



s 9(2)(a)



Tēnā koe s 9(2)(a)

On 26 March 2025 Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (the Ministry) received your request for the following information under the Official Information Act 1982 (the Act):

This is an official information request for any reports or cabinet papers or cabinet minutes discussing recent changes to the Land for Housing programme pertaining the amount of social housing and other types of housing on land acquired under this programme.

The MHUD website for this programme read, up until December 2024:

"Across the programme as a whole, at least 20 per cent of the new homes must be made available for public housing, with a further 30 per cent to be a mix of homes sold at prices attainable to first home buyers (i.e. at or below the relevant KiwiBuild price caps), progressive home ownership and purpose-built rental homes."

<https://web.archive.org/web/20221005224545/https://www.hud.govt.nz/our-work/land-for-housing/>

It now reads

"Across the programme as a whole, at least 30 percent of the new homes must be a mix of affordable housing, social housing, built to rent (BTR) or progressive home ownership (PHO) homes."

<https://www.hud.govt.nz/our-work/land-for-housing>

Please send details on the reasoning behind this change. Please also send details on how much land has been acquired under this programme, and how much land is under consideration to be acquired.

We have interpreted your request to be for information that references changes to the settings of the Land for Housing Programme as a whole, rather than any reports which are about negotiations or agreements on specific sites and have responded according to this interpretation.

1. Changes to social and affordable housing requirements in Programme settings

In regards the first part of your request, two documents are within scope. However, we are refusing this part under section 18(d) of the Act on the grounds that the information requested is or will soon be publicly available. These two documents are listed in the attached document schedule.

Firstly, I should note there was an error on the Ministry website. The Land for Housing Programme (the Programme) has both Programme-level objectives which it seeks to meet in aggregate as well as site-specific minimum requirements which vary from project to project.

The Programme has always had two overarching objectives: to deliver at least 20 percent social housing and to deliver at least 40 percent affordable (previously 'KiwiBuild') housing. These targets were set by Cabinet when the Programme was established in 2017 and these percentages have not changed.

In 2017, Cabinet also set the minimum requirement that any one site have at least 30 percent of new dwellings constructed on the site fulfil a 'KiwiBuild' (affordable housing) objective or the public housing objective.

The Ministry website incorrectly referenced site-specific requirement as a requirement for the whole programme. The website has now been corrected, to read:

On each site developed for the Programme, at least 30 percent of the new homes must be a mix of affordable housing, social housing, built to rent (BTR) or progressive home ownership (PHO) homes.

On 26 June 2024 Cabinet updated the Programme to remove the requirements around KiwiBuild which required homes to be delivered at pre-set price points, and to be sold to eligible first home buyers. Cabinet substituted an affordable housing requirement for both the 40 percent Programme-level KiwiBuild target and the 30 percent site-specific KiwiBuild target. As noted in the Cabinet Paper, the only changes to the settings of the Programme as a whole relate to the KiwiBuild requirement. The 20 percent social housing objective, which applies to the Programme as a whole, has not been changed.

As also set out in the documentation, affordable housing is housing delivered to market at the former KiwiBuild price caps or the REINZ median price. It also includes housing delivered as build-to-rent or progressive home ownership homes (which the previous Government had also agreed). The reasoning behind this change was the Government ending the KiwiBuild programme, as publicly confirmed on 20 May 2024.

2. Land acquisitions

Under the Crown Land Development Programme, and the Land for Housing Programme, 260.82 hectares of land have been acquired. Separate acquisition numbers are not being provided for each Programme because of the extent of overlap between them.

The Crown Land Development Programme was established in 2015 to acquire vacant and underutilised Crown land in Auckland and Queenstown. In 2017, the Land for Housing Programme built on that Programme, including by expanding the Programme's mandate to all of New Zealand, private land acquisitions, and introducing the KiwiBuild requirements which have subsequently been removed.

The Programme is not actively considering any current acquisitions.

You have the right to seek an investigation and review of my response by the Ombudsman, in accordance with section 28(3) of the Act. The relevant details can be found on the Ombudsman's website at: www.ombudsman.parliament.nz.

As part of our ongoing commitment to openness and transparency, the Ministry proactively releases information and documents that may be of interest to the public. As such, this response, with your personal details removed, may be published on our website.

Ngā mihi



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Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development

Annex A: Document schedule

Documents refused – HUD2025-006761			
	Date	Document	Section of the Act applied
1	26 June 2024	Cabinet Paper – Resetting investment in housing and urban development	18(d) Available at: www.hud.govt.nz/documents/resetting-investment-in-housing-and-urban-development-cabinet-paper-redacted
2	June 2024	ECO-24-MIN-0121 Cabinet Minute	18(d) Shortly available at: www.hud.govt.nz/documents