

20 June 2022

s 9(2)(a)

Tēnā koe s 9(2)(a)

Thank you for your requests of 22 May 2022 and 23 May 2022 for the following information under the Official Information Act 1982 (the Act):

*Could you please advise what your internal process is to change social housing to much needed affordable KiwiBuild homes.*

*When Kainga Ora purchased the land on Bonair Cres Millwater in 2020 for the proposed Social housing did they get a registered valuation? We would like to request to see a copy of the registered valuation on the date it was purchased two years ago. NOT a current valuation.*

Kāinga Ora – Homes and Communities does not have an internal process to change social or public housing to KiwiBuild homes. I am therefore refusing your request under section 18(g)(i) of the Act as, *'the information requested is not held by the department and the person dealing with the request has no grounds for believing that the information is held by another department.'*

Most KiwiBuild homes are delivered by private developers. These homes are enabled through the KiwiBuild underwrite programme, which is administered by Kāinga Ora on behalf of the Government. It involves the Government underwriting the sale of homes in new residential developments (on either privately owned or Kāinga Ora land), to facilitate the delivery of affordable homes. In return, participating developers agree to sell the underwritten homes within guaranteed price caps.

KiwiBuild homes can be integrated into Kāinga Ora large-scale urban regeneration projects – which provide a mix of affordable, public and market homes – or enabled through the Government's Land for Housing programme.

Kāinga Ora has a mandate from the Government to increase housing supply in Aotearoa, to provide more warm, dry homes to individuals and whānau in need. When determining the best use of sites, we will consider the demand for public housing in that area. Kāinga Ora acquired this site because of the identified need for more public housing in this community. There are currently 102 people on the Social Housing Register managed by the Ministry of Social Development awaiting housing in Silverdale, Millwater, and Orewa.

Regarding your second request, please find attached a market consultancy report completed by Extensor, an external and independent valuer, for 153 Bonair Crescent, Millwater, Auckland. Kāinga Ora commissioned this report in March 2020. I have withheld contact information of

Extensor staff under section 9(2)(a) of the Act, to *'protect the privacy of natural persons, including that of deceased natural persons...'*

You have the right under section 28(3) of the Act to seek an investigation by the Ombudsman about this response. Information about this is available at either [www.ombudsman.parliament.nz](http://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.

Nāku iti noa, nā



Rachel Kelly  
**Manager Government Relations**