

21 January 2022

s9(2)(a)



Thank you for your email of 2 December 2021 to Kāinga Ora – Homes and Communities requesting the following information under the Official Information Act 1982 (the Act):

“The total number of new social housing dwellings COMPLETED (ie. received Code of Compliance Certificate) built in the Auckland Region in 2021, on a NET basis (ie. discounting housing that has been demolished for redevelopment).”

“The total number of new social housing dwellings that have been purchased from private developers in the Auckland Region in 2021.”

On 9 December 2021, you clarified that your request was for information Kāinga Ora centrally records on when new homes (through redevelopment and buying new homes) are tenanted, as Kāinga Ora does not centrally record the date a Code of Compliance Certificate is received.

You also clarified the second part of your request to the total number of new social housing dwellings that have been purchased in the Auckland Region (through redevelopment and buying new homes) in 2021, as Kāinga Ora does not centrally record if the developer is a private developer or if these are bought from a trust, business entity or other organisation.

Attachment 1 provides the information requested on when new state homes built in the Auckland Territorial Local Authority were tenanted and when they were first recorded on the Kāinga Ora housing stock database, and the number of state homes demolished over the same period. This is provided by month.

There may be a small time lag between when a home is entered into the Kāinga Ora database and when it is tenanted. There is a significant time between the demolition of a home and the redevelopment of new warm and dry homes.

The data provided is to 30 November 2021, the latest month for which data is available. I have included December 2020 data in the attachment.

A new build is a home that Kāinga Ora purchases from the market. These homes are generally purchased when construction is completed.

A redevelopment is the construction of a new house on land owned by Kāinga Ora, or land purchased by Kāinga Ora.

Note that Kāinga Ora may also buy a small number of existing homes and leases a small number of hoes to meet need.

Kāinga Ora continues to look for all opportunities to increase the housing supply across New Zealand to meet the need for state, transitional and affordable homes.

Kāinga Ora is building more warm, safe and dry homes for our customers to live in than we have in decades.

As part of our development programme we are demolishing existing old and not-fit-for purpose houses and replacing them with more newly built warm and dry homes. Buying existing properties assists us to rehouse tenants displaced by the redevelopment process, which in turn allows us to bring newly built properties on line faster.

Kāinga Ora prefers to deliver new homes through redevelopment, 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 builds or buy-ins provides additional homes where need cannot be met through redevelopment.

More information on the build programme being undertaken by Kāinga Ora can be found at <https://kaingaora.govt.nz/developments-and-programmes/what-were-building/>:

Please note that Kāinga Ora proactively releases our responses to official information requests where possible. Our response to your request may be published at <https://kaingaora.govt.nz/publications/official-information-requests/> with your personal information removed.

Yours sincerely

A handwritten signature in blue ink that reads "Rachel Kelly". The signature is written in a cursive, flowing style.

Rachel Kelly
Manager Government Relations

Attachment 1 – Additions, date first tenanted and demolitions in Auckland

	First recorded			First tenanted			Demolitions
	New Build	Redevelopment	Total	New Build	Redevelopment	Total	
December 2020	30	63	93	30	63	93	88
January 2021	3	3	6	3	3	6	26
February 2021	31	56	87	31	56	87	2
March 2021	0	122	122	0	122	122	72
April 2021	30	17	47	30	17	47	69
May 2021	0	44	44	0	44	44	33
June 2021	18	143	161	17	135	152	160
July 2021	7	7	14	7	7	14	0
August 2021	6	72	78	6	54	60	51
September 2021	0	9	9	0	7	7	15
October 2021	0	16	16	0	15	15	7
November 2021	1	19	20	1	3	4	53
Total	126	571	697	125	526	651	576