

11 July 2024

9(2)(a)

Dear 9(2)(a)

Thank you for your request of 27 May 2024, to Kāinga Ora - Homes and Communities (Kāinga Ora), requesting the following information under the Official Information Act 1982 (the Act):

- “1. What has been the total cost incurred by Kāinga Ora to date in relation to the Urban Development Act 2020 (either through its implementation or management) since its inception. We would expect these costs to include salaries, external consultants, additional staff recruitment (either permanent, temporary or contract), legal and other professional advisor costs.*
- 2. What is the total number of residential sections rezoned to date as a direct result of the Urban Development Act 2020 since its inception.*
- 3. What is the total number of homes constructed to date as a direct result of the Urban Development Act 2020 since its inception.*
- 4. How many staff hours have been spent working on the Urban Development Act 2020 since its inception?*
- 5. What is the total number of staff who have been involved with or worked on the Urban Development Act 2020 or projects relating to the Urban Development Act 2020 since its inception?*

I will address each of your questions in order.

- 1. What has been the total cost incurred by Kāinga Ora to date in relation to the Urban Development Act 2020 (either through its implementation or management) since its inception. We would expect these costs to include salaries, external consultants, additional staff recruitment (either permanent, temporary or contract), legal and other professional advisor costs.*

On 6 June 2024 we invited you to refine this part of your request, noting the work of Kāinga Ora ‘in relation to the Urban Development Act 2020’ (UDA) is very broad given that the UDA sets out functions, powers, rights and duties that relate to the urban development function set out in the Kāinga Ora - Homes and Communities Act 2019. You declined to refine your request, noting you were seeking a total cost and that costs did not need to be itemised.

It is not possible for Kāinga Ora to provide a total cost for work related to the UDA, without substantial collation and research, including for the reasons set out in our response to question 5 of your request below. As the request was unable to be refined, it has remained of a very broad nature. It would require a significant amount of manual effort across the organisation to identify the information requests, determine whether the requested information is held, and to search for, retrieve, extract, and assemble or compile the information requested. Therefore, this aspect of your request is refused

under section 18(f) of the Act, as the information requested cannot be made available without substantial collation or research.

We have considered whether charging or extending the timeframe for responding to your request would help, as required by section 18A of the Act. However, given the scale of the request we do not consider that this would make it possible to respond.

*2. What is the total number of residential sections rezoned to date as a direct result of the Urban Development Act 2020 since its inception.*

We have considered whether this part of your request is seeking:

(a) the total number of sections that were not previously residential zoned that have now been rezoned as residential as a direct result of the UDA or

(b) the total number of residential sections that have now been rezoned as a direct result of the UDA. In either case, we note that under the UDA, land can be rezoned by a Specified Development Project's (SDP) development plan. No urban development projects have been established as SDPs to date and therefore no sections (whether non-residential, or residential) have been rezoned to date as a direct result of the UDA.

*3. What is the total number of homes constructed to date as a direct result of the Urban Development Act 2020 since its inception.*

No homes have been constructed "as a direct result of the UDA".

In particular, we note that to date:

- Kāinga Ora has not used the general land acquisition powers in the UDA to acquire land to construct homes on; and
- no urban development projects have been established as SDPs under the UDA, and therefore no homes have been constructed as a direct result of relevant provisions in the UDA.

Since August 2020, 10,377 new public and supported housing homes have been added to the inventory of Kāinga Ora.

*4. How many staff hours have been spent working on the Urban Development Act 2020 since its inception?*

This part of your request is refused under section 18(g) of the Act as the information requested is not collected and is therefore not held by Kāinga Ora and I have no grounds to believe that the information is held by another department or Minister of the Crown or organisation.

*5. What is the total number of staff who have been involved with or worked on the Urban Development Act 2020 or projects relating to the Urban Development Act 2020 since its inception?*

Most of the UDA came into force in August 2020. Kāinga Ora has therefore treated August 2020 as the "inception" of the UDA for the purpose of its response to your request.

Kāinga Ora has a dedicated Specified Development Projects (SDP) team. All their work is UDA-related. The SDP team comprises staff and contractors who work or have worked in their roles on a full- or part-time basis. Some have moved roles. Since August 2020, the total number of staff (excluding contractors) who have worked in the Kāinga Ora SDP team is 8. There are currently 4.9 FTE Kāinga Ora staff working in this team.

Staff from across the organisation also contribute to UDA related work, for example (and without limitation) urban planning and design, urban development and delivery, communications, and

stakeholder engagement. We are not able to provide numbers of staff who have been involved in projects relating to the UDA as this information is not held. This part of your request is therefore refused under section 18(g) of the Act as the information requested is not held by Kāinga Ora and I have no grounds to believe that the information is held by another department or Minister of the Crown or organisation.

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.

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



Greg Groufsky  
**Deputy Chief Executive - Government and Sector Relationships**