**Factsheet**

**Establishing the Housing and Urban Development Authority**

The Government is taking a hands-on approach to tackling homelessness, unaffordable housing, and ensuring much needed urban development, housing and infrastructure is delivered at scale and pace. To do this, Government is creating a Housing and Urban Development Authority to work across the housing and urban development system to build healthy, secure and affordable homes within thriving communities for New Zealanders.

Today’s announcement is the first step in this process. We will continue to communicate progress on our KiwiBuild and state house build programmes and detail how the authority will operate.

Cabinet will make further decisions on how we operationalise the authority, ensure public good outcomes from developments and finalise the structure of the Crown agency.

**Why create a Housing and Urban Development 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. Second generation or “brownfields” development is often difficult and risky with poor quality, aging or at-capacity infrastructure and disparate and fragmented land ownership. This means it’s often too risky and difficult for the private sector to do alone.

The authority is a new way of planning large-scale and complex development so we can achieve scale and pace, coordinate different aspects of urban development and master-plan projects, assemble large or strategically placed parcels in developments and ensure quality intensification, great urban design and affordable housing.

**What is the Housing and Urban Development Authority?**

The authority will be a powerful new Crown agency with two key roles - leading small and large-scale urban development projects, and being a world class public landlord. It will consolidate all three essential centres of development capability – Housing New Zealand and its subsidiary HLC, and KiwiBuild.

**Why have you chosen to incorporate Housing New Zealand within the authority?**

We believe public and affordable housing should be at the heart of our ambitious plan to build our way out of the national housing crisis and undertake large-scale master-planned development projects.

Housing New Zealand is building an impressive not-for-profit developer capability and building state, KiwiBuild and market homes across New Zealand. It is no coincidence that the first authority projects are being undertaken by Housing New Zealand now.

The authority will be the Government’s housing delivery arm – right across the housing continuum.

You can read more about this decision in the “*Establishing the national urban development authority*” Cabinet paper that has been proactively released.

**What will the authority do?**

The authority will act as 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).

It will also be a world-class public housing landlord.

**How will the authority work?**

The authority will work in partnership with local government, iwi 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.

You can read more about this in the attached PowerPoint summary.

**What powers will the authority have?**

The authority will use standard development powers for most of these projects. It will have access to a range of statutory powers that better enable development when undertaking complex projects at scale and pace.

These ‘specified development projects’ will go through a comprehensive establishment process that includes public consultation.

You can read more about these powers in the “*Legislation to empower complex urban development projects: powers relating to resource management planning and consenting*” and “*Urban Development Authority Legislation: Powers Relating to Land Assembly, Reserves, Infrastructure and Funding*” Cabinet papers that have been proactively released.

**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 a variety of housing (including state, 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 state housing tenants be affected by the authority?**

There will be no change to the tenancy or the services they receive. This Government is committed to ensuring Housing New Zealand and the authority is a world class landlord.

**Will the Government’s new social objectives for Housing New Zealand apply to the authority?**

Yes. Housing NZ’s new social objectives to provide decent housing, be a fair and compassionate landlord and to help sustain tenancies will be enshrined in legislation. You can read more about these objectives [here](https://www.beehive.govt.nz/release/housing-nz-social-objectives-be-legislated).

**What’s the difference between the authority and the Ministry of Housing and Urban Development?**

The authority and the Ministry will have complementary roles. While they both work across the housing and urban development system, they will have different responsibilities.

The Ministry of Housing and Urban Development will be responsible for policy, monitoring and advising the government on strategic direction, while the authority will be focused on delivery of the Government’s urban development and housing agenda, including KiwiBuild.

**How will the authority partner with Māori?**

Urban Development should recognise and be consistent with Māori aspirations. The authority will partner with iwi and other Māori organisations, who 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.

The Crown has a duty to actively protect Māori rights and interests, including the use of their lands. You can read more about how this duty applies to the authority in the “*Urban development legislation: Māori interests and Māori Crown relationships*” Cabinet paper that has been proactively released.

**How will the authority work with local government?**

The authoritywill partner with local authorities to build large-scale master-planned developments. The authorityhas to seek a local authority’s agreement to undertake large-scale developments and may enter into agreements with local authorities concerning infrastructure and public amenities.

Local authorities will have the right to appoint at least one representative to the Board of large-scale developments.

**What will happen now?**

The transition will be overseen by a joint Chief Executives group from the Ministry of Housing and Urban Development, Housing New Zealand and HLC. With the State Services Commission, they will prepare a clear transition plan that will ensure:

* progress can continue to be made in identifying and coordinating large-scale urban development projects
* HNZ’s existing build programme continues to gather momentum
* affected agencies can start planning towards the new organisational arrangements, to ensure a smooth transition and minimal disruption.
* HNZ’s tenants, and key stakeholders, such as Māori, are well informed about the changes and new organisational arrangements.
* staff and stakeholders have confidence and security about the transition path.

The joint Chief Executives group will report to the Minister of Housing and Urban Development with the detailed transition plan in 2019.

Meanwhile we will continue to identify and plan the first round of large-scale UDA projects and accelerate our state house and KiwiBuild build programmes.

**What work is still to be undertaken on the authority?**

In the next few months the Ministry of Housing and Urban Development will report back to Cabinet on a framework ensuring projects meet public good outcomes such as requirements for public and KiwiBuild homes in developments. It will also provide advice on implementing Cabinet’s clear direction to enhance Housing New Zealand’s state housing stock within the authority.

**When will the authority start working?**

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

The integral agencies will be working to continue the government’s developments and ramp up for when the authority is established.

**For more information and updates on the authority**

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