

10 July 2023

s9(2)(a)

Thank you for your request under the Official Information Act 1982 (the Act) to Kāinga Ora – Homes and Communities, dated 24 May 2023, for the following information:

- “2. On a longer note can I get a breakdown (under OIA) of how much Kainga Ora has put into the local economy regards iys Gisborne building and land buying programme?”*
- 3. Including cost of building put in place in Gisborne over the past 12 months and how many buildings that relates to.*
- 4. Number of land purchases made including value an hectarage.*
- 5. Any additional value Kainga ora has paid for trades/ building new houses or updating existing properties etc over the same period.”*

On 30 May 2023, a Kāinga Ora staff member contacted you by phone to inform you that the last part of the request could be interpreted to include ongoing maintenance work on public housing and if your request meant to capture that information. You confirmed maintenance related work could be excluded from the response.

For clarity, this includes work carried out as part of our planned maintenance programmes and Healthy Homes.

On 22 June 2022, Kāinga Ora extended the due date for response by 10 working days under section 15A(1)(a) of the Act, due to the level of work involved to collate the information for the response.

On 6 July 2023, Kāinga Ora advised you it had made a decision on your request and would provide the information requested once the response was finalised.

The various parts of your request are addressed in an asked and answered format below.

- 2. On a longer note can I get a breakdown (under OIA) of how much Kainga Ora has put into the local economy regards its Gisborne building and land buying programme?***
- 3. Including cost of building put in place in Gisborne over the past 12 months and how many buildings that relates to.***

Kāinga Ora develops new homes for public and supported housing, and it also purchases new homes built by housing developers.

Kāinga Ora has settled the purchase of 32 new homes across six developments since 1 June 2022. A further 37 new homes in three developments are expected to be settled by March 2024. This is a total of 69 new homes with a total contract price of \$47,292,667.

In relation to Kāinga Ora-led developments (redeveloping our own properties), more than \$50 million was spent across 38 projects between April 2022 and May 2023.

This breaks down as follows:

	Total
Demolitions	\$ 643,513.95
	\$1,009,175.70
	\$15,035,990.18
	\$34,281,685.25
Grand total	\$50,970,365.08

Please note that Kāinga Ora's developments in Gisborne are at varying stages of completion. Some costs incurred in the period noted (April 2022 and May 2023) will relate to developments that were largely completed, whereas others would have been in the initial stages (e.g. demolition activity at a site to be redeveloped).

All of these homes are built in partnership with the private sector. Kāinga Ora is investing millions into build companies, suppliers and the residential construction sector in Gisborne, providing a pipeline of work, employment opportunities and income streams.

Kāinga Ora also considers social outcomes with the local contracts it enters in to. Many of our build partners employ local Māori and Pasifika people and run pre-employment and apprenticeship programmes. Some of the homes included in the figures above are being built by Trade Academies and transported on site to Gisborne properties.

4. Number of land purchases made including value an hectare.

Kāinga Ora did not settle any land purchases in Gisborne the past 12 months.

5. Any additional value Kainga ora has paid for trades/ building new houses or updating existing properties etc over the same period.

Two Kāinga Ora homes were retrofitted (refurbished/renewed) at a cost of \$499,336.77. Design and programme costs are excluded.

This financial year, we are looking to renew more than 20 public homes with two build partners. More information about the retrofit programme can be found here: <https://kaingaora.govt.nz/urban-development-and-public-housing/public-housing/kainga-ora-retrofit-programme/>.

Please note that Kāinga Ora proactively releases our responses to official information requests where possible. Our response to your request may be published at kaingaora.govt.nz/publications/official-information-requests/ with your personal information removed.

Yours sincerely



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