

23 August 2022

s9(2)(a)

OI 22 323

Thank you for your email received 30 July 2022 requesting information under the Official Information Act 1982 (the Act) relating to Kāinga Ora – Homes and Communities properties in Hastings. I have addressed each of your questions in turn below.

***How many houses has Kainga Ora purchased in Hastings since Jan 2020. What are the addresses and purchase price of these properties?***

Kāinga Ora has purchased 39 units within the Hastings District since January 2020. A breakdown of these properties can be found below. Specific addresses of properties are being withheld under section 9(2)(a) of the Act to protect the privacy of Kāinga Ora tenants in these properties.

Suburb	Date settled	Total cost (including GST)	Total units/houses
Mahora	January 2020	\$559,000	1
Mayfair	April 2020	\$1,100,000	2
Mayfair	September 2020	\$1,100,000	2
Akina	December 2020	\$610,000	1
Mayfair	February 2021	\$1,100,000	2
Mayfair	June 2021	\$1,100,000	2
Mahora	May 2022	\$722,000	1
Mahora	June 2022	\$10,251,000	14
Mahora	June 2022	\$9,541,000	14

The purchase price includes the costs of purchase and any expense needed to bring the home up to a lettable standard.

***How many properties do Kainga Ora own in Cambridge Street, Hastings? How many more are Kainga Ora planning or currently building?***

As at 31 July 2022, Kāinga Ora manages 23 homes on Cambridge Street in Hastings, 21 are owned by Kāinga Ora and two are leased by Kāinga Ora from private owners.

There is one project currently in the Kāinga Ora construction pipeline for Cambridge Street. This project will deliver five new public homes with the first due for completion in November 2022. Please note that delivery timelines can change as projects advance through the development and construction process.

***In the instance when Kainga Ora buys up the majority of a street what recourse is available for the remaining landowners who have been significantly impacted?***

Kāinga Ora aims to create positive thriving neighbourhoods and we work to house some of New Zealand's most vulnerable.

The vast majority of these people are good neighbours and members of their communities.

Kāinga Ora does not expect a significant impact on any nearby occupants.

***Why did Kainga Ora decide not to purchase 906 Cambridge Street, Hastings?***

Kāinga Ora did consider the acquisition of this property a number of times. As this property backed onto another smaller site at 906A Cambridge Street and both sites already have existing dwellings, it was not considered to have sufficient redevelopment potential.

In addition, there was already a high level of redevelopment and existing supply of Kāinga Ora properties in the area.

You have the right to seek an investigation and review by the Ombudsman of this response. Information about how to make a complaint is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz).

Please note that Kāinga Ora proactively releases our 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.

Yours sincerely

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

Rachel Kelly  
**Manager – Government Relations**