

26 August 2022

s9(2)(a)



Thank you for your emails of 29 June 2022 and 8 July 2022 requesting information under the Official Information Act 1982 (the Act) on public housing in Rotorua, and partnerships between Kāinga Ora – Homes and Communities (Kāinga Ora) and mana whenua.

On 27 July and 4 August 2022 Kāinga Ora advised you that it was extending the timeframe for responding to your requests under section 15A(1)(b) of the Act, to allow time for the consultation required to provide a proper response. I thank you for your patience while we carried out this consultation, and I respond to each part of both your requests below.

1. *A copy of the latest business case for Rotorua that includes information about the amount of land in Rotorua district the agency needs to secure for housing*

I am advised that Kāinga Ora does not have a document with this information, therefore I am declining this part of your request under section 18(e) of the Act, as *‘the document alleged to contain the information does not exist.*

It may be helpful to clarify that Kāinga Ora does not plan its delivery of public housing on the basis of the amount of land needed to secure housing, but on the number of new homes required. This number is based on the Government’s public housing supply intentions, which are set out in the Public Housing Plan (PHP). Te Tūāpapa Kura Kāinga/Ministry of Housing and Urban Development (HUD) is the agency responsible for the PHP, which provides information about the location and number of the additional 8,000 public and transitional housing places that Kāinga Ora and other housing providers are expected to deliver across the country between 2021–2024.

As the main agency tasked with delivering the Government’s priorities for housing and urban development, Kāinga Ora has a key role to play in delivering these homes, in partnership with Rotorua Lakes Council, other Crown agencies, and mana whenua. This includes delivering more public, transitional, and affordable homes, leading and co-ordinating urban development projects, and addressing issues of homelessness and home affordability.

As at 30 June 2022, Kāinga Ora was looking to deliver 358 additional homes in Rotorua by 2024/25. This includes both public and Supported Housing (housing leased to Supported Housing Providers who provide wraparound support services to people and whānau). As at 30 April 2022, there were 162 homes in progress in Rotorua, where Kāinga Ora was procuring a build, negotiating a contract, or had a home under construction that was expected to be delivered by June 2023.

For more detailed information on our developments in Rotorua, including homes under construction, planned developments, and housing opportunities being reviewed, I invite you to visit our website here: <https://kaingaora.govt.nz/developments-and-programmes/what-were-building/public-housing-developments/bay-of-plenty-region/>

For more information on the Public Housing Plan, including the number of new homes planned for delivery in the Bay of Plenty by 2024, I invite you to visit the HUD website here: <https://www.hud.govt.nz/community-and-public-housing/increasing-public-housing/public-housing-plan>.

Rotorua is identified as a priority area under the Public Housing Plan, and you can find more information on this here: <https://www.hud.govt.nz/assets/Community-and-Public-Housing/Increasing-Public-Housing/Public-Housing-Plan/PHP-Factsheets-for-focus-areas.pdf>.

- 2. Copy of any feasibility reports or plans or assessments Kainga Ora has carried out on Māori land in Rotorua district, between January 2021 and May 2022*

I attach the relevant part of an email dated 22 September 2021 (Appendix One) sent internally within Kāinga Ora, which includes a desktop study of land at Whakapoungakau 10B 2, 10B 3B, 10B 3C (Aggregated).

Kāinga Ora has identified an additional nine documents in scope of this part of your request. These documents are preliminary assessments either carried out or commissioned by Kāinga Ora at the request of landowners of the potential of their land for housing development, and provided to the owners to assist them with their consideration and discussion.

I am withholding these documents under section 9(2)(ba)(i) of the Act, as *'the information is subject to an obligation of confidence'* and if released, could prejudice the supply of similar information in the future. When Kāinga Ora assesses land on behalf of owners there is an implicit understanding that this information is provided on a confidential basis to the groups involved to assist them with their decision-making. To make this information public while discussions are ongoing and no agreements have been entered into, could prejudice other activities the owners are carrying out on their land, and would reduce their trust in Kāinga Ora. I do not believe the public interest in making these documents public outweighs this obligation of confidence, or the ability of Kāinga Ora to continue to work with Iwi/Rōpū Māori as a trusted partner.

- 3. The number of partnerships Kainga Ora has with Māori groups in Rotorua? And a copy of each of those agreements*

Kāinga Ora is partnering with a number of Iwi/Rōpū Māori in Rotorua to grow the supply of public and affordable housing, but currently has a formal agreement with only one group, Ngāti Whakaue Tribal Lands Inc (NWTL). This agreement contains a confidentiality clause, therefore I am withholding it under section 9(2)(ba)(i) of the Act, as *'the information is subject to an obligation of confidence'*.

Other partnerships with Iwi/Rōpū Māori that do not involve a formal agreement include but are not limited to providing development support through Maihi Ka Ora to Ngāti Uenukukōpako to deliver 15 public homes in partnership with Habitat for Humanity, partnering with Te Arawa as part of the Emergency Housing Taskforce, meeting with schools and Iwi/Rōpū to provide information on procurement and apprenticeship opportunities, providing information to groups to assist their involvement in affordable housing, and increasing the level of Māori home ownership by supporting aspirations of Iwi/Rōpū to develop urban papakāinga on their land.

- 4. A list of all the properties the agency has purchased in Rotorua since it was established - please include purchase price, name of seller and number of houses the agency plans to put on these sections and the budgeted cost of that build'*

Kāinga Ora was established in October 2019. I refer you to tables 1-3 below for a list of properties it has purchased in Rotorua between October 2019 and 30 June 2022.

This information is broken down by the type of acquisition (eg purchase of an existing buildings, new builds, and purchase of land for development), suburb, settlement date, contract price, and the number of homes.

In the case of purchases of land for development, the table includes the number of homes that Kāinga Ora estimates can potentially be built on the land and estimated development costs. These figures may change as detailed design is undertaken. In the case of land purchases, Kāinga Ora may also recoup some of the purchase price by selling parts of the land to developers for affordable or market housing development. Where the development cost is given as 'TBC', this indicates that Kāinga Ora is still exploring development options, and your request for this information is declined under section 18(g) of the Act, as *'the information is not held'*.

Kāinga Ora withholds addresses of its properties to protect the privacy of our customers, who may not wish to be identified. Please note that the addresses of homes, and the names of vendors have been withheld under section 9(2)(a) of the Act, *'to protect the privacy of natural persons'*.

Table 1: Kāinga Ora purchases of existing homes in Rotorua District, October 2019 – 30 June 2022

Suburb	Settlement date	Contract price (incl GST) \$	Number of units
Owhata	Dec 19	540,000	1
Owhata	Dec 19	669,000	1
Pukehangi	Dec 19	500,000	1
Mangakakahi	Jan 20	548,000	1
Pukehangi	Jan 20	924,000	2
Fairy Springs	Jan 20	450,000	1
Glenholme	Jan 20	645,000	1
Owhata	Jan 20	450,000	1
Owhata	Jan 20	823,000	1
Hillcrest	Mar 20	437,000	1
Springfield	Mar 20	811,000	1
Sunnybrook	Mar 20	620,000	1
Owhata	Apr 20	448,000	1
Pukehangi	Apr 20	500,000	1
Owhatu	Apr 20	580,000	1
Pomare	Apr 20	410,000	1
Pukehangi	May 20	620,000	1
Owhata	May 20	475,000	1
Fenton Park	May 20	558,000	1
Owhata	May 20	716,000	1
Pukehangi	May 20	610,000	1
Mangakakahi	May 20	430,000	1
Rotorua	May 20	659,000	1
Glenholme	Jul 20	345,000	1
Mangakakahi	Sep 20	485,000	1

Pukehangi	Dec 20	530,000	1
Ngongotaha	Aug 21	844,000	1
Glenholme	Sep 21	8.165M	31
Puketangi	Nov 21	665,000	1
Mangakakahi	Dec 21	1M	2
Fairy Springs	Feb 22	730,000	1
Pukehangi	May 22	825,000.00	1
Mangakakahi	May 22	800,000	1
Mangakakahi	May 22	590,000	1
Victoria	Feb 20	2.084M	4
Victoria	Apr 21	2.142M	8
Fairy Springs	Jun 21	2.128M	4
Fairy Springs	Oct 21	2.377M	4

Table 2: Kāinga Ora purchases of new builds in Rotorua District, October 2019 – 30 June 2022

Suburb	Settlement date	Contract price (incl GST) \$	Number of units
Victoria	Feb 20	2.084M	4
Victoria	Apr 21	2.142M	8
Fairy Springs	Jun 21	2.128M	4
Fairy Springs	Oct 21	2.377M	4

Table 3: Kāinga Ora purchases of land for development in Rotorua District, October 2019 – 30 June 2022

Suburb	Settlement date	Contract price (incl GST) \$	Possible yield	Estimated development costs \$
85 Collie Drive, Pukehangi	Dec 21	14,490M	42	\$26M
Owhata Rd, Owhata	Jan 22	2.350M	TBC	TBC
1446-1460 Pukuatua Street, Rotorua Central	Feb 22	2.370M	20	\$10.5M
54 Devon Street, Glenholme	April 22	650,000	7	\$4.3M
47 Roger Street, Pukehangi	May 22	580,000	3	\$2M

I trust this information is helpful to you. You have the right to seek an investigation and review by the Ombudsman of this response. Information about how to make a complaint is available at www.ombudsman.parliament.nz.

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.

Nāku noa, nā

A handwritten signature in black ink that reads "Hinemoa Awatere". The signature is written in a cursive style with a prominent flourish at the end of the name.

Hinemoa Awatere
Acting Ringa Raupā Deputy Chief Executive – Māori

Appendix One: Desktop assessment of Whakapoungakau 10B 2, 10B 3B, 10B 3C (Aggregated).
(Kāinga Ora internal email dated 22 September 2021)

SH30 Whakapoungakau

This site is not suitable for residential development

- Rural 1 zone which provides for:
 - one household unit per site and a second minor (72m²) unit where the site is over 600m² net site area – **permitted activity**;
 - one additional household unit per 15ha (**the site is not large enough for any additional household units**);
- Site is within Air noise area (red line) and inner control 60dBA area (green line). New residential activity is **prohibited** in the Air noise area and **non complying** within the rest of the site (the inner control area). 40 dB LAeq (24hour) is required to be achieved inside all habitable rooms



- State Highway 30 is a limited access road which restricts crossing location/function. Consultation may be required with Waka Kotahi
- Te Ngae Road requires onsite parking/ manoeuvring to be provided
- Site is partially within Lake Rotorua flood level
- Site is subject to status order (7215660.3) determining status of land to be Maori Freehold Land. We would suggest seeking further advice on whether an order through the Maori Land Court is required to establish any lease arrangements.