

Kāinga Ora Relocatable Homes

What we've learnt and what you can expect



TE KAHU O TAONUI

Current state

As of July 2023, the Expression of Interest process for Kāinga Ora relocatable houses is temporarily closed. This is because there is currently a long waiting list caused by a range of factors including COVID-19 and flooding, but also because there is high demand. We understand that the EOI process is likely to re-open sometime this year.

Why are Kāinga Ora houses available for relocation?

For some years now Kāinga Ora have been decommissioning public houses which they no longer require as they build new stock. Generally these homes have not been maintained over many years, or they are in areas where public housing is deemed to no longer be required. During this process Kāinga Ora recognised that some of that housing could be recycled – relocated instead of being demolished. A large number of these houses are in Tamaki Makaurau and getting the getting them to Te Tai Tokerau is generally viable.

Relocation cost covered by Kāinga Ora

The cost to demolish one of these houses is around \$40,000, and Kāinga Ora accept that this money can be used for the relocation of the house instead. Either way their land is cleared of the house and ready for new construction. \$40,000 covers relocation to many areas in Te Tai Tokerau. This money cannot be used for any other purpose.

Kāinga Ora will sell the house for one dollar, and there are important conditions as set out below.

Which house do I get?

Kāinga Ora are not able to provide people with the ability to chose the exact house they purchase as this would add a great deal of time and resource to the process and add cost.



Kāinga Ora Relocatable Homes

What we've learnt and what you can expect



TE KAHU O TAONU

The basic deal and the EOI process

Kāinga Ora sell these houses for one dollar and contribute up to \$40,000 to the relocation costs.

In order to acquire one you must submit an expression of interest (EOI) through their website. One of the conditions of purchasing the house is that you must commit to carrying out substantial renovation on the house to meet certain standards as Kāinga Ora is responsible for ensuring the stock does not pose any risks to future users.

Estimates for this work range from \$150,000 to \$250,000 and in the EOI process you will need to provide evidence of being able to meet these costs. In some cases, for example, if you are a builder and your mate is an electrician, Kāinga Ora will accept that you have the ability to carry out the work even if you don't have access to the money to do so.

You will also need to show that you have legal rights to place the house on a site and live there. On whenua Māori, this may mean a license to occupy or occupation order. These legal occupation rights must be in place prior to the house being placed on site.



Kāinga Ora Relocatable Homes

What we've learnt and what you can expect



TE KAHU O TAONUI

You may also require resource and building consent

A Resource Consent may be required for Permitted, Controlled, and Discretionary activities within the District Plan of the relevant territorial authority (for example, on a rural site where the maximum density allowed is one principal and one minor residential unit per 20ha in a rural zone and the proposed dwelling would be the third dwelling).

A Building Consent will be required to relocate a building to another site, with consents to be obtained from the relevant Building Consent Authority/Council of that district. At a minimum, this will include:

- Structural assessment of existing building by a suitably qualified person e.g. structural engineer.
- Building condition assessment / assessment of durability by a suitably qualified person e.g. registered building surveyor or experienced building consultant.
- Aesbestos survey by a suitably qualified person e.g. registered building surveyor or experienced building consultant.
- Details of how the building will be relocated to site, and details and specification for reconstruction,
- including any cuts required for transportation (the housing moving company should be able to provide this).
- Site plans setting out drainage & boundary separation.
- Foundatin / pile layout and subfloor framing plan for new site.
- Floor plan showing existing layout.
- Details of any remedial work required as part of the relocation (replacing like for like).

Any additional work required e.g. additional bracing for higher wind zone, upgrade of metal fixing or higher corrosion zone etc.(1)



Kāinga Ora Relocatable Homes

What we've learnt and what you can expect



TE KAHU O TAONU

The future of this program

As noted we expect the EOI process to open again later this year. Kāinga Ora are looking at increasing the proportion of houses being made available for relocation as they look to decrease their carbon footprint and reduce waste.

So far they have also been limited to relocating houses of the most basic kind that are the easiest to transport, and they are considering whether to expand those criteria. Both of these changes, if they happen, could increase the availability of houses for relocation in the future.

The Te Kahu o Taonui Housing Technical Table has talked about whether this 'pipeline' of houses coming into Te Tai Tokerau could be secured in some way. One idea is to find a block of land Kāinga Ora could lease in Te Tai Tokerau so they can start moving houses up from Tāmaki Makaurau on a regular basis. The houses could be renovated most efficiently by crews working together at a single site so the cost to whanau could be reduced and the certainty and confidence in the process increased.

We recognise the idea of accepting or taking poor quality houses from the State is problematic on many levels, and some see it as helping the State treat Te Tai Tokerau poorly. We also recognise the depth of housing need and see this as one possible solution that might work for some whānau.

The purpose of this document is not to convince people that Kāinga Ora relocations are the right move for them, but to acknowledge that over the course of our project we have gathered intel on this process and that intel should be shared with the community.



Housing Technical Table

[Click here to visit our website](#)



www.kaingaora.govt.nz/relocation

(1) <https://www.westernbay.govt.nz/property-rates-and-building/building-consents/other-building-projects/relocatable-building-guidance>