

19 March 2025

s 9(2)(a)

Tēnā koe s 9(2)(a)

I write in response to your request dated 18 February 2025, for information under the Official Information Act 1982 (the Act):

1. *How many Kāinga Ora houses were flooded during the Auckland 2023 floods, and in which suburbs where they located?*
2. *Of those houses, how many have been demolished or are planned for demolition?*
3. *Since 2023, how many houses across the country have been affected by floods, and how many have been demolished?*
4. *How many houses in Auckland have been built on flood plains or in flood prone areas?*
5. *What are the main resource consent conditions under which Kāinga Ora developments in natural hazard areas have been granted?*
6. *How many houses are projected to be developed in natural hazard areas over the next 10 years?*

Please see the responses to your questions below:

**How many Kāinga Ora houses were flooded during the Auckland 2023 floods, and in which suburbs where they located? Of those houses, how many have been demolished or are planned for demolition?**

Around 2,000 Kāinga Ora homes were affected by the 2023 Auckland Anniversary Day floods. Please note that not all of these homes required repair work. An attached appendix listing the suburbs where these homes were located has been included with this response.

By the end of January 2024, Kāinga Ora had undertaken repairs on nearly 700 homes that were assessed as repairable. A further 48 homes have been demolished and 11 homes are either pending demolition or have alternative options under consideration. Alternative options may include divestment or reinstatement.

Timelines for these 11 remaining homes are subject to a range of factors. Those factors include technical work we have underway on selected properties and Auckland Council's planning and infrastructure investments for flood mitigation, which will influence how the underlying land is used in the future.

**Since 2023, how many houses across the country have been affected by floods, and how many have been demolished?**

The previous question provides the most accurate data on homes impacted by floods since 2023 as these homes have primarily been in Auckland. Kāinga Ora does not collate the reasons for demolished properties in an easily accessible format, therefore this part 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.

### **How many houses in Auckland have been built on flood plains or in flood prone areas?**

Approximately 10 percent of the Kainga Ora housing portfolio in Auckland is located in mapped flood hazard areas. This equates to approximately 3,500 dwellings.

Around one in seven people across New Zealand live in areas that are prone to flooding, so it's a national issue, and the percentage of Kāinga Ora homes exposed to flooding is similar to the general residential housing exposure.

It is important to note that 'flood prone' land is a broad and inconsistently applied term across the country. It includes a broad range of hazard types, levels and likelihoods ranging from low risk through to higher risk. Kainga Ora investigates the hydrology of a site prior to design and delivery and only progresses where the risk can be mitigated appropriately.

Like any other builder/developer, we can only build in areas that have been council-approved for residential development, subject to strict rules and regulations set by the Council, which account for risks like flooding.

### **What are the main resource consent conditions under which Kāinga Ora developments in natural hazard areas have been granted?**

Any development on a site that is prone to natural hazards is subject to specific assessment by the councils as to the risks arising from the natural hazard, the requirements of the specific District Plan that applies for that council, and how the development proposal has responded to the risks present.

As such conditions of consent will vary and often be specific to the development, it is not possible to capture all of the various conditions that Councils around the country have applied when granting consents to Kāinga Ora. This part of your request is therefore refused under section 18(f) of the Act, as the information requested cannot be made available without substantial collation or research.

### **How many houses are projected to be developed in natural hazard areas over the next 10 years?**

I am refusing this part of your request under section 18(g)(i) of the Act as, '*...the information requested is not held by the department or Minister of the Crown or organisation and the person dealing with the request has no grounds for believing that the information is...held by another department or Minister of the Crown or organisation, or by a local authority...*'

You have the right to seek an investigation and review by the Ombudsman of this decision. There is information about how to make a complaint at <https://www.ombudsman.parliament.nz> or by freephone on [0800 802 602](tel:0800802602).

Please note that Kāinga Ora proactively releases some 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 iti noa, nā



Rachel Kelly  
**Manager Government Services**

**Appendix One: Suburbs where Kāinga Ora homes were affected by the 2023 Auckland Anniversary Day floods**

<b>North &amp; West Auckland</b>	<b>Central &amp; East Auckland</b>	<b>South Auckland</b>
Albany Avondale Bayview Beach Haven Belmont Birkdale Birkenhead Blockhouse Bay Forrest Hill Glen Eden Glendene Glenfield Henderson Hillcrest Hobsonville Kelston Massey New Lynn New Windsor Northcote Northcross Oratia Orewa Ranui Rothesay Bay Royal Heights Stanley Point Sunnynook Swanson Takapuna Te Atatu Titirangi Totaravale Waitakere West Harbour	Auckland Central Ellerslie Flat Bush Freemans Bay Glendowie Greenlane Grey Lynn Kingsland Meadowbank Mount Albert Mount Eden Mount Roskill Mount Wellington One Tree Hill Onehunga Orakei Otahuhu Owairaka Pakuranga Heights Point Chevalier Ponsonby Sandringham Three Kings Waterview Wesley	Clendon Park Favona Mangere Mangere Bridge Mangere East Manurewa Otahuhu Otara Papatoetoe Pukekohe Rosehill Wattle Downs Weymouth Wiri