

29 September 2023

s9(2)(a)

Thank you for your email to Kāinga Ora – Homes and Communities, dated 5 September 2023, in which you requested the following information under the Official Information Act 1982 (the Act):

“Please provide a copy of the current standards or assessment criteria that Kāinga Ora use to assess a house’s/property’s suitability to purchase when considering purchasing a property to bring into Kāinga Ora’s social housing stock.

Please provide a copy of the current standards or assessment criteria that Kāinga Ora use to assess a property’s suitability to lease when considering leasing a property to bring into Kāinga Ora’s social housing stock.”

Kāinga Ora – Homes and Communities has a clear mandate under the Kāinga Ora – Homes and Communities Act 2019 to help provide quality homes to people. To help deliver these homes, Kāinga Ora has design requirements that must be met for a development opportunity or acquisition to be accepted.

Kāinga Ora delivers public homes in the following ways:

- **Acquired new / Developer-led** - new housing delivered by a builder/developer on land not already owned by Kāinga Ora.
- **Redevelopment / Kāinga Ora-led** - new housing delivered by a builder/developer on land already owned by Kāinga Ora - either after existing homes are deconstructed, demolished or removed from a site, or on vacant Kāinga Ora-owned land.
- **Acquired existing** – existing homes bought by Kāinga Ora through a Sale and Purchase agreement.
- **New leases** – homes leased from private or corporate owners.

Kāinga Ora prefers to deliver new homes through redevelopment, replacing old and dated housing and providing new warm and dry homes. The priority of Kāinga Ora is to house people in need, and this is why we buy additional homes where need cannot be met through redevelopment.

Kāinga Ora only occasionally leases homes from property owners. There were 35 public homes leased between July 2019 and August 2023, compared to 1,286 acquired existing, 5,428 delivered through redevelopment and 2,015 acquired new.

Kāinga Ora, and private developer-led developments, must meet the minimum design requirements to ensure that the needs of our customers and communities are met, as well as our responsibilities as a government agency and long-term asset owner.

Our design requirements for new homes acquired from developers or builders are publicly available on the Kāinga Ora website [Design-Requirements.pdf \(kaingaora.govt.nz\)](https://kaingaora.govt.nz/design-requirements.pdf). I am refusing this part of your request under section 18(d) of the Act as the information requested is already publicly available.

There are no set criteria for new leases and acquired existing homes. Therefore, I am refusing this part of your request under section 18(e) of the Act, as the document requested does not exist.

Each property is assessed on its own merit, although factors considered are age, location, the type of house, driveway access and the requirements of the likely occupants. I can also tell you that Kāinga Ora considers factors such as whether the home is tenanted with long-term tenants (as we do not wish to displace current tenants), existing covenants, cladding type, parking availability and whether the home is cross-leased.

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

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

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Rachel Kelly
Manager Government Relations