

10 October 2024

s 9(2)(a)

Dear s 9(2)(a)

Thank you for your Official Information Act 1982 (the Act) request of 12 September 2024 to Kāinga Ora – Homes and Communities seeking the following information:

1. *“How many state houses under Kāinga Ora management are currently located on designated floodplains across New Zealand?”*
2. *What is the process and timeframe for informing tenants if a state house is located on a floodplain?*
3. *Since January 2020, how many state house tenants have been formally informed by Kāinga Ora that their home is located on a floodplain? Please provide the number broken down by year and region.*
4. *Were the tenants at the properties mentioned in the NZ Herald article informed prior to the storm that their homes were located on a floodplain? If so, please provide the date(s) on which this information was communicated to them.*
5. *What steps, if any, has Kāinga Ora taken to ensure state houses located on floodplains meet safety and mitigation standards in the event of flooding?*
6. *Has Kāinga Ora reviewed its policy regarding the placement of state houses on floodplains in light of the recent storm? If so, what changes, if any, have been implemented?*
7. *How many state houses located on floodplains are occupied by Māori tenants and include any data on kaumatua, children in these homes? Please provide this data broken down by region.*
8. *Has Kāinga Ora conducted any specific assessments on the impact of placing Māori whānau in homes located on floodplains? If so, please provide a summary of the findings and actions taken.*
9. *What steps, if any, has Kāinga Ora taken to mitigate potential risks or harm to Māori tenants in flood-prone areas?*
10. *Since January 2020, how many Māori tenants have been relocated from state houses due to flood risks or actual flooding? Please provide the data broken down by region.*
11. *Has Kāinga Ora consulted with Māori or iwi organisations when reviewing policies related to state houses on floodplains? If so, please provide details of the consultations and any outcomes.”*

On 1 October 2024 Kāinga Ora also accepted a transfer from the Ministry of Business, Innovation and Employment in which you requested the following:

12. *“What percentage of Kāinga Ora rental properties are currently occupied by Māori tenants? Please provide a breakdown by region, since January 2020 and year to date.”*

For ease we have combined these two requests. Please find the following in response to your requests:

1. As at 30 June 2023 there were 11,094 homes managed by Kāinga Ora located on designated flood plains.

2. Kāinga Ora does not have a specific policy or process for informing tenants that their homes are located on a floodplain, however upon signing their tenancy agreement tenants are advised that they should purchase contents insurance to protect against losses due to damage to their property. The Residential Tenancies Act 1986 does not require landlords to disclose potential natural disaster hazards to tenants, however information regarding flood risks is usually available through the local council's website or can be requested from the local council.
3. As noted above there is no specific policy or process, however some tenants have been advised informally that their homes have been previously affected by flooding. This information is not centrally recorded and cannot be made without substantial collation and is therefore refused under section 18(f) of the Act.
4. The tenants mentioned in the NZ Herald article dated 10 September 2024 were not informed that their homes were located on floodplains.
5. All Kāinga Ora homes are designed and built in line with the local council planning and consenting requirements (including achieving resource consent which is managed by the local council). This includes provisions for natural hazards in site design and dwelling construction, which specialist consultants are engaged to advise on. The local council can provide information on potential natural hazards, including flood risks. Additionally, Kāinga Ora is currently undertaking flood risk assessments for homes impacted by the 2023 Auckland floods. Where there is an identified intolerable risk (as per Auckland Council criteria), Kāinga Ora is investigating risk reduction options. If a property is on a floodplain, mitigations would generally be put in place to reduce the risk regardless of the tenant's ethnicity.
6. Since the Auckland Anniversary weekend flooding event, Kāinga Ora has strengthened the due diligence processes in place that require a flood risk assessment to be completed for any construction project located in a flood hazard area. Additionally, Kāinga Ora has a programme of work dedicated to enhancing flood risk management maturity. A fundamental component of this work is a national flood risk assessment to improve understanding of state housing exposure and vulnerability to flooding. This information will inform flood risk management strategies and planning.
7. **Please see Table One attached.**
8. Kāinga Ora has not undertaken any specific assessments of placing Māori whānau on floodplains, however Te Puni Kōkiri, the Ministry of Māori Development, has produced a report on understanding climate hazards and risks (including flooding) for Hapori Māori which is available on their website at the following link: <https://www.tpk.govt.nz/en/o-matou-mohiotanga/climate/understanding-climate-hazards-for-hapori-maori-ins>
9. As noted above, Kāinga Ora mitigates flood risks regardless of the tenant's ethnicity.
10. This information is not centrally recorded and cannot be made without substantial collation and is therefore refused under section 18(f) of the Act.
11. The Kāinga Ora development teams have consulted with the Mana Whenua Kaitiaki Forum on Stormwater Management Plans for developments proposed on floodplains.
12. **Please see Table Two attached.**

I trust this information is helpful.

Yours sincerely

Rachel Kelly
Manager, Government Services

Table one: Number of state homes located on floodplains occupied by Māori tenants¹, including elderly and children, by region

Region (HUD)	Tenancy Count	Children <18 Years Count	Elderly Count (>64)	Household members Count
Auckland	942	1,318	158	3,021
Bay of Plenty	76	109	19	250
Canterbury	724	751	98	1,824
Central	65	82	17	174
East Coast	398	483	84	1,171
Northland	202	305	49	682
Southern	50	55	11	123
Taranaki	34	31	15	79
Waikato	393	436	79	1,139
Wellington	621	447	138	1,381
West Coast Tasman	101	103	19	283
Grand Total	3,606	4,120	687	10,127

¹ A person can identify themselves as having Māori ethnicity, either as their only ethnicity or as one of several ethnicities - Note this is based on the Main tenant and not reflective of the whole household.

Table two: Percentage of Kāinga Ora properties currently occupied by Māori tenants by region

Region (HUD)	Non-Māori	Māori
Auckland	73.7%	26.3%
Bay of Plenty	34.8%	65.2%
Canterbury	74.9%	25.1%
Central	56.1%	43.9%
East Coast	33.5%	66.5%
Northland	27.6%	72.4%
Southern	80.5%	19.5%
Taranaki	53.2%	46.8%
Waikato	42.3%	57.7%
Wellington	66.1%	33.9%
West Coast Tasman	71.8%	28.2%
Grand Total	64.6%	35.4%

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