



Crown Land Development Programme

MBIE has a programme of work underway to identify vacant or under-utilised Crown-owned land in Auckland that is suitable and available for housing development, and to facilitate the construction of dwellings to increase housing supply, in collaboration with the iwi/hapū of Tāmaki Makaurau and private developers.

The programme is designed to deliver additional dwellings at pace. The Government has committed to making 20 per cent of the homes across the programme available for social housing and a further 20 per cent priced as affordable – defined as no more than the KiwiSaver HomeStart cap (currently \$650,000 in Auckland).

The Tāmaki Collective Deed of Settlement - signed in 2012 between the Crown and Ngā Mana Whenua o Tāmaki Makaurau (Ngā Mana Whenua) – provides that where the Government intends to develop Crown land that is covered by the Deed of Settlement for housing, the Right of First Refusal (RFR) is not triggered but instead a development protocol applies. The protocol stipulates that Ngā Mana Whenua (through its Limited Partnership) must be offered the first opportunity to be the developer under the same terms and conditions that would apply to the private sector.

In September the Government announced a Housing Mahi Ngātahi Agreement with Ngā Mana Whenua. The Agreement reinforces the protocol, as well as setting out further ways for the Government and iwi to work together on common objectives for increasing housing supply.

Some Crown land that is to be developed under the programme falls within Treaty settlements other than the Tāmaki Makaurau settlement. For these sites, the Crown collaborates with the relevant iwi on a project-by-project basis.

For sites that are not subject to Treaty settlements, or which iwi do not take up the opportunity to develop, MBIE has established a panel of private developers to receive the development opportunities. The panel was established through a competitive procurement process in 2015 and comprises the following developers:

	Low density	Medium density	High density
1	Fletcher Residential Ltd	Ockham Residential	Fletcher Residential Ltd
2	The Neil Group Ltd	Fletcher Residential Ltd	Classic Group Ltd
3	Classic Group Ltd	Classic Group Ltd	Urban Growth Partners

Relevant documents:

- [Housing Mahi Ngātahi agreement \[PDF 490KB\]](#)
- [Tāmaki Collective Development Protocol \[PDF 164KB\]](#)
- [Briefing: 2212 14/15 – Development of vacant Crown land for housing in Auckland](#)
- [Briefing: 2917 14/15 – Launching vacant Crown land programme – Moire Rd recommendation](#)
- [Cabinet paper – Acquiring land at Moire Rd to facilitate housing development in Auckland](#)
- [Paper to Budget Ministers – Development of vacant Crown land for housing in Auckland](#)
- [Briefing: 3066 14/15 – Background information for meeting with the Tāmaki Collective](#)
- [Cabinet paper – Update on Developing vacant and under-utilised Crown land in Auckland](#)

[Sites identified for the Crown Land Development Programme](#)

As at May 2017 the following sites have been announced and are progressing at pace through the Crown Land Development Programme in Auckland. MBIE is continuing its assessment of other potential sites.

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