

3 March 2025

s 9(2)(a)

Tēnā koe s 9(2)(a)

I write in response to your request dated 12 February 2025, for information under the Official Information Act 1982 (the Act):

*I am writing to request the following information under the Official Information Act 1982 regarding the 800 property sales programme referenced in the Cabinet Minute CAB-24-MIN-0495.01:*

*Location and Property Values:*

*The geographical locations of all properties identified for sale  
The current market value or estimated value of each property*

*Te Tiriti o Waitangi Considerations:*

*Information about which tribal rohe these properties are located within*

*Whether any of the properties are subject to Right of First Refusal (RFR) obligations under Treaty settlements*

*Any assessments or documentation regarding Te Tiriti o Waitangi/Treaty of Waitangi implications or considerations for these property sales*

*Details of how RFR obligations will be met for relevant properties*

*Any consultation undertaken or planned with iwi/hapū/mana whenua regarding these sales*

*Programme Implementation:*

*The planned schedule or timeline for these sales*

*Whether the sales will be staged or conducted all at once*

*Any priority order for the sales The method of sale (e.g., public tender, auction, direct sale)*

*Any criteria being used to select properties for sale*

*Whether there are any preferred buyer categories or restrictions on who can purchase*

*Property Information:*

*Current occupancy status of these properties*

*Age and condition of the properties*

*Property types (e.g., standalone houses, units, apartments)*

*Land area of each property*

*Whether any properties have heritage or historical significance*

*Community Impact:*

*Any assessments of community impact from these sales*

*Plans for current tenants if properties are occupied*

*Any social impact mitigation strategies*

*Financial Details:*

*How the proceeds from these sales will be used*

*Any reinvestment plans for specific communities  
Expected costs associated with the sales programme*

Kāinga Ora's turnaround plan, which was announced on 4 February 2025, refocuses our core mission to providing and managing social housing in a financially sustainable way. Over the two years to 30 June 2026, we will be adding 2,650 homes to the social housing stock, increasing the total number of Kāinga Ora – Homes and Communities homes throughout New Zealand to around 78,000, as well as renewing almost 3,000 homes.

Our focus on renewals means Kāinga Ora will strategically sell some social homes or land it owns. It is important to note when we sell, we are not reducing our overall number of social homes. For each Kāinga Ora home we sell, we deliver a newly built social home elsewhere.

Kāinga Ora is currently still in the process of identifying properties referred to that may be considered for future divestment across New Zealand. I am therefore refusing 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...'*

In situations where a Right of First Refusal (RFR) is held over a property that has been identified for sale, Kāinga Ora cannot dispose of RFR land without first offering that RFR land for sale to the RFR holder. Kāinga Ora will work with the RFR holder as per our legislative obligations.

In all situations where we need to relocate tenants, such as redevelopment, refurbishment, or the sale of a property, our staff always work closely with the affected household.

Any property that proceeds to the sales process will generally be advertised via real estate agencies on the open market. From there, any interested parties can engage with the sales process via the agent and complete their own due diligence – just like any other open market sale.

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).

Nāku iti noa, nā



Rachel Kelly  
**Manager Government Services**