploring tailored levels of service and relationship management where appropriate.

Consenting & Compliance are currently developing data dashboards to enhance visibility of internal housing statistics and trends, supporting informed decision-making across the group.

### 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

**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

Request for Information (RFI) Initiative has been scoped, and three options have been identified to reduce RFIs and improve outcomes for stakeholders. The options take a proactive multi-pronged approach that combines digital transformation, targeted education and industry collaboration. We are looking to take a balanced approach and have invited the industry to collaborate with us.

Earthquake-prone building owners received letters on 26 May 2025 notifying them of an extension to the deadline to remediate their buildings. In the last quarter $1,251 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

A significant reform of the Building Act is currently underway. Central Government is progressing major, system-wide changes, including proposals for self-certification, the introduction of private and regional Building Consent Authorities (BCAs), and a redesign of the building consent system. The reforms aim to improve consistency, enabling remote inspections, and redesigning the building consent system to ensure consent requirements and compliance processes are scaled to the level of risk and complexity of the work, so low-risk projects face less red tape. In contrast, complex projects receive more rigorous oversight.

These reforms are being advanced through active MBIE workstreams and ministerial processes, with policy settings evolving rapidly and expected to be formalised within the next 12–18 months.

The current focus is for officers to be actively engaged in the reform through the submission process, with opportunities for Councillors to directly influence the submissions and ensure that the Council’s views and concerns are expressed for central agencies to consider.

The prudent approach is to wait until the reforms are finalised and the Council’s future role is confirmed before progressing the work on a scoped and costed advocacy programme. Proceeding now could risk duplicating existing work, whereas waiting will ensure the programme is better aligned with government policy. The advocacy focus areas will also be clearer when the final direction of the reforms is known, particularly if they substantially alter the Council’s statutory role.

## 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

**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

**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

**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

For Tranche 1 of the District Plan, mediation on appeals has been progressing well. Consent orders have been granted by the Environment Court on the Fuel Companies, Foodstuffs North Island and Transpower appeals. We are awaiting a consent order from the Environment Court on the KiwiRail appeal. The Wellington International Airport Limited appeal is unresolved.

For Tranche 2 of the District Plan, 6 appeals have been received and are yet to progress to mediation or hearing. Appeals have been from Meridian, Forest & Bird, Kilmarston, Greater Wellington Regional Council, Transpower and Wellington International Airport.

### 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

Following Council Decisions on 12 June 2025, the District Plan has entered the appeal phase. Matters not under appeal will become deemed operative, and a report will go to Council to formally confirm provisions are legally operative early in the new triennium. Matters under appeal will be settled by mediation or court hearing. Once appeal matters are settled, another report will go to Council to make the District Plan fully operative. This is likely to be possible in mid-2026.

### 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

The monitoring system is well under development, with testing and coding well advanced on monitoring resource consents data. This new monitoring system will enable the Council to report on the efficiency and effectiveness of the new District Plan rules, informing decisions to update the District Plan in the future.

### 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

**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 – Delayed – Contingent on other work progressing

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

**Action Health:** Amber

**Lead Business unit:** Strategic Planning

**Internal Collaborators:** Mataaho Aronui

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

Progress on this plan change is affected by recent changes to the Resource Management Act, which direct a plan change stop, unless an exemption is approved by the Minister for the Environment. Criteria for exemption requests have been included in the new legislation. It is uncertain whether the full extent of the intended Te Ao Māori Plan change content will be eligible for an exemption. Furthermore, Central Government has released a draft national direction for papakainga, which is intended to override District Plans and provide a more permissive pathway for developing papakainga. Council submitted in support of the new national direction, and we await Central Government decisions on this.

### 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 – Delayed – Contingent on other work progressing

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

**Action Health:** Amber

**Lead Business unit:** City Design

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

**External Collaborators:**  Not applicable

**Risk/Issues:** The Dec 2024 completion date for this action related to the completion of the Let’s Get Wellington Moving detailed business case for Mass Rapid Transit, which was cancelled in Dec 2023. The Te Aro Growth Corridor PDA, which is being used to report on action 7.10 relates closely to the NZTA SH1 Basin Reserve works. The action completion date will be revised to align with the project once a clearer timeline is provided by NZTA.

**Risk/Issues Mitigation:** Targets for the catchment of the proposed Mass Rapid Transit (MRT) route are no longer relevant in the medium-term due to the cancellation of Let’s Get Wellington Moving. The Priority Development Area of Te Aro Growth Corridor around Kent & Cambridge Terrace and Adelaide Road (to the John Street intersection) broadly align with a section of the MRT catchment and can be reported on under action 7.10, although this is a much smaller area than the full MRT.

The Te Aro Growth Corridor Priority Development Area (PDA), part of the Wellington Regional Leadership Committee programme, includes areas around Kent and Cambridge Terrace and Adelaide Road, that align with part of the proposed Mass Rapid Transit (MRT) catchment.

Work on the PDA is currently focused on urban development opportunities that may arise from the NZTA State Highway 1 Roads of National Significance (SH1 RoNS) works around the Basin Reserve. Initial engagement with landowners and NZTA has taken place and urban development delivery strategy is underway. Subsequent action depends on confirmation of the scope and timeline of the SH1 RoNS works.

### 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.