

Public Housing Plan

2021-2024

This document sets out the Government's public housing supply intentions for the next four years. It provides information about the location and number of additional public housing places that will be delivered by June 2024. This document supersedes the 2018 Public Housing Plan. Public housing is one of many housing initiatives the Government is progressing to address housing need. The Government is also reviewing market settings to further increase supply.

Budget 2020 delivered funding for an additional 6,000 public and 2,000 transitional homes with a focus on new builds and Kāinga Ora led delivery. This fits with 2019 housing reforms that empowered Kāinga Ora to build new homes at pace and scale. Community Housing Providers, iwi and Māori will also assist where a complementary or bespoke approach is needed. The intention is to increase the number of newly built public houses and progressively decrease leases over time.

In working with our partners to implement the Public Housing Plan, Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development (the Ministry) will take both a kaupapa Māori (Te Maihi o te Whare Māori) and place-based approach to refine our understanding of local and community need, continue to identify priority focus areas for public housing supply, and deliver solutions that meet the immediate and long-term needs of vulnerable individuals, whānau and communities.

As a result we expect to see:

- greater collaborative partnerships between the Ministry, Kāinga Ora, iwi and Māori, Community Housing Providers, local government and the construction industry
- more new public housing in regional centres and towns where housing demand is growing the fastest, alongside delivery in main centres
- more place-based and MAIHI approaches, and bespoke responses to different housing needs, especially for Māori
- an increase in the number of new build public housing and a progressive decrease in the proportion of private market homes leased for public housing

When coupled with delivery from previous Budget housing initiatives in 2018 and 2019, the Government is on track to deliver over 18,000 places by 2024.



Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development

Public Housing Plan local area summaries



Northland

852

Housing Register number

230-380

Public Housing

6%

Housing Deprivation*

20-80

Transitional Housing

Priority area with a high proportion of Māori in housing need. Supply is targeted towards Whangārei with some in the Far North where there is high housing deprivation. Work is underway to bring on further supply in all locations.



Waikato

2,151

Housing Register number

540-640

Public Housing

9%

Housing Deprivation*

70-320

Transitional Housing

Hamilton is a priority area with high housing deprivation. Supply is targeted here. The region has a high proportion of Māori in housing need. Work is underway to bring on supply in all locations.



Auckland

7,823

Housing Register number

2,140-2,670

Public Housing

45%

Housing Deprivation*

900

Transitional Housing

Delivery for the majority of planned supply has been identified. Work is underway to bring on further places to meet the overall supply intentions.



Central

1,221

Housing Register number

210-320

Public Housing

3%

Housing Deprivation*

20-80

Transitional Housing

Palmerston North and Whanganui are priority areas with housing deprivation present. Supply is targeted towards these locations. The region has a high proportion of Māori in housing need. Work is underway to bring on supply in other areas including Levin.



Bay of Plenty

1,581

Housing Register number

430-450

Public Housing

8%

Housing Deprivation*

150-460

Transitional Housing

Priority area with a high proportion of Māori in housing need. Supply is targeted towards Tauranga and Rotorua where housing deprivation is highest with additional supply also identified for Whakatane. Work is underway to bring on further supply in Kawerau, Ōpōtiki and Western Bay of Plenty.



Taranaki

523

Housing Register number

80-120

Public Housing

2%

Housing Deprivation*

0-40

Transitional Housing

Supply targets New Plymouth where there is high housing deprivation. The region has a high proportion of Māori in housing need. Work is underway to bring on further supply across the region.



East Coast

2,028

Housing Register number

340-590

Public Housing

6%

Housing Deprivation*

100-170

Transitional Housing

Gisborne, Napier and Hastings are priority areas with housing deprivation. Supply is targeted towards these areas. The region has a high proportion of Māori in housing need. Work is underway to bring on further supply across the region.



Wellington

2,259

Housing Register number

470-690

Public Housing

8%

Housing Deprivation*

160-170

Transitional Housing

Supply targets Wellington City where there is high housing deprivation. Work underway to bring on supply in other locations including Porirua and the Hutt Valley.

21,415 Total Housing Register Number

as at 30 September 2020



West Coast/Tasman

714

Housing Register number

210-230

Public Housing

4%

Housing Deprivation*

40-120

Transitional Housing

Supply is targeted towards Nelson and Marlborough where housing deprivation is high, with additional supply also identified for Grey District. Work is underway to bring on further supply in all locations.



Canterbury

1,725

Housing Register number

410-490

Public Housing

7%

Housing Deprivation*

90-100

Transitional Housing

Supply targets Christchurch where housing deprivation is highest in the region, with further supply also planned for Ashburton and Timaru. Work is underway to bring on further supply in other locations.



Southern

505

Housing Register number

150-250

Public Housing

4%

Housing Deprivation*

0-30

Transitional Housing

Supply is targeted towards Dunedin and Invercargill where housing deprivation is high. Work is underway to bring on further supply in all locations.

The 2020-2024 supply intentions are presented as ranges.

These figures are not targets nor limits, and they will vary on what is delivered due to capacity to bring on supply.

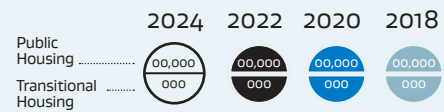
This acknowledges that there will be demand and supply challenges over the next four years. It allows the Government to adapt where a stronger response may be required or to find other solutions to supply barriers. For this plan to be successful it will need to be done in partnership with key stakeholders.

Overview of the current and planned housing supply

This plan is the Government's key response to increasing demand for public housing across New Zealand over the next four years.

Supply is needed at scale in locations across regional New Zealand, not just main centres. This will require a step change in delivery in some regional centres and towns where housing need is being felt the sharpest.

KEY



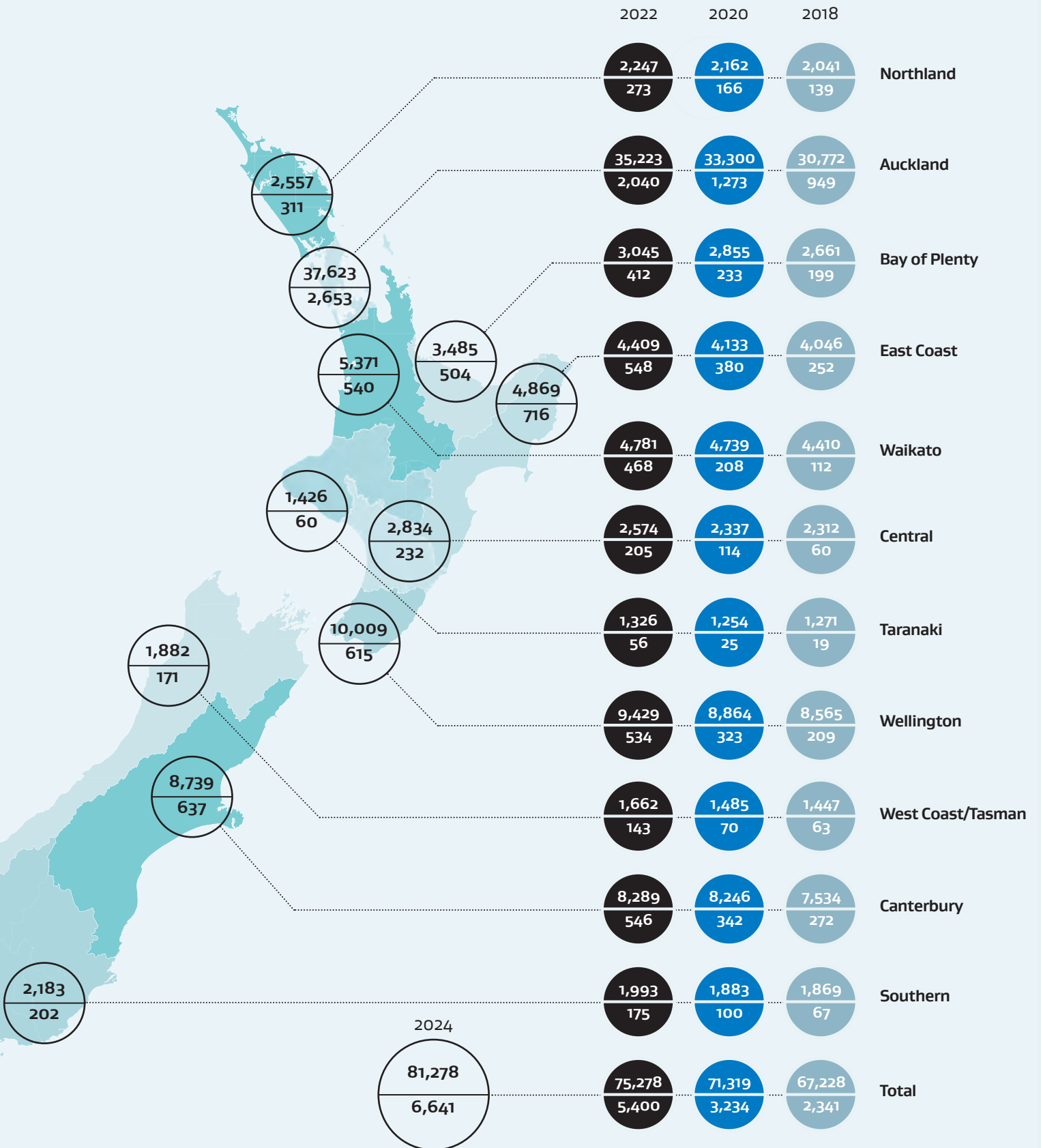
*Housing Deprivation (2018) represents the number of people experiencing severe housing deprivation in a given region, as a percentage of the nationwide total. For example, 6% of people experiencing severe housing deprivation in New Zealand live in Northland. Note some figures have been rounded.

Severe housing deprivation is closely associated with homelessness. It refers to people living in severely inadequate housing due to a lack of access to minimally adequate housing. This means not being able to access a private dwelling to rent or own that has all basic amenities. Housing that lacks at least two of the three core dimensions of housing adequacy – habitability, security of tenure, and privacy and control – is deemed severely inadequate.

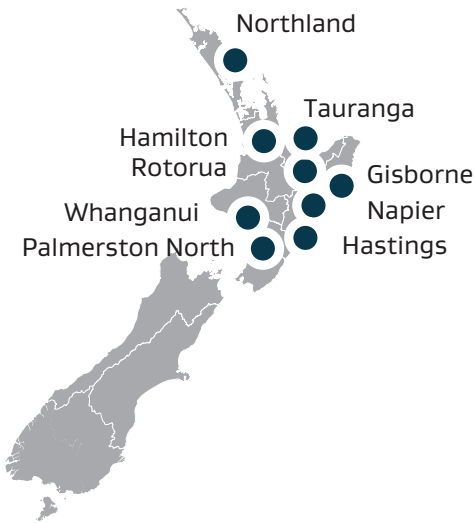
[Severe Housing Deprivation Report](#)

Total public housing places for 2018 and 2020 include 300 and 61 places where addresses were unable to be assigned a geocode and could not be allocated to a region. As such, they are not included on the map. In previous reporting, these have been included in the category other/unknown. These places have been carried through to the total public housing figures for 2022 and 2024.

The 11 housing regions represented on this map are made up of groupings of Territorial Authorities. The Auckland housing region is made up of local boards due to its population size.



Locations where housing need is urgent



The plan identifies a number of focus area locations for investment, in addition to the strong national pipeline for public housing that's already in place.

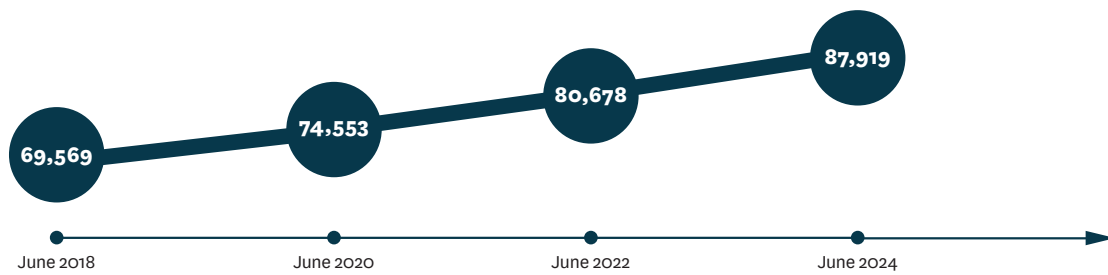
These are areas where need for public housing has grown the fastest and a step change in delivery is required. The locations are regional centres where population growth has exceeded new housing development leading to rising rents and housing shortfalls.

Kāinga Ora will be delivering housing in new ways in these areas. We need to work differently and through MAIHI we can support kaupapa Māori and whānau centred approaches to enable delivery by Māori for Māori. The step change in delivery will take time. But our place-based partnerships in Hastings and Rotorua have demonstrated that partnering effectively with iwi, Māori, and local government can achieve longer lasting and innovative solutions at an accelerated pace.

Focus area factors include:

- sharp rise in housing costs
- reliance on motels for emergency housing
- overcrowding
- population increases that have outpaced construction
- infrastructure not able to support development
- housing deprivation.

National overview of Government housing supply



The Public Housing Plan will focus on opportunities to build more homes in communities of severe housing deprivation.

It will concentrate on areas which are now facing high population growth and where the Housing Register is growing exponentially.

The Public Housing Plan is taking a deliberate, place-based and MAIHI approach. We will continue working with councils, iwi and Māori, Community Housing Providers and others based in the community to develop and implement joined-up local solutions.

Investing in housing will create an ongoing pipeline of work for years to come. It will create jobs and opportunities for young people and stimulate local economies.

Public and Transitional Housing is supported by a wide range of initiatives – like the Housing First Programme, Rapid Rehousing and Sustaining Tenancies as well as the Homelessness Action Plan. These initiatives further increase housing and support services for those in need.

Setting up the Progressive Home Ownership Fund and extending the coverage of products like the Government's First Home Loan is enabling more people to become home owners.

www.hud.govt.nz/public-housing-plan-2021

www.hud.govt.nz/MAIHI

www.hud.govt.nz/homelessness-action-plan



Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development



Updated Public Housing Plan: Including 2024-2025 delivery

Public housing

Public housing provides individuals and whānau with a warm, dry, safe place to live. The *Updated Public Housing Plan: Including 2024-2025 delivery* is an extension of the *Public Housing Plan 2021-2024*. It sets out the Government's public housing supply intentions and provides information about the location and number of the additional 3,000 public housing places to be delivered in 2024-2025.

Expected outcomes

- More new build public housing in regions, cities and towns
- Continued and strengthened partnerships with Kāinga Ora, iwi and Māori, Community Housing Providers, local government and the construction sector
- Continued place-based and MAIHI approaches, for example, partnering with iwi and Māori on solutions and delivery

Public housing within the wider housing system

The additional 3,000 public housing places set out in this plan continues delivery and helps to reduce pressure on the housing system. It adds to the 14,050 public housing places committed to since the first public housing plan released in 2018.

Public housing is just one way Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development is working with our partners to increase housing supply across Aotearoa New Zealand. Other areas of work include increasing affordable rental housing supply, delivering the progressive home ownership scheme, and securing more land for housing.

These other areas of work support people into home ownership and affordable private rentals, and fund more new homes to be built through infrastructure investment and intensification of housing.

Updated Public Housing Plan: Including 2024-2025 delivery

Locations of high housing need

The *Updated Public Housing Plan: Including 2024-2025 delivery* focuses on regions where there is high need. It is an extension of the *Public Housing Plan 2021-2024* and builds on the earlier *Public Housing Plan 2018-2022*.

This update focuses on increasing delivery across Aotearoa New Zealand's regions compared to major metropolitan centres, which have seen strong public housing delivery to date.

As at June 2023, the public housing build programme has delivered over 12,000 total public housing places since 2018. These include public housing places delivered through all funding sources including the previous public housing plans.

Delivery and working with partners

Kāinga Ora – Homes and Communities will deliver most of the new public housing. Delivery continues to be supported by Community Housing Providers, and iwi and Māori partners who will complement Kāinga Ora and build public housing where they are better placed to do so, particularly in some regions.

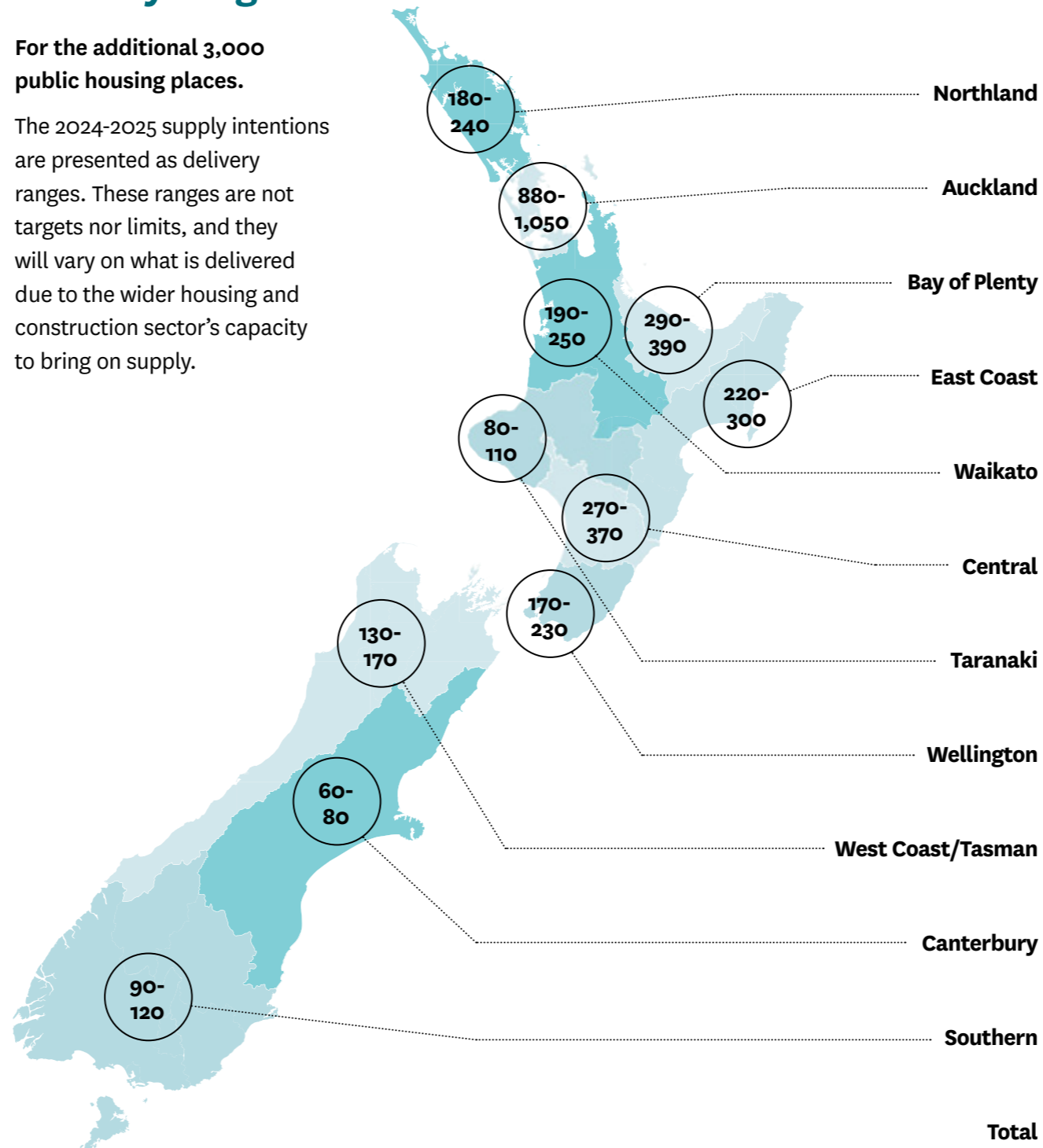
Community Housing Providers, and iwi and Māori partners play an integral role in delivering public housing through strong community connections, knowledge and expertise.

Housing providers are working towards delivering an additional 3,000 new public houses by June 2025.

Delivery ranges

For the additional 3,000 public housing places.

The 2024-2025 supply intentions are presented as delivery ranges. These ranges are not targets nor limits, and they will vary on what is delivered due to the wider housing and construction sector's capacity to bring on supply.



	Total public housing as at 30 June 2018	Total public housing as at 30 June 2023*	Estimated total public housing up to 30 June 2025*	Estimated additional total public housing delivered 2018-2025*
Northland	2,095	2,388	2,750	+655
Auckland	31,000	37,247	39,853	+8,853
Bay of Plenty	2,661	3,534	4,147	+1,486
East Coast	4,060	4,501	4,896	+836
Waikato	4,422	5,197	5,909	+1487
Central	2,327	2,542	2,930	+603
Taranaki	1,271	1,270	1,397	+126
Wellington	8,576	9,630	10,166	+1,590
West Coast/Tasman	1,449	1,763	2,031	+582
Canterbury	7,558	9,428	10,210	+2,652
Southern	1,870	1,963	2,191	+321
Total	67,289	79,463	86,480	+19,191

* Note: these figures include all public housing places, not just those funded through public housing plans, for example, places funded through Housing First.