

21 November 2022

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Thank you for your request of 27 October 2022 for the following information on the Kāinga Whenua loan scheme under the Official Information Act 1982 (OIA):

'I would like to get the official criteria for the Kainga Whenua loan criteria. This is for legal purposes and the brochure does not suffice.'

On 3 November 2022 Kāinga Ora invited you to clarify the information you are seeking that is not included in the Kāinga Whenua brochure. As you have not responded to this request, I am providing you with the general information that Kāinga Ora holds on the eligibility criteria for a Kāinga Whenua loan.

The Kāinga Whenua loan scheme is an initiative between Kāinga Ora and Kiwibank, to help Māori achieve home ownership on their multiple-owned land. The scheme is administered by Kāinga Ora on behalf of the Government.

A Kāinga Whenua loan helps eligible applicants to build, purchase, renovate, or relocate a house on multiple-owned Māori land. The loan can also be used for repairs and maintenance for an existing house on multiple-owned Māori land.

Kiwibank is responsible for assessing and approving loan applications in the first instance. If Kiwibank determines that an application meets their lending criteria, it will forward the application to Kāinga Ora for approval.

It is also important to note that eligible Kāinga Whenua loan applicants need to be able to obtain a licence to occupy the land they wish to build on, which requires the support of the other land owners or trustees.

To be eligible for a Kāinga Whenua loan, you need to meet all of the following requirements:

- the land needs to be Māori land that can't be mortgaged (including land received by iwi and hapū as part of a Treaty settlement) and that is either owned by multiple beneficial owners or where the land ownership is vested in the trustees of a trust or incorporation created under Te Ture Whenua Māori Act 1993
- you can access a licence to occupy the land you wish to build on
- at least one borrower needs to live full-time in the house (i.e. it is not to rent, or for use as a holiday home)
- you need to provide satisfactory proof of your income to Kiwibank
- you have a good credit history that is acceptable to Kiwibank.

The property requirements of a Kāinga Whenua loan are that the house needs to:

- be built on piles
- be one storey of at least 50 square metres
- be located on the mainland North or South Islands
- have reasonable road access.

As Kāinga Whenua loans are provided by Kiwibank, applicants must also meet Kiwibank's lending criteria. Kiwibank make assessments on a case-by-case basis, according to the applicant's circumstances. I invite you to contact Kiwibank if you would like more information about these criteria.

I also refer you to the Kāinga Whenua booklet on the Kāinga Ora website here:

<https://kaingaora.govt.nz/assets/Home-ownership/Kainga-Whenua-brochures/Kainga-Whenua-Loan-Brochure.pdf>

On 19 May 2022 the Government announced as part of Budget 2022 that the Kāinga Whenua Loan cap was increasing from \$200,000 to \$500,000. The increase, which became effective from 1 June 2022, provides more choice and opportunities for people building, relocating, or purchasing a home on Māori land.

I trust this information is helpful. Please note that Kāinga Ora proactively releases its responses to official information request where possible, and our response to your request may be published at www.kaingaora.govt.nz/publications/official-information-requests/ with your personal information removed.

Nāku noa, nā

A handwritten signature in blue ink that reads "Rachel Kelly". The signature is written in a cursive, flowing style.

Rachel Kelly
Manager Government Relations