

8 May 2026

s9(2)(a)

Tālofa lava s9(2)(a)

RESPONSE TO AN OFFICIAL INFORMATION ACT REQUEST (REF: DOIA037-2025/26)

On 6 April 2026, you contacted the Ministry for Pacific Peoples (the Ministry) requesting under the Official Information Act 1982 (OIA), information relating to Pacific housing. I have outlined your specific request and my response below.

Under the OIA, I would like to please request the following about Pacific Housing:

1. *The two most recent “Six-month progress update: Ministry for Pacific Peoples’ housing programme”.*

I have appended to this letter two copies of the six-monthly Pacific housing programme updates, refer to appendix A. Some information has been withheld under section 9(2)(a) of the OIA to protect the privacy of natural persons.

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.

2. *As a result of the “Pacific Housing Strategy and Action Plan 2030” and any other relevant initiatives. Please provide a breakdown of how much money has been spent by MPP working with Pacific churches to explore whether they can develop housing on their land.*

As part of the Pacific Housing Strategy and Action Plan 2030, the Ministry contracted Deloitte to undertake feasibility studies with 12 Pacific land-owning organisations, including churches. The purpose of this work was to assess the feasibility of potential housing development on church-owned land, including planning, financial, governance, and delivery considerations. The total contract value for this feasibility work was \$1.676 million. This funding related to

Auckland

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PO Box 97005,
South Auckland Mail Centre 2240
P: 09 265 3200

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Level 7, 1 Bowen House
Wellington, 6011
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P: 04 473 4493

Christchurch

Level 1, BNZ Centre
120 Hereford St
Private Bag 4741,
Christchurch 8011

pre-development analysis only and did not include funding for construction or delivery of housing projects.

3. *From that work about at question 2:*

- a. *How many churches have been broken ground to build housing on their land?*
- b. *Where are these housing projects and what stage are they at (i.e. are they built? If not, when will they be completed?)*
- c. *How many Pacific people are they housing?*

The feasibility work described in response to Question 2 was undertaken to inform decision-making about whether housing development on church-owned land could be viably progressed. This work has been completed, and no Pacific churches have commenced construction or broken ground as a result of it.

The feasibility studies did not progress to funded development activity, and no housing projects were approved or advanced beyond the feasibility stage. Accordingly, there are no housing project locations, construction stages, completion timeframes, or housing numbers to report. Following completion of the feasibility work, no additional funding was allocated by the Ministry to progress potential housing development opportunities, and no further development activity was undertaken by the Ministry. Any subsequent decisions or actions by land-owning organisations sit outside the scope of this work. Furthermore, I am refusing this part of your request under section 18(e) of the OIA, as the information requested does not exist.

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: oia_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.

Ia manuia,



Danilo Coelho de Almeida

Deputy Secretary (Acting) Commissioning & Partnerships

Appendix A – List of documents

#	DATE	TITLE	DECISION ON RELEASE
1	18 September 2025	Memo: Six-month progress: Ministry for Pacific Peoples' housing programme	Some information has been withheld under the OIA pursuant section 9(2)(a).
2	26 March 2026	Memo: Six-month progress: Ministry for Pacific Peoples' housing programme.	Some information has been withheld under the OIA pursuant section 9(2)(a).

Memo

Reference: MM008-2025/26

Security level: In-confidence

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

Date	18 SEPTEMBER 2025	For	Noting
To	Hon Dr Shane Reti, Minister for Pacific Peoples		
CC	Hon Chris Bishop, Minister of Housing		

Ministry contacts

NAME	POSITION	TELEPHONE	1ST CONTACT
Mata'afā Florence Malama	Deputy Secretary (Acting), Commissioning & Partnerships	s9(2)(a)	✓
Jonathan Malifa	National Portfolio Housing Lead		

Purpose

1. This memo provides you with a six-month progress update (April 2025 – September 2025) on the Ministry for Pacific Peoples' (the Ministry) housing programme.

Background

2. In line with the Minister of Housing's request in October 2024, the Ministry provides six-monthly updates on its housing programme. These updates support cross-agency coordination, enhance ministerial oversight, and reinforce the shared commitment to improving housing outcomes for Pacific communities.

Delivering on the Ministry and wider governments strategic priorities to support housing needs

3. Pacific families experience significant housing challenges. Home ownership rates remain the lowest in New Zealand at just 19.9 percent, and many Pacific renters are under pressure, with nearly 70 percent spending more than 30 percent of their income on housing¹. Poor housing conditions are also more common, with issues like dampness and mould² reported at much

¹ [Stats NZ ethnic group summaries](#)

² Stats NZ, Housing in Aotearoa New Zealand: 2025, Wellington: Stats NZ Tatauranga Aotearoa, June 2025, ISBN 978-1-991307-64-4.

higher rates than the national average³. These housing pressures impact health, education, and long-term financial wellbeing.

4. The Ministry's housing programme is focused on increasing access to affordable, quality housing and supporting pathways to home ownership, helping Pacific families build stability and intergenerational wealth.

Ministry's Housing programme

5. The six-monthly update on the Ministry's housing programme, covering the period from April to September 2025, is provided below. A detailed breakdown of progress is available in the housing programme table attached as **Appendix 1**.

Pacific Building Affordable Homes (PBAH)

6. Supported by a Budget 2020 investment of \$14.251 million over four years, this initiative aims to increase Pacific home ownership by building affordable homes for eligible Pacific families.
7. PBAH contributes to our 2025/26 target of delivering 25-35 affordable homes for Pacific families by June 2026. All funding for this initiative is committed and the Ministry is on track to meet the delivery target.
8. From April to September 2025, an additional six homes have been built, bringing the total number to 41 homes delivered under PBAH. The types of tenure for these homes include a mixture of outright home ownership, shared equity and rent-to-buy.

Our Whare Our Fale (OWOF)

9. Supported by a Budget 2022 investment of \$114.611 million, this initiative enables 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.
10. To date, the Ministry has committed \$68.64 million to the OWOF project across four housing development sites. The total funding committed will deliver 58 homes for Pacific families by mid-2027. Construction of the first 18 homes began in November 2024 and is expected to be completed by December 2025. \$36.07 million is remaining to be committed in this financial year.

Pacific Housing Supply in Waikato (PHW)

11. Supported by a Budget 2020 investment of \$5 million, this initiative supports housing solutions for Pacific families in the Waikato region. This funding is being delivered through PHW, which is leading the initiative.
12. In April 2025, one 3-bedroom home was completed and occupied in Hamilton. This is in addition to the two homes completed in December 2024 bringing the total to three homes.

³ Stats NZ (2025). Housing in Aotearoa New Zealand: 2025. Wellington: Stats NZ Tatauranga Aotearoa. ISBN 978-1-991307-64-4. Page 81.

13. PHW are scheduled to complete a further six homes within the next three months in the Hamilton region, enabling eligible Pacific families to purchase and occupy these homes.

Financial Capability Programme (FCP)

14. Supported by a Budget 2020 investment of \$15.74 million from 2020/21 to 2023/24⁴ this initiative supports Pacific individuals to strengthen their financial capability and gain support to purchase their first home.
15. In September 2024, you approved the reallocation of \$7.91 million to extend the programme from 2024/25 through to 2027/28. This decision allowed existing provider contracts to be extended for six months from January to June 2025, ensuring continuity of service and recognising its strong alignment with government housing and economic priorities.
16. The extension has delivered significant impact, with 615 participants supported to strengthen their financial capability (exceeding the initial financial literacy target of 494 participants). Additionally, 262 individuals are now equipped with comprehensive home ownership plans (exceeding the initial target of 194 home ownership plans).
17. Funding for 2025/26 to 2027/28 will be awarded through a request for proposal procurement process, with contracts expected to be finalised in October 2025. The 2025/26 programme sets targets of 1,500 participants in financial literacy and 200 completed home ownership plans for Pacific families.

Pacific Community Housing Provider programme

18. Supported by a Budget 2020 investment of \$270,000 over four years, this initiative aims to strengthen the Pacific housing sector and support eight Pacific providers to become registered Community Housing Providers (CHP). While all funding for this initiative is committed the Ministry continues to monitor sector developments and remains engaged with providers to support future delivery opportunities. Progress under this initiative includes:
- a) Central Pacific Collective achieved CHP status in March 2025.
 - b) Lalaga Foundation withdrew their application to focus on progressing two housing developments currently undergoing council consent processes. They have indicated an intention to reapply in the coming months, alongside Vahefonua Tonga Methodist Mission Charitable Trust (SIAOLA).
 - c) Atafu Tokelau Porirua Inc. initially explored CHP registration but have since confirmed it's not viable due to their small organisational capacity. They are now pursuing alternative housing development options.
 - d) Updates on the remaining providers will be provided in the next six-monthly report.
19. The CHP registration process is complex and can take 6–12 months to complete. Providers have identified several barriers, including the intensity of governance and financial standards

⁴ The Ministry received \$0.63 million through a transfer from Vote Ministry of Housing and Urban Development for financial years 2020/21 to 2024/25.

required, the need for specialist support to navigate the application, and challenges for providers without existing housing assets or equity.

Next steps

20. After this memo has been discussed at your upcoming meeting with officials, this memo will be shared with the Minister of Housing.
21. The next six-monthly update will be provided to you and the Minister of Housing in March 2026.

Ministry contact: Mata'afā Florence Malama, Deputy Secretary (Acting), Commissioning & Partnerships, s9(2)(a)

RELEASED UNDER THE OFFICIAL INFORMATION ACT 1982



Appendix 1: Pacific Building Affordable Homes, Our Whare Our Fare & Pacific Housing Supply Waikato – Progress Update

PROVIDER	HOMES	FUNDED (GST EXCLUSIVE)	WHERE	STATUS	TENURE	EXPECTED DELIVERY
Northern region						
Housing Foundation New Zealand	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 (all occupied). 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: 7 completed homes (all occupied).
Fruition Homes Limited	16 x 2-bdrm apartments	\$2,425,000.00	Otāhuhu, South Auckland	Land purchased – awaiting resource consent	TBC	Late 2025: construction expected to commence. Mid 2027: expected completion.
	8 x 3-bdrm duplex homes	\$1,700,000.00	Point England, East Auckland	Construction expected to commence at the end of September 2025	TBC	September 2025: construction expected to commence. Late 2026: expected completion.
Penina Trust	9 homes for public housing	\$1,449,300.00 (given the tenure, the Ministry transferred fund to MHUD to advance funds to provider)	Otāhuhu, South Auckland	9 homes completed	Rental properties	August 2023: 9 completed homes (all occupied).
	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: 5 completed homes (all occupied).
	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: 4 completed homes (3 occupied & 1 waiting for completion of accessibility modifications).

PROVIDER	HOMES	FUNDED (GST EXCLUSIVE)	WHERE	STATUS	TENURE	EXPECTED DELIVERY
	4 turnkey homes	\$ 950,000.00	Coptic Place, Māngere East, South Auckland	4 homes completed (4 x 4-bdrm)	Purchase	June 2025: 4 completed homes (2 occupied).
Pacific Housing Waikato	3 duplex homes	\$5,000,000.00 (Funding part of the Budget 2020 package for 'Pacific Housing Supply in Waikato')	Jacks Landing, Hamilton	3 homes completed (2 x 3-bdrm, 1 x 2-bdrm)	Rent to buy	December 2024 and April 2025: 3 completed homes (all occupied).
(Pacific Housing Supply Waikato)	6 homes		TBC	6 homes near completion (2 x 4-bdrm, 4 x 3-bdrm)	Shared equity (TBC)	October 2025: expected completion of 2 x 4-bedroom homes. November 2025: expected completion of 4 x 3-bedroomhomes.
Central region						
Central Pacific Collective (Our Whare, Our Fale initiative)	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	First 18 properties near completion. Next 32 properties to begin site preparation mid to late 2025.	Shared equity	December 2025: Expected completion of 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: 5 completed homes (5 occupied).
Pacific Community Developments	5 x 4-bdrm homes	\$ 843,250.00	Milton, South Otago	1 home completed (4-bdrm) The building of the next two homes will begin in the next 6-8 months, followed by the final two homes.	Purchase	July 2025: 1 completed home (not yet occupied). December 2026: Expected completion of remaining 4 homes.
Total Committed Funding PBAH		\$13,908,454.00 ⁵		41 homes completed		
Total Committed Funding OWO		\$68,640,000.00				
Total Committed Funding PHW		\$ 5,000,000.00				

⁵ PBAH contingency of approximately \$342,546 was returned to Treasury and reported as part of the Government financial results in 2023/24 FY).

Memo

Reference: MM021-2025/26

Security level: In-confidence

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

Date	26 MARCH 2026
To	Hon Dr Shane Reti, Minister for Pacific Peoples
cc	Hon Chris Bishop, Minister of Housing

Ministry contacts

NAME	POSITION	TELEPHONE	1ST CONTACT
Danilo Coelho de Almeida	Deputy Secretary (Acting), Commissioning & Partnerships	s9(2)(a)	✓
Jonathan Malifa	National Portfolio Housing Lead Commissioning & Partnerships		

Purpose

1. This memo provides you with the six-monthly progress update (October 2025 to March 2026) on the Ministry for Pacific Peoples' (the Ministry) housing programme.

Background

2. The Ministry's housing programme provides an essential mechanism for improving access to affordable homes, strengthening pathways into home ownership, and supporting Pacific led housing solutions. It also aligns with the government's broader housing priorities by contributing efforts to increase supply, improve affordability, and support stable housing outcomes for Pacific communities.
3. During October 2025 to March 2026, the Ministry's housing programme progressed delivery across multiple initiatives, with additional homes completed and further developments underway.
4. A total of 26 additional homes were completed in this period:
 - a. 18 homes completed and sold in Eastern Porirua through the Our Whare Our Fale programme.
 - b. two homes in Māngere, South Auckland completed and yet to be sold for occupancy under the Pacific Building Affordable Homes fund (PBAH).

- c. six homes in Hamilton completed and yet to be sold for occupancy under the Pacific Housing Supply Waikato (PHSW).
- 5. To date, the Ministry has delivered 67 homes in total across its housing programmes, and is on track to deliver its overall target of at least 85 homes by the end of 2026/27.
- 6. The Ministry has also met its Pacific Building Affordable Homes (PBAH) delivery target of between 25–35 homes for the 2025/26 financial years, with 33 homes completed to date under this initiative.
- 7. A detailed update is provided below and in **Appendix 1**.

Ministry's Housing programme

- 8. **Our Whare Our Fare (OWOF):** Budget 2022 invested \$114.611 million to enable Central Pacific Collective (CPC), in partnership with Ngāti Toa and the Ministry, to deliver up to 300 affordable homes in Eastern Porirua by 2034. The OWOF project is progressing well, with key milestones achieved this period, including:
 - a. Stage 1 complete: All 18 homes delivered and occupied.
 - b. Stage 2 and 3 underway: 32 additional homes expected to be completed by December 2026.
 - c. The Ministry has released \$69.27 million to date, supporting 58 homes in the construction pipeline by June 2027.
 - d. The OWOF Executive Governance Group, chaired by the Ministry and comprising CPC, the Ministry of Housing and Urban Development, and The Treasury, has endorsed in principle CPC's proposal to deliver a further 41 homes, subject to land negotiations being finalised.
- 9. **Pacific Building Affordable Homes (PBAH):** Budget 2020 invested \$14.251 million over four years for providers to deliver affordable homes for Pacific families to purchase and occupy.
 - a. Two new homes have been completed and steady delivery continues across existing developments, including the following homes over the next six months:
 - i. Late June 2026: 8 × 3-bedroom homes in Ōtāhuhu, Auckland.
 - ii. Late July 2026: 3 × 3-bedroom homes in Ōtāhuhu, Auckland.
- 10. **Pacific Housing Supply Waikato (PHSW):** Budget 2020 invested \$5 million for Pacific Housing Waikato to increase Pacific housing supply and home ownership options in the Waikato region.
 - a. Six homes (2 × 4 bedroom, 4 × 3 bedroom) were completed in Hamilton during October to December 2025 to be sold to Pacific families. These homes are in addition to the three completed homes in the 2024/25 financial year.
- 11. **Financial Capability Programme (FCP):** Budget 2020 invested \$15.74 million over four years to fund providers to strengthen financial capability and develop clear pathways toward

home ownership for Pacific families. In September 2024, you approved the reprioritisation of a further \$7.91 million to deliver the programme through to 2027/28 (B006-2024/25 refers).

- a. In January 2026, 12 providers were contracted to deliver the FCP across New Zealand through to 2027/28. These providers aim to achieve up to 1,500 financial literacy participations and develop up to 200 comprehensive home ownership plans in 2025/26.
- b. A progress update will be provided in your next six-monthly report.

12. **Community Housing Provider (CHP) Pacific programme:** Budget 2020 invested \$270,000 over four years to enable housing provider, Community Housing Aotearoa (CHA) to support eight Pacific providers to achieve CHP status.

- a. Of the eight providers supported, one provider (CPC), achieved CHP registration.
- b. CHA advises the remaining providers are unlikely to progress to CHP status in the near term, as many face common capability barriers such as limited governance capacity, insufficient financial systems and infrastructure, and the absence of asset management frameworks required for the rigorous registration process.
- c. As funding for the programme has concluded and no further deliverables are expected, the Ministry will exclude this programme from future six-monthly reports, while continuing to engage in occasional sector updates from CHA as needed.

Next steps

13. This memo will be discussed at your upcoming meeting with officials.
14. The next six-monthly housing update will be provided in September 2026.

Ministry contact: Danilo Coelho de Almeida, Acting Deputy Secretary, Commissioning & Partnerships, s9(2)(a)

Appendix 1: Pacific Building Affordable Housing, Our Whare Our Fare & Pacific Housing Supply Waikato - progress update

PROVIDER	TPOLOGY	COMMITTED FUNDING	LOCATION	STATUS	TENURE	EXPECTED DELIVERY
Northern region						
Housing Foundation NZ	10 duplex homes	\$2,500,000.00	4 sites in Māngere, South Auckland	3 homes completed (1 x 3-bdrm, 2 x 4-bdrm) 2 (4-bdrm) homes completed 3 x 3-bdrm homes have roof and frames up (remaining 2 homes yet to commence).	Shared equity	Aug 2024: 3 completed homes (all sold / occupied) Mar 2026: 2 completed homes (not yet sold) Jul 2026: expected completion of 3 homes
5 Fields Road Ltd	7 duplex homes	\$1,157,529.00	Manurewa, South Auckland	7 homes completed (2 x 3-bdrm, 5 x 2-bdrm)	Purchase	Oct 2024: 7 completed homes (all sold / occupied)
Fruition Homes Ltd	16-unit apartment	\$2,425,000.00	Point England, East Auckland	Resource consent for apartment (8 x 3-bdrm, 8 x 2-bdrm)	Shared equity	Jul 2027: expected completion
	8 duplex homes	\$1,700,000.00	Ōtāhuhu, South Auckland	8 x 3-bdrm homes currently at framing stage	Shared equity	Jun 2026: expected completion
Penina Trust	9 homes for public housing	\$1,449,300.00 <i>MPP transferred fund to MHUD for Penina's access due to tenure</i>	Ōtāhuhu, South Auckland	9 homes completed	Social rental	Aug 2023: 9 completed homes (all occupied).
	5 turnkey homes	\$1,042,500.00	Weymouth, South Auckland	5 homes completed (4 x 3-bdrm, 1 x 4-bdrm)	Rent to buy	Sep 2023: 5 completed homes (all sold / occupied)
	4 turnkey homes	\$ 913,750.00	Favona, South Auckland	4 homes completed (3 x 4-bdrm, 1 x 3-bdrm)	Rent to buy	May 2024: 4 completed homes (all sold / occupied)
	4 turnkey homes	\$ 950,000.00	Māngere East, South Auckland	4 homes completed (2 x 4-bdrm, 2 x 2-bdrm)	Purchase	Jun 2025: 4 completed homes (all sold / occupied)
Pacific Housing Waikato	3 duplex homes	\$5,000,000.00 <i>B2020 package for</i>	Jacks Landing, Hamilton	3 homes completed (2 x 3-bdrm, 1 x 2-bdrm)	Rent to buy	Dec 2024 & Apr 2025:

PROVIDER	TYPOLOGY	COMMITTED FUNDING	LOCATION	STATUS	TENURE	EXPECTED DELIVERY
(Pacific Housing Supply Waikato)		'Pacific Housing Supply Waikato'				3 completed homes (all sold / occupied)
	6 duplex homes		Horotiu & Forest Lake, Hamilton	6 homes completed (2 x 4-bdrm, 4 x 3-bdrm)	Shared equity	Nov 2025: 6 completed homes (not yet sold)
Central region						
Central Pacific Collective (Our Whare, Our Fare)	Up to 300 homes (various typologies) built in the next 10 years	2023/24: \$28.611m 2024/25: \$35.873m 2025/26: \$40.231m ¹	Eastern Porirua	18 homes completed (6 x 4-bdrm, 8 x 3-bdrm, 4 x 2-bdrm) Construction of next 32 homes (various typologies) has commenced	Shared equity	Dec 2025: 18 complete homes (all occupied) Dec 2026: Expected completion of 32 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)	Rent to buy	Mar 2025: 5 completed homes (4 occupied & 1 home is yet to be sold)
Pacific Community Developments Ltd	5 stand-alone homes	\$ 843,250.00	Milton, South Otago	1 home (4-bdrm) complete (remaining 4 homes to commence development on selling of this first home)	Purchase	Jul 2025: 1 completed home (not yet sold) Dec 2027: expected completion of remaining 4 homes
Total funding released - PBAH		\$13,908,454.00 ²		67 homes completed		
Total funding released - OWOF		\$69,270,000.00				
Total funding released - PHSW		\$ 5,000,000.00				

¹ Of the total operating contingency, \$104.745 million is allocated to CPC over three financial years (2023/24 to 2025/26) to support the OWOF project.

² PBAH contingency of approximately \$342,546 was returned to Treasury and reported as part of the Government financial results in 2023/24.