

22 April 2021



Thank you for your request of 29 March 2021 to Kāinga Ora – Homes and Communities requesting the following information under the Official Information Act 1982:

Will you please identify the number of new state houses built in each of the calendar years or financial years 2014 to 2020

Will you also please – for each of the years mentioned – identify the net gain (or loss) in the total number of state houses held by Kainga Ora (Housing Corporation).

Kāinga Ora secures additional state housing stock through:

- Redevelopments, where new homes are built on Kāinga Ora land
- New builds, where Kāinga Ora buys new homes from a builder or developer
- Buy-ins, where existing homes are bought, usually on the open market
- Homes leased from private owners.

Homes are also demolished or the house sold to enable redevelopment, a small number are sold to tenants or because they are no longer economic to repair or have land issues that need remediating, and leases from private owners expire.

State homes may also be used for different purposes, such as state house converted for use as Community Group Housing or transitional housing, or vice versa. Homes have also been transferred or leased to community housing providers.

The attached table notes the number of new homes built (through redevelopment and new build) and the net gain or loss, both including and excluding transfers to community housing providers, and noting a lease of 902 homes to Te Āhuru Mōwai in 2020. The leased 902 have been excluded from current state house stock count and are included in the count of Community Housing Provider housing stock, but are still owned by Kāinga Ora,

Kāinga Ora prefers to deliver new homes through redevelopment, reducing old and dated housing and providing new warm and dry homes. The priority of Kāinga Ora is to house people in need, and buying new builds or buy-ins provides additional homes where need cannot be met through redevelopment.

Yours sincerely



Rachel Kelly
Manager Government Relations

Attachment 1 – Kāinga Ora: newly built state houses, number of state houses and net change

Financial year	Newly built state houses	Number of state homes ¹	Annual change ⁴	Annual change excluding transfers
2013/14	171	66,722	-653	-653
2014/15	398	65,749	-973	-973
<i>1 April 2016 – Housing New Zealand transfers 2,800 homes to Tamaki Regeneration Company</i>				
2015/16	724	62,927	-2,822	-22
<i>1 April 2017 – Housing New Zealand transfers 1,138 homes to Accessible Properties</i>				
2016/17	409	61,452	-1,475	-337
2017/18	838	61,861	409	409
2018/19	1,461	63,084	1,223	1,223
2019/20	1,229	63,811	727	727
<i>3 October 2020 - Portfolio of 902 leased to Te Āhuru Mōwai³</i>				
2020/21 ²	1,459	64,106	-	-

1. As at 30 June (end of financial year)

2. Nine months to 31 March 2021 and as at 31 March 2021

3. The leased 902 have been excluded from current state house stock count and are included in the count of Community Housing Provider housing stock, but remain owned by Kāinga Ora

4. Net movement (annual change) accounts for buy-ins, new builds, redevelopments, new and expired leases, demolitions, sales and change of use.