Regional Housing Action Plan 2022–2027

Wellington
Regional Leadership Committee

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Regional Housing Action Plan (RHAP) 2022-2027 Plan on a page

WHY DO WE NEED THE RHAP AND WHERE DOES IT COME FROM?

KEY ISSUES

RHAP VISION

Everyone in Aotearoa New Zealand lives in a home and within a community that meets their needs and aspirations

Wellington Regional Growth Framework (WRGF)

WRGF PRIORITY AREA:

Housing Supply, Affordability, and Choice

WRGF OBJECTIVES:

- Encourage sustainable, resilient, and affordable settlement patterns/urban forms that make efficient use of existing infrastructure and resource
- Increase housing supply, and improve housing affordability and choice

WHAT IS THE RHAP SEEKING TO ACHIEVE?

Regional Housing Action Plan

PRINCIPLES:

Building better
Data Informed
Outcomes Focussed
Advocating for Change
Embedding
Systems Approach
Te Tiriti o Waitangi
Working Together
Driving Innovation

KEY MOVES:

A *Harnessing the regional benefits of current policy and regulatory processes*

B *Taking a place-based approach to resourcing regional housing interventions to make a tangible difference on the ground*

C *Driving collaboration and partnership at all levels*

D *Improving access to regional housing data and information*

E *Enabling and encouraging new technologies and smarter ways of building and providing homes and communities*

HOW WILL WE GET THERE?

RHAP ACTIONS:

- **A1** Land opportunities: Investigate & release
- **A2** Regional Build-to-Rent housing model
- **A3** Standardising planning provisions
- **A4** Targeted Incentives: Explore & Implement
- **B1** Progressing WRGF Complex Development Opportunities
- **B2** Managing regional infrastructure
- **C1** Iwi/Māori housing provisions
- **C2** Responding to the skills gap shortage
- **C3** Upscaling Community Housing Providers (CHP's)
- **C4** Regional developer's forum
- **C5** Community housing forum
- **C6** Housing entity: Examine & establish
- **C7** Regional housing narrative/ information sharing
- **D1** Regional housing dashboard
- **D2** Regional modelling
- **D3** Review under MAIHI Ka Ora
- **E1** New Technologies

NEXT STEPS & IMPLEMENTATION

The actions within this RHAP will need to be implemented through a collaborative model that is adaptable for all the actions and includes, but is not limited to:

- A shared and agreed plan
- Clear and transparent governance structures
- Monitoring and reporting processes that are aligned with agreed implementation timelines
- Strong and capable leaders who can work across multiple levels
- Clear lines of responsibility across partners
- Shared accountability

It will be important to measure and track the progress of the actions within the RHAP (in a way that aligns with the WRLC, WRGF and Urban Growth Agenda housing measures) at regular intervals.

Preface

This five-year Regional Housing Action Plan (RHAP) focuses on housing related interventions to 2027. It has been developed in the context of regional growth and significant reforms the Government is proposing.

A particular focus has been on the Resource Management (RM) reform, which in spatial and statutory contexts, is driving planning in a regional direction through the proposed Regional Spatial Strategies and Natural and Built Environment Plans. Where possible, the actions within this RHAP have been developed to support the intent of the RM reform.

This RHAP has been delivered as part of the Wellington Regional Leadership Committee (WRLC) work programme.

The WRLC is a union of councils, iwi and central government in the Wellington–Wairarapa–Horowhenua region, formed to work together to positively shape the future of the region. See wrlc.org.nz for more information.

1 Why do we need this Regional Housing Action Plan?

1.1 Housing challenges

The region[1] is growing faster than it has done for many decades. While we know that there is enough land across the region to satisfy projected housing demand over time (subject to the release of land), we are at present dealing with both a housing shortfall (i.e., we don't have enough quality houses of the right type, affordability, and tenure) and the need to enable housing for growth. This shortfall and growth requirements are across the housing ecosystem[2].

The shortfall is in response to multiple interconnected factors that include but are not limited to the cost and supply of building materials, labour availability, incentives to develop (e.g., capital gains), and infrastructure readiness.

Consequently, the region lacks a sufficient supply of affordable and quality[3] housing and housing choice. These factors contribute towards increasing inequality in housing outcomes across the towns and cities of our region that, in some instances, results in outward migration.

Significant investment in infrastructure to support accelerated growth is also needed to enable enough housing and quality urban environments. These immediate and longer-term challenges are regional issues that are best dealt with together and not individually. Many of these challenges cross local council boundaries and the maximum benefits can be achieved from tackling these together.

[1] The region for this Regional Housing Action Plan aligns with the region for the Wellington Regional Growth Framework being Wellington-Wairarapa-Horowhenua

[2] See **Appendix 1** for information on the Housing Ecosystem

[3] Applies StatsNZ definition that housing quality refers to the degree to which housing provides a healthy, safe, secure, sustainable, and resilient environment for individuals, families, and whānau to live in and to participate within their kāinga, natural environment, and communities: https://www.stats.govt.nz/consultations/developing-a-definition-for-housing-quality-findings-from-public-consultation-october-2018

1.2. Interconnected dynamics of housing challenges and interdependencies

To support regional future growth, significant investment in housing, urban development, transport, electricity and three waters infrastructure and services, as well as regional and district planning and policy changes will be needed.

Beyond the forecast population and housing growth there are several other challenges facing the region, including projected sea-level rise, the severity of weather events, environmental pressures, natural hazards, and barriers to mana whenua housing and fulfilling their role as kaitiaki.

Housing can support sustainable urban form when well-integrated with transport and land use planning. It is important to ensure that housing is prioritised in areas with existing or planned access to frequent public transport services and active travel networks, with appropriate levels of density and mixed land uses. This should also be reflected in areas of complex development opportunities.

An increasing number of vehicles on the roads, capacity and reliability issues associated with buses and trains, and network resilience issues are straining the regional transport system. This may not result in the necessary transport system shifts that we are seeking, such as improving transport safety and access, reducing reliance on private vehicle travel and emissions reduction.

Community infrastructure needs more coordinated investment to accommodate growth, including open spaces, community facilities, schools, and health care facilities. These challenges need to be resolved for the future and are regional issues best dealt with together and not individually.

Further details on interdependencies that influence the region's ability to achieve the desired housing outcomes are provided at **Appendix 2.**

1.3 Māori specific housing issues

The Wellington Regional Growth Framework (WRGF) confirms that Māori communities in the region are relatively young and face several challenges. These include lower rates of housing ownership compared to the non-Māori population. In terms of responding to specific housing issues, it is recognised that each iwi has its own priorities and perspectives, and that ongoing work is needed to reflect the perspectives of all mana whenua.

A key initiative identified in the WRGF is the development of an iwi spatial plan, to bring together mana whenua values and knowledge to determine their collective aspirations in relation to the spatial form of the region. This will directly inform future updates of the Framework.

MAIHI Ka Ora, the National Māori Housing Strategy, has a shared vision that "all whānau have safe, healthy, affordable homes with secure tenure, across the Māori housing continuum". The Strategy has been developed in partnership with Māori and identifies the immediate and short-term challenges facing Māori housing that we need to address across key priority areas. MAIHI Ka Ora represents the first phase of work. The second phase builds on this foundation document, and in partnership with Māori MHUD has developed a detailed implementation plan.

With the implementation plan now developed our regional partners can build on that work to acknowledge our regions priority challenges and opportunities for Māori Housing, and develop a Māori Housing Plan to sit under the national strategy.

1.4 Housing issues that are specific to particular groups

There are many minorities and vulnerable populations in the region who face specific or additional challenges, constraints, and potential barriers to meeting their housing needs. These can include system inequities, language barriers, lack of existing equity or access to credit and specific housing needs that are not readily met by the market. These groups will be supported by regional partners to achieve equitable outcomes to equip them the same opportunities as other groups.

The definition of vulnerable groups has a contextual and historical element, which makes it somewhat hard to define in the absolute. For the purposes of this RHAP, therefore, we have provided some existing definitions for contextual purposes rather than seeking to define this explicitly.

An Auckland University[4] report on housing for vulnerable populations confirms that vulnerability is multifaceted and provides a broader catchment for those experiencing numerous hardships. Vulnerable groups include, amongst others, those with mental health problems, addictions or physical impairments, rough sleepers, refugee populations, victims of family violence and those leaving institutional accommodation such as prison. Vulnerability is often linked to economic and social marginalisation, and disproportionally affects Māori.

A report by The Council of Europe[5] confirms that they were unable to find a general and "context-free" definition of vulnerable groups, but that they consider it to include immigrants, disabled people, the frail and elderly, Roma/Gypsy people, one-head households, the unemployed, victims of disasters and wars, and so on.

[4] Meeting the Housing Needs of Vulnerable Populations In New Zealand (2015), The University of Auckland: https://cdn.auckland.ac.nz/assets/auckland/creative/our-research/doc/urban-research-network/housing-vulnerable-groups.pdf

[5] Housing Policy and Vulnerable Social Groups (2008), The Council of Europe Publishing: https://www.coe.int/t/dg3/socialpolicies/socialrights/source/Publication_Housing%20policy%20vulnerable%20groups.pdf

2 What is the Regional Housing Action Plan?

2.1 Background

The WRGF is a spatial plan that has been developed by local government, central government, and iwi partners in the Wellington-Wairarapa-Horowhenua region to provide an agreed regional direction for growth, alignment, and investment.

The WRGF has several agreed initiatives to address housing and urban development. This Regional Housing Actions Plan (RHAP) represents one of the agreed initiatives and has been developed in the context of all the other initiatives underway (including a number of structure plans and investigations).

It is intended that the RHAP project will assist in achieving the following priorities and objectives from the WRGF:

WRGF PRIORITY AREA	Housing Supply, Affordability, and Choice.
WRGF OBJECTIVES	Encourage sustainable, resilient, and affordable settlement patterns/urban forms that make efficient use of existing infrastructure and resource. Increase housing supply, and improve housing affordability and choice.

2.2 Scope

The geographic scope of this RHAP includes all the districts within the Wellington-Wairarapa-Horowhenua region. This project acknowledges that the National Policy Statement on Urban Development (NPS-UD) is already enabling councils to respond to intensification through District Plan processes and such changes to District plans should come into effect within the next five years. However, the RHAP workstream focuses on non-District Plan mechanisms that can have an impact on supply, affordability, and choice in the short-term period of the next five years.

This RHAP does not seek to directly address Māori specific housing issues. Rather, a separate but associated workstream will be progressed in due course under the WRGF that represents a regional extension of the MAIHI Ka Ora – The National Māori housing strategy. This has been considered in RHAP Actions to be implemented (Section 5, Action C1).

2.3 Problem statements for the Regional Housing Action Plan

At present, there is sub-regional variance across policy/regulatory processes and the collection and management of data. In some areas information is not available because it is not gathered – such as accurate information on the number of people who are homeless and in precarious housing. This makes it difficult to fully understand the nature and extent of the overall housing problem for our region, to monitor change over time consistently, and ultimately to develop a regional approach to managing issues. Limited cross-council collaboration on policy processes also increases risks associated with innovative approaches (e.g., inclusionary zoning), and limited knowledge sharing on data collection and management increases resourcing and cost requirements for partners. A full list of the issues underpinning this RHAP is provided at Appendix 3.

The problem statements for the RHAP can be defined as follows:

There is not yet a regionally agreed plan to collaborate on housing to accelerate growth. This can result in unintended outcomes, misalignment of priorities, duplication of information, and a fragmented approach that does not maximise funding opportunities or joined up housing outcomes.

The private development sector is not yet a partner in the regional housing action plan and therefore we run the risk of not fully achieving what is required for homes and communities in the future.

Partners (including councils, iwi housing organisations, and community housing providers) have limited capacity and lack of capital funding, which impacts on their ability to resource projects while other partners have access to funding but not land.

Existing advocacy approaches on key regional housing matters are siloed and do not optimise the benefits of working together.

Growth is impeded by constrained building supplies and the composition of the current building industry, which is dominated by a small to medium enterprise model that does not enable delivery at pace and scale. The region is not yet widely utilising emerging technologies and construction techniques that have the potential to help increase efficiency and reduce build time, cost, and emissions for housing as effectively as possible.

There is an existing knowledge gap in the nature, form, and extent of locational or place-based housing issues across the region.

We do not have a clear and consistent response to other important factors in achieving quality housing outcomes. The current state impacts on our ability to achieve these outcomes, particularly in relation to factors that span territorial boundaries.

2.4 Principles

The identified challenges and issues of housing in the region have helped identify the following principles for the Regional Housing Action Plan:

Building Better

We will ensure that we do not create the same problems we have now, into the future.

In doing that, we want what we create to provide a better housing market and situation than we have now.

Outcomes Focused

We have taken a wide approach with the RHAP being not just about building more houses.

We will also think about the type of houses being built and creating well-functioning sustainable urban environments.

Embedding Te Tiriti o Waitangi

We will move forward in the context of giving effect to the principles of Te Tiriti in all we do.

Driving Innovation

We must drive an aspect of innovation and testing new tools and technologies – if we just do bog standard housing, we will not be sending the right signals to the market.

Data Informed

Data will inform our thinking and decision making about opportunities and priorities.

Advocating for Change

We will recognise the role of advocacy in facilitating meaningful change.

Systems Approach

We will have taken a systems approach to the RHAP, and the actions listed in it.

For instance, thinking about how things fit together and impact each other and checking we don't create perverse results in making changes.

Working together

We will work together and smarter on creating change and implementing actions.

3 Vision, Mission and Key Moves

3.1 Overarching housing vision

At present there is no one single housing vision statement for the region agreed by all partners and stakeholders. For the purpose of this RHAP we have applied the vision within the Government Policy Statement on Housing and Urban Development (GPS HUD), which seeks that:

Everyone in Aotearoa New Zealand lives in a home and within a community that meets their needs and aspirations.

The GPS HUD confirms that:

- This vision means that homes should be stable, affordable, healthy and of a high quality, accessible, environmentally sustainable and energy efficient. There will be homes of different sizes, layouts, and tenure types, reflecting the diversity in household sizes and structures. They should meet people's needs over their lifetime and support their overall wellbeing.
- The places should be accessible, connected, well designed and resilient. The places we live should reflect our culture and our heritage, enable, and encourage people to come together as a community, and have a low environmental impact. The location and design of homes will support us to mitigate and adapt to the effects of climate change.

3.2 Moving towards the vision

Achieving a vision of homes and communities that meet the existing and future needs and aspirations of our residents will require a mix of longer-term actions and short-term 'quick wins' that, where possible, are enduring.

Given current housing insufficiencies, it is vital that the region starts working to achieve the vision now by progressing actions concurrently, and in the context of present realities (e.g., what is achievable in the short-term considering current constraints, such as resourcing).

A dynamic and adaptive approach will be required that is responsive to potentially varying issues over time. The vision should be revisited frequently to ensure that the actions being progressed align with the vision and work is progressing on course to help implement the vision.

Moving towards our vision will require the following processes and practices over the short and long-term to support the vision:

3.3 Mission for this Housing Action Plan

The mission for this RHAP is to identify and implement short-term actions to influence and improve the acceleration of growth and quality housing outcomes, with a focus on the 2022-2027 period.

Short-term actions within this RHAP focus on actions that increase the effectiveness and efficiency of regional processes and partnerships. They will require collaborative working, commitment and resourcing from partners and stakeholders over the life of this RHAP, with the potential to extend beyond this timeframe where actions are enduring.

3.4 Key moves for this Regional Housing Action Plan

This RHAP provides key moves and actions for areas where local government, iwi, central government, and the broader housing sector, including the private sector, could collectively affect the greatest level of change across the region.
In achieving the key moves we expect there will be a positive impact on quality outcomes (supply, affordability, choice, accessibility, healthy homes, and energy efficiency) from 2022 – 2027.

The RHAP key moves have been translated into actions in Section 5.

Note that advocacy has not been identified as a specific key move for the RHAP. Rather, it is recognised as a thread that weaves through the RHAP by way of a 'collective individualism' that allows partners to support the joint principles, key moves, and actions within the RHAP while maintaining organisational positions on individual matters.

REGIONAL HOUSING ACTION PLAN KEY MOVES	
A	**Harnessing the regional benefits of current policy and regulatory processes.** By optimising our use of policy and regulatory processes we can increase certainty and make significant efficiency gains – allowing the right type of housing to be delivered, more quickly, where demand is and at scale and at pace.
B	**Taking a place-based approach to resourcing regional housing interventions to make a tangible difference on the ground .** By being clear on our region's priority housing areas and actions, we can make the most of our resources: preventing duplication and making the best use of joint opportunities.
C	**Driving collaboration and partnership at all levels .** By working together, we can maximise resources to achieve common goals. Collaborative working provides a common understanding and allows partner agencies to take ownership of their individual responsibilities. It helps foster regional knowledge sharing and innovation and provides opportunities to increase engagement.
D	**Improving access to regional housing data and information.** By collating and disseminating regional data on housing we can maximise use of resources and impact. This will also enable better analysis of how we are achieving targets regionally and reduce duplication of process to help deliver the best outcomes.
E	**Enabling and encouraging new technologies and smarter ways of building and providing homes and communities.** By embracing the advantages of new technologies, we'll support: • Lower carbon developments. • Better and more efficient manufacturing techniques. • Less construction wastage. • Easier, faster, and more effective processes. • More efficient housing stock management. • The ability to develop new and innovative approaches.

4 What do we know about housing in the region?

4.1 Overall summary

By collectively identifying and working on housing related issues the region can move to resolve some of the more longer-term issues such as affordability, choice, and quality. A list of the issues underpinning this RHAP is provided at **Appendix 3.** Some of the key trends affecting the region have been identified below:

- Demand for housing has outstripped existing delivery and housing development opportunities.
- Greenfield opportunities across the region are limited, and most new supply will be in existing urban areas.
- Our region is responding to both an existing housing shortfall and an accelerated demand for more diverse housing now and in the future.
- High housing costs restricts opportunities to live in metro areas, pushing people to live in the Wairarapa/Otaki/Horowhenua and commute. Wairarapa, Otaki and Horowhenua have the highest housing unaffordability (relative to salaries) in the region so increased migration and housing demand has significant implications on housing affordability for existing communities.
- There is limited knowledge or use of innovative techniques to support improved quality and low carbon housing outcomes in retrofits or new developments.
- Transport, three waters, electricity and other infrastructure needs investment to meet projected growth in population, services, and housing.
- There are a multitude of existing central government housing programmes and funds. A more consistent and joined up approach to implementing these programmes and enabling access to funding in the region is needed.
- Our vulnerable communities rely on the region's housing stock to provide quality, healthy, and efficient homes that must also respond over time to the climate crisis.
- Māori in the region are not able to easily utilise their own land for housing developments, prohibiting them from establishing a physical connection to their whenua.
- The WRGF and council and iwi plans are informing where land can be unlocked to enable the region to grow up and out for the future.
- More housing support is needed across the continuum in the near term, from public, to affordable rental, to affordable ownership and capital is needed to achieve this.

Appendix 4 provides further information about what we know about housing in the region including current data on housing demand and affordability, housing supply and what and where we are building in the region.

4.2 What is currently planned and going on in the region?

There is a significant amount of national, regional and local growth planning, planning for housing, and development that has already happened or is happening within the region. Regional partners are also in the process of responding to the housing related legislative and statutory requirements of the National Policy Statement on Urban Development and the Resource Management (Enabling Housing Supply and other Matters) Amendment Act 2021 to enable more housing in relevant locations and a general increase in housing supply. These actions come together to make significant gains towards achieving quality housing outcomes. Further information including maps can be found at **Appendix 5** under the following headings:

- The Wellington Regional Growth Framework corridor view of the Future Urban Development Areas.
- Planning and Policy that is planned and underway across the region.
- Housing Development Areas by stage – build, regulatory, early planning, pre-planning.

5 How will we help accelerate growth and quality housing outcomes: The Action Plan

The suite of actions being progressed under this RHAP to help accelerate growth and quality housing outcomes over the next five years (2022 – 2027) is detailed below. These actions have been agreed through workshops and one-on-one meetings and have been selected based on partners ability to resource and alignment with the RHAP Key Moves. A list of all the potential actions identified in the development of this RHAP that were not selected for inclusion in the RHAP is provided in Appendix 6.

Timeline of RHAP Actions

During the development of the RHAP actions work began on how the suite of actions will be progressed over time. Due to the pertinent nature of many of the actions (particularly in relation to the requirements of the National Policy Statement on Urban Development Capacity) a significant proportion of the actions have been recommended for early implementation by regional partners (i.e., year 1).

Confirmation of timelines for individual actions, key partners for each action and a responsibility assignment matrix will be established after the RHAP has been signed off.

The proposed timing of most actions within year 1 indicates that significant in-house resourcing or funding for external resourcing will be required by regional partners to complete the actions within the timeframes anticipated. On-going conversations will continue on the best approach moving forward.

Sequencing of RHAP Actions

For the purposes of this RHAP, the implementation of actions is defined under the following categories. These categories refer to the time required to start achieving the desired outcomes only. In many instances actions will be enduring. In some instances, actions have sub-actions (e.g., explore and implement) or will extend across multiple timelines, which is reflected in the numbers in the table below. Details are included on how the actions connect to the RHAP Key Moves and what each action involves.

TYPE OF ACTION	TIMELINE	POTENTIAL NO. OF ACTIONS/ SUB ACTIONS COMMENCING
Quick win	0 – 6 months	8
Short term action	6 – 18 months	10
Medium term action	18 – 36 months	2
Long term action	Over 36 months	1

RHAP KEY MOVE		ACTION		DETAILS	TIMEFRAME FOR ACTION
A	**Harnessing the regional benefits of current policy and regulatory processes.**	A1	Land opportunities: Investigate & release	a. Identify (undertake stocktake) and release central government, local government land and any other land available for disposal (e.g., church owned land). This should include the use of a case study approach to develop an efficient and consistent process to unlock land. b. Investigate the feasibility of providing emergency or social housing on Council-owned land. c. Consider land tenure barriers and opportunities e.g., leasing land and what a regional response and/or plan for this will be. d. Work in partnership to coordinate land-use e.g., Council and Kainga Ora and make more effective use of land. Build on discussions Kainga Ora is already having.	Quick Win: - Stock take - Investigate Short Term - Long Term: - Release
		A2	Regional Build-to-Rent housing model	Roll out the WCC Build-to-Rent housing example across the whole region as applicable. See https://wellington.govt.nz/property-rates-and-building/property/te-kainga.	Short Term
		A3	Standardising planning provisions	Develop standard planning provisions for use across the region (e.g., Design Guides, stormwater solutions, Inclusionary Zoning, Horowhenua District Council Streamline Housing Process).	Quick Win
		A4	Targeted incentives: Explore & implement	Explore and where appropriate implement targeted incentives e.g.: • Incentivizing open book practices by prioritizing transparent processes. • Rebates for affordable housing development or fast track deals. • Incentives or similar to target affordable and appropriate homes supply. • Specific resource within local authorities to provide dedicated service to social and/or affordable housing consents.	Quick Win: - Explore Short Term: - Implement
B	**Taking a place-based approach[6] to resourcing regional housing interventions to make a real and tangible difference on the ground.**	B1	Progressing WRGF Complex Development Opportunities	Develop a plan for identifying and resourcing Complex Development Opportunities (CDOs) in the region through regulatory tools e.g., Specified Development Project (SDP), Special Purpose Vehicle (SPV), Infrastructure Funding & Financing (IFF), Fast Track process.	Quick Win
		B2	Managing regional infrastructure	Use existing capacity information to develop solutions for reducing regional infrastructure gaps (particularly three waters, transport, and network utilities). This should be progressed in the context of national infrastructure projects and Central Government reform timelines.	Short Term: - Developing solutions Medium Term: - Implement

[6] For information on a "place-based approach" see A place-based approach to housing and urban development | Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development (hud.govt.nz)

RHAP KEY MOVE		ACTION		DETAILS	TIMEFRAME FOR ACTION
C	**Driving collaboration and partnership at all levels.**	C1	Iwi/Māori housing provision	Provide regional support to iwi/Māori housing provision, in alignment with the Government's Māori Housing and Innovation (MAIHI) Framework and the Māori Housing Strategy. Seeing if we can support mana whenua and iwi housing work with developers – e.g., similar to Te Puna Wai - see https://www.stuff.co.nz/national/118692859/papakinga-development-to-help-mori-into-home-ownership.	Short Term
		C2	Responding to the skills gap shortage	Work with the trade industries and educational institutions to identify and start to close the existing and anticipated future building and related skills gap shortage through educational, technical, and training programmes that can support the growth we need. This would include feeding into the relevant Skills Leaderships Groups.	Quick Win: - identify Long Term: Start to close
		C3	Upscaling Community Housing Providers (CHP's)	Plan with CHPs to support and upscale at a regional level through leveraging private/public partnerships and other tools.	Short Term
		C4	Establish a Regional developer's forum	Establish a regional developers forum for input in WRGF projects and activities (such as the RHAP) and to also provide regional information and plans to present to the regional/key developers about the region's opportunities.	Quick Win (Underway)
		C5	Community housing forum	Roll out the Hutt City Council community housing forum (under development) regionally to enable a community-first response to the housing crisis.	Short Term – Medium Term
		C6	Housing entity: Examine & establish	Examine and then establish a regional resource/entity for housing in the region (e.g., staff resources at scale, experts at Special Purpose Vehicles (SPVs), master planning, data analytics, demonstration developments). To include the development of a regional approach, plan, and targets for accessing central government programmes and tools e.g., Local Innovation and Partnership Fund (homelessness), Land for Housing Programme and Progressive Home Ownership Programme.	Short Term – Medium Term (Underway)
		C7	Regional housing narrative/information sharing	Establish a regional programme for developing a regional housing narrative to help inform communities and information sharing e.g., what is medium density. This could include the development of a platform where the community can learn more about what is already happening in this space in other parts of New Zealand.	Short Term

RHAP KEY MOVE		ACTION		DETAILS	TIMEFRAME FOR ACTION
D	**Improving access to regional housing data and information driving housing innovation.**	D1	Regional Housing Dashboard	Develop a Regional Housing Dashboard – a regionally consistent up-to-date data, information and agreed definitions e.g., affordability.	Quick Win (Underway)
		D2	Regional modelling	Develop regional modelling on such aspects as price affordability (e.g., Regional Housing and Business Assessment) and others.	Short Term
		D3	Review under Maihi Ka Ora	As a key stakeholder participate in/actively input into the Maihi Ka Ora Implementation Plan.	Quick Win
E	**Embracing innovation by introducing new technologies and smarter ways of building and providing homes and communities.**	E1	New technologies	Develop a programme to support the wider uptake of new technologies across the region (what and when) including investigating the extent to which a regional centre of excellence for housing technologies could be established. This could include the integration of alternative financing ideas, including local government housing bonds to reflect the high credit rating of local authorities.	Medium Term

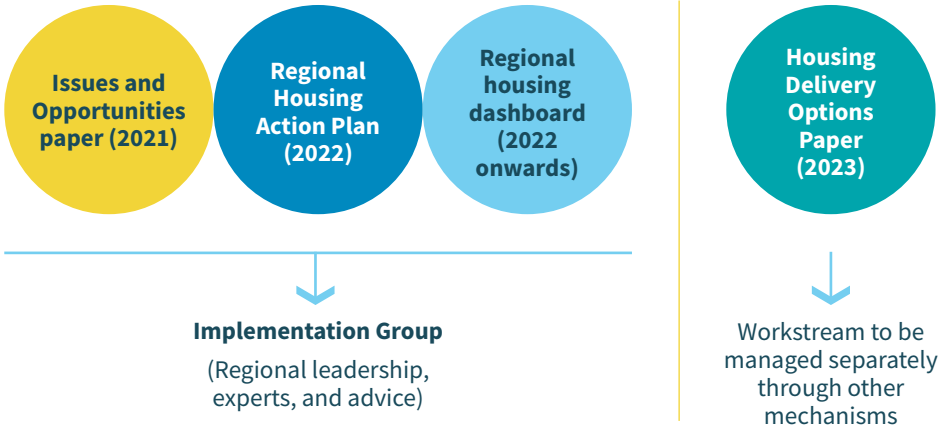
6 Implementation

6.1 Overarching Regional Housing Action Plan project

This action plan forms just one part of an overarching RHAP project. The overall project aims to cumulatively accomplish our regional goals over the next five years and beyond, and consists of the following four components:

COMPONENT	STAGE
Issues and Opportunities paper	Completed in late 2021
Regional Housing Action Plan 2022-2027	Adopted March 2022
Regional housing dashboard (2022 onwards)	To be completed in mid 2022 with live dashboard to follow
Housing Delivery Options Paper (2022)	To be completed in 2023

The four components have been developed to be implemented as follows:



6.2 Implementing the RHAP Actions

Section 5 confirms the RHAP actions that partners have prioritised to progress to help accelerate growth and quality housing outcomes to 2027. It is important to note that not all partners will be able to or choose to participate in each action. For instance, it may not be relevant for the partner organisation, other activity underway may be a higher priority or there may not be funding to participate.

The actions within this RHAP will need to be implemented through a collaborative model that is adaptable for all the actions and includes, but is not limited to:

- A shared and agreed plan.
- Clear and transparent governance structures .
- Monitoring and reporting processes that are aligned with agreed implementation timelines.
- Strong and capable leaders who can work across multiple levels.
- Clear lines of responsibility across partners.
- Shared accountability.

The implementation model will be developed in the next stages of the RHAP using existing or newly developed structures. Aspects to be agreed include:

- Quantifying the impact of each action on the acceleration of growth and/or quality outcomes. Quantification of expected outcomes or benefits is a key component of other Housing Action Plans such as the Toronto Housing Action Plan[7] (Housing TO 2020 – 2030 Action Plan) and is a useful tool for understanding the intended impact of actions and monitoring and evaluation processes.
- Confirming structures (e.g. governance, reporting and implementation) .
- Developing project and implementation plans where applicable.
- Confirming resources to 'do the doing'.

[7] Housing TO 2020 – 2030 Action Plan https://www.toronto.ca/wp-content/uploads/2020/04/94f0-housing-to-2020-2030-action-plan-housing-secretariat.pdf

6.3 Potential implementation issues

The following points represent potential implementation issues for the RHAP. This list is not exhaustive and has been developed in the context of the broader RHAP rather than individual actions.

- Capacity and resourcing: To date, the key implementation issue identified is the capacity of partners to resource the development and day-to-day running of the actions within this RHAP. This will need to be managed carefully and the development and funding of a project resource will be investigated further.
- Enhancing partnerships with iwi: Iwi have a key role in implementing the actions within this RHAP. It will be important that iwi of the region are supported to provide meaningful contributions across all RHAP implementation workstreams.
- Continuing to work collaboratively: There are multiple agencies and groups with similar but nuanced housing interests in the region. This brings a deep complexity to collaborative approaches. Achieving effective cross-organisational collaboration will require partners to understand each other's objectives and priorities, and for these objectives and priorities to be sufficiently reflected through the actions being progressed.
- Understanding influencing factors: There are multiple factors that impact on the ability of the actions within this RHAP to achieve accelerated growth and quality housing outcomes. Two of the key influencing factors are infrastructure provision and statutory and regulatory processes. As further information becomes available on these matters continued investigations and analysis will be required.
- Upskilling staff: Potential knowledge gaps on new technologies, data capture and management, and collaborative working approaches should be identified. Upskilling staff and providing regional training programmes where appropriate would help to reduce risks.
- Managing a regional multi-party approach to advocacy: Changing policy and regulatory processes through advocacy can be difficult to achieve, especially given the short-term timeframe of this RHAP. To prevent misalignment between the advocacy of different regional partners all relevant parties will be engaged when agreeing regional advocacy approaches.

6.4 The need to measure and track progress

It will be important to measure and track the progress of the actions within the RHAP at regular intervals across the lifetime of the plan to understand whether they are meeting targets and contributing to desired outcomes.

It is anticipated that measuring and tracking progress can be best achieved through an objectives-targets-indicators approach that is tailored to the RHAP project. There are different types of indicators that can be investigated for the RHAP, including:

- Input/response indicators: indicators that focus on actions to be undertaken to achieve an outcome. These are 'means' indicators.
- Outcome indicators: indicators that focus on the outcome sought rather than how it should be achieved. These are 'ends' indicators.
- Process delivery indicators: indicators that gauge the implementation of processes.
- Contextual indicators: indicators that are used to assist in understanding the evolving context in which the RHAP operates.

Measuring and tracking progress can also be tied to how funding gets unlocked. Funding pathways and partnerships for delivery, and how these can be linked to monitoring, should be investigated further.

Potential indicators for the RHAP suggested to date but not yet investigated include:

- Number of completed new dwellings.
- Integration of innovative technologies e.g. new builds using modular or prefabricated housing.
- Distribution of new homes across the 'eco-system' as a measure of whether we are meeting goals to increase the 'middle' section of the eco-system (collective/ shared equity).
- Emissions by population groups (e.g., income quartiles, tenure, ethnicity, disability, single-parent households, age).
- Energy efficiency of homes.

APPENDICES

Appendix 1 – The Housing Ecosystem

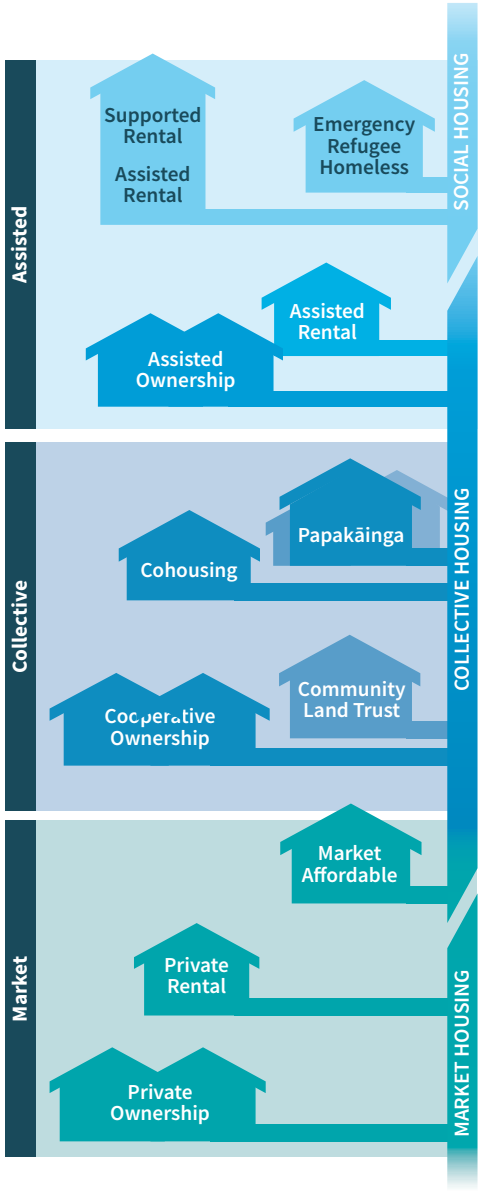
The diagram to the right represents the housing ecosystem.

The housing ecosystem frames housing within the broader context of community well-being and self-determination, recognizing that housing, because of its link to the economic, social, and cultural well-being of a community, is one of the key leverage points for systems change and social innovation.

The ecosystem focuses on community-led development opportunities rather than dependency on/ independence from housing subsidy (the traditional housing continuum approach). The RHAP embraces this way of thinking about future housing outcomes to help empower our communities.

While the key element of a housing ecosystem is a built environment, other supporting elements (currently not included in the representation) are people wellbeing (skills, knowledge, attributes), community infrastructure, and governance.

Source:
How we Live Report (2021) - MOTIF
An Upgraded Housing Continuum



Appendix 2 – Interdependencies

National Policy Statement on Urban Development (2020)

The actions within this RHAP have been developed to complement the on-going work to provide long-term system responses to enable intensification through District Plan processes, as required by the National Policy Statement on Urban Development (NPS-UD). The NPS-UD requires the preparation of Future Development Strategies (FDSs) and Housing and Business Capacity Assessments (HBAs) for Tier 1 and 2 urban environments.

FDSs are intended to promote long-term strategic planning by setting out how a local authority intends to (i) achieve well-functioning urban environments and provide at least sufficient housing and business development capacity; and (ii) assist the integration of planning decisions with infrastructure planning and funding decisions. The purpose of a HBA is to provide information on the demand and supply of housing and business land. Relevant councils must provide information on the amount of development capacity that is required to meet expected demand for housing and for business land over time.

Some councils in the Wellington-Wairarapa-Horowhenua region are Tier 1 and 2 councils that are subject to the above requirements. The WRGF provides an early regional response to the FDS requirements and there is an existing 2019 HBA that covers the Tier 1 and 2 urban environments for the region (this assessment is currently being updated).

In preparing this RHAP due consideration has been given to existing and on-going work by the region to satisfy the requirements of the NPS-UD and other relevant national directions like the National Policy Statement for Freshwater Management (NPS-FM). For example, regulatory and policy processes proposed through this RHAP have been developed in the context of helping to progress the spatial initiatives and the enablement of desired housing outcomes in locations identified for growth.

Resource Management (Enabling Housing Supply and other Matters) Amendment Act 2021

The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act was passed into law on 20th December 2021. The Act contains amendments to the Resource Management Act 1991 to bring forward and strengthen the National Policy Statement on Urban Development 2020. The intention of the Act is to increase housing supply in New Zealand's five largest urban areas, including this region.

The Ministry of Housing and Urban Development website confirms that this amendment to the RMA does two things. Firstly, it requires tier 1 councils in Auckland, and greater Hamilton, Tauranga, Wellington, and Christchurch to change their planning rules so most of their residential areas are zoned for medium density housing. Secondly, it creates a new streamlined process so these councils can implement the NPS-UD's intensification policies faster.

Both components of the Act could impact on the applicability or achievability of some of the actions proposed within this RHAP, particularly for key moves A, B and E:

A. Harnessing the regional benefits of current policy and regulatory processes

B. Taking a place-based approach to resourcing regional housing interventions to make a real and tangible difference on the ground

E. Embracing innovation by introducing new technologies and smarter ways of building and providing homes and communities

Given the short timeline between the introduction of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill (19th October 2021) and the Act coming into law (20th December 2021), the potential implications of the Act are not fully known at the time of finalising this Action Plan.

Proposed and existing housing plans/strategies and national housing plans and programmes

In response to acute housing issues many of the councils and other entities in the region already have, or are developing, housing plans and strategies to improve housing outcomes and livability, and to manage growing pressures in their area. For example, Horowhenua District Council has a Housing Action Plan, Upper Hutt City Council has an Affordable Housing Strategy, and Ngāti Toa has a Housing Strategy.

This RHAP is intended to work alongside and, where possible, strengthen other plans and strategies that have been developed to cover a longer timeframe than the RHAP and have not been limited to effectiveness and efficiency outcomes. For example, Wellington City Councils 10-year Housing Strategy confirms that one of the ways they will work towards achieving their 10-year outcomes for the city is 'Central Government initiatives and partnerships'. Both the progression of Central Government initiatives and developing cross-level partnerships are short-term actions identified within the RHAP and associated actions that will help to achieve these outcomes have been proposed.

Central government has also been working with local government, the housing sector, and communities to release a number of housing plans and programmes to help improve housing affordability and supply, and to ensure tenants live in warm, dry, healthy, and safe rental housing, and there are improved housing quality and choices for Māori and their whānau. Examples of Government plans and programmes include the Homelessness Action Plan (Local Innovation and Partnership Fund), Public Housing Plan, Progressive Home Ownership, MAIHI Ka Ora – National Māori Housing Strategy (Whai Kāinga Whai Oranga Fund), Healthy home standards, Residential Tenancies Amendment Act, First Home Grants and Loans and Housing Acceleration Funds, and the Infrastructure Acceleration Fund (IAF).

Interplay with provision of infrastructure

This Plan acknowledges that a significant investment in hard and soft infrastructures will be required to enable large-scale housing development in the region (e.g., transport, three waters, electricity infrastructure, open space, community services and facilities).

Each council in the region has plans and infrastructure strategies to support growth specific to their district. The Long-Term Plans and Infrastructure Strategies for each council provide investment in renewals and upgrades (including addressing a backlog of under or deferred investment); and investing for growth. Funding allocation for growth investment is typically substantially smaller than for investment in renewals and upgrades.

All the councils and those in the housing development market have identified investment in three waters and transport infrastructure as being most critical to support growth and have acknowledged limited capacity to fund these investments. A high-level review of council documents by the Ministry for Housing and Urban Development confirms a regional infrastructure gap that will continue to grow (being worsened by the NPS-UD, Housing Acceleration Fund, Medium Density Residential Standards and other initiatives) unless additional investment is committed to over the long term. Infrastructure investment will need to increase otherwise the next 30 years of growth in the region will not be accommodated.

Wellington Regional Housing and Business Assessment 2019, Long Term Plans and Infrastructure Strategies indicate that the regional infrastructure gap is critically acute in the long term (2027 onwards) whereas the short and medium term is better provisioned. Once Wellington Regional Housing and Business Assessment 2021 is complete, it will provide valuable up-to-date insight into the demand for housing in the region. Estimating the size and timing of the infrastructure gap requires further technical investigations and studies, and access to the data, which is not publicly available to complete in-depth analysis. However, this is not the part of this project.

Given the urgency of managing existing and projected three waters deficiencies, one early key initiative is the development of a 50 to 100 years regional three waters strategy. For the first time, local government, iwi, and central government will work together to develop a regional view of the longer-term three waters infrastructure requirements. The strategy will identify existing regional issues, desired long-term outcomes, three waters principles and programmes of work that will support the region to achieve growth and environmental outcomes. To support the delivery of the 50 to 100 years three waters strategy, a regional delivery plan will be developed.

Longer term electricity provision for housing, employment and projects such as electric vehicles and ferries is an aspect of infrastructure that needs further analysis. This is highlighted as a project to be explored (including the resilience aspects) in the WRGF.

Appendix 3 – Current housing issues

RHAP KEY MOVE		REGIONAL HOUSING ISSUE	
A	**Harnessing the regional benefits of current policy and regulatory processes.**	1	Some regulatory settings may need or benefit from review to improve the efficiency of the system e.g., National Direction instruments such as the NPS-FM, modular dwellings, and building consent requirements. It is also important to ensure alignment between these work programmes and wider work programmes (e.g., Building Code updates, Building System Legislative Reform, recommendations for the Climate Change Commission, Resource Management Reform and other relevant programmes).
		2	The partners to the Wellington Regional Leadership Committee own or have access to quite a lot of land in the region e.g., central government, local government, iwi, but we don't understand how much of this is potentially "excess to requirements" and/or could be freed up and developed and we don't have a process for putting it all together.
		3	The social housing register does not reflect all those who are in need of social housing – for instance it does not count the number of people in a family, or where individuals (often vulnerable) have left the register before being housed.
		4	Lack of clear accessible information around regulations that may enable individuals/developers to contribute to increased affordable housing supply especially when/if they have changed recently.
		5	The lack of incentives at both a local and regional level to drive new typologies at scale and pace, with some possible incentives being rebates where appropriate, "fast track", affordability outcomes, inclusionary zoning.
B	**Taking a place-based approach to resourcing regional housing interventions to make a real and tangible difference on the ground.**	6	Resourcing is an issue now and is likely to continue. Numbers indicate the level of building required to meet growth projections for the next 30 years – how do we work to ensure we have capacity over the next 5 years and beyond. a) Councils are at capacity for issuing consents (both resource consents and more importantly building consents). Building consents teams are maxed out and are competing with the rest of the country for a relatively small pool of Building Consent Officers. b) Papakāinga housing – there is some money available but limited capacity to develop these. We need people to manage approved projects/outcomes and the capacity is not there to manage/deliver projects. c) Māori housing needs more support and assistance. d) Community Housing Providers and even community collectives, non-profit developers may have land, experience, and management capacity to deliver housing, but lack the necessary equity capital and/or access to finance. e) There is already a lack of builders, electricians, plumbers etc and we know we need to build more houses than ever before – we should be planning for this.
		7	We are at present dealing with both a housing shortfall (i.e., we don't have enough houses of the right type and tenure at present) and the need to enable housing for growth.
		8	There are existing challenges associated with managing quality housing outcomes for both our existing housing stock (through maintenance and retrofit) and new dwellings (through a design led approach to accessibility, healthy homes, and building efficiency, and typology).
		9	There is sub-regional variance in the level of housing acceleration and application of structure plan processes to support additional growth.
		10	We are lacking a regionally consistent and connected picture of social infrastructure needs based on the flow of communities as they live, work and play.

RHAP KEY MOVE		REGIONAL HOUSING ISSUE	
C	**Driving collaboration and partnership at all levels.**	11	There are many central government programmes and tools to target increased housing options e.g., Land for Housing, Progressive Home ownership but: a) We (the region as a whole) are not making the most of these tools and programmes at present. b) We don't understand them as well as we could - there are multiple entities across the region trying to understand and/or access these programmes and tools resulting in a duplication of resources. c) We have no regional picture of the need for each of these programmes i.e., where does the Land for Housing programme fit into the regional demand?
		12	There is a lack of whole of government approach to aspects of the regulatory framework that impacts on housing supply e.g., different government entities providing submissions to district plan changes that provide conflicting opinions (based on their organisational direction) and lack of clarity over the interaction between the NPS-UD and NPS-FM.
		13	The region lacks a collective approach to the housing market and parts of it, for instance: a) What is the regional public housing plan/requirement and how do we portray this regional joined up (e.g. central government, local government, iwi, and Community Housing Providers approach? Including looking at local issues such as a lack of public housing in some areas (e.g., Wairarapa have no Kainga Ora presence). b) How do we support community housing and others to step into housing provision or upscale?
		14	We (collectively) need to get better at working with the development community across the region such as: a) In a number of cities/districts the current district plan allows/enables the type of change in housing typology the region wants, but developers are not building these – why is this? b) Developers in the region appear to be reluctant to change and their business models tend to build what they know (there is a slow change in products). c) The limited capacity of developers in some areas to deliver housing at scale. d) Providing more certainty that arises through district plan changes/reviews.
D	**Improving access to regional housing data and information driving housing innovation.**	15	Data and information on housing: a) Is kept in multiple places and is generally redeveloped and repackaged by multi entities for their individual use. b) Is not easily and quickly accessible for all.
		16	The housing and urban development sectors require better data and therefore a better understanding of the housing market and opportunities.
		17	There is limited knowledge of and access to information driving housing innovation making change hard to understand and/or implement.
E	**Embracing innovation by introducing new technologies and smarter ways of building and providing homes and communities.**	18	Growth is impeded by constrained building supplies and the composition of the current building industry, which is dominated by small and medium sized businesses that does not enable delivery at pace and scale.' There are a number of emerging technologies and approaches to housing that are being developed at a small scale, but these are not currently being engaged at scale. One reason is that individual projects or agencies lack the capacity or reach to try these at a larger scale. In turn the absence of larger scale and predictable markets hinders development of capacity in areas such as prefabrication.
		19	There is a limited regional, multi-party work on how to use innovative solutions for short term solutions. e.g. temporary housing on future development sites.

Appendix 4 - What do we know about housing in the region?

What do we know about demand and affordability in the region?

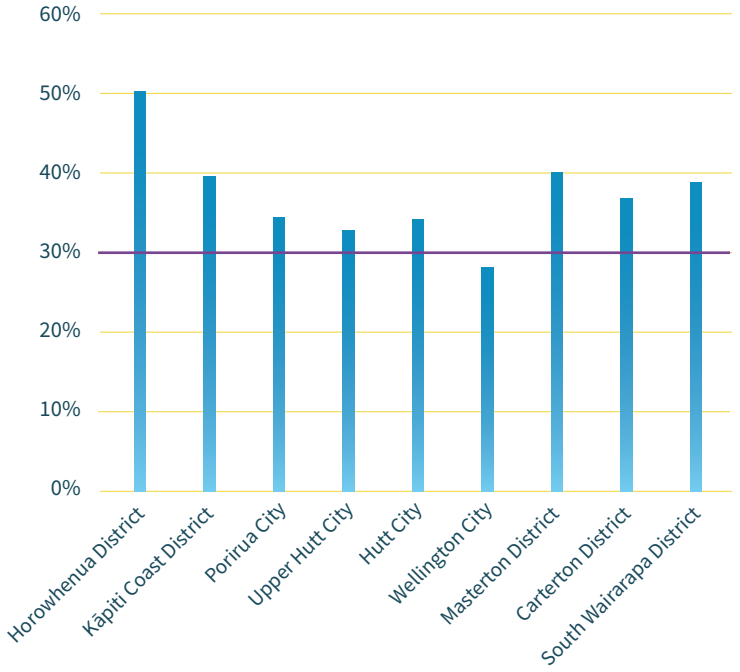
The WRGF is based on a scenario of accommodating 200,000 more people and 85,500 dwellings in the next 30 years' time. Sense Partners 2021 figures suggests we need to accommodate 250,000 more people and 107,000 more dwellings. This means we need to build between 2833-3566 a year (depending on which measure you go with) to meet the target. The statistics below shows a point in time picture of what the current demand for housing is in the region.

Number of Households **UP 5.3%** Between 2013-2018 Censuses	**Median sales prices** **UP 70.29%** since June 2017
Housing register **UP 320%** since Sept 2017	**Quarterly EHSNGs[8]** **UP 244.71%** since June 2018 quarter

For a household earning the median household income, this graph shows how much of their income would be taken up by the median rent.

Only Wellington has a median rent figure that is "affordable" for the median Wellington income.

Geometric mean rent as a percentage of median household income before tax



"Affordable" rent is generally considered to be 30% or less of household income.

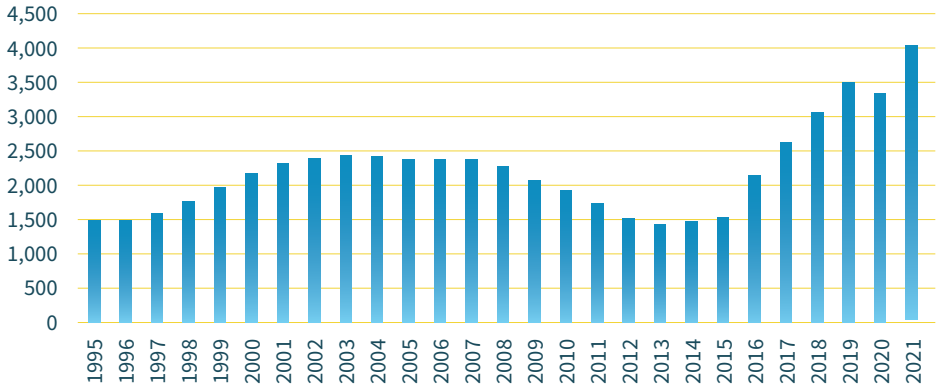
[8] EHSNGs – Emergency Housing Special Needs Grants

What do we know about supply of housing in the region?

We're currently consenting (and maybe building) at an all-time high, but:

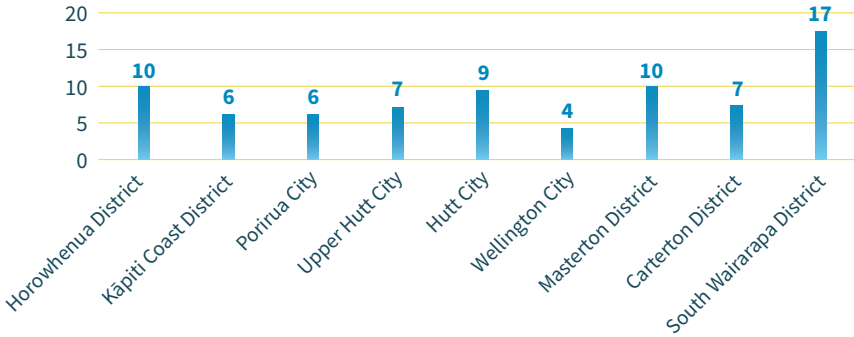
- Not all consents result in a finished dwelling, and the building sector has historically been quite volatile
- There are indications that the sector is currently operating near capacity, with COVID-related supply and staff shortages
- Not all the growth potential in the region may be able to be realised, and there are variances in how much is being built across the region.

Annual new dwelling unit consents for all councils in Greater Wellington area – year ending December



Public Housing tenancies	Transitional Housing places	Dwelling unit consents
8962	**436**	**4,019 issued**
Quarter ending June 21 (+4% since June 2018)	Quarter ending June 21 (+106% since June 2018)	in the 12 months to Dec 2021

Dwelling units consented in the year to Dec 2021 per 1,000 estimated usually resident population

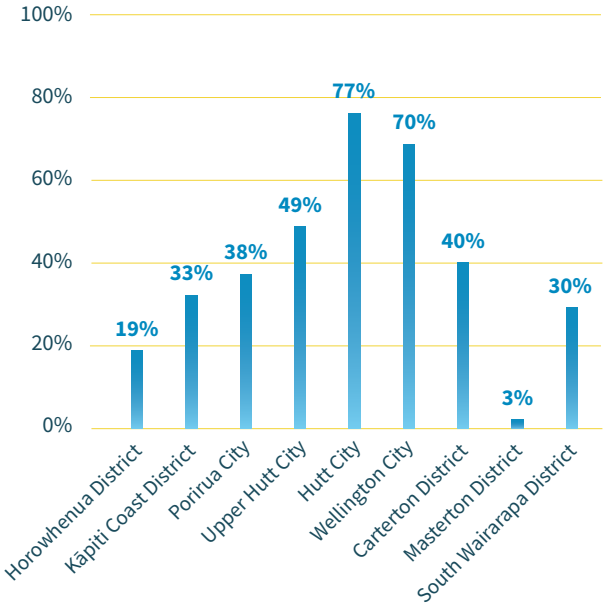


What do we know about what and where we are building in the region?

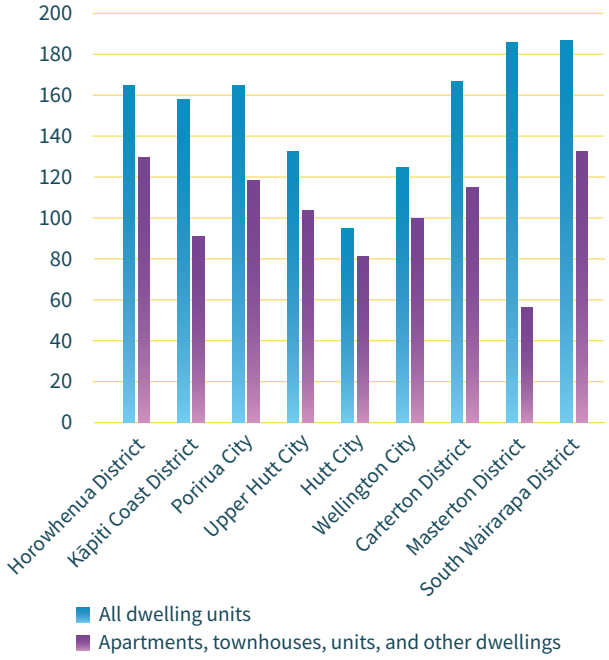
These diagrams below show what we are building in terms of standalone houses versus apartments, units and townhouses – and how big and expensive these dwellings are. Average size and value of dwellings tells the "affordability" story. If we are building big and expensive apartments or standalone houses, then they are not "affordable" dwellings. "Average size" is also partly a reflection of the availability of land in a place – e.g. houses are bigger in the Wairarapa.

What are we building, and where – a snapshot

Apartments, units and townhouses as percentage of total dwelling consents 2021



Average floor area of dwellings consented 2021

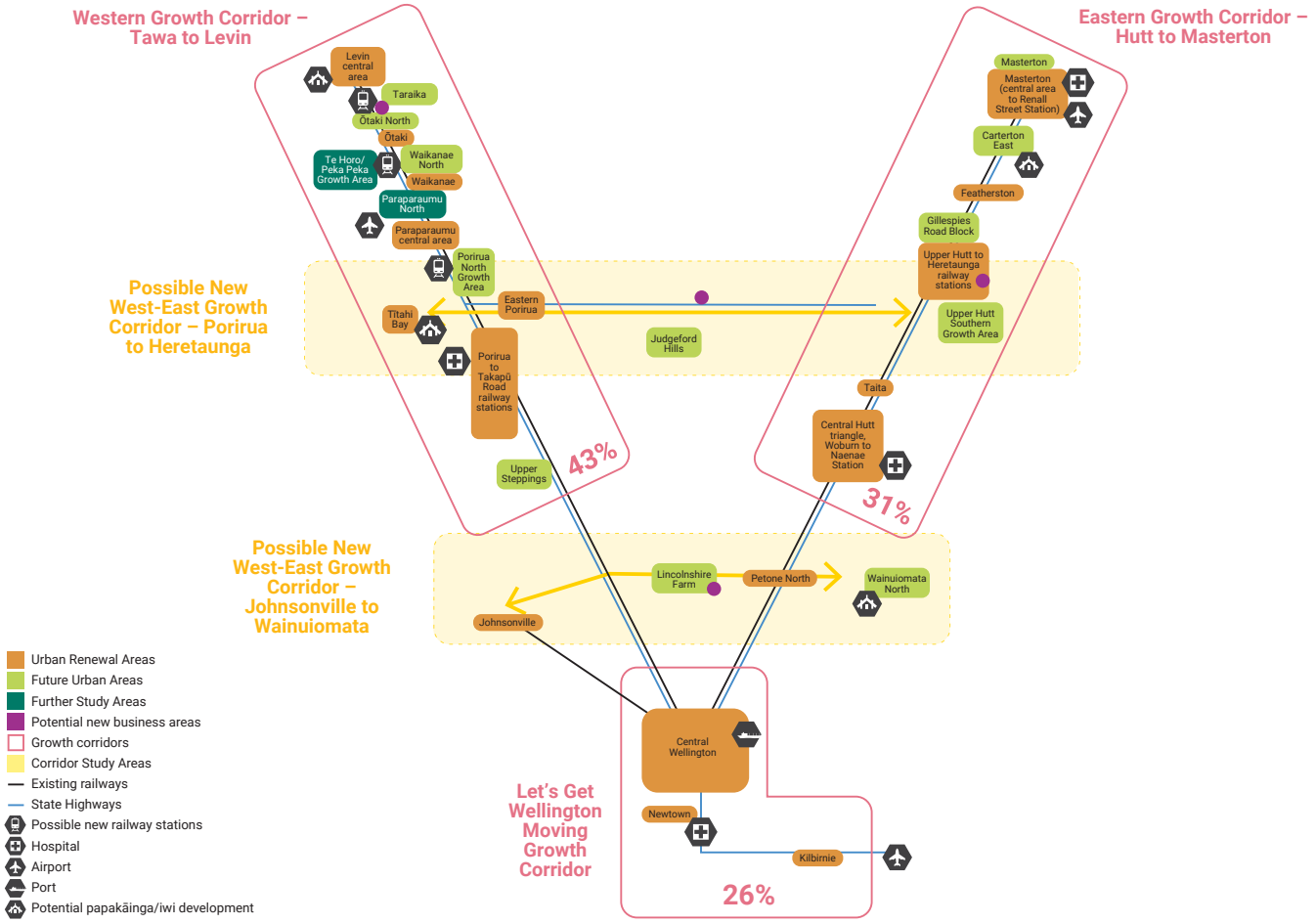


Average value of dwellings consented 2021

Appendix 5 - What is currently planned and going on

This Appendix provides information on the Wellington Regional Growth Framework representation of growth over the next thirty years, key housing developments underway or planned and key policy work underway or planned. It is view at this point in time for the RHAP and will be kept updated as a live set of information as part of the regional dashboard.

A growth corridor view of the Future Urban Development Areas



Planning and Policy planned and underway

The table below provides a list of the District Plan Reviews, Plan Changes, growth strategies, housing strategies and similar documents that have been or are being progressed in the region and/or nationally by the partners to the RHAP.

ORGANISATION	DISTRICT PLAN REVIEW	PLAN CHANGES	GROWTH STRATEGIES	HOUSING STRATEGIES OR PLANS
Carterton District Council	n/a	n/a	n/a	Housing Action Plan
Central Government, councils from the region and mana whenua	n/a	n/a	Wellington Regional Growth Framework	n/a
Community Housing Aotearoa	n/a	n/a	n/a	Strategic Plan 2018
Dwell Housing Trust	n/a	n/a	n/a	Strategic Plan 2020 – 2025
Greater Wellington Regional Council	n/a	n/a	Wellington Regional Land Transport Plan 2021	n/a
Horowhenua District Council	n/a	Proposed Plan Change 4 – Taraika Growth Area Proposed Plan Change 5 - Waitārere Beach Growth Area	Horowhenua 2040	A Community Driven Housing Action Plan Our Vision: 'Homes for All' 2019
Hutt City Council	Early-stage consultation on District Plan Review *Upcoming intensification plan change to implement NPS-UD Policy 3*	Plan Change 43 – Residential and Suburban Mixed Use	Urban Growth Strategy (2012-2032)	Research Report – Housing Demand and Need in Hutt City 2019
Kāpiti Coast District Council	Kāpiti Coast District Plan 2021 *Upcoming intensification plan change to implement NPS-UD Policy 3*	n/a	Te Tupu Pai – Growing Well	Housing Strategy 2022 Housing Need Research Report - Housing Demand and Need in Kāpiti District
Ministry for Housing and Urban Development	n/a	n/a	n/a	Government Policy Statement – Housing and Urban Development Public Housing Plan 2021-2024 MAIHI Ka Ora - National Māori housing strategy and implementation plan

ORGANISATION	DISTRICT PLAN REVIEW	PLAN CHANGES	GROWTH STRATEGIES	HOUSING STRATEGIES OR PLANS
Ngāti Toa Rangatira	n/a	n/a	n/a	Te Rūnanga O Toa Rangatira Strategic Plan (2017) Ngāti Toa Housing Strategy (2022)
Porirua Council	Proposed District Plan *Upcoming intensification plan change to implement NPS-UD Policy 3*	Up-coming Intensification Plan Change	Growth Strategy 2048	n/a
Port Nicholson Block Settlement Trust	n/a	n/a	n/a	Five Year Strategic Plan 2011 – 2015
South Wairarapa District Council	n/a	n/a	South Wairarapa Spatial Plan – Our Future Focus 2050	n/a
Upper Hutt City Council	*Upcoming intensification plan change to implement NPS-UD Policy 3*	Plan Change 50 – Rural and Residential Chapters Review	Land Use Strategy – Upper Hutt 2016 – 2043	Upper Hutt Affordable Housing Strategy 2020
Waka Kotahi	n/a	n/a	Ngā Kaupapa Huarahi o Aotearoa (2021–24 National Land Transport Programme)	
Wellington City Council	Draft District Plan (non-statutory) *Upcoming intensification plan change to implement NPS-UD Policy 3*	n/a	Spatial Plan: Our City Tomorrow	Housing Strategy: Our 10-year Plan 2018 – 2028
Wellington Regional Healthy Housing Group	n/a	n/a	n/a	Strategy and Action Plan (Updated February 2021)

Housing Development Areas

The maps below outline a 'point in time' view of known developments in the region as at March 2022 over four categories of planning timeframe.

Within the maps developments have been identified in a number of different ways to provide the most accurate picture possible (e.g., individually, cumulatively, with specific development figures, or as an estimate figure).

These maps exclude a quantification of expected uplift from proposed District Plan zonings or the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

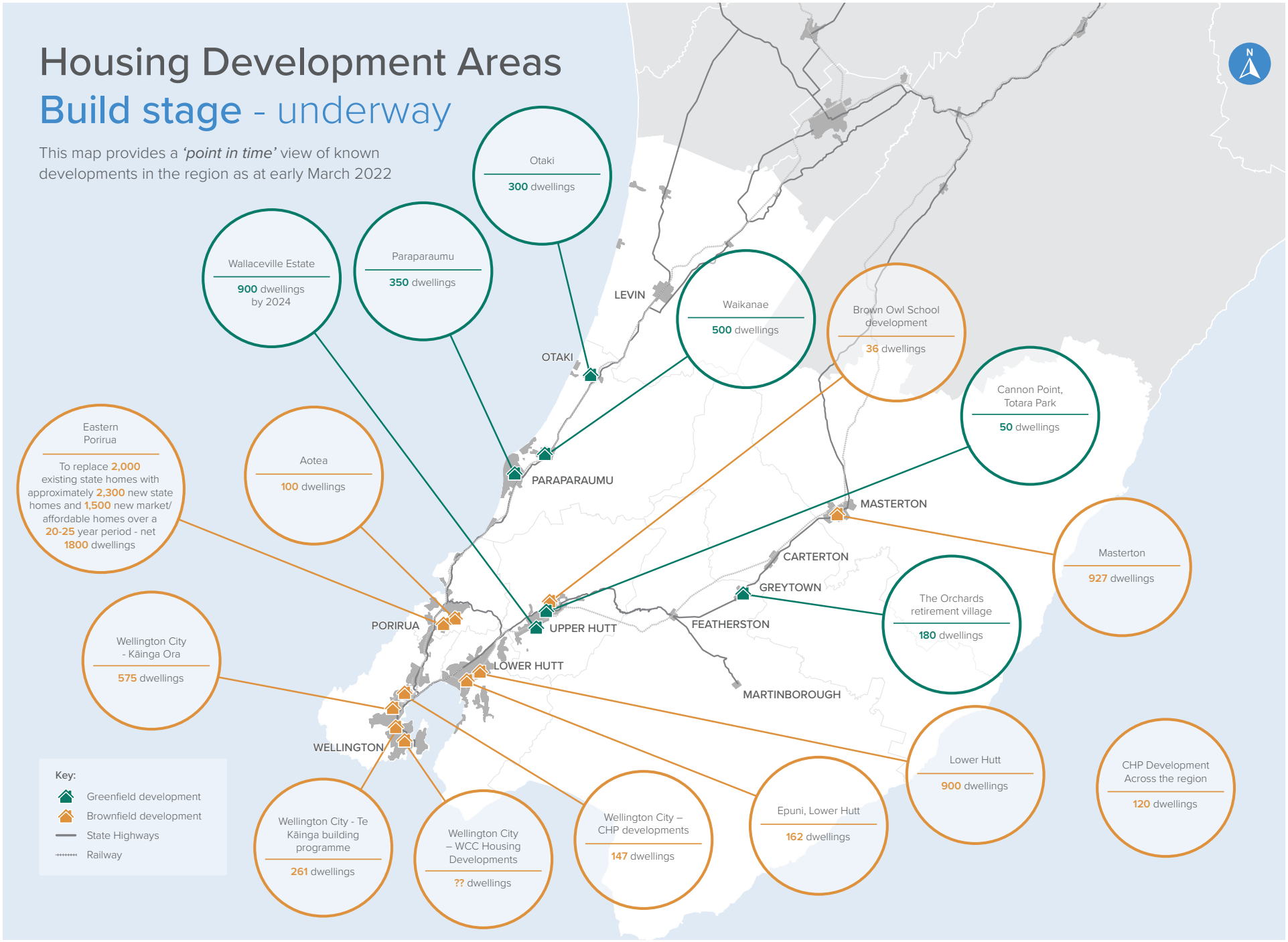
Categories of Development Timeframe

Build
Underway already

Regulatory process
0–2 years
(e.g. RMA, District Plan, Resource Consent)

Early planning
2–10 years
(Pre-regulatory e.g. master planning)

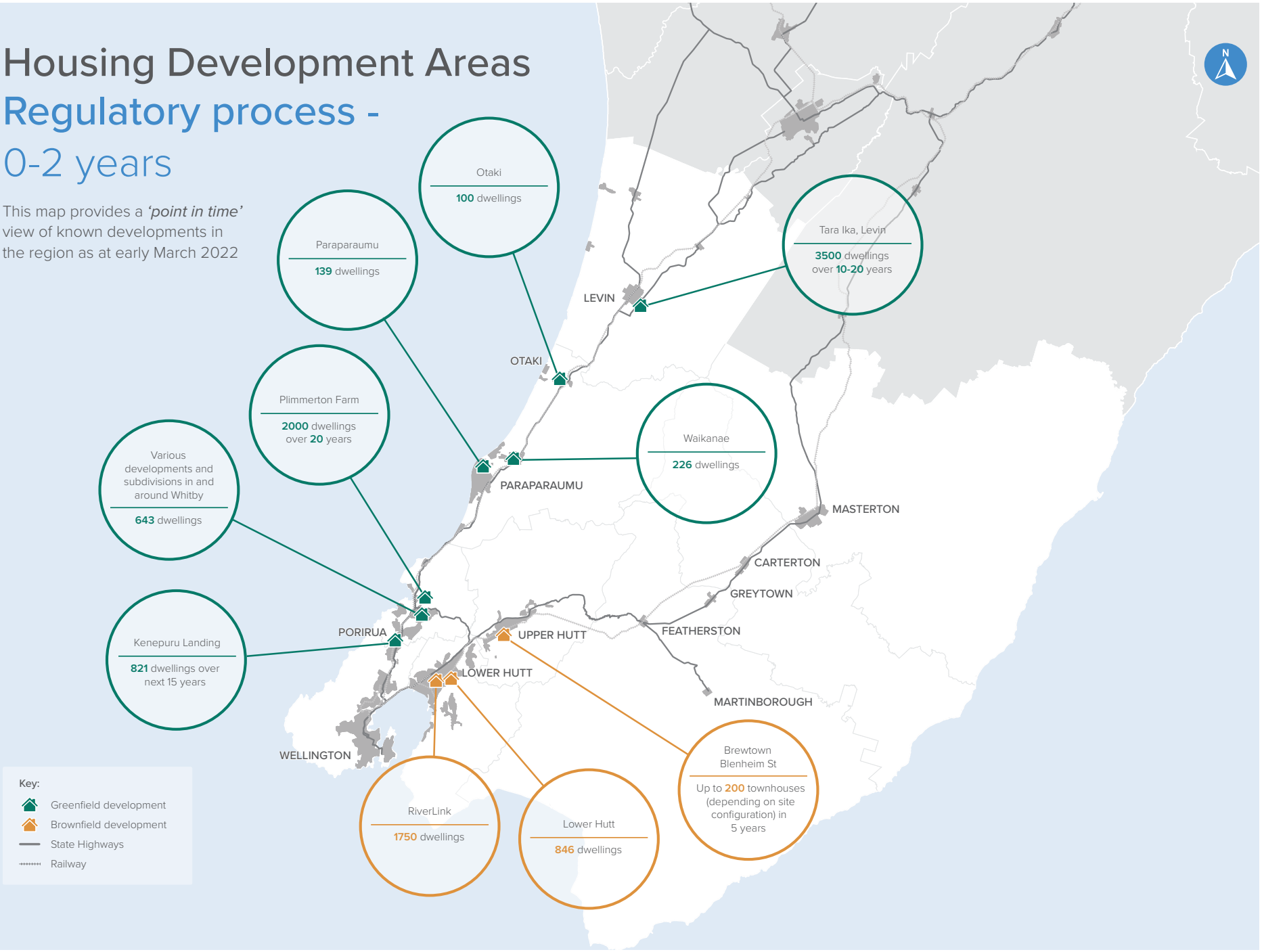
Pre-Planning
10–30 years
(Potential longer-term opportunities)


Housing Development Areas
Build stage - underway
This map provides a 'point in time' view of known developments in the region as at early March 2022
Otaki
300 dwellings
Wallaceville Estate
900 dwellings by 2024
Paraparaumu
350 dwellings
Waikanae
500 dwellings
Brown Owl School development
36 dwellings
Cannon Point, Totara Park
50 dwellings
Eastern Porirua
To replace 2,000 existing state homes with approximately 2,300 new state homes and 1,500 new market/ affordable homes over a 20-25 year period - net 1800 dwellings
Aotea
100 dwellings
Masterton
927 dwellings
The Orchards retirement village
180 dwellings
Wellington City - Kāinga Ora
575 dwellings
Lower Hutt
900 dwellings
CHP Development Across the region
120 dwellings
Epuni, Lower Hutt
162 dwellings
Wellington City – CHP developments
147 dwellings
Wellington City - Te Kāinga building programme
261 dwellings
Wellington City – WCC Housing Developments
?? dwellings
LEVIN
OTAKI
PARAPARAUMU
MASTERTON
CARTERTON
GREYTOWN
FEATHERSTON
MARTINBOROUGH
PORIRUA
UPPER HUTT
LOWER HUTT
WELLINGTON
N
Key:
Greenfield development
Brownfield development
State Highways
Railway

Housing Development Areas

Regulatory process - 0-2 years

This map provides a *'point in time'* view of known developments in the region as at early March 2022

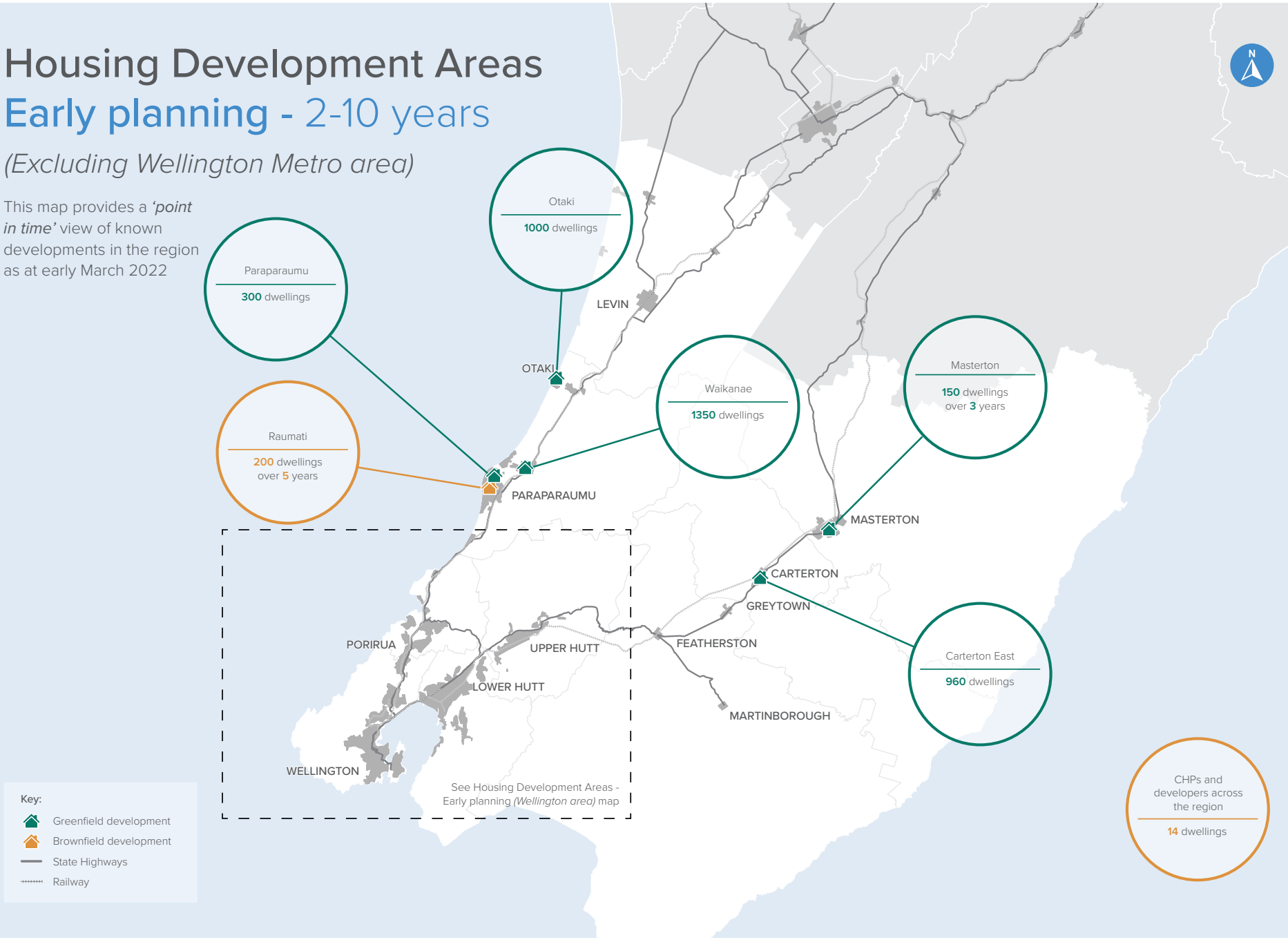


Housing Development Areas

Early planning - 2-10 years

(Excluding Wellington Metro area)

This map provides a *'point in time'* view of known developments in the region as at early March 2022

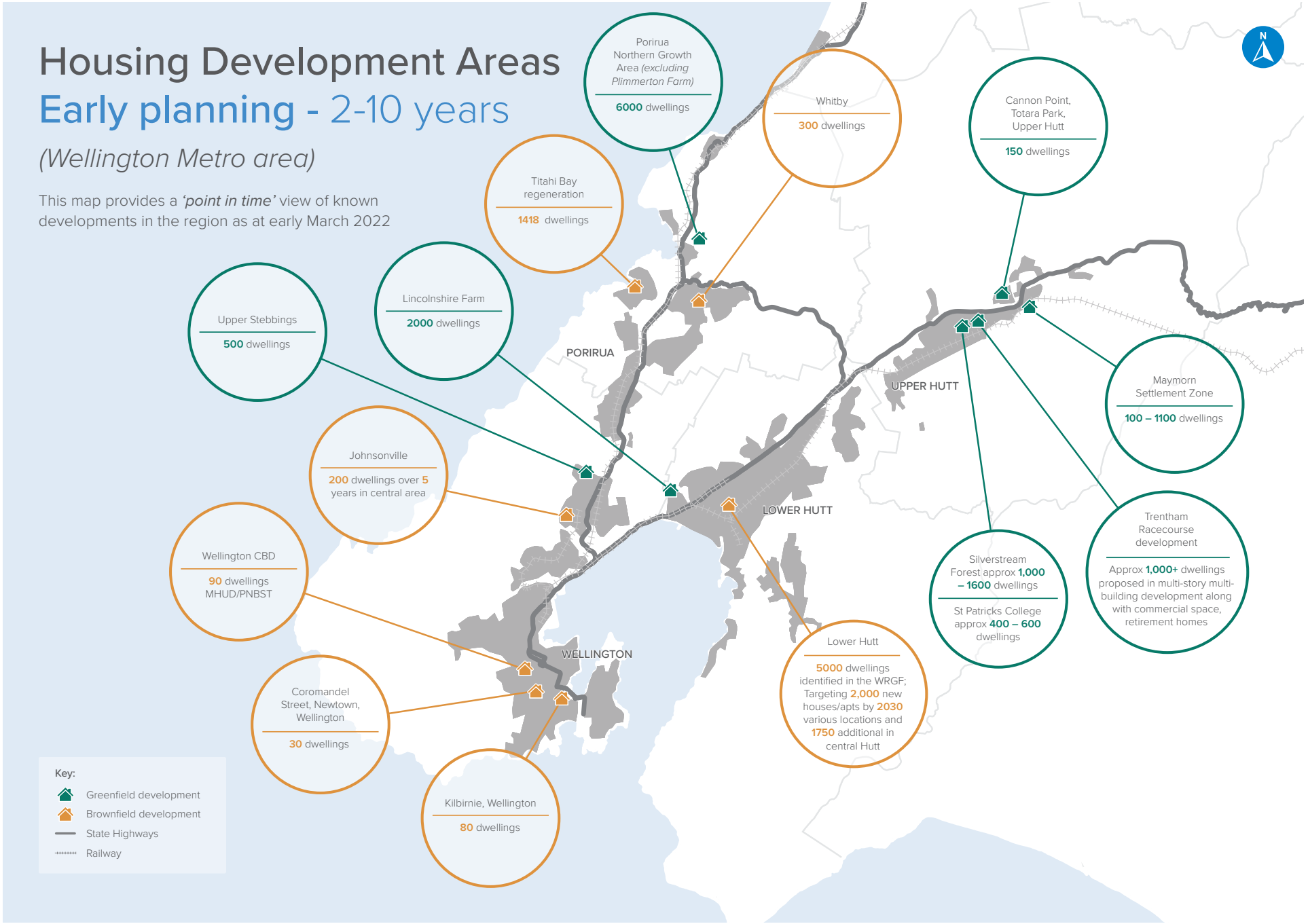


Housing Development Areas

Early planning - 2-10 years

(Wellington Metro area)

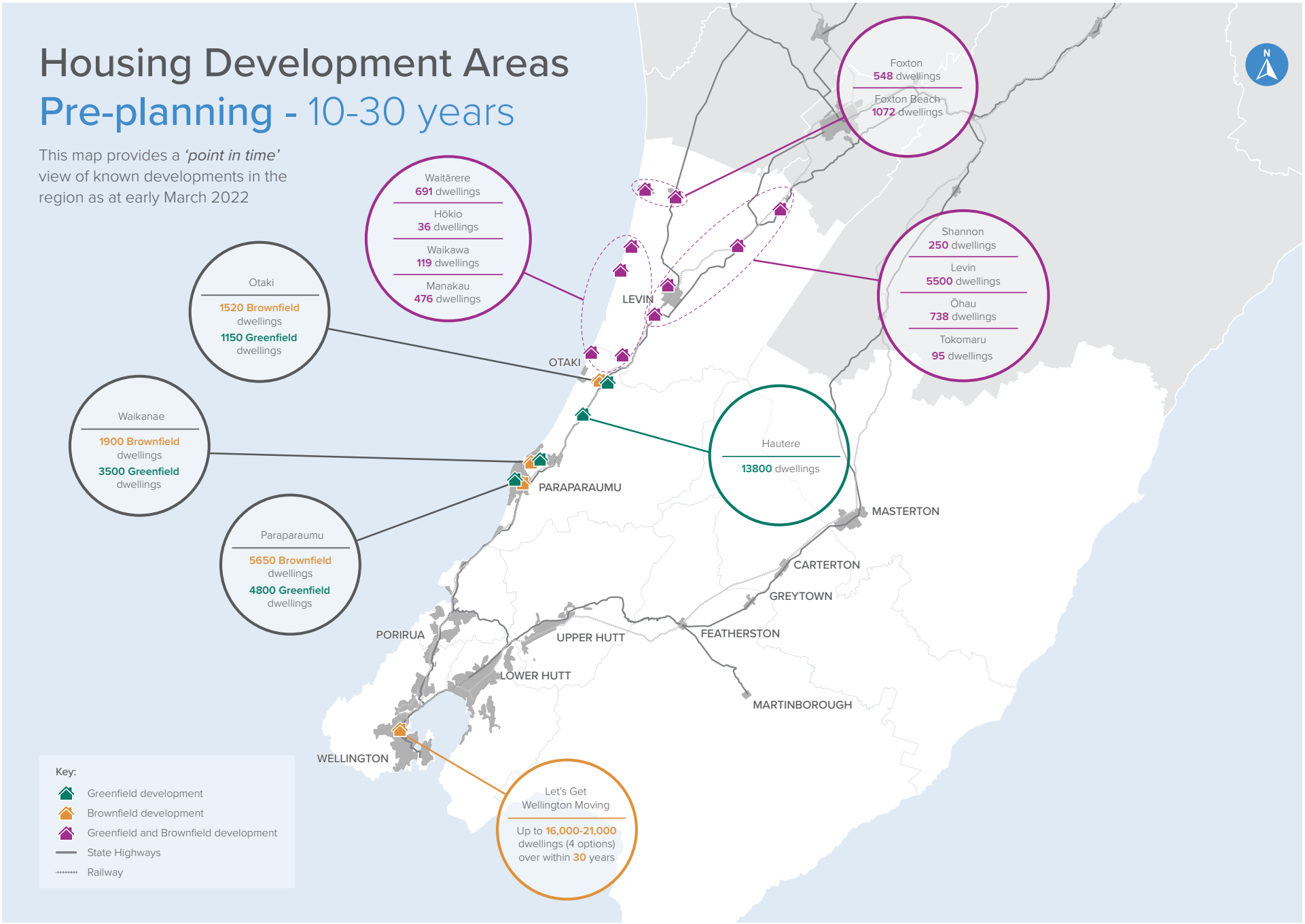
This map provides a *'point in time'* view of known developments in the region as at early March 2022



Housing Development Areas

Pre-planning - 10-30 years

This map provides a *'point in time'* view of known developments in the region as at early March 2022



Appendix 6 – Actions considered but not progressed through the RHAP

While all the identified actions would, in some way, contribute to the acceleration of growth and quality outcomes this RHAP has been developed in the context of a five-year timeline and constrained resourcing. All actions could not, therefore, be progressed within the lifetime of the RHAP and a refined list was necessary to ensure successful outcomes. The actions that are not being progressed have been omitted for various reasons, such as they could not reasonably be expected to be completed within the lifetime of this RHAP, they were less aligned with regional priorities than other actions, or there was insufficient capacity to resource.

Notwithstanding, some of these actions are enduring and can be progressed post-RHAP in 2027, should this be considered appropriate. Retaining this list also allows for fluidity across the lifetime of the RHAP should changes to regional prioritisation or capacity be identified through on-going monitoring processes.

RHAP KEY MOVE		IDENTIFIED POTENTIAL ACTION
A	**Harnessing the regional benefits of current policy and regulatory processes.**	Identify current regulatory barriers that could be changed and/or reduced to ease the time to market for new housing e.g., modular dwellings building consents.
B	**Taking a place-based approach to resourcing regional housing interventions to make a real and tangible difference on the ground.**	All identified actions have been included within the RHAP.
C	**Driving collaboration and partnership at all levels.**	Establish a "whole of government" approach e.g., a whole of government submission on district plan changes rather than individual entities, taking a more systems approach to housing supply in the region.
D	**Improving access to regional housing data and information driving housing innovation.**	Include data from Aotearoa NZ Homelessness Action Plan: Data and Evidence Initiative – fit for purpose, data and evidence system for homelessness (2020-ongoing).
E	**Embracing innovation by introducing new technologies and smarter ways of building and providing homes and communities.**	Work with the development community to confirm regional capacity for modular housing, release suitable and available land, and achieve faster off-site manufacturing to speed-up supply.
		Develop opportunities for collective housing and other models in the region and what a regional view on this might look like. See example here https://www.stuff.co.nz/life-style/homed/latest/124774974/collective-housing-is-our-future-new-report-recommends-a-solution-to-the-housing-crisis.

In addition to the list of potential actions identified above, we also identified the following potential actions for achieving a regional multi-party approach to the advocacy of key housing matters:

1	Advocate for councils to have the ability to provide the Income Related Rent Subsidy.
2	Advocate for speedy visas for current overseas staff in NZ and import of new people to meet skills gaps (including those involved in planning, consenting, and building).
3	Advocate for central government enabling opportunities such as considering 'emergency legislation' that enables temporary housing on future development sites.

Wellington

Regional Leadership Committee