



Factsheet

Establishing the Housing and Urban Development Authority

The Housing and Urban Development Authority will be a powerful new Crown agency with two key roles - being a world class public landlord, and leading small and large-scale urban development projects in partnership with other agencies, local government, iwi and Māori, and private partners. It will consolidate all three essential centres of development capability – Housing New Zealand and its subsidiary HLC, and KiwiBuild – and include Housing New Zealand’s existing role as a public landlord.

Why create the Authority?

New Zealand is becoming more urban with more people living in cities and towns than ever before. Traditionally New Zealand’s towns and cities have grown by turning neighbouring rural land into suburban homes. Development of existing urban areas is often difficult, risky and hard to coordinate. It can be hampered by poor quality, aging or at-capacity infrastructure, and fragmented land ownership.

New ways of doing urban development are needed so we can achieve scale and pace, delivery of public and affordable housing, and ensure quality intensification with great urban design. We also need to be able to build thriving communities that have a mix of housing, and the jobs, transport solutions and facilities they need.

What will the Authority do?

Once it is established, the Authority will continue to provide Housing New Zealand tenancy and public housing functions, and its range of services such as:

- tenancy services
- maintaining its housing stock
- providing home ownership products and other services.

The Authority will also be the Government’s lead developer and drive the delivery of KiwiBuild. It will deliver urban development projects of all sizes that result in:

- new public, KiwiBuild and market housing
- transport links
- commercial and industrial buildings
- new infrastructure
- parks and open spaces
- supporting facilities (such as schools, libraries and swimming pools).

How will the Authority work on large and small developments?

The Authority will work in partnership with local government, iwi and Māori, infrastructure providers, and the private sector to deliver new communities.

The Authority will drive change and urban renewal through transformational urban development. New public housing will be built alongside affordable and market rental housing, KiwiBuild, and open market housing.

What powers will the Authority have?

The Authority will use standard development powers for most of its urban development projects. It will also have access to a range of statutory powers that better enable development when undertaking large-scale, complex projects at scale and pace.

These large-scale and complex projects, called 'specified development projects', will go through a comprehensive establishment process that includes public consultation.

What will the Authority aim to achieve?

The Authority will drive the Government's urban renewal programme by:

- delivering quality urban development that connects homes with jobs, open spaces and transport links
- accelerating developments and the availability of build-ready land
- building diverse communities that include a variety of housing (including public, affordable and market housing of different types, sizes and tenure).

What public housing services will the Authority provide?

The Authority will be the Government's public housing landlord. It will provide public houses and manage the tenancies of those living in them. A key focus of this work will be ensuring the wellbeing of its current and future tenants.

The new powers will enable the Authority to build greater numbers of public housing for those in greatest need.

How will current public housing tenants be affected by the Authority?

There will be no impact on the tenancy or services they receive.

Will the Government's new social objectives for Housing New Zealand apply to the Authority?

Yes. Housing New Zealand's new social objectives to provide decent housing, to be a fair and compassionate landlord, and to help sustain tenancies will apply to the Authority.

What's the difference between the Authority and the new Ministry of Housing and Urban Development?

The Authority and the Ministry of Housing and Urban Development will have complementary roles. While they both work across the housing and urban development system, they will have different responsibilities.

The Ministry will be responsible for policy, monitoring and advising the Government on strategic direction, while the Authority will be focused on the delivery of the Government's urban development and housing agenda, including public housing and KiwiBuild.

How will the Authority partner with Māori?

Urban development should recognise and be consistent with Maori aspirations. The Crown has a duty to actively protect Māori rights and interests, including the use of their lands.

The Authority will partner with Māori, iwi and Māori groups. Māori, iwi and Māori groups can propose projects to the Authority, be development partners, and develop their own land in a project area and take advantage the Authority's enabling powers. Sensitive Māori land will be protected.

How will the Authority work with local government?

The Authority will partner with councils on big and small developments. A range of partnership models will be available to enable the Authority and councils to work together on urban development.

In the case of specified development projects, the Authority has to seek agreement from relevant councils as part of the establishment process. It will also be able to enter into agreements with councils around providing and funding infrastructure and public facilities as part of these projects.

What will happen now?

Officials are working on the transition plan to establish the new entity.

The Authority is expected to be created by 2020, depending on the progress of the legislation to establish it through Parliament.

For more information and updates on HUDA

For more information on the range of powers for specified development projects, see the other factsheets.

- **Visit:** Ministry of Housing and Urban Development website – www.hud.govt.nz
- **Email:** info@hud.govt.nz