

6 June 2024

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Thank you for your email of 14 May 2024 to Kāinga Ora – Homes and Communities requesting the following information under the Official Information Act 1982 (the Act):

During the Govt's covid response, the location known as Aaron lodge camping ground and motor lodge (kaikourai Valley Road, Dunedin) was acquired as a MIQ facility, after that it was passed to Kianga Ora for the development of social housing and nearby residents were notified.

since then the site has been left empty, while homeless residents of Dunedin sleep in tents next to a motorway.

1; has any consideration been given to using this location to house the homeless while the site awaits development into social housing, and if not why not?

2; what barriers, if any, prevent this site being used to accommodate rough sleepers

3; where do plans to redevelop this site in to social house stand currently

4; what timelines, or targets exist for the above options, if any

Your request has been considered under the Act. Your questions and our responses are listed below:

1. Has any consideration been given to using this location to house the homeless while the site awaits development into social housing, and if not why not?

Since purchasing the former Aaron Lodge site on Kaikorai Valley Road, Kāinga Ora has been undertaking robust due diligence to assess how the site could be developed for housing, to determine its future use.

We have sold and removed the relocatable cabins from the site, and all chattels from the remaining buildings. Some services have been disconnected.

Given the time and cost realities of the work required to enable the remaining buildings to be used to house people, there is no consideration being given to using the site for temporary or emergency housing.

2. What barriers, if any, prevent this site being used to accommodate rough sleepers

Under the Building Act, to be used for housing, the remaining buildings must have a Building Warrant of Fitness (BWOF), to ensure health and safety compliance.

The Southern District Health Board (SDHB) leased the site from December 2021 to the end of June 2022 for use as a quarantine facility and kept up the BWOFF.

Once the SDHB lease ended, and we planned to clear the site for redevelopment, it wasn't feasible for us to maintain the buildings to keep the BWOFF compliance. The buildings are designed for commercial use, and do not meet current standards for residential use.

Extensive upgrades and repairs would be needed to bring the remaining buildings up to the standards required to get a BWOFF for residential use.

3. Where do plans to redevelop this site into social house stand currently?

We put a significant amount of work into the planning and design stage of a potential new housing development to ensure that it is of a high quality, meets local regulatory requirements, and fits well within the neighbourhood.

We acknowledge this work can be time-consuming and market conditions can change as we work through that process.

We continue to work through options for the Kaikorai Valley Road property. Since purchasing the site, costs facing builders and developers across the country have risen significantly and the economic environment we are operating in is markedly different, which has had to be factored into our decision making.

4. What timelines, or targets exist for the above options, if any?

We are continuing to work through options for the property and are committed to informing the community of any decisions regarding its future use, once confirmed.

Kāinga Ora remains committed to exploring opportunities to increase the supply of social housing in the Dunedin area to help provide homes for families on the Housing Register.

Please note that Kāinga Ora proactively releases its 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.

Nāku noa, nā



Paul Commons
Deputy Chief Executive – Te Waipounamu South Island