



KĀINGA ORA HOMES AND COMMUNITIES FACTSHEET

Kāinga Ora–Homes and Communities

Kāinga Ora–Homes and Communities is a new Crown agency that brings together the people, capability and functions from Housing New Zealand, its development subsidiary HLC, and most of the KiwiBuild Unit. Kāinga Ora will have two key roles – continuing to be a public housing landlord, and a new role to work in partnership to enable, facilitate, and deliver housing and urban development projects.

Kāinga Ora is being established through two separate pieces of legislation. The Kāinga Ora–Homes and Communities Act 2019 established Kāinga Ora as a Crown agent. A second bill, to be introduced later in the year, will give Kāinga Ora access to a range of existing development powers that are currently spread across multiple statutes and agencies.

Why create Kāinga Ora?

New Zealand's urban areas are facing unprecedented pressure from population growth, changing household preferences, and an aging population. There are too few houses, particularly too few affordable houses (both for rental and owner occupation). This has resulted in higher rents and house prices, homelessness and pressure on the public housing waitlist, and declining home ownership rates. Urban performance could also be improved: urban productivity is relatively poor, there are unnecessary barriers to employment access and labour-market mobility, and transport and housing solutions are required to reduce greenhouse gas emissions. There is a need to change the ways we develop our urban areas so that our cities can thrive, and this must happen at a scale and pace so every New Zealander can live in healthy and safe homes in sustainable communities.

Kāinga Ora has been set up by the Government to fill the gaps that are not being provided for by the private sector, and to smooth the boom and bust cycles in the construction and developer markets.

What will Kāinga Ora do?

Kāinga Ora will continue to provide the tenancy and public housing functions and related services that were previously provided by Housing New Zealand. These include:

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

In its urban development role, Kāinga Ora will work in partnership with the development community, iwi and Māori, local and central government, and others to deliver urban development projects of all sizes. This will include:

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

Kāinga Ora will place whānau and families at the centre of its work and have an essential role in tackling the Government's key priorities of ending homelessness and making houses more affordable.



What will the effect be on existing public housing tenants?

There will be no immediate impact on the tenancy or services public housing tenants receive. The new agency's operating principles will, however, ensure there is increased expectations on Kāinga Ora to be a fair and reasonable landlord. This includes prioritising tenants' wellbeing, treating tenants with integrity and respect, and providing tenants with good quality, warm, dry, and healthy homes.

What's the difference between Kāinga Ora and the Ministry of Housing and Urban Development?

Kāinga Ora and the Ministry of Housing and Urban Development have complementary and interdependent roles in housing and urban development. The Ministry is responsible for leadership in the housing and urban system, advising the Government on strategic direction for the system and for Kāinga Ora, policy advice, and monitoring the system including Kāinga Ora, purchasing public housing places and regulatory oversight. Kāinga Ora is the Government's primary housing and urban development delivery arm, focused on providing public housing principally for those most in need, and initiating or undertaking urban development. The two organisations must work in close partnership to ensure they are successful.

How will Kāinga Ora work with others, including developers and the community housing sector?

Kāinga Ora will work in partnership with developers, Māori and iwi, local and central government, community housing providers, and non-profit organisations to achieve its public housing and development roles. Kāinga Ora has been set up to enable and complement, rather than compete with, the private market and community housing sector. It will work with the private sector to support industry transformation and leverage private sector expertise, capability and investment, particularly when delivering affordable and market-priced housing. It will also partner with the community housing sector to achieve its public housing goals. Kāinga Ora is set up so it can partner in a wide variety of ways, operating flexibly as required to:

- Coordinate the urban development work of multiple agencies
- Support others to take the lead on urban development projects
- Unlock investment for urban development projects
- Take a lead role in delivery itself, for example, where projects are particularly complex.

What development powers will be available to Kāinga Ora?

Kāinga Ora will initially operate under the existing planning framework, for all its urban development projects. This will continue to be the case for much of its work, but a further bill (the Urban Development Bill – to be introduced later in 2019) will support Kāinga Ora to enable, lead or facilitate complex urban development. This includes giving Kāinga Ora the ability to enable, lead or facilitate a special type of project – called specified development projects (SDPs).

An SDP is a development project in a defined location with clear strategic objectives approved by Cabinet. The SDP pathway will mean that planning, infrastructure and funding can come together in a way that allows for more streamlined delivery, enabling complex urban development projects that would otherwise be constrained under current disconnected regulatory arrangements. There are a wide variety of development opportunities where this is likely to be the case – SDP processes could help facilitate the assembly of land parcels, refreshing of infrastructure, and more innovative planning when doing regeneration of urban areas.

Kāinga Ora will be responsible for the SDP process and use of the powers allowing others access through a range of different partnership approaches.



How will Kāinga Ora recognise Māori interests?

The Crown has a duty to actively protect Māori rights and interests, including the use of Māori land. To recognise this duty, the Kāinga Ora – Home and Communities Act 2019 requires Kāinga Ora to understand, support and enable Māori aspirations in relation to housing and urban development, and operate in a way that provides for meaningful and early engagement with Māori, active protection of Māori interests, and active pursuit of shared opportunities for Māori participation in urban development projects.

The Urban Development Bill will also require Kāinga Ora to protect Māori interests and support Māori aspirations in urban development. The Bill proposes to allow Kāinga Ora to access planning and compulsory land acquisition powers. Māori interests in natural resources regimes will be protected and any provisions applying to Māori interests in existing government processes will be continued. Certain categories of Māori land will be protected, including Māori customary land, Māori reservations and land returned through Treaty Settlements.

How will Kāinga Ora work with local government?

Kāinga Ora will work closely with councils to ensure its urban develop work programme is successful, with the nature of engagement varying as required. Where Kāinga Ora is coordinating the actions of multiple agencies, including councils, it will operate as partner to determine the outcomes and scope of a project. Where Kāinga Ora is acting as a developer, it will operate within the existing statutory framework for all projects that are not SDPs.

In the case of SDPs, councils will be critical partners – with essential land, infrastructure and local knowledge. Councils may lead SDPs, with the support of Kāinga Ora as a facilitator. Alternatively, where Kāinga Ora is leading, it will need to consult with relevant councils when assessing a proposed project and drafting a development plan. 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 is the Government Policy Statement on Housing and Urban Development (GPS-HUD)?

The Government is introducing a Government Policy Statement on Housing and Urban Development (GPS-HUD) to provide leadership across the housing and urban development system. The GPS-HUD will have a multi-decade outlook and will be developed in consultation with stakeholders and the public.

The GPS-HUD will outline the Government's long-term vision and set out its key priorities for the housing and urban development system. This will allow the sector, including government agencies, councils and developers, to plan their future activities in the context of the broader system, supporting greater alignment and coherence.

The GPS-HUD will also provide strategic direction to Kāinga Ora by outlining how it is expected to contribute to delivering on the Government's vision and objectives.

What will happen now?

Kāinga Ora was established on 1 October 2019. The Urban Development Bill will be introduced later this year and will give Kāinga Ora the ability to undertake specified development projects.

For more information and updates on Kāinga Ora:

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