

19 August 2021

s9(2)(a)

Thank you for your request of 22 July 2021, under the Official Information Act (the Act) to Kāinga Ora – Homes and Communities, asking:

1. *The Total Number of New houses built in New Zealand by Kāinga Ora for the year ending 30th June 2021.*
2. *The Total Number of New houses built in the Auckland region by Kāinga Ora for the year ending 30th June 2021.*
3. *The total number of Maori whanau that have been placed in the above new homes for New Zealand and for Auckland for the year ending 30th June 2021.*
4. *The number of houses built the year ending 30th June 2021. that have been constructed by Maori companies. Maori companies are as defined by Te Amotai.*
5. *The total dollar value of contracts awarded to Maori companies, as defined by Te Amotai for the year ending 30th June 2021.*

On 26 July 2021, you clarified that question 1 and 2 related to Kāinga Ora homes.

Responses to your questions are:

1. *The Total Number of New houses built in New Zealand by Kāinga Ora for the year ending 30th June 2021.*
2. *The Total Number of New houses built in the Auckland region by Kāinga Ora for the year ending 30th June 2021.*

Table 1 provides the number of homes added to the Kāinga Ora housing stock in the year to 30 June 2021. Table 2 provides the same information for the Auckland Territorial Local Authority area.

Table 1: Homes acquired in New Zealand – year to 30 June 2021

<i>How house acquired</i>	State Housing	CGH	Transitional	Total
Redevelopment	1,586	1	246	1,833
New build	280	12	307	599
Buy-in	277	6	67	350
New lease	11	0	0	11
Total	2,154	19	620	2,793

Table 2: Homes acquired in Auckland – year to 30 June 2021

<i>How house acquired</i>	State Housing	CGH	Transitional	Total
Redevelopment	1,027	0	219	1,246
New build	167	2	161	330
Buy-in	63	1	23	87
New lease	9	0	0	9
Total	1,266	3	403	1,672

There were 1,866 new state homes built for Kāinga Ora in the year ending 30 June 2021.

Of the 1,866 new state homes, 1,586 were redevelopments, where older state homes are replaced with new warm and dry homes on land owned by Kāinga Ora. A further 280 new homes were bought from builders and developers for use as state homes.

Kāinga Ora also occasionally buys homes that have previously been lived in, and leases homes to meet need. There were 277 and 11 state homes respectively provided in this way in the year to 30 June 2021.

Kāinga Ora also leases Community Group Housing (CGH) homes to groups who support people in the community, such as Women’s Refuges.

Transitional housing is when Kāinga Ora leases properties to third parties to provide short-term accommodation for longer durations for people transitioning from adverse situations or with complex needs. The temporary accommodation is used to help people stabilise their short-term housing and support needs, learn to live independently before moving to a more permanent housing solution.

3. *The total number of Maori whanau that have been placed in the above new homes for New Zealand and for Auckland for the year ending 30th June 2021.*

Table 3 and Table 4 provide information on tenants placed in newly built homes. This information is for placements in state houses only, in homes added to the Kāinga Ora housing stock in the year to 30 June 2021. It includes tenants placed in these homes from 1 July 2020 to 31 July 2021. Occupants in CGH and transitional homes are not considered “placements” and Kāinga Ora does not hold information on the ethnicity of the occupants.

There may have been more than one placement in each state home over this period, as an original tenant may have left, which is why the number of tenancies may exceed the number of homes for some categories.

The ethnicity of the tenant is based on the self-identified ethnicity of the main tenant. One person can identify with more than one ethnicity, so for this information, “Māori” is one of the ethnicities that the main tenant identifies with.

While you only asked about new builds, information on other state housing, Table 3 and Table 4 include all additions for context.

Table 3: Placements of Māori tenants – New Zealand

<i>How house acquired</i>	Tenancies	Tenancies where main tenant identifies as Māori
Redevelopment	1,406	388
New Build	232	80
Buy-in	228	33
New Lease	8	1

Table 4: Placements of Māori tenants – Auckland

<i>How house acquired</i>	Tenancies	Tenancies where main tenant identify as Māori
Redevelopment	898	227
New Build	151	43
Buy-in	39	7
New Lease	7	0

4. *The number of houses built in the year ending 30th June 2021. that have been constructed by Maori companies. Maori companies are as defined by Te Amotai.*

Kāinga Ora uses the definition of Māori owned entity that was developed by the Māori Economic Development Board. This is the definition also adopted by Te Puni Kōkiri in support of the Cabinet directive on Progressive Procurement Targets for Māori.

For the year to 30 June 2021, Kāinga Ora does not hold the information to report on the number of homes built by Māori companies.

I am therefore refusing your request for this information under section 18(g)(i) of the Act as, *'the information requested is not held by the department or Minister of the Crown or organisation and the person dealing with the request has no grounds for believing that the information is either by another department or Minister of the Crown or organisation, or by a local authority...'*

I am able to inform you that for the year to 30 June 2021, in terms of direct engagement with a Māori construction contractor, K3 Development Limited Partnership was awarded a contract to build homes. No other contracts were awarded directly to Māori for construction but we did award 30 contracts to Māori organisations during that period for a range of services across Kāinga Ora.

5. *The total dollar value of contracts awarded to Maori companies, as defined by Te Amotai for the year ending 30th June 2021.*

Kāinga Ora uses the definition of Māori owned entity that was developed by the Māori Economic Development Board. This is the definition also adopted by Te Puni Kōkiri in support of the Cabinet directive on Progressive Procurement Targets for Māori.

For the year to 30 June 2021, Kāinga Ora does not hold the information to report on the dollar values of homes built by Māori companies.

I am therefore refusing your request for this information under section 18(g)(i) of the Act as, *'the information requested is not held by the department or Minister of the Crown or organisation and the person dealing with the request has no grounds for believing that the information is either by another department or Minister of the Crown or organisation, or by a local authority...'*

I am able to inform you that the total dollar value of contracts awarded to Māori entities was \$3.2 million across all categories of spending in the year to 30 June 2021.

Further information

Procurement guidance

Kāinga Ora is directed through legislation and guidelines to identify opportunities to partner with Māori-owned businesses and support Māori interests in housing.

Kāinga Ora completed its Social and Sustainable Procurement Plan (Pa Harakeke) in September 2020 and on 3 December 2020 the Government announced that public service agencies like Kāinga Ora should work towards *'a target of 5 percent of the total number of buyer (mandated government agencies) procurement contracts are awarded to Māori businesses.'*

While Kāinga Ora is asked to consider this direction and target, it does not mean it will only work with Māori-owned businesses. All businesses that Kāinga Ora procures goods and services from are subject to normal procurement processes and due diligence.

Definition of Māori/Pasifika Business

Māori or/and Pasifika-owned business are defined as enterprises where:

- Partnerships: at least 50 percent of each class of partnership interest is owned by Māori and/or Pasifika person(s) and such ownership must be reflected in the partnership agreement; or
- Corporations/companies: Māori and/or Pasifika person(s) own at least 50 percent of each class of ordinary voting shares issued and at least 50 percent of each class of all other shares issued; or
- Uses the current Inland Revenue eligibility to be a Māori authority (i.e; is eligible for a Māori authority tax code); or
- Trusts: at least 50 percent of owner(s) of securities or assets held in trust are Māori and/or Pasifika person(s); or
- Sole proprietorship/trader: 100 percent ownership by a Māori and/or Pasifika person.

Statement of Performance Expectation 2021/22

Māori engagement measures are included in the Kāinga Ora Statement of Performance Expectations for 2021/22. This will quantify and make visible the work Kāinga Ora does to support Māori and help us identify and encourage where we are being most effective.

The seven measures include two (1 and 4) related to your request:

1. percentage of supplier contracts and agreements with Māori businesses by volume
2. number of Kāinga Ora Staff who have participated and completed Mātauranga Māori pilot programmes
3. percentage of tenants who identify with the following ethnicity groups satisfied that their interactions with Kāinga Ora are culturally appropriate:
 - Māori
 - Pacific peoples
4. percentage of new trainees engaged in our Kāinga Ora construction apprenticeship or cadetship programme who identify themselves as:
 - Māori
 - Pacific peoples
5. percentage of our Iwi partners, who are satisfied or very satisfied with their on-going partnership with Kāinga Ora
6. percentage of applicants gaining full pre-approval for the Progressive Home Ownership scheme who are part of the following targeted groups:
 - Māori
 - Pacific peoples
 - Families with children
7. percentage of homes purchased by New Zealanders with one or more of our home ownership products who identify themselves as:
 - Māori
 - Pacific peoples

For more information about how businesses can work with Kāinga Ora or about progressive procurement, you can visit the Kāinga Ora website at <https://kaingaora.govt.nz/working-with-us/> or the Te Puni Kōkiri website at <https://www.tpk.govt.nz/en/a-matou-kaupapa/maori-economic-resilience/progressive-procurement>.

You have the right under section 28(3) to seek an investigation by the Ombudsman about the decision. Information about how to make a complaint is available at either www.ombudsman.parliament.nz or Freephone 0800 802 602.

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