

30 May 2025

s9(2)(a)

Ni sa bula vinaka

RESPONSE TO AN OFFICIAL INFORMATION ACT REQUEST (REF: DOIA043-2024/25)

On 5 May 2025, you contacted the Ministry for Pacific Peoples (the Ministry) requesting under the Official Information Act 1982 (OIA), a copy of a Housing Memo from the Ministry. I have outlined your specific request and my response below.

Under the OIA, I request a copy of:

7/04/2025 MM020-2024/25 MPP *TITLE WITHHELD Six-month progress update on MPP's Housing Program*

In response to your request, please refer to the attached document titled *Six-month progress update: Ministry for Pacific Peoples' housing programme*.

Sections of the memo have been released to you with some information withheld under the following sections of the OIA:

- Section 9(2)(a) to protect privacy of natural persons.
- Section 9(2)(f)(iv) to protect the confidentiality of advice tendered by the Ministers of the Crown.

I am satisfied that there are no other public interest considerations that render it desirable to make the information withheld under section 9 of the OIA available.

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In line with standard OIA practice, the Ministry proactively publishes some of its responses to OIA requests. As such, this letter may be published on the Ministry for Pacific Peoples' website. Your personal details will be removed, and the Ministry will not publish any information that would identify you or your organisation.

Should you wish to discuss this response with us, please feel free to contact the Ministry at: uia_requests@mpp.govt.nz.

If you are dissatisfied with this response, you have the right, under section 28(3) of the OIA, to seek an investigation and review by the Ombudsman. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Vinaka vakalevu

A handwritten signature in black ink, appearing to read 'Malama', with a stylized flourish at the end.

Mata'afa Florence Malama
Acting Deputy Secretary
Commissioning and Partnerships

Memo

Reference: MM020-2024/25

Security level: In-confidence

Six-month progress update: Ministry for Pacific Peoples' housing programme

Date	20 MARCH 2025	For	Noting
To	Hon Dr Shane Reti, Minister for Pacific Peoples		
Copy	Hon Chris Bishop, Minister of Housing		

Ministry contacts

NAME	POSITION	TELEPHONE	1ST CONTACT
John Tu'amoheloa	Deputy Secretary, Commissioning & Partnerships	s9(2)(a)	✓
Jonathan Malifa	National Portfolio Housing Lead	s9(2)(a)	

Purpose

1. This memo provides you with a six-month progress update (October 2024 – March 2025) on the Ministry for Pacific Peoples' (the Ministry's) housing programme, prepared in response to a request from the Minister of Housing.

Background

2. In October 2024, the Minister of Housing requested six-monthly progress updates on the Ministry's housing programmes. The Ministry's participation in this reporting arrangement reinforces cross-agency collaboration, enhances ministerial oversight and strengthens the partnership between Ministers to deliver better housing outcomes for Pacific communities.
3. The Ministry's housing programme is focused on delivering quality and affordable housing for Pacific peoples and creating intergenerational wealth through home ownership.
4. Pacific peoples have significant housing needs and the lowest home ownership rates in New Zealand. Only 16.8% of Pacific peoples own their homes, compared to 41.1% across the

general population.¹ Having a secure, healthy and fit-for-purpose home is critical to overcoming exposure to adverse housing conditions and consequently experiencing higher rates of preventable housing-related deprivations.

5. The Ministry's housing programme delivers tangible solutions to support Pacific families into suitable and stable housing through several initiatives including home ownership and fit-for purpose housing.

Strategic priorities

6. Homeownership is associated with better educational and health outcomes.² Children who experience housing stability are less likely to be truant, more likely to achieve higher educational results and therefore broaden their future employment opportunities. Compared to renters, homeowners are more likely to rate their homes as suitable and establish good relationships with local health care providers. This leads to better access to health care and ultimately improved health outcomes.
7. Investment in Pacific home ownership provides security and housing stability, enabling people to embed themselves into communities, resulting in more connections with local services, greater social cohesion, and higher civic participation. Evidence shows that areas with higher rates of home ownership also have lower crime rates³, reducing social costs and making communities safer.
8. Collectively, the Ministry's housing programme contributes to *Fale mo Aiga: The Pacific Housing Strategy and Action Plan 2030*.⁴ This strategy leverages on strong partnerships between the community, local and central government, and private sectors to deliver quality housing for Pacific families.

Ministry's Housing programme (Oct 2024 - Mar 2025)

9. The Ministry's housing programme is outlined below, with a summary of initiatives provided in **Appendix 1**.

¹ Pacific Peoples, Place and ethnic group summaries | Stats NZ

² Housing Foundation (2017). *From social renting to housing independence*. [pc-inq-fcfa-sub-027-housing-foundation.pdf](#)

³ See above.

⁴ Launched in 2022, the strategy and plan were developed collaboratively by the Ministry for Pacific Peoples, the Ministry of Housing and Urban Development, Kāinga Ora and Pacific communities.

10. **Pacific Building Affordable Homes:** Supported by Budget 2020 investment of \$14.251 million over four years to increase Pacific home ownership by building affordable homes for eligible Pacific families. The initiative contributes to your target of delivering 10-25 affordable homes for Pacific families by June 2025.

- a) To date, 35 homes have been completed across New Zealand for Pacific families to occupy.
- b) An additional five homes will be completed (1 in Waikato and 4 in South Auckland) by the end of June 2025, taking the total to 40 homes.
- c) The types of tenure for those homes include a mixture of outright home ownership, shared equity and rent-to-buy.
- d) All funding for this initiative is committed, although work continues to develop and construct up to 41 homes by the end of 2026.

11. **Our Whare Our Fare:** Supported by an investment of \$114.611 million to support Pacific provider, Central Pacific Collective, in partnership with Ngāti Toa to build up to 300 affordable quality homes for Pacific families in Eastern Porirua by 2034.

- a) Construction of the first 18 homes commenced in November 2024 and is expected to be completed by December 2025. The next 32 homes will begin site preparation and construction in the second half of 2025.
- b) The Ministry has established an Executive Governance Group with membership from Central Pacific Collective, the Ministry of Housing and Urban Development (MHUD), Kāinga Ora and The Treasury. The governance group provides strategic oversight, and the necessary housing expertise needed to support successful delivery of the project.
- c) With the Executive Governance Group's endorsement, \$59.442 million was committed in 2023/24 and 2024/25 financial years to develop the first 50 homes.

12. **Pacific Financial Capability:** Supported by Budget 2020 investment of \$15.74 million over five years⁵ for Pacific providers to work with Pacific peoples to improve financial capability and gain support to purchase their first home.

- a) In September 2024, you approved the reallocation of \$7.91 million from two initiatives to the Pacific Financial Capability programme as it was not currently funded past the 2024/25 financial year. This reallocation recognised the initiatives' strong delivery

⁵ The Ministry received \$0.63 million through a transfer from Vote MHUD for financial years 2020/21 to 2024/25.

record and alignment with government's housing and economic development priorities (B006-2024/25 refers).

- b) The Ministry extended the initiative for 14 existing providers across the country to deliver the programme to 30 June 2025. This extension will improve the financial literacy of at least 494 participants and support at least 174 participants into developing comprehensive home ownership plans.
- c) All funding for this financial year is committed. s9(2)(f)(iv)

13. **Pacific Community Housing Provider programme:** Supported by Budget 2020 investment of \$270,000 over four years to strengthen the Pacific housing sector and for Pacific providers to become a registered Community Housing Provider (CHP).

- a) Two providers (Central Pacific Collective and Fruition Homes Limited) have applied for CHP status, with another six providers working through the process.
- b) It is important to note that the registration process takes between six to twelve months to complete.
- c) All funding for this initiative is committed.

14. **Pacific Community Feasibility Support service:** Supported by Budget 2020 investment of \$1.676 million to enable 12 Pacific land-owning organisations and churches to explore whether they can develop housing on their land.

- a) The feasibility reports for each organisation or church have been completed and the Ministry continues to provide an advisory role.
- b) In October 2024, the feasibility reports were shared with MHUD officials and the Minister of Housing. As this initiative has ended, it will be excluded from the next report.
- c) All funding for this initiative is committed.

Next steps

- 15. After this memo has been discussed at your upcoming meeting with officials, this memo will be shared with the Minister of Housing.
- 16. The next six-monthly update will be provided to you and the Minister of Housing in late September 2025.

Ministry contact: John Tu'amoheloa, Deputy Secretary, Commissioning & Partnerships, s9(2)(a)

Appendix 1: Pacific Building Affordable Housing and Our Whare Our Fare progress update

PROVIDER	HOMES	FUNDED (GST EXCLUSIVE)	WHERE	STATUS	TENURE	EXPECTED DELIVERY
Northern Region						
Housing Foundation NZ	10 duplex homes	\$2,500,000.00	4 sites in Māngere West, South Auckland	3 homes completed (1 x 3-bdrm, 2 x 4-bdrm) Four superlot construction sites confirmed	Shared Equity	August 2024: 3 completed homes December 2025 / March 2026 respectively: expected completion & delivery of 7 homes
Five Fields Road Limited	7 duplex homes	\$1,157,529.00	Manurewa, South Auckland	7 homes completed (2 x 3-bdrm, 5 x 2-bdrm)	Purchase	October 2024: construction completed.
Fruition Homes Limited	8 x 3-bdrm duplex homes	\$2,425,000.00	Otāhuhu, South Auckland	Land purchased; delay with resource consent	TBC	June 2025: construction expected to commence mid 2026: expected completion
	16 x 2-bdrm apartments	\$1,700,000.00	Point England, East Auckland	Land purchased; delay with resource consent	TBC	June 2025: construction expected to commence mid 2026: expected completion
Penina Trust	9 homes for public housing	\$1,449,300.00 <i>(given the tenure, the Ministry transferred fund to MHUD to advance funds to provider)</i>	Otāhuhu, South Auckland	9 homes completed	Rental properties	August 2023: purchased and delivered
	5 turnkey homes	\$1,042,500.00	Beach Road, Weymouth, South Auckland	5 homes completed (4 x 3-bdrm, 1 x 4-bdrm)	Rent to buy	September 2023: purchased and delivered

PROVIDER	HOMES	FUNDED (GST EXCLUSIVE)	WHERE	STATUS	TENURE	EXPECTED DELIVERY
	4 turnkey homes	\$ 913,750.00	Wakefield Rd, Favona, South Auckland	4 homes completed (3 x 4-bdrm, 1 x 3-bdrm)	Rent to buy	May 2024: purchased and delivered
	4 turnkey homes	\$ 950,000.00	Coptic Place, Māngere East, South Auckland	August 2024 – contract signed for purchase	Rent to buy	June 2025: expected completion
Pacific Housing Waikato (Not PBAH)	3 duplex homes	\$5,000,000.00 <i>(funding part of the Budget 2020 package for 'Pacific Housing Supply in Waikato')</i>	Jacks Landing, Hamilton	2 homes completed (2 x 3-bdrm)	Rent to buy	June 2025: expected completion of third home and project plan to commit remaining funding for future developments and builds
Central Region						
Central Pacific Collective (Our Whare, Our Fale initiative) (Not PBAH)	Up to 300 homes (of various typology) built in the next 10 years	Funding profile: 2023/24: \$28.611m 2024/25: \$35.873m 2025/26: \$40.231m	Porirua East	Construction of 18 properties commenced. Next 32 properties to begin site preparation mid to late 2025.	Shared equity	June 2026: Complete construction of initial 18 homes.
Southern Region						
Home Foundation	5 duplex homes	\$ 927,125.00	New Brighton, Christchurch	5 homes completed (2 x 4-bdrm, 2 x 2-bdrm, 1 x 3-bdrm)	Shared Home Ownership	March 2025: Construction completed.
Pacific Community Developments	5 x 3-bdrm homes	\$ 843,250.00	Milton, South Otago	Construction commenced for the first home	Purchase	September 2025: expected completion and delivery of first home.
	TOTAL PBAH:	\$13,908,454.00 <i>(PBAH contingency of approximately \$342,546 was returned to Treasury and reported as part of the Government financial results in 2023/24 FY).</i>		35 homes completed		