

4 AUG 2020

Thank you for your official information request of 8 June 2020 below asking for the following information under the Official Information Act 1982 (the Act):

*“Please provide me with the following information in respect to the relocation or deconstruction of the Government’s state housing stock nationally:*

- Outline the current general policy for the relocation or deconstruction of existing state housing units that need to be moved from a lot for the purpose of the redevelopment of that lot directed or managed by Kāinga Ora*
- Provide a copy of the written guidance or policy directive to operationalise said policy.*
- If such written guidance or policy directive does not exist, please outline the process followed in determining the opportunity for the relocation or deconstruction of said housing units, including but limited to, the assessment process of whether said housing units are suitable for relocation or deconstruction, the criteria used for this assessment, the qualifications of the people undertaking this assessment, the review and consideration of this assessment by officials, and decision-making process of making said housing units available to third parties, including the typical position titles of decision maker(s).*
- In terms of making said housing units available to third parties, please outline the recipient selection process followed, including whether any preference is given to certain third parties such as Community Housing Providers, community housing organisations, Māori housing providers, social enterprises, iwi groups.*
- Provide data on the number of said housing units over the last decade (i.e. from January 2010 to present) that have been offered to third parties for relocation or deconstruction, the type of units offered, the name of the third parties, the typical terms and conditions of such an offer, including whether the housing units or deconstructed elements are offered at no cost or otherwise, as well as the number of said housing units that were ultimately relocated or deconstructed.”*

Your request was transferred the same day by the Ministry of Housing and Urban Development to Kāinga Ora - Homes and Communities as the matters you raise are more closely connected with the functions of this organisation.

My responses are as follows:

*Outline the current general policy for the relocation or deconstruction of existing state housing units that need to be moved from a lot for the purpose of the redevelopment of that lot directed or managed by Kāinga Ora*

*Provide a copy of the written guidance or policy directive to operationalise said policy.*

*If such written guidance or policy directive does not exist, please outline the process followed in determining the opportunity for the relocation or deconstruction of said housing units, including but limited to, the assessment process of whether said housing units are suitable for relocation or deconstruction, the criteria used for this assessment, the qualifications of the people undertaking this*

*assessment, the review and consideration of this assessment by officials, and decision-making process of making said housing units available to third parties, including the typical position titles of decision maker(s).*

*In terms of making said housing units available to third parties, please outline the recipient selection process followed, including whether any preference is given to certain third parties such as Community Housing Providers, community housing organisations, Māori housing providers, social enterprises, iwi groups.*

With regard to your first four questions listed above the Kāinga Ora demolition, deconstruction and relocation policy is currently under development.

I am providing two papers - *Kāinga Ora Demolition, House Relocation, Recycle Activities* (19 March 2020) that outlines the current position, and *Repurposing housing stock planned for demolition* (1 April 2019) that discusses how some state houses marked for redevelopment are being used as emergency houses, are being relocated, or are demolished.

Kāinga Ora is currently re-evaluating the Housing New Zealand Environment Strategy written in 2019. The purpose of the Environment Strategy is to set a clear environmental direction for Kāinga Ora to address its impacts and areas of influence. The Environment Strategy recommends that we strive to achieve three outcomes one of which is to reduce the waste produced by our construction programme, our operations and our customers.

A copy of our Environment Strategy summary is available on our website at <https://kaingaora.govt.nz/assets/Publications/Strategic-documents/Environment-Strategy-Summary.pdf>.

As these matters have not been finalised, and I am unable to directly answer your questions. I am declining this part of your request under section 18(g) of the OIA as the information is not held.

*Provide data on the number of said housing units over the last decade (i.e. from January 2010 to present) that have been offered to third parties for relocation or deconstruction, the type of units offered, the name of the third parties, the typical terms and conditions of such an offer, including whether the housing units or deconstructed elements are offered at no cost or otherwise, as well as the number of said housing units that were ultimately relocated or deconstructed."*

I am refusing this part of your request under section 18(f) of the Act that the information requested cannot be made available without substantial collation or research. This information is held in separate files that would require undue research and compilation to summarise.

Most homes that are disposed of by Kāinga Ora are demolished on site and new warm and dry homes are built on the vacant land. Please see below a table of demolitions of Kāinga Ora houses from 2009/10 to 31 May 2020.

<b>Financial Year</b>	<b>Demolished</b>
2009/10	97
2010/11	88
2011/12	164
2012/13	132
2013/14	299
2014/15	638
2015/16	302
2016/17	490
2017/18	411
2018/19	553
2019/20 to 31 May 2020	565
<b>Total</b>	<b>3,739</b>

I have at hand information about homes delivered since 31 October 2017 to 30 June 2020, when the current Government was formed and a significant build programme implemented. Most homes disposed of are demolished, usually for redevelopment to provide more new warm and dry homes that better meet tenant needs.

Kāinga Ora is committed to delivering new warm and dry homes at pace, to meet demand across New Zealand. Most are delivered through redevelopment of older homes on current Kāinga Ora land.

There were 1,474 demolitions with 2,637 new homes added through redevelopment (and eventually more homes will be demolished for the cleared land to be built on).

Over the same period, 169 state homes were sold, most to tenants, but some on the open market in areas of low demand. Kāinga Ora does not usually track or record what then happens to these homes.

Kāinga Ora is also exploring increased deconstruction of homes, and is proposing to pilot deconstruction rather than traditional demolition. This will reduce waste to landfill primarily and where possible salvage or recycle building elements. For example, a salvage yard may be established to recycle useable materials back into the community and to create employment and skills training.

This pilot will help Kāinga Ora achieve our objectives of reducing waste to landfill by reusing or recycling building materials from existing properties.

I apologise for the extra time it has taken to provide you with a decision on your request. I hope you find this information useful.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz) or freephone 0800 802 602.

Yours sincerely



Rachel Kelly  
**Manager Government Relations Unit**