

15 September 2022

Kent Shoebridge
fyi-request-20212-1369a348@requests.fyi.org.nz

Dear Kent

Thank you for your email of 12 August 2022, to Kāinga Ora Homes and Communities, requesting the following information under the Official Information Act 1982 (the Act):

- 1. all documents, emails and communications related to land purchases by Kainga Ora in Whangarei district since the 1st January 2016 that is planned to be used to build social housing, and*
- 2. all communications, reports, emails, documents, related to current and future plans for social housing developments in Whangarei district,*
 - a) including areas looking to be developed in and*
 - b) potential numbers of dwellings in each location*

On 24 August 2022, you refined your original request to the following:

- 1. Can you please supply plans, maps and/or lists of all properties purchased in the last 12 months or*
- 2. already held by Kāinga Ora or another government department or local authority that is being considered for development into social housing with 4 or more dwellings grouped together on one or more properties within the next 5 years within the Whangarei district excluding bream bay or north of Kamo*
- 3. Copies of any new build building consents for social housing which have been submitted within the last two years within the whangarei district excluding Bream Bay or north of Kamo*

In response to *part one* of your request, please refer to the table below of all Kāinga Ora land purchases from 1 September 2021 to 20 August 2022:

Table 1: Kāinga Ora land purchases

Type	Address	Suburb
Land	Ross Street	Onerahi
Land	Griffin Street	Kamo
Land	Paramount Parade	Tikipunga
Land	King Street	Kensington

Furthermore, the table below illustrates all Kāinga Ora homes purchases in Whangarei District from 1 August 2021 to 31 July 2022. These purchases are specifically for public housing:

Table 2: Kāinga Ora homes purchases

Type	Suburb	Number of homes
Home	Kamo East	4
Home	Marsden Point-Ruakaka	1
Home	Regent	1
Home	Sherwood Rise	2
Home	Tikipunga West	4
Home	Whangarei Central	1
Home	Whau Valley	1

In response to *part two* of your request, as of 1 September 2022, our records show the following list of properties currently owned by Kāinga Ora that are being considered for potential redevelopment to deliver 4 or more homes. Please note that *Table 3* may include properties (land and homes) which are part of *Tables 1* and *2* above.

Table 3: Homes currently owned by Kāinga Ora

Suburb	No. of projects	Number of homes (Gross)
Morningside	3	4
Onerahi	8	62
Avenues	6	75
Kamo	2	18
Kensington	10	63
Otangarei	1	24
Regent	1	33
Tikipunga	21	234
Whau Valley	8	47

While Kāinga Ora currently owns these properties and is considering these sites for future development over the next 2-4 years, we are unable to confirm if all these development opportunities will proceed. We are therefore unable to provide you with plans for these development opportunities as final decisions are yet to be made.

Kāinga Ora secures additional homes through:

1. redevelopments, where new homes are built on Kāinga Ora land, usually replacing an older home with more new warm and dry homes.
2. acquiring new homes, as a new build that has not been previously occupied, from a builder or developer.
3. acquiring existing homes, usually on the open market.
4. homes leased from private or corporate owners.

Kāinga Ora prefers to deliver new homes through redevelopment of new housing on land it owns, reducing old and dated housing and providing new warm and dry homes.

The priority of Kāinga Ora is to house people in need, and buying new build homes or buy-ins provides additional homes where need cannot be met through redevelopment.

The Ministry of Housing and Urban Development (HUD) publishes information on newly built homes monthly at: <https://www.hud.govt.nz/stats-and-insight/the-government-housing-dashboard/change-in-public-homes/>.

In response to *part three* of your request, we are unable to provide you with copies of building consents, which were submitted in the last two years within the Whangarei district. Building consents form a large volume of documents that are logged for each building rather than the entire project. This would result into hundreds of building consents. Therefore, we are refusing information to this part of your request pursuant to section 18(f) of the Act, as the information requested cannot be made available without substantial collation or research.

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

Kāinga Ora proactively releases its responses to official information request where possible, and our response to your request may be published at www.kaingora.govt.nz/publications/official-information-requests/ with your personal information removed.

Yours sincerely

A handwritten signature in black ink, appearing to read 'JK' followed by a stylized surname.

James Kennelly
Team Leader Government Relations