

## **Kāinga Ora—Homes and Communities Factsheet**

### **Establishing Kāinga Ora—Homes and Communities**

Kāinga Ora—Homes and Communities will be a powerful new Crown agency with two key roles - being a world class public landlord, and leading urban development projects of all sizes in partnership with other agencies, local government, Māori, and private partners. It will consolidate all three essential centres of development capability – Housing New Zealand, its development subsidiary HLC, and parts of the KiwiBuild Unit – and include Housing New Zealand's existing role as a public landlord.

### **Why create Kāinga Ora—Homes and Communities?**

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. Consolidating three existing entities into one will allow the Government to join up its procurement and processes. It will also mean that Kāinga Ora—Homes and Communities can use a consistent approach when engaging with the Government's housing and urban development objectives with the development sector.

### **What will Kāinga Ora—Homes and Communities do?**

Once it is established, Kāinga Ora—Homes and Communities will continue to provide the tenancy, public housing functions and range of services that were previously provided by Housing New Zealand such as:

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

Kāinga Ora—Homes and Communities will also be the Government's lead developer. It will deliver urban development projects of all sizes that will result in:

- new public, affordable 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 Kāinga Ora—Homes and Communities work on development projects of all sizes?**

Kāinga Ora—Homes and Communities will work in partnership with other agencies, local government, Māori and mana whenua, infrastructure providers, and the private sector to lead, masterplan and deliver new communities where everyone will have a place to call home.

## **What powers will Kāinga Ora—Homes and Communities have?**

Kāinga Ora—Homes and Communities will use standard development powers for most of its urban development projects. In the future, it will 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. The legislation that will give Kāinga Ora—Homes and Communities these statutory powers will be introduced to Parliament later this year.

## **What will Kāinga Ora—Homes and Communities aim to achieve?**

Kāinga Ora—Homes and Communities 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 Kāinga Ora—Homes and Communities provide?**

Kāinga Ora—Homes and Communities 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 Kāinga Ora—Homes and Communities to build greater numbers of public housing for those most in need.

## **How will current public housing tenants be affected by Kāinga Ora—Homes and Communities?**

The operating framework of Kāinga Ora—Homes and Communities will establish a strong social mandate, with an overarching focus on promoting the well-being of current and future generations.

While there will be no impact on the tenancy or services Housing New Zealand’s current tenants receive, there will be increased expectations on Kāinga Ora—Homes and Communities to be a fair and reasonable landlord. This includes prioritising tenants’ well-being and treating tenants with integrity and respect.

## **What’s the difference between Kāinga Ora—Homes and Communities and the Ministry of Housing and Urban Development?**

Kāinga Ora—Homes and Communities 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 Kāinga Ora—Homes and Communities will be focused on the delivery of the Government’s urban development and housing agenda, including public and affordable housing.

## **How will Kāinga Ora—Homes and Communities recognise Māori interests?**

The Crown has a duty to actively protect Māori rights and interests, including the use of their lands. Kāinga Ora—Homes and Communities will recognise and support Māori aspirations for housing and urban development. It will engage early with Māori, iwi and Māori groups to seek partnership opportunities and offer Māori opportunities to participate in urban development projects.

The second Bill, scheduled to be introduced later this year, will provide Kāinga Ora—Homes and Communities with planning powers. Māori interests in natural resources regimes will be protected and any provisions that apply to Māori interests in local government processes are continued. Certain categories of Māori land will be protected, including Māori customary land, Māori reservations and land returned through Treaty Settlements.

## **Why is the Government creating a Government Policy Statement on Housing and Urban Development (GPS-HUD)?**

The GPS-HUD will promote a housing and urban development system that contributes to the wellbeing of New Zealanders. The GPS-HUD will allow the Government to set out its overall direction and priorities for the whole housing and urban development sector, and how it expects Kāinga Ora—Homes and Communities and other agencies to meet them. The GPS-HUD will have a long-term outlook and will be developed in consultation with stakeholders.

## **How will Kāinga Ora—Homes and Communities work with local government?**

Kāinga Ora—Homes and Communities will partner with councils on developments of all sizes. A range of partnership models will be available to enable Kāinga Ora—Homes and Communities and councils to work together on urban development.

In the case of specified development projects, Kāinga Ora—Homes and Communities must 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?**

The *Kāinga Ora—Homes and Communities Bill* that will establish the new organisation has been introduced to Parliament and has been referred to the Environment Committee. Kāinga Ora—Homes and Communities is expected to be established on 1 October 2019, depending on the progress of the legislation through Parliament.

A second bill that will give Kāinga Ora—Homes and Communities more enabling developing powers is expected to be introduced later this year.

## **For more information and updates on Kāinga Ora—Homes and Communities**

- Visit: Ministry of Housing and Urban Development website – [www.hud.govt.nz](http://www.hud.govt.nz)
- Email: [info@hud.govt.nz](mailto:info@hud.govt.nz)