



DPA-04 Missing Middle Housing Reform

Answer to question taken on notice

Asked by: Mr Peter Cain MLA

Addressed to: Mr Chris Steel MLA

In relation to: RZ2 land near shops

Hearing: 12 February 2026

Uncorrected: Proof Transcript pp 100-101

Transcript provided: 19 February 2026

Answer Due: 26 February 2026

Chris Steel MLA: took on notice the following question -

MR CAIN: I am interested in a bit of a follow-up in a way, but are you able to provide this committee with, I guess, the take-up of RZ2 around local shops, and what percentage, even per shopping centre if there is not too much work, although you should have that number, what is the uptake of the RZ2 option around local shops? And I guess why I am interested in this type of inquiry is because that is similar to a missing middle reform, right, from a long time ago. And anecdotally at least, and it is certainly my own observation, is the uptake is really, really low, which makes me wonder, what is the point of all this?

Mr Steel: We can take that on notice. I think I would probably have a different observation, and maybe Ms Carrick would as well, in Mawson where there is actually quite a lot of RZ2.

MR CAIN: Interested in the spread.

Chris Steel MLA: The answer to the Member's question is as follows:

The Missing Middle Housing Reforms change both the RZ1 and the RZ2 zones to enable more housing choices. The ACT Government has not undertaken a full analysis of the take up of RZ2 zoned land around all local centres in the ACT. However, analysis commissioned by the government to support Missing Middle Housing Reform identifies that under current settings:

- approximately 85 per cent of RZ2 blocks contains single detached dwellings;
- approximately 1 per cent of RZ2 blocks have dual occupancy;
- approximately 9.5 per cent of RZ2 blocks have unit titled or multi-unit housing;
- approximately 0.1 per cent of RZ2 blocks are retirement villages; and
- non-residential uses make up approximately 3.6 per cent of RZ2 blocks.

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Approved for circulation to the Standing Committee on Environment and Planning

Signature:

A handwritten signature in blue ink, appearing to be 'Chris Steel', written over a light blue grid background.

Date:

3 / 3 / 26

By the Minister for Planning and Sustainable Development, Chris Steel MLA