

25 October 2024

File Ref: OIA 49673



Tēnā koe 

Official Information Act request

Thank you for your information request dated 12 September 2024 to the Ministry of Housing and Urban Development. You requested the following information:

- 1. Data on the number of papakāinga housing developments completed on whenua Māori from January 2020 and to year to date, broken down by region.*
- 2. What funding has been allocated for the development of papakāinga housing, and what percentage of this funding has been utilised from January 2020 and year to date and broken down by region?*
- 3. Reports or assessments on the barriers faced in building new homes on whenua Māori, particularly relating to infrastructure, financing, and consent processes from January 2020 and year to date, and broken down by region.*

On 27 September 2024, the Ministry of Housing and Urban Development partially transferred question three to Te Puni Kōkiri for response. We have considered your request in accordance with the Official Information Act 1982 (the Act).

Te Puni Kōkiri produced the report *Analysis of District Plan Papakāinga Rules* in July 2024. You can find the report here: <https://www.tpk.govt.nz/en/o-matou-mohiotanga/housing/analysis-of-district-plan-papakāinga-rules>. The report includes analysis of barriers faced in building new homes on whenua Māori.

Te Puni Kōkiri also receives project update reports from kaitono who are receiving grant funding support to build papakāinga housing on their whenua. The table attached as **Appendix A** is a selection of feedback from those project update reports about the barriers kaitono faced through their building process.

I trust this response satisfies your request.

You have the right to seek an investigation and review by the Ombudsman of this response. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Please note that Te Puni Kōkiri publishes some of its OIA responses on its website, after the response is sent to the requester. The responses published are those that are considered to have a high level of public interest. We will not publish your name, address or contact details.

If you wish to discuss any aspect of your request with us, including this decision, please feel free to contact us at oiatpki@govt.nz.

Ngā mihi

A handwritten signature in black ink, appearing to read 'Grace Smit', written in a cursive style.

Grace Smit
Hautū, Te Puni Rohe | Deputy Secretary, Regions

Appendix A - Barriers faced in building new homes on whenua Māori, particularly relating to infrastructure, financing, and consent processes from January 2020 to September 2024, broken down by region as identified from project update reports provided to Te Puni Kokiri

Region	Barriers – Infrastructure	Barriers – Financing	Barriers – Consent processes
Te Tai Tokerau	<p>Delays faced due to COVID-19 – supply chain issues and availability of tradespeople</p> <p>Roading was completely washed out by severe rain</p>	<p>Kāinga Whenua Loan interest rate was prohibitive</p> <p>Errors in Court information caused discrepancies with loan documents</p> <p>KiwiSaver contributions from individuals were unable to be utilised towards the loan amount</p>	<p>Resource Consent delay due to the lack of planners at the time</p>
Tāmaki Makaurau	<p>Delays faced due to COVID-19 – supply chain issues</p>	<p>Costs increasing due to building material cost increases</p>	<p>N/A</p>
Waikato-Wairiki	<p>Delays faced due to COVID-19 – supply chain issues and availability of tradespeople</p> <p>Extreme weather events meant that construction was halted/delayed</p>	<p>Unexpected development contribution costs from council</p>	<p>Building consent (which was expected to take approximately 4-6 weeks) took 6 months for the council to process</p>

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Region	Barriers – Infrastructure	Barriers – Financing	Barriers – Consent processes
Ikaroa-Rāwhiti	<p>Delays faced due to COVID-19 – supply chain issues</p> <p>Extreme weather events meant that construction was halted/delayed</p>	<p>Job losses and decreased incomes amongst whānau meant they had to pull out of the project</p> <p>Price increases due to COVID-19</p> <p>Delayed approval of Kāinga Whenua bank loan caused delays</p>	<p>Council was delayed in approving consents in multiple cases</p> <p>District Council initially deeming an activity as permitted during the feasibility stage to then requiring the kaitono to seek resource consent during construction caused unexpected increase in costs and delays</p>
Te Tai Hauāuru	<p>Delays faced due to COVID-19 – supply chain issues</p>	N/A	<p>Council was delayed in approving consents in multiple cases</p> <p>Whenua being transferred from General Title to Whenua Māori was delayed in the Māori Land Court</p>
Te Waipounamu	N/A	N/A	N/A

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