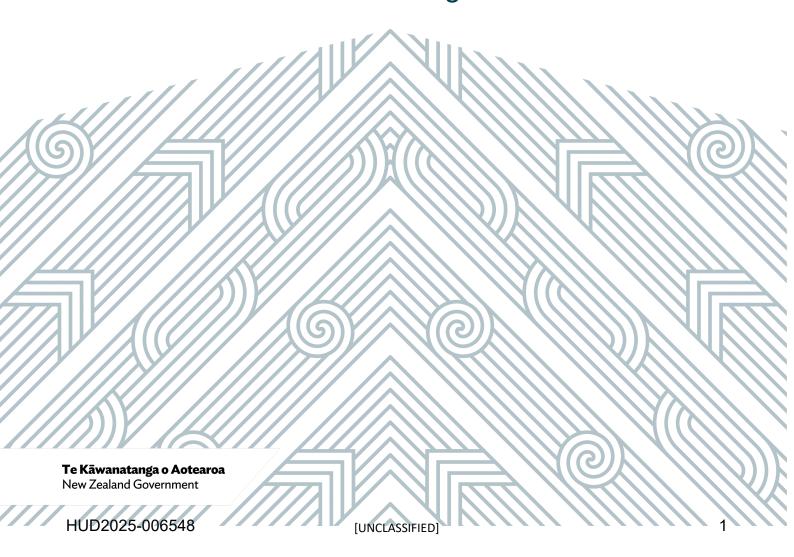


Weekly Report

Friday, 7 March 2025

For the Minister of Housing and Associate Minister of Housing



Minister of Housing officials' meetings

Agenda

	HON CHRIS BISHOP OFFICIALS' MEETING AGENDA				
DATE		TIME	VENUE		
10/03/	2025	2:00pm-2:45pm	EW 6.3		
ITEM NO.	ITEM TITLE	HUD LEAD HUD ATTENDEES	PAPER REFERENCE		
1	CE 1:1	Brad Ward, Chief Executive	Verbal update		
2	Weekly Report	Brad Ward, Chief Executive	Verbal update		
3	s 9(2)(f)(iv)		HUD2025-006230		

Actions

HON CHRIS BISHOP ACTIONS FROM LATEST OFFICIALS' MEETING FOR HUD

ITEM NO.	MEETING DATE	ACTION	LEAD	DUE DATE	STATUS
1	03/03/2025	Confirm that Cabinet Paper outlining Government Statistician's Census approach has been provided for Ministerial consultation	Eleisha Hawkins	10/03/2025	In progress – date moved to 10 March 2025
2	03/03/2025	Strategic Partners prioritisation of locations and alignment of Auckland priority with KO delivery expectations	Adam Brown	05/03/2025	Completed
3	03/03/2025	Provide lines about SIA letter from MoF	Jeremy Steele	5/03/2025	Completed
4	03/03/2025	Ministerial direction to reprioritise funding from market housing component of flexi fund to social housing delivery in Auckland	Nick McNabb	05/03/2025	Completed
5	03/03/2025	Ferncliffe advice	Glenn Phillips	6/03/2025	Completed
6	03/03/2025	Minister's office to provide revised outline of the resetting investment Cabinet paper	Hannah Ouelett	7/03/2025	In progress

HON CHRIS BISHOP ONGOING ACTIONS FROM OFFICIALS' MEETINGS FOR HUD

ITEM NO.	MEETING DATE	ACTION	LEAD	DUE DATE	STATUS
1	18/02/2025	GfHG Pattern Books – HUD/MfE advice about where this sits and initial thinking	Hilary Joy	26/02/2025	Completed
2	18/02/2025	Minister's office to send list to HUD to get in touch with developers about housing red tape	Dara Johal	28/02/2025	In progress
3	28/01/2025	Provide advice on LSP cost savings	Glenn Phillips	10/03/2025	In progress
4	28/01/2025	GfHG Advice on role of government in urban development (following an earlier scope note)	Hilary Joy	27/03/2025	In progress
5	18/02/2025	Minister to go to Hawke's Bay to announce 150 SH places	Kate Goodman	30/04/2025	Minister's office to confirm date

Associate Minister of Housing officials' meetings

No meeting week of 10 March 2025

Actions

HON TAMA POTAKA ACTIONS FROM LATEST OFFICIALS' MEETING FOR HUD

ITEM NO.	MEETING DATE	ACTION	LEAD	DUE DATE	STATUS
1	03/03/2025	Minister's office to forward RVA options for fixtures and chattels paper to Minister Costello	Huriwai Paki	3/03/2025	Completed
2	03/03/2025	Provide update following discussions with relevant agencies and TTHL about Tūranga Tangata Rite land lease	Jessica Garland Malo Ah-You	4/03/2025	Completed

HON TAMA POTAKA ONGOING ACTIONS FROM OFFICIALS' MEETINGS FOR HUD

ITEM NO.	MEETING DATE	ACTION	LEAD	DUE DATE	STATUS
1	14/02/2025	Provide update on progress against Tranche 3 announcement	Malo Ah-You	27/02/2025	In progress
2	28/01/2025	Provide information about youth TH funding	Jeremy Steele	13/03/2025	In progress
3	28/01/2025	Provide information about the 5000 people without shelter (the SHD estimates)	Eleisha Hawkins	14/03/2025	Completed
4	10/02/2025	HUD to get more targeted on the evidence/attribution in homelessness insights/data	Eleisha Hawkins	14/03/2025	Completed
5	17/02/2025	Ensure Toitū outline what housing situation the tenants are flowing in from	Malo Ah-You	N/A	In progress

Ministerial priorities

Going for Housing Growth

HON CHRIS BISHOP

CURRENT STATUS

Pillar One

s 9(2)(f)(iv)

Pillar Two

 On 3 March 2025 and 4 March 2025 DIA and HUD held two online engagement sessions with council officers to test detailed design of development levies. The sessions were well attended, and there were useful discussions that focused on what costs councils may recover under development levies, high-cost levy zones, out-of-sequence and unplanned development, charging and collection arrangements, and transition arrangements.

RECENT DECISIONS MADE

Pillar One

- On 26 February 2025 Minister Bishop decided that proposed Going for Housing Growth-related changes to the NPS-UD should be progressed as part of Phase 3 resource management reforms, s 9(2)(f)(iv)
- On 26 February 2025 Minister Bishop agreed to amend RM Bill 2 to provide that Auckland Council could withdraw Plan Change 78, subject to it introducing a new plan change with an equivalent amount of capacity prior to local body elections.

Pillar Two

• On 28 February 2025 Minister Bishop announced improvements to infrastructure funding and financing to support urban growth.

UPCOMING DECISIONS AND MILESTONES

Pillar One

- Cabinet will take decisions on the approach to Phase 2 and 3 RMA Reform (including deferring NPS-UD changes ^{s 9(2)(f)(iv)} until Phase 3) at ECO on 12 March 2025, and Cabinet on 17 March 2025.
- s 9(2)(f)(iv)
- Minister Bishop will announce his decisions on the approach to Phase 2 and 3 RMA Reform in late March 2025.
- HUD will provide advice in the coming weeks on the timing of a discussion paper on Pillar 1 of Going for Housing Growth.

Pillar Two

- In the week of 10 March 2025, DIA and HUD will hold an online workshop with developers to test detailed design of development levies.
- In late March 2025, DIA and HUD will provide advice to Minister Bishop and the Minister of Local Government on detailed design of development levies. Decisions on this advice will inform drafting instructions for amendment legislation.

CONTACTS		
Jane Keane	Policy Manager, Urban Development and Infrastructure	s 9(2)(a)
Fiona McCarthy	Policy Manager, Land Use and Land Markets	
Hilary Joy	General Manager Policy, Housing Market and Urban Performance	
Colin Lynch	Deputy Chief Executive, Policy	

UPCOMING ADVICE					
TITLE	REFERENCE	MINISTER (S)	DUE TO MO		
Briefing: Resource Management Bill 2: Housing growth decisions following select committee submissions (Joint paper with MfE)	HUD2025-006557	Hon Chris Bishop	19/03/2025		
s 9(2)(f)(iv)	HUD2025-006491	s 9(2)(f)(iv)			
Briefing: Further advice on the role of Government in supporting urban development	HUD2025-006508	Hon Chris Bishop	27/03/2025		

Better social housing and housing supports: Policy

HON CHRIS BISHOP

CURRENT STATUS

Funding, financing and regulatory settings

- On 3 March 2025 Minister Bishop received a briefing seeking agreement to changes to the process for providing upfront operating supplement to CHPs [HUD2025-006163 refers].
- HUD is also supporting Treasury in the development of a liquidity facility and CHP loan guarantee scheme.

s 9(2)(f)(iv)

emergency and temporary housing

- HUD and MSD are working with Minister Potaka on next steps in relation to Government Target 8 – Reducing EH. This includes an update of the EH target delivery plan to reflect the need to maintain current progress.
- The DPMC Delivery Unit is developing advice for the Prime Minister on approach where a target has been achieved.

- /- /- /- /- /- /- /- /- /- /- /- /- /-		
s 9(2)(f)(iv)		
s 9(2)(f)(iv)		

RECENT DECISIONS MADE

Funding, financing and regulatory settings

 On 26 February 2025 Minister Bishop agreed to the Crown providing loans or guarantees to a private lender, through complementary approaches of offering a liquidity facility to the Community Housing Finance Agency and exploring a loan guarantee scheme for bank lending to CHPs [T2025/259 refers].

Purchasing function (housing funding authority) and approach

- On 17 February 2025, Minister Bishop agreed that HUD should progress the functions expected of a housing funding authority through its Delivery group and stand up an independent advisory group.
- Minister Bishop also agreed that HUD will progress enhanced data sharing arrangements and report back on options for changes to delegations enabling armslength decision making.

UPCOMING DECISIONS AND MILESTONES

Funding, financing and regulatory settings

- On 6 March 2025, Minister Bishop will receive advice and a draft Cabinet paper from Treasury on the liquidity facility for the Community Housing Finance Agency and recommended key design features of a CHP loan guarantee scheme for banks
- Subject to Minister Bishop's agreement, HUD will work to communicate and implement the new process and criteria for approving upfront OS to CHPs.

s 9(2)(f)(iv)emergency and temporary housing

- On 10 March 2025 the EH target public Factsheet for the Quarterly Report ending December 2024 will be released. The next Quarterly Report will be due in April 2025.
- s 9(2)(f)(iv)
- s 9(2)(f)(iv)

s 9(2)(f)(iv)

CONTACTS

Julia Pearce	Policy Manager, Social Housing and Other Supports	s 9(2)(a
Laura Miller	Policy Manager, Responding to Severe Housing Needs	
Rebekah Hood	Policy Manager, Operational Policy	
Jeremy Steele	General Manager Policy, Housing Supports and Supply	
Colin Lynch	Deputy Chief Executive, Policy	

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UPCOMING ADVICE					
TITLE	REFERENCE	MINISTER (S)	CC MINISTER(S)	DUE TO MO	
s 9(2)(f)(iv)	HUD2025-006466	s 9(2)(f)(iv)			
s 9(2)(f)(iv)	HUD2025-006595	s 9(2)(f)(iv)			

Housing delivery

HON CHRIS BISHOP & HON TAMA POTAKA

CURRENT STATUS

Maintaining momentum

- The total number of places that have been approved for funding is now 129 (11 projects), including two projects that have been delivered in Blenheim and Christchurch.
- HUD is working through approvals for a further 46 places expected within the next two weeks.

• Summary of progress (places):

TOTAL APPROVED	DELIVERED	UPCOMING APPROVALS
129	8	46

Note: Numbers are reported from internal processes and may not yet be included in any external reporting.

Strategic and local partnerships

- Five strategic partners have signed agreements. Within the next two weeks HUD intends to sign letters of intent with each of the Partners to confirm how many social houses places we agree they will endeavour to deliver by June 2027 and to give them and their financiers confidence to progress projects while formal contracting is completed (by the end of May).
- To date, we have received proposals from two Partners identifying firm proposals for initial projects that will deliver 178 places.
- s 9(2)(f)(iv)

New investment approach

- Work is underway on the establishment of a new investment approach (the flexible fund and Housing Funding Authority).
- HUD is working towards providing advice in April 2025 on how the new investment approach will operate, including a new data-led prioritisation approach and the proposed role of the advisory group. HUD will discuss this with you in advance.

UPCOMING DECISIONS AND MILESTONES

Strategic and local partnerships

 A draft press release for the announcement of the five strategic partnerships and maintaining momentum has been provided to Minister Bishop's office. This press release is currently on hold until advice about prioritisation of places (sent to your office 6 March) has been considered.

CONTACTS

Adam Brown	General Manager, National Settings	s 9(2)(a)
Jo Hogg	Deputy Chief Executive, Delivery	

Improvements to the rental market

HON TAMA POTAKA CURRENT STATUS

Residential Property Managers (RPM)

 HUD is developing policy options to deliver a light touch regulatory regime, s 9(2)(f)(iv)

RECENT DECISIONS MADE

s 9(2)(f)(iv)

UPCOMING DECISIONS AND MILESTONES

s 9(2)(f)(iv)

Retirement Villages Act Review (RVA)

- HUD will provide Minister Potaka with policy briefings on proposals for each of the various topic areas under review sequentially until August 2025.
- HUD expects to provide Minister Potaka with a draft Cabinet paper and regulatory impact statements for feedback and consultation with colleagues in October 2025.

s 9(2)(f)(iv)

Healthy Homes Regulations clarifications

 HUD will brief Minister Potaka on proposed minor and technical amendments to the Health Homes Standards, including transferring an exemption from the Smoke Alarms and Insulation Regulations 2016, and clarifying inconsistencies with the Housing Improvement Regulations 1947.

CONTACTS

Claire Leadbetter Policy Manager, Housing and Rental Markets

Hilary Joy	General Manager Policy, Housing Market and Urban Performance	s 9(2)(a)
Colin Lynch	Deputy Chief Executive, Policy	

UPCOMING ADVICE							
TITLE	REFERENCE	MINISTER (S)	CC MINISTER(S)	DUE TO MO			
Briefing: Minor amendments to the Healthy Homes Standards Regulations 2019	HUD2025-006175	Hon Tama Potaka		19/03/2025			
s 9(2)(f)(iv)	HUD2025-006594	s 9(2)(f)(iv)					

Crown entities

HON CHRIS BISHO	P				
CURRENT STATUS					
March 2025 report backs associated with the Kāinga Ora reset plan are progressing and are on track and will be monitored on an ongoing, regular basis.					
s 9(2)(f)(iv)					
RECENT DECISION	S MADE				
s 9(2)(f)(iv)					
	op sent TRC's 2025/26 Letter of Expectations on behalf of on 6 March 2025 [HUD2025-006434 refers].				
	ONS AND MILESTONES				
s 9(2)(f)(iv)					
CONTACTS					
Carey Tasker	Manager, Crown Entity Monitoring				
Glenn Phillips	Head of Crown Entity Monitoring				
Brad Ward	Chief Executive				

UPCOMING ADVIC	E			
TITLE	REFERENCE	MINISTER (S)	CC MINISTER(S)	DUE TO MO
s 9(2)(f)(iv)	HUD2025-006413	s 9(2)(f)(iv)		
s 9(2)(f)(iv)	HUD2025-006563	s 9(2)(f)(iv)		
s 9(2)(f)(iv)	HUD2024-005625	s 9(2)(f)(iv)		
s 9(2)(f)(iv)	HUD2024-005667	s 9(2)(f)(iv)		
UPCOMING CABIN	ET PAPERS			
TITLE	REFERENCE	MINISTER(S)	COMMITTEE	TIMING
s 9(2)(f)(iv)	HUD2025-006558	s 9(2)(f)(iv)		

Other updates

RESIDENTIAL DEVELOPMENT UNDERWRITE (RDU)

- Two RDU contracts have been executed to date:
 - Chelsea Rise Ltd at Mokoia Road, Birkenhead, Auckland (approximately 77 homes)
 - Marutuahu Ockham No 6 Ltd Partnership at Carrington Road, Mt Albert, Auckland (approximately 142 homes).
- In February 2025, HUD received two new applications. This brings the total to 35 applications across Auckland, Tauranga, Hamilton, Wellington, Christchurch, Ngāruawāhia and Queenstown.
- Of the total number received:
 - o two are being checked for eligibility (approximately 211 homes)
 - six are in triage assessment (approximately 445 homes)
 - o two are in the application review stage (approximately 165 homes)
 - o two applications are currently being assessed (approximately 115 homes).
- 21 of the 35 applications are not progressing for the following reasons:
 - o three were withdrawn by the developer
 - 12 did not meet eligibility criteria
 - o one did not pass triage assessment
 - o five did not pass application review.
- There are an additional 64 applications in draft across Auckland, Northland, Hamilton, Tauranga, Rotorua, Wellington, Wairarapa and Queenstown.

NEXT STEPS	DUE	
 HUD will continue they are received. HUD will arrange Bishop's office pipeline update. 	Ongoing	
CONTACT PERSON	I	
Jessica Garland	General Manager, Programmes and Contracts	s 9(2)(a)
Jo Hogg	Deputy Chief Executive, Delivery	

MĀORI HOUSING AFFORDABLE RENTALS

- In February 2025, Minister Potaka approved new settings for Māori housing funding for 400 affordable rentals. HUD is meeting with 10 providers who:
 - o have an existing partnership with HUD, and have a proven ability to deliver
 - o have a Treaty accord commitment to deliver housing, or
 - o deliver in high needs areas such as Rotorua and Te Tai Tokerau.
- HUD is in active negotiation with providers who are assessing their financial models to see how the new grant settings can work for them.
- HUD has sought approval for Toitū Tairāwhiti Housing Limited from the Minister of Finance and Housing Ministers.
- HUD is continuing negotiations with the remaining nine providers and will seek ministerial approval on deals over \$20 million as per the current financial delegations for Whai Kāinga Whai Oranga funding.

<u> </u>	<u> </u>						
NEXT STEPS		DUE					
HUD will provide a briefing seeking approval for Tatau Tatau o te Wairoa for 29 houses and 45 infrastructure to Ministers Willis, Bishop, and Potaka. 14/03/2025							
CONTACT PERSON	CONTACT PERSON						
Malo Ah-You	General Manager, Placed-based	s 9(2)(a)					
Jo Hogg	Deputy Chief Executive, Delivery						

Other papers

Cabinet papers

PAPER TITLE	REFERENCE	MINISTER(S)	COMMITTEE	TIMING	CONTACT PERSON
s 9(2)(f)(iv)		s 9(2)(f)(iv)			
	HUD2024-005381				

General papers

TITLE	REFERENCE	MINISTER(S)	CC MINISTER(S)	CONTACT PERSON
Briefing: Toitū Tairāwhiti Housing Ltd (TTHL) Prototype Funding Adjustment Request (<i>Joint with TPK</i>)	HUD2025-006004	Hon Nicola Willis, Hon Chris Bishop Hon Tama Potaka		Malo Ah-You General Manager, Place- based
s 9(2)(f)(iv)	HUD2025-006005	s 9(2)(f)(iv)		
Briefing: Amendment to agreement with Te Toi Mahana	HUD2025-006530	Hon Chris Bishop		Julia Pearce Policy Manager, Social Housing and Other Supports
Briefing: Deed of Variation for 114 Alexander Crescent, Auckland	HUD2025-006319	Hon Nicola Willis Hon Chris Bishop		Jessica Garland General Manager, Programmes and Contracts

TITLE	REFERENCE	MINISTER(S)	CC MINISTER(S)	CONTACT PERSON
s 9(2)(f)(iv)	HUD2025-006565	s 9(2)(f)(iv)		
s 9(2)(f)(iv)	HUD2025-006287	s 9(2)(f)(iv)		
Briefing: Approval to vary the Development Agreement for the Wirihana Development at Kerr's Road, Auckland	HUD2025-006564	Hon Nicola Willis Hon Chris Bishop		Fiona Coughlan Manager, Development Tools

Meeting papers

TITLE	REFERENCE	MINISTER(S)	CC MINISTER(S)	CONTACT PERSON
Aide-memoire: Site Visit Carrington Rd Development, 18 March 2025	HUD2025-006562	Hon Chris Bishop		Fiona Coughlan Manager, Development Tools
Aide-memoire: Opening of He Kāinga Māori - Tūkōkeke and Official Launch of Industry Training and Employment Platform - Rukuhia te Mahi, 28 March 2025	HUD2025-006550	Hon Tama Potaka		Rebecca Maplesden Director, Place
Aide-memoire: Meetings/visits in Auckland, 3 April 2025	HUD2024-005734	Hon Tama Potaka		Laura Miller Policy Manager, Responding to Severe Housing Needs

Official Information Act requests

Ministerial requests

REFERENCE	REQUESTOR	REQUESTOR ORGANISATION	REQUEST SUMMARY	MINISTER(S)	DUE TO MO
HUD2025-006524	-	Public	Homelessness statistics	Hon Chris Bishop	11/03/2025
HUD2025-006584	Francisco Hernandez	Green Party	Cost savings letter from AMOF	Hon Chris Bishop	25/03/2025

Departmental requests

REFERENCE	REQUESTOR	REQUESTOR ORGANISATION	REQUEST SUMMARY	MINISTER(S)	TO MO FOR	RESPONSE DUE
HUD2025-006403	-	Public	Kāinga Ora Turnaround Plan	Hon Chris Bishop	Consultation	11/03/2025
HUD2025-006285	Meg Stewart Ward	Labour Party	Homelessness advice and correspondence	Hon Chris Bishop Hon Tama Potaka	Noting FYI	14/03/2025
HUD2025-006304	Meg Stewart Ward	Labour Party	Annual Review information pack	Hon Chris Bishop	Consultation	14/03/2025
HUD2025-006469	-	Public	Approved RDU applications	Hon Chris Bishop	Not being provided	19/03/2025
HUD2025-006478	-	Public	Transitional housing funding	Hon Chris Bishop	Noting FYI	19/03/2025
HUD2025-006485	Responsible Campers Association	Other	Homelessness and freedom camping	Hon Tama Potaka	Not being provided	20/03/2025

REFERENCE	REQUESTOR	REQUESTOR ORGANISATION	REQUEST SUMMARY	MINISTER(S)	TO MO FOR	RESPONSE DUE
HUD2025-006581	-	Public	End of transitional housing contracts	Hon Tama Potaka	Not being provided	1/04/2025
HUD2025-006583	Tom Kereama	Labour Party	Advice on priority areas for social housing funding allocation	Hon Chris Bishop	Consultation	1/04/2025

Proactive releases and publications

REFERENCE	RELEASE SUMMARY	TYPE	MINISTER(S)	DUE TO MO	PUBLICATION DATE
HUD2024-005575	Residential Development Underwrite (RDU) briefings	Other	Hon Chris Bishop	Re-sent to MO on 19/02/2025	To be confirmed with MO
HUD2024-005788	Weekly Reports – November 2024	Weekly Report	Hon Chris Bishop Hon Tama Potaka	FYI only	12/03/2025
HUD2025-006022	Weekly Reports – December 2024	Weekly Report	Hon Chris Bishop Hon Tama Potaka	FYI only	12/03/2025
HUD2025-006331	Weekly Reports – January 2025	Weekly Report	Hon Chris Bishop Hon Tama Potaka	FYI only	12/03/2025

Upcoming statistics and insights releases in the next two weeks

PRODUCT	AUDIENCE	DATA AS AT THE END OF	RELEASE DATE
Change in Housing Affordability Indicators	Public	December 2024	19/03/2025
Rotorua Combined Housing Dashboard	Public	February 2025	20/03/2025

^{*} Denotes a product that is not for public release but only released to Ministers, selected agencies, and stakeholders

The full release schedule is available on the HUD website.

Forward planning communications calendar

EVENT/OPPORTUNITY	TYPE	MINISTER(S)	DATE	STATUS
Carrington Road Development	Visit	Hon Chris Bishop	18/03/2025	Aide-memoire commissioned Scheduled in Minister's diary
Karaka Development	Visit	Hon Chris Bishop	18/03/2025	Aide-memoire commissioned Scheduled in Minister's diary
Property Council of NZ Residential Development Summit 2025	Summit	Hon Chris Bishop	27/03/2025	Scheduled in Minister's diary
Opening of Affordable Rentals in Whakatane	Opening	Hon Tama Potaka	28/03/2025	Aide-memoire commissioned Scheduled in Minister's diary
NZ Planning Institute Conference	Conference	Hon Chris Bishop	28/03/2025	Scheduled in Minister's diary
Housing and Māori Developments in Auckland	Visit	Hon Tama Potaka	3/04/2025	Aide-memoire commissioned Scheduled in Minister's diary