

16 January 2024

s9(2)(a)



Thank you for your 29 November 2023 email to Kāinga Ora – Homes and Communities requesting the following information under the Official Information Act 1982 (the Act):

*“The year in which the Government finished developing the original/existing Māngere West public housing development.*

*The total number of public houses that the original/existing Māngere West public housing development yielded at the time of completion.*

3. *The total number of people who lived in public houses within the original/existing Māngere West public housing development at the time of completion.*
4. *The total number of houses that Kāinga Ora owned within the Te Ararata/Māngere West area before its re-development.*
5. *The total number of people who occupied Kāinga Ora housing within the Te Ararata/Māngere West area just before its re-development.*
6. *The number of people occupying Kāinga Ora housing across Aotearoa New Zealand as at November 2023.*
7. *The demographics (ethnicity, age, gender etc) of people occupying Kāinga Ora housing across Aotearoa New Zealand as at November 2023.*
8. *What is the expected lifespan of a Kāinga Ora home?*
9. *Does Kāinga Ora have a code of ethics? If so could you please provide this to me.”*

Kāinga Ora is responding to the various parts of your request in an asked and answered format below.

Also please note the Kāinga Ora Māngere Large Scale Development project consists of a number of different neighbourhoods which are being developed at differing timeframes. Based on the description and the map provided in your request, the responses below refer to the Te Ararata A/Mangere West A neighbourhood. A full overview of the Mangere Development and the associated neighbourhoods can be found at the following link <https://mangeredevelopment.co.nz/>.

***The year in which the Government finished developing the original/existing Māngere West public housing development.***

Original development would have been undertaken in the late 1960s based on the age of the existing dwellings.

***The total number of public houses that the original/existing Māngere West public housing development yielded at the time of completion.***

It is difficult to determine the number of public homes delivered during the 1960s/70s development in the specified area as a number of them would have subsequently been sold privately between then and 2016/2017 when planning work commenced for redevelopment.

[REDACTED] to this part of the request without substantial collation and search for decades old paper records which may or may not be information would have been created and stored by a predecessor

Attempting to find the information requested via a paper records search would remove staff from other core duties and as a result, the greater public interest in the effective and efficient administration of the public service would not be served. Therefore, this part of your request is refused under section 18(f) of the Act, that the information requested cannot be made available without substantial collation or research.

**3. *The total number of people who lived in public houses within the original/existing Māngere West public housing development at the time of completion.***

It is difficult to determine the number of occupants of the public homes delivered during the 1960s/70s development because the record of public homes from this time is not readily available.

Kāinga Ora cannot provide an answer to this part of the request without substantial collation and research, as it would require a manual search for decades old paper records which may or may not be held in offsite storage facilities (this information would have been created and stored by a predecessor of Kāinga Ora). It is important to note there is also no guarantee the sort of information requested is held in paper records in the form requested, or that what is held (if any information) is accurate or a complete record.

Attempting to find the information requested via a paper records search would remove staff from other core duties for a substantial period of time, as it would involve searches for individual properties or other relevant documents. As a result, the greater public interest in the effective and efficient administration of the public service would not be served by attempting to find and collate the material requested. Therefore, this part of your request is refused under section 18(f) of the Act, that the information requested cannot be made available without substantial collation or research.

**4. *The total number of houses that Kāinga Ora owned within the Te Ararata/Māngere West area before its re-development.***

For the purposes of this summary only homes that are part of the redevelopment are considered. Leasehold and post-2000 homes are not included in the scope of redevelopment, and therefore are not included in the overall count.

Kāinga Ora homes that sit within the area of redevelopment: 235.

Kāinga Ora owned/leased homes in the redevelopment area that are not part of redevelopment (as described above – leased to Kāinga Ora or developed after 2000): 43.

**5. *The total number of people who occupied Kāinga Ora housing within the Te Ararata/Māngere West area just before its re-development.***

Kāinga Ora cannot break data down to specifically Māngere West but can provide data for two Census Area Units that cover the Māngere West area: Arahanga and Viscount. The following shows information Kāinga Ora can provide as at 31 May 2023 (data held at month end)

Census Area Unit	Total occupants in Kāinga Ora housing
Arahanga	1,239
Viscount	1,831
Total	3,070

...e occupying Kāinga Ora housing across Aotearoa New Zealand as at November 2023.

...thnicity, age, gender etc) of people occupying Kāinga Ora housing across Aotearoa New Zealand as at November 2023.

The following information addresses parts 6 and 7 of the request. All demographic information is as at 30 November 2023.

### Age Group

Age Group	Total
Children under 18	68,952
Adults 18+	116,991
Unknown	64
Total	186,007

### Gender

Gender	Total
Female	102,384
Male	83,319
Gender Diverse	101
Unknown	203
Total	186,007

### Ethnic Group (Main Tenant Only)

Ethnic Group	Total
European	18,576
Māori	22,221
Pacific Peoples	15,691
Asian	2992
Middle Eastern/Latin American/African (MELAA)	2052
Other	2034
Residual	6460
Total ethnicities identified with	70,026

#### Other caveats associated with the data provided

- People have been asked to identify their own ethnicity.
- Those who identify with more than one ethnicity are counted once in each group they identify with.
- The sum of the responses for all ethnic groups will be greater than the number of people responding.
- When calculating percentages, the number of total respondents is to be used as the denominator.
- When interpreting this data it would be incorrect to say that a certain number or percentage of people are for example "Māori" because some Māori may also identify with another ethnic group. Instead the more correct way to word this data is to say that a certain number or percentage of people "identified themselves as having Māori ethnicity, either as their only ethnicity or as one of several ethnicities".
- The "Residual" category contains mostly people who did not state an ethnicity.



**8. What is the expected lifespan of a Kāinga Ora home?**

Kāinga Ora design requirements differ from private developers to cater for the needs of public housing customers, and us as New Zealand's largest landlord. Our design requirements often exceed the Building Act, the New Zealand Building Code and Residential (Buildings) Regulation. One example of this is our apartment dimensions for developments given the mobility and universal design requirements. Homes also need to be able to withstand accelerated wear and be designed to last for more than 70 years.

Kāinga Ora is also extending the life of tens of thousands of its older housing stock via our retrofit fit programme, with more detail about this available here: <https://kaingaora.govt.nz/en/NZ/urban-development-and-public-housing/public-housing/kainga-ora-retrofit-programme/>.

**9. Does Kāinga Ora have a code of ethics? If so could you please provide this to me.**

All public servants, including those working for Kāinga Ora, are subject to the Standards of Integrity and Conduct, with more information on this available on the Public Service Commission website: <https://www.publicservice.govt.nz/guidance/guide-he-aratohu/standards-of-integrity-and-conduct/>.

I also refer you to the Act under which Kāinga Ora operates: <https://www.legislation.govt.nz/act/public/2019/0050/latest/LMS169206.html>.

I trust you find the information provided helpful.

Under section 28(3) of the Act, you have the right to seek an investigation and review by the Ombudsman of this response. Contact details can be found 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 [kaingaora.govt.nz/publications/official-information-requests/](http://kaingaora.govt.nz/publications/official-information-requests/) with your personal information removed.

Yours sincerely



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