

12 April 2023

s9(2)(a)



Thank you for your email of 2 March 2023 to the Ministry of Housing and Urban Development requesting the following information under the Official Information Act 1982 (the Act):

- 1. Can you confirm Kainga Ora have, will, or were to enter into an agreement with Enabled Wairoa to build a series of emergency houses and low cost social housing on land in Wairoa.*
- 2. I am also seeking confirmation that chairperson of Enabled Wairoa Mark Oberman provided funds upfront for the land purchase which would allow for Kainga Ora to proceed with the venture, or in other words, by Mr Oberman's motion of good faith. Can you confirm Kainga Ora would not have proceeded with the venture without Mr Oberman's land purchase.*
- 3. I am also seeking confirmation that this joint venture between Enabled Wairoa and Kainga Ora is the first of its kind in New Zealand in terms of the partnership model including the fact that Mr Oberman as registered under a Limited Liability Company bore the cost.*
- 4. Can you confirm that without the prior land purchase the cost of the land and the housing project to Kainga Ora would be too expensive for the agency to foot and therefore the application for Kainga Ora housing made by Enabled would have been declined for this reason.*
- 5. Can you confirm that this reasoning; that without a land purchase made by an LLC, private individual or otherwise, outside a government agency, was issued to Enabled.*

On 3 April 2023 you clarified the last part of your request to be for confirmation “*that the housing development would not have gone ahead in partnership with Kāinga Ora without the land purchase made by the LLC (the LLC in question is Whakamanamana Ltd) i.e would Kāinga Ora have rejected the proposal without this land purchase.*”

It might help if I explain that Kāinga Ora delivers new homes through two main channels:

- **Acquire existing / developer-led** - new housing delivered by a builder/developer on land not already owned by Kāinga Ora. Kāinga Ora purchases units directly from the developer.

- **Redevelopment / Kāinga Ora-led** - new housing delivered by a builder/developer on land already owned by Kāinga Ora - either after existing homes are deconstructed, demolished or removed from a site, or on vacant land.

The homes being built at the Tihitihi Pā subdivision are developer-led acquisitions for Kāinga Ora. We entered into a conditional agreement on 1 March 2023 with Whakamanamana Limited to purchase 30 completed homes at 150 Black Street, Wairoa. The homes will be used for public housing (20 homes) and transitional housing (10 homes).

Enabled Wairoa will lease 10 transitional homes from Kāinga Ora to provide wrap-around support to whanau living there.

As the agreement is only for Kāinga Ora to purchase the completed homes, we are not party to the commercial agreements the developer may have entered into for the purchase of the land they will be redeveloping. Therefore, I am declining parts 2-5 of your request under section 18(g) of the Act as the information is not held by Kāinga Ora.

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 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.

Yours sincerely



Rachel Kelly
Manager Government Relations