

17 January 2024

s9(2)(a)



Thank you for your request of 28 November 2023 to Kāinga Ora – Homes and Communities, for the following information:

“I have a difficulty to understand the reason why Kāinga Ora always answer with the different timeframe and different locations. For example: 514 by June 30 2026 but 613 additional homes in Bay of Plenty by mid-2025.

So, I would like to make the other OIA requests:

- 1) Can you please provide me the reason why (or back up data) aiming 514 public houses in Rotorua by June 30 2026?*
- 2) Can you please provide me how many houses is Kāinga Ora aiming to build in Rotorua by mid-2025?*
- 3) A break down by locations (such as Kawerau District, Opotiki District, Rotorua District, Tauranga City, Western Bay of Plenty District, Whakatane District) by June 30 2026 and 2025?*

I have considered your request under the Official Information Act 1982. The figure of 613 homes by mid-2026 comes from the Ministry of Housing and Urban Development (HUD) and covers the entire Bay of Plenty. The Kāinga Ora figure of 514 homes by 30 June 2026 only covers the Rotorua territorial Authority. This figure is determined by looking at what development projects in Rotorua are currently underway, or in evaluation and planning stages. Planning how many homes to build over a given time period requires finding a balance between the number of social houses needed in an area, as indicated by the number of people on the housing register, and the delivery capabilities of Kāinga Ora. As advised in our previous response to you, in September 2023 there were 893 applicants on the public housing register requiring housing in Rotorua.

I have attached a table which provides a breakdown of the number of homes Kāinga Ora is delivering in the Bay of Plenty, up until the end of the 2025/2026 financial year. We will also purchase existing properties as needed, where appropriate homes become available for sale.

I am unable to provide specific advice on how HUD arrived at their figures. However, I can advise that, when looking at HUD's pipeline figures, you need to consider the overall combined figures of Kāinga Ora plus Community Group Housing Providers (CHPs). While HUD sets an intention for how many homes should be provided by Kāinga Ora and how many by CHPs, if CHPs are unable to deliver on that target, Kāinga Ora may make up the difference, and vice versa.

I trust this information is helpful to you.

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

Kāinga Ora Bay of Plenty Housing Delivery Pipeline

Pipeline as at 31 October 2023	Financial Year			
	2023/2024	2024/2025	2025/2026	Total
Kawerau District	2	6	-	8
In Evaluation	2	6	-	8
Redevelopment	2	6	-	8
Opotiki District	21	49	-	70
In Evaluation	8	21	-	29
Redevelopment	8	21	-	29
In Progress	13	28	-	41
New Build	6	-	-	6
Redevelopment	7	28	-	35
Rotorua District	84	349	81	514
In Evaluation	6	82	27	115
Redevelopment	6	82	27	115
In Progress	78	267	54	399
New Build	18	141	54	213
Redevelopment	60	126	-	186
Tauranga City	69	139	114	322
In Evaluation	-	55	114	169
Redevelopment	-	55	114	169
In Progress	69	84	-	153
New Build	31	76	-	107
Redevelopment	38	8	-	46
Western Bay Of Plenty District	-	15	29	44
In Evaluation	-	-	18	18
Redevelopment	-	-	18	18
In Progress	-	15	11	26
New Build	-	15	11	26
Whakatane District	17	54	53	124
In Evaluation	2	23	53	78
Redevelopment	2	23	53	78
In Progress	15	31	-	46
Redevelopment	15	31	-	46
Total	193	612	277	1,082