

October - 2019

# Kāinga Ora – Homes and Communities

A new approach to  
meeting key Government  
priorities

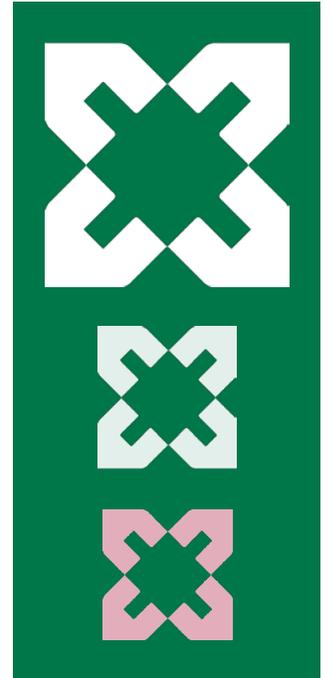


# About Kāinga Ora - Homes and Communities

Kāinga Ora, a new Crown agency, was established on 1 October 2019.

This brought together the people, capabilities and resources of KiwiBuild, Housing New Zealand and HLC to bring a joined-up approach to delivering Government's priorities for housing and urban development, ending homelessness and making homes more affordable.

Kāinga Ora will fill the gaps in the private sector and smooth the boom and bust cycles in construction and developer markets.



# Housing and urban development – a cross-Government function . . .

The **Ministry of Housing and Urban Development** (HUD) is responsible for:

- Strategy, policy, funding, monitoring and regulation of the housing and urban development system
- HUD works to deliver more public housing, transitional housing, and services to tackle homelessness.

The **Ministry of Social Development** (MSD) is responsible for:

- Working with people who need housing, income and employment support
- MSD helps people access and sustain long-term accommodation, and helps meet the cost of short-term, emergency accommodation.

# Kāinga Ora has two key roles

## One . . .

As a world-class **public housing landlord** we:

- Provide tenancy services to public housing tenants (about 187,000)
- Maintain and develop our public housing stock (about 65,000 houses)
- Provide home ownership products and other services
- Prioritise tenant wellbeing, and provide good quality, warm, dry and healthy homes.



# Kāinga Ora has two key roles

## Two . . .

We partner to deliver **urban development** projects of all sizes:

- We work with the development community, Māori, local and central government, and others to deliver quality urban development
- These projects provide good quality, affordable homes that connect to the jobs, transport, open spaces and facilities needed for communities to thrive
- We provide a mix of public, affordable and market housing.



## We're focused on partnering . . .



- We work with, and through, our partners to deliver on our shared priorities for housing and urban development
- Our partners include government agencies, local government, Māori and mana whenua, infrastructure providers, private developers, and community housing providers
- We support others to grow by reducing risk and helping remove obstacles to development
- We enable and complement, rather than compete with, the private market.

## We also partner to:

Tackle the Government priorities of **ending homelessness** and **making homes more affordable** by:

- Working closely with our partner agencies, the Housing and Urban Development Ministry and the Ministry of Social Development, and community organisations
- Delivering transitional housing to help get people off the streets and into homes
- Managing the state housing shortage and helping solve housing accessibility with an extensive building programme (about 2,500 houses are being built) as we provide 1,100 net additional state homes each year from June 2018 to June 2022.

# Partnering with Māori

**Early and meaningful engagement** will be undertaken with Māori to:

- Understand, support and enable their aspirations for urban development and to find opportunities for their participation in it
- The Kāinga Ora board has a duty to make sure the organisation has the capability and capacity when undertaking urban development to uphold the Treaty and its principles, understand and apply Te Ture Whenua Maori Act 1993, and engage with Māori and understand Māori perspectives
- The Land for Housing Programme has not yet transferred to Kāinga Ora as further engagement is needed to ensure the Crown's Treaty settlement obligations are met
- Later this year, legislation on urban development will be introduced to Parliament. This will detail how Kāinga Ora will protect Māori interests, particularly in land and other natural resources.

# The Kāinga Ora Act in more detail

## Operating principles

In performing its functions, Kāinga Ora must contribute to the social, economic, environmental, and cultural well-being of current and future generations by:

### ***Public housing solutions that contribute positively to well-being***

- Providing good quality, warm, dry, and healthy rental housing
- Supporting tenants:
  - to be well connected to their communities
  - to lead lives with dignity and the greatest degree of independence possible
  - to sustain tenancies
- Working with community providers to support tenants and ensure those most in need are supported and housed
- Being a fair and reasonable landlord, treating tenants and their neighbours with respect, integrity, and honesty

# The Kāinga Ora Act in more detail

## Operating principles

### *Housing supply meets needs*

- Managing its housing stock prudently, including upgrading and managing its housing to ensure it remains fit for purpose
- Ensuring that the it develops an appropriate mix of good quality public, affordable, and market housing

### *Well-functioning urban environments*

- Ensuring its urban development contains quality infrastructure and amenities that support community needs
- Assisting communities where it has housing stock to develop and thrive as cohesive and safe places to live

# The Kāinga Ora Act in more detail

## Operating principles

### *Stewardship and sustainability*

- Identifying and protecting Māori interests in land, and recognising and providing for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other Taonga
- Operating in a manner that recognises environmental, cultural, and heritage values and that mitigates the effects of climate change

### *Collaboration and effective partnerships*

- Partnering and having early and meaningful engagement with Māori and offering Māori opportunities to participate in urban development
- Partnering and engaging meaningfully with other persons and organisations, including in order to help people into home ownership and to help grow capability across the housing and development sector
- Maximising alignment and synergies through its multiple functions in order to support inclusive, integrated housing and urban development

# The Urban Development Bill at a glance

This Bill is expected to be introduced into Parliament in December

The detail is still being developed, but it covers:

- Urban development powers for large scale projects
- Expectations related to partnering and engaging

# The Urban Development Bill at a glance

## Urban development powers

- The new legislation will support Kāinga Ora to enable, lead or facilitate complex urban development. This includes having 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.
- This will streamline planning, infrastructure and funding
- Māori interests will be protected in urban development
- The SDP process allows Kāinga Ora and its partners access to specific development powers to facilitate and lead transformational change. Powers are currently available under different pieces of legislation
- The development powers Kāinga Ora and its partners will have access to under an SDP are:
  - planning and consenting processes
  - ways of funding infrastructure and development activities
  - bringing together parcels of land
  - reconfiguring reserves

# State Housing – National Overview



**65,000**

PROPERTIES



**187,000**

TENANTS



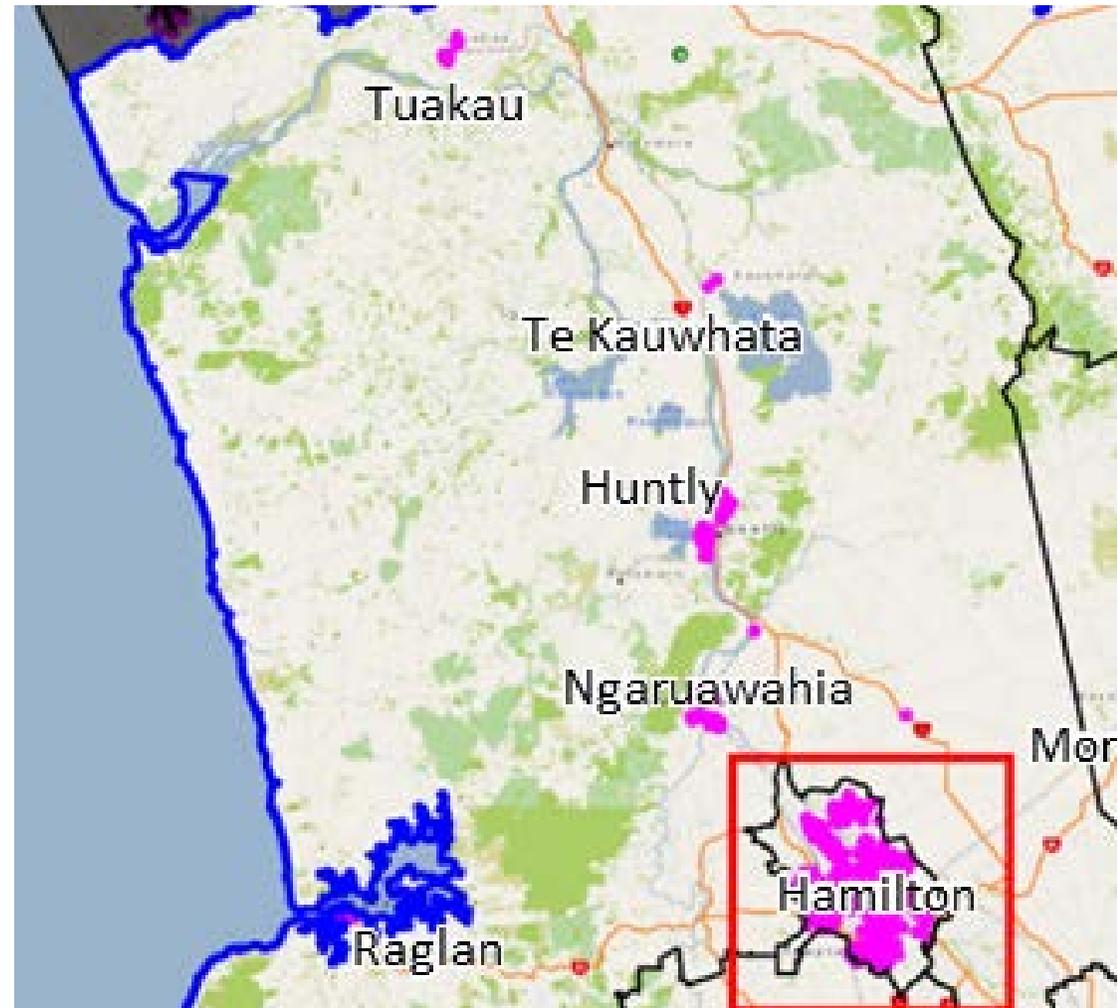
**4,480**

Additional Homes  
by June 2022



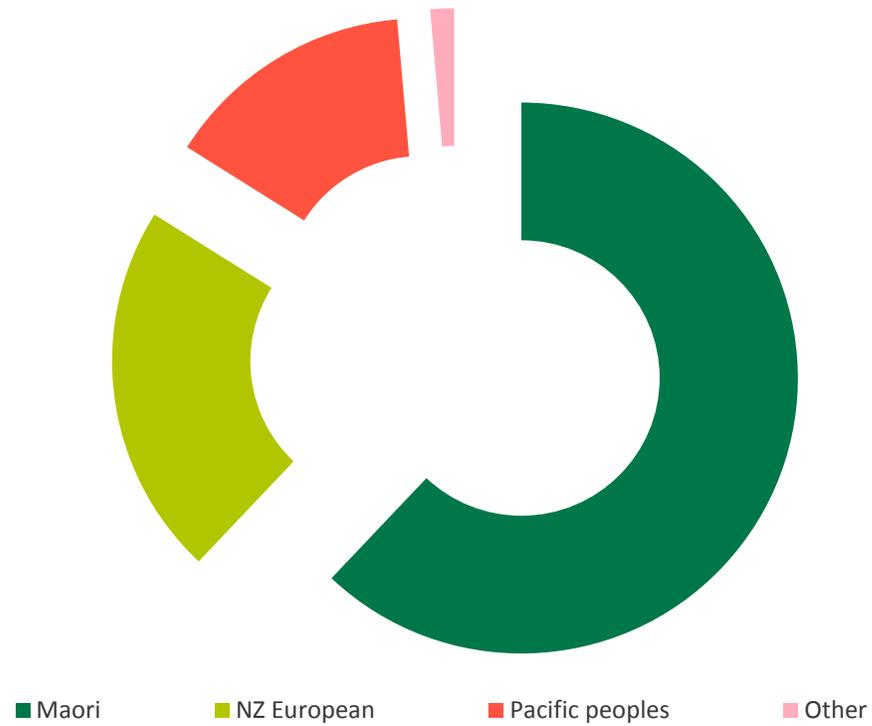
# State Housing in Waikato District

- Housing for over 1,000 people
- 390 dwellings
- 28 hectares of urban zoned land
- 50% of portfolio in Huntly
- 25% of portfolio in Ngaruawahia
- Tuakau, Te Kauwhata, Taupiri, Raglan
- Low turnover, average tenancy >13 years



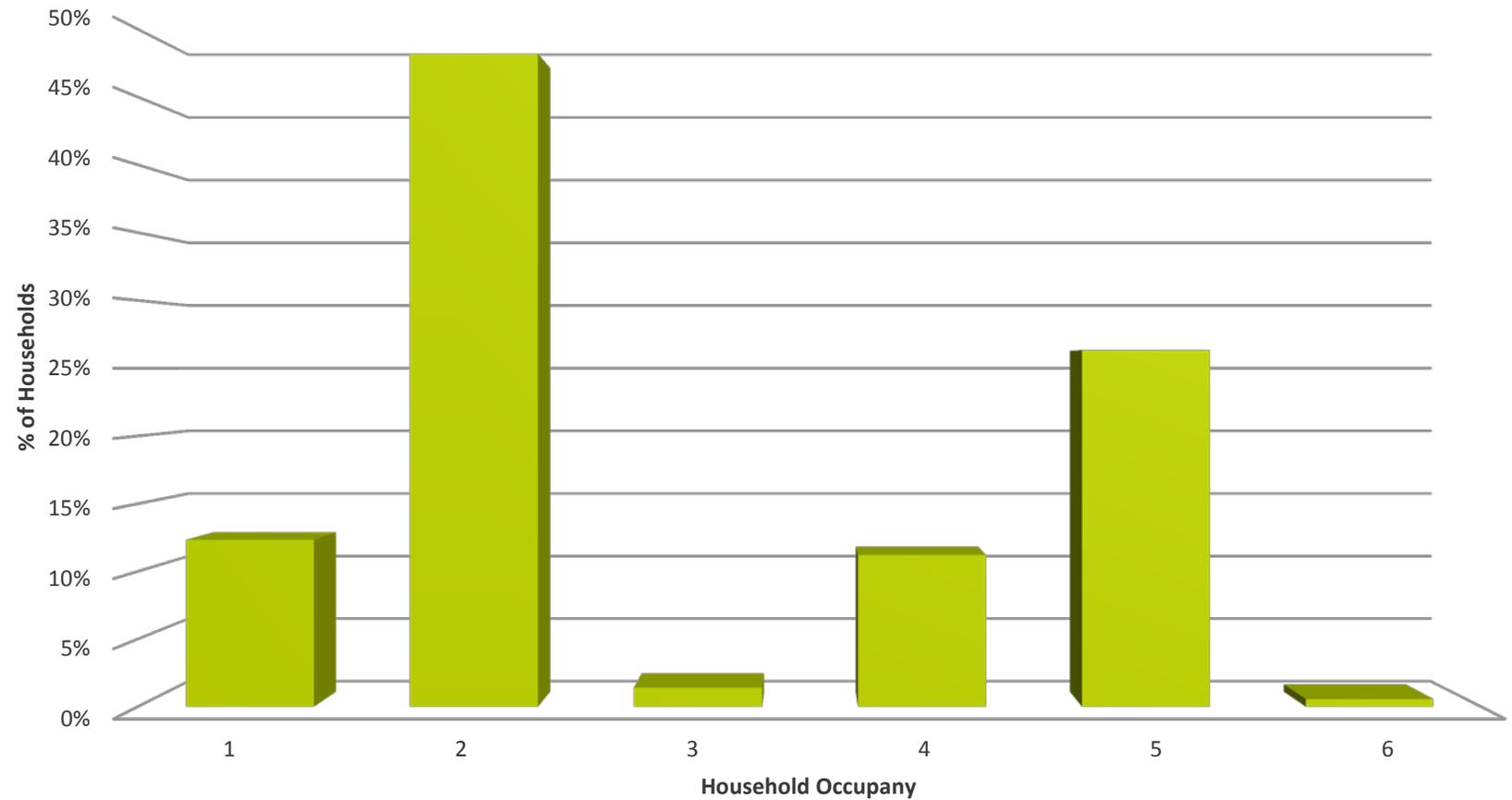
# State Housing in Waikato District

## Household Composition



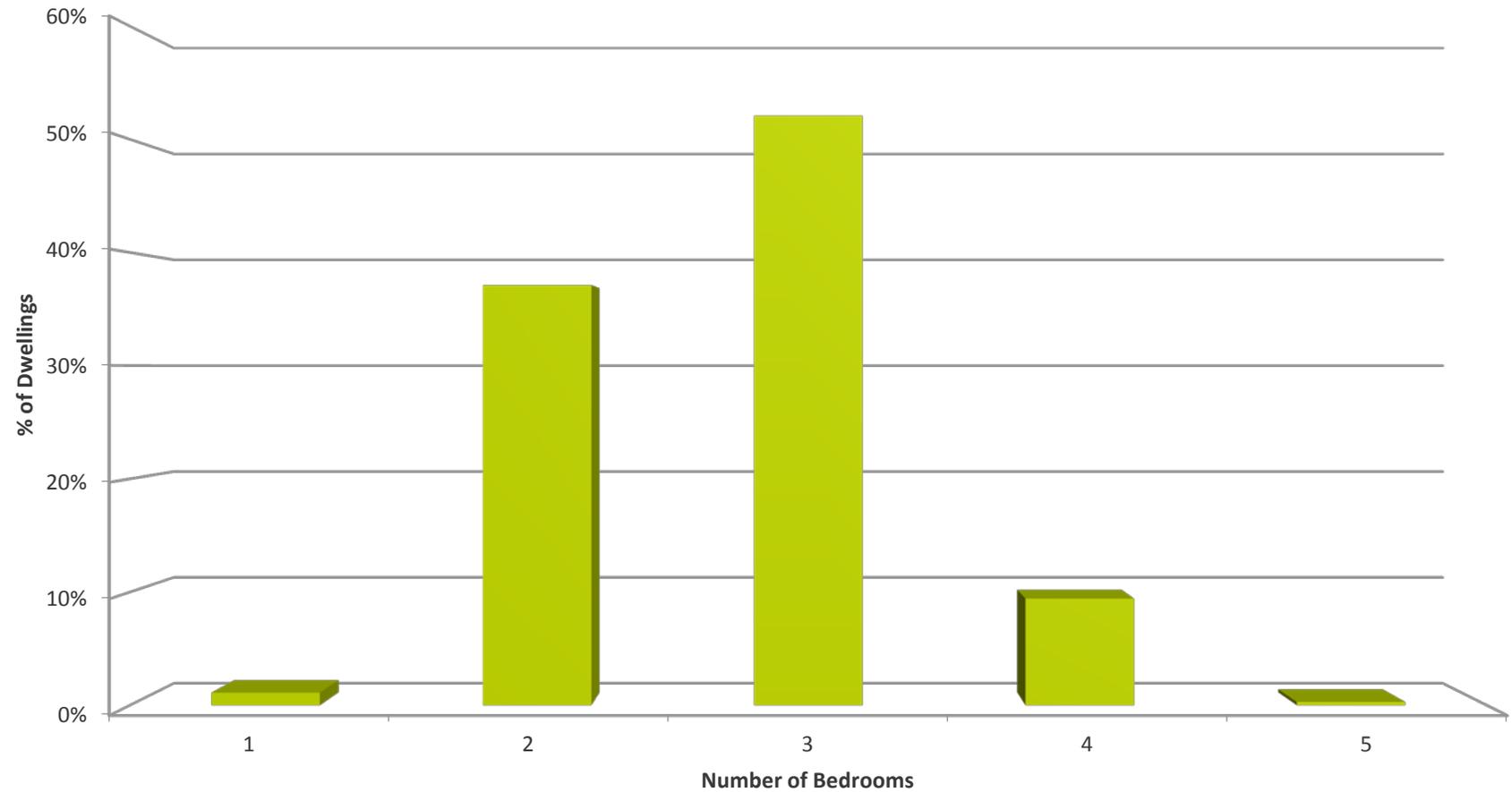
# State Housing in Waikato District

## Household Composition



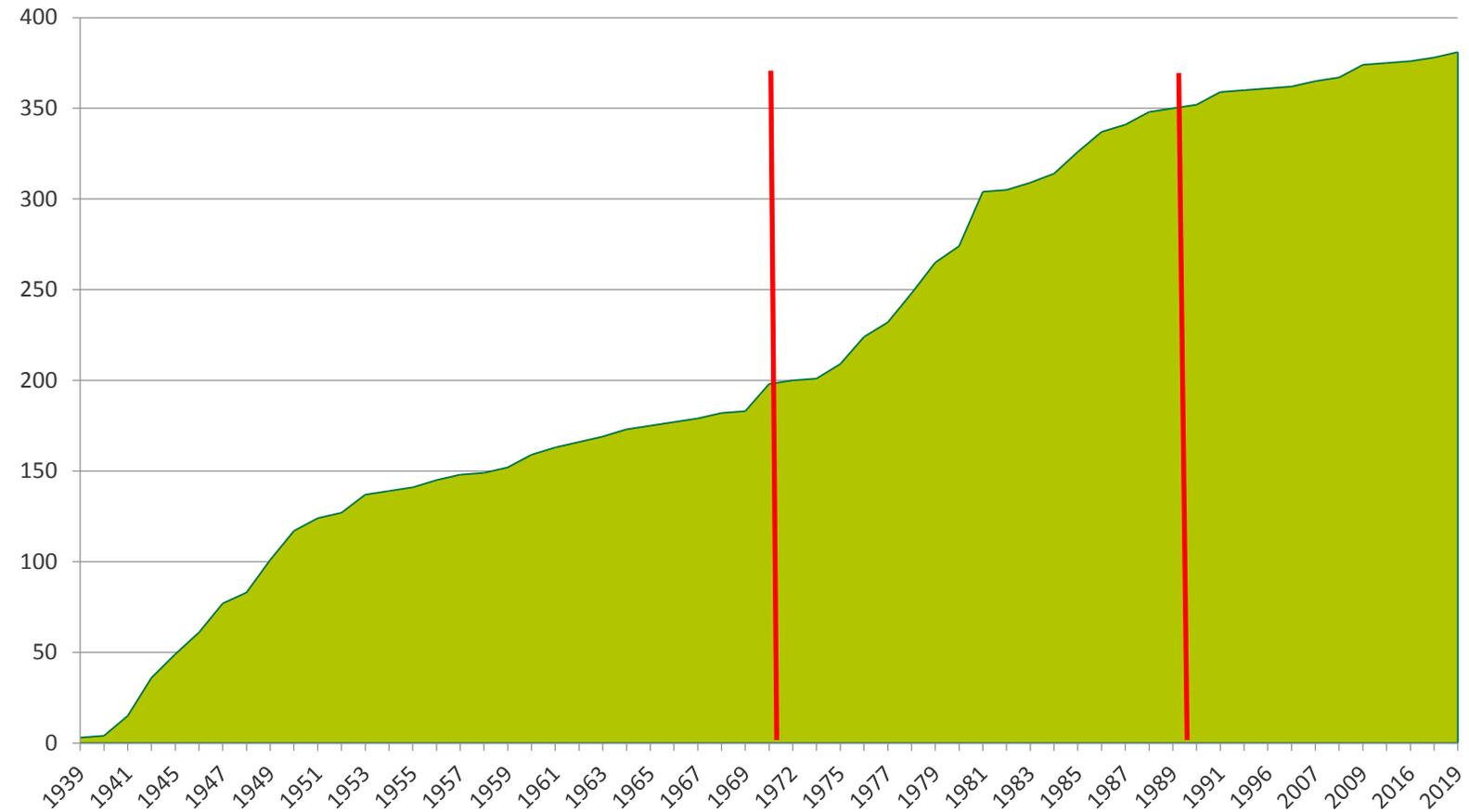
# State Housing in Waikato District

## Portfolio Composition



# Housing Renewal Requirements

## Housing Renewal Requirements



# Planning Provisions, Housing Choice and Supply

## Comparative Social Housing Landuse Efficiency

