

26 May 2022

s9(2)(a)



Thank you for your email dated 29 April 2022 requesting the following information under the Official Information Act 1982 (the Act):

*Could I please be sent a copy of the policy which refers to cabins not being allowed on kainga ora properties.*

*I'm aware that you are not allowed them as a bedroom and tenants on the agreement must live in the house but I have asked my tenancy manager about having one for work and business purposes. Is that included in the policy too?*

There is no policy that specifically refers to cabins not being allowed on Kāinga Ora properties, so I am refusing your request under section 18(e) as a document containing the information you have requested does not exist. However, I can provide some general information about our current approach to requests for cabins.

Our Tenancy Management Guidelines state that customers need written permission for any renovations, alterations or additions to the premises. Kāinga Ora can withhold consent, but only if it is reasonable to do so. An assessment must be made of all relevant factors including the impact of the proposed fixture on the property, the intended future use of the property, impact on value and whether the fixture would comply with legal and regulatory requirements such as local authority rules. I have attached the relevant sections of the Tenancy Management Guidelines, sections 55.1 and 55.2.

I note also that section 16 in our tenancy agreement states that “no one can sleep or live in a garage, shed or caravan on the grounds of your new home”.

We acknowledge the difficulty in applying the current approach to applications for cabins and other dwellings. For this reason, we are developing a specific policy to cover tenant-placed dwellings. We don't yet have an implementation date for this policy.

It is important to us that people are housed in warm dry and comfortable homes. If you have a specific concern regarding an application for a cabin for a specific property, you can contact your Housing Support Manager on 0800 801 601.

Under section 28 of the Act you have the right to seek an investigation and review by the Ombudsman of this response. Contact details for the Ombudsman can be found at [www.ombudsman.parliament.nz](http://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.

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**