

17 May 2022

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Thank you for your email received 17 March 2022 requesting information under the Official Information Act 1982 (the Act) relating to Kāinga Ora's Mangere Development.

Responses to each of your individual questions can be found enclosed as Attachment 1.

Please note that some information is being withheld under section 9(2)(a) of the Act to protect the privacy of our tenants.

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.

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.

More information about the Mangere Development can be found at www.mangeredevelopment.co.nz

Yours sincerely



Rachel Kelly
Manager – Government Relations

The number of houses and dwellings of any type (thereafter referred to as accommodation units) owned by Kainga Ora previously Housing New Zealand over the whole of New Zealand on January 1 each year from 1975 to 2022 (inclusive).

The number of accommodation units owned by Kāinga Ora and any previous names (i.e. Housing New Zealand).

Kāinga Ora only has reliable data on the figures of owned properties from 2008 and this can be found below. Please note that this information is tracked by financial year that ends on 30 June.

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
63364	64332	64588	64800	64603	64208	63677	62870	60173	58813	59395	60632	61442	61910

Further information on Kāinga Ora (and Housing New Zealand) current and historic stock can be found at the following link <https://kaingaora.govt.nz/publications/housing-statistics/housing-statistics-archive>. This information will include leased and managed stock in addition to owned stock.

What is the priority of roles Mangere Development has in the area.

The Mangere precinct is one of five large-scale projects (LSPs) in Auckland. This is a strategic investment that will increase housing choices and accelerate housing supply in an area of need, supporting the government's response to significant housing challenges.

How many individual land sections have been and/or are under redevelopment in the Mangere area.

Approximately 170 hectares of land make up the Mangere development with 14.6 currently under development. This is made up of approximately 50 superlots that have been or are under redevelopment.

How many individual land sections that were Housing New Zealand or Kainga Ora owned have been sold or otherwise passed out of ownership since the year 2011, numbers of by year. Identification of the purchasers.

Five market superlots have become unconditional by end of January 2022 with the following partners. Kawerau Legacy Property Partnership, Mike Greer Homes Mangere West Limited, Mike Greer Commercial Ltd and Fletcher Residential Ltd.

How many Kainga Ora formerly Housing New Zealand houses have been Demolished, Removed.

What is the cost of the demolition and/or removal of those houses.

Who covers the cost of the demolition and /or removal.

215 properties have been demolished and removed. Kāinga Ora covers the cost that is approximately \$30,000 per property.

Outline the process the Mangere Development takes from the decision to redevelop a land section to when someone is living in accommodation on said land section.

Kāinga Ora identifies a neighbourhood within the Mangere Precinct that is suitable for redevelopment and then creates a draft masterplan that identifies the level of development, numbers and typologies of homes to target based on need.

Infrastructure requirements are then identified and a business case is developed. Once approved for

redevelopment procurement commences for the delivery of civil works and the construction of state homes, market and or affordable homes is completed by our build partners.

Kāinga Ora’s tenancy teams then place families into the homes in accordance with the Ministry of Social Development housing register. Additionally Kāinga Ora has a dedicated local engagement team that works with the wider community not just those being housed in Kāinga Ora properties.

What is the relationship between Mangere Redevelopment and any property development companies.

Kāinga Ora enters into Development Agreements with developers and house construction companies (referred to as Build Partners) to deliver the market and affordable homes identified as required within the masterplanned development.

What are the social and or commercial undertakings of any development companies who have entered into such a relationship to redevelop Kainga Ora land.

Build Partners work in accordance with the Kāinga Ora community engagement and placemaking frameworks, including youth programmes, apprenticeship schemes and Mana Whenua engagement. Often Build Partners bring their own social programmes that Kāinga Ora may support within the context of the Mangere Development.

How many new accommodation units of any type have been completed and are occupied presently since 2011. List number completed/occupied by year.

94 new houses have been completed as part of the Mangere Development. 15 in 2020, 65 in 2021 and 14 as of 31 March 2022.

What is projected completed/occupied number of accommodation units over the next five years.

The Mangere Development is aiming to complete 30 homes in the remainder of 2022, 167 in 2023, 366 in 2024, 281 in 2028 and 421 in 2026.

What number of Kainga Ora accommodation units, of any type, does Mangere Development intend to have at the end of redevelopment.

Approximately 10,000. This number will be refined as the project progresses.

What is the aim of how many Kainga Ora accommodation units Kainga Ora will own and tenant, year by year from the beginning of the redevelopment to the end of the projected redevelopment.

A forecast of the number of Kāinga Ora units can be found below. Please note, as previously mentioned, this number will be refined as the project progresses.

2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
15	65	45	167	366	281	421	577	553	747	860
2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total
783	966	855	764	715	706	603	397	200	100	10185

Has Kainga Ora kept up with the numbers of redeveloped state house accommodation units it intended to own to the present date.

We have interpreted this question to be for the number of redeveloped properties that Kāinga Ora has delivered. 457 state homes have been redeveloped in 2021/22 financial year.

How does Mangere Redevelopment fund the procurement of redeveloped houses?

Funding is a combination of Kāinga Ora investment, revenue from sale of market and affordable superlots and the Housing Acceleration Fund.

How many accommodation units of any type, apartment standalone or other, are of 1, 2, 3, 4, and 4+ bedrooms. Specify how many of each, and what type of unit they are.

The development provides a mix of typologies and bedroom numbers according to assessed need, including as per the requirements of the Ministry of Social Development waitlist. The mix includes standalone, duplex, terraced and apartment typologies in a mix of bedroom numbers. The exact mix of typologies will be determined as the development progresses. The Mangere Development is aiming to deliver approximately 5000 new warm dry state homes, 2500 Affordable and 2500 Market homes.

How many of the accommodation units redeveloped and completed are (1) Kainga Ora tenanted (2) Community Housing Provider (3) Kiwibuild and (4) private market. Specify how many are in each category. Specify how many of each have 1, 2,3, 4, and 4+ bedrooms.

No KiwiBuild or long-term rentals have been completed to date. A breakdown of completed market and public housing can be found below. All of these have been completed in Mangere West.

Type of unit	Bedrooms	Number Completed as of 31 March 2022
Market	1	
	2	2
	3	5
	4	7
	5	
Public	1	30
	2	33
	3	5
	4	11
	5	1
Total		94

Of the Kiwibuild accommodations, how many and out of how many (percentage) have been bought by people who lived in Mangere prior to buying the accommodation unit.

Kāinga Ora does not currently hold this information.

Of the private market sales, how many and out of how many (percentage) have been bought by people who lived in Mangere prior to buying the accommodation unit.

Kāinga Ora does not currently hold this information

How many people have been asked to leave Kainga Ora homes in Mangere since 2011.

Break down by year. Break down by age group.

As this information relates to the private information of our tenants this is being withheld under section 9(2)(a) of the Act.

Where do state house tenants go when they leave a home or other accommodation unit (i.e. state house within Mangere, state house in a different suburb - please specify; private rental; private market house; Community Housing Provider).

Kāinga Ora works with all of our tenants to notify them of the relocation process and work with them to find a suitable home to be relocated into. Relocations generally occur into Kāinga Ora properties, these relocations may be to suitable accommodation nearby or outside the area if the tenants prefer.

How many unoccupied accommodation units of any type are there in Kainga Ora ownership in Mangere.

Kāinga Ora tracks vacant stock in Auckland by local board rather than by suburb. Details of this can be found at the following link. <https://kaingaora.govt.nz/assets/Publications/Vacant-properties/Vacant-Stock-ALB-December-2021.pdf>

How many available state house accommodations are there in the Mangere community for state house tenants being asked/required to leave their former state house home.

While Kāinga Ora does not reserve properties for tenants who have to relocate, our tenancy teams work with our tenants to rehouse them as close to their requirements as possible.

Are there quotas or other requirements for how many people who were required to move (from a state house to make way for redevelopment)

While there are no specific quotas in place, the Mangere Development will feature more state houses than there are currently so more families will be able to be accommodated in the area. There will be a greater choice of quality housing available than currently exists.

Is there any guarantee to those people who were required to move (as above) that they can return and if so, how has Mangere Redevelopment met this commitment/guarantee.

As afore mentioned Kāinga Ora works with all of our tenants if they need to be relocated and finds a home that meets their needs.

How many people who were required to move (as above) have moved back into Kainga Ora housing in Mangere.

Kāinga Ora does not hold specific details on this at this point in the redevelopment process.

What is defined as an affordable house?

Affordable is a house that is sold at the KiwiBuild price points, as KiwiBuild or sold to an end purchaser through a shared equity or rent-to-own scheme which supports people into home ownership.

Does Mangere Redevelopment consider that “affordable” means affordable to the majority of people living in the community in which the house is sold?

As above Kāinga Ora defines affordable as houses sold at the KiwiBuild price points. More information about this can be found at the following link <https://www.kiwibuild.govt.nz/about-kiwibuild/home-price-caps/>

What is the nature of guarantee for private companies to build “affordable” housing including;

How is still involved (if at all) in ensuring “affordable” houses are built and sold?

What is the organisation’s understanding of what constitutes “affordable” and what is it based on?

What does “affordable” mean in the agreement between Mangere Redevelopment and private development companies?

The Build Partners are subject to a Development Agreement that ensures they deliver a minimum number of Affordable Homes in line with Kāinga Ora expectations.

Affordable is defined in any agreement with a Build Partner to be in line with the Kāinga Ora definition of Affordable.