



Headquarters
New Zealand Defence Force
Defence House
Private Bag 39997
Wellington Mail Centre
Lower Hutt 5045
New Zealand

OIA-2024-5106

2 September 2024

[Redacted]
[Redacted]

Dear [Redacted]

I refer to your email of 5 August 2024 requesting, under the Official Information Act 1982 (OIA), *the number of homes and barracks that are exempt from the Healthy Homes Standards and the reasons why for each house and barrack*. You have requested this information to be *broken down by each military camp and the number of homes and barracks each military camp services*.

New Zealand Defence Force (NZDF) barrack accommodation is not legally subject to the Healthy Homes standards as laid out in section 5(1)(f) of the Residential Tenancies Act 1986 which states:

This Act shall not apply in the following cases: ... where the premises constitute any barracks conducted by the Armed Forces for the accommodation of persons subject to the Armed Forces Discipline Act 1971.

This is because the NZDF does not enter into a tenancy agreement for the provision of barrack rooms. All of the barrack buildings are still subject to the Building Code and all other relevant legislation for health and safety.

Houses used by the NZDF for residential tenancy have been upgraded to meet the requirements of the Residential Tenancies (Healthy Homes) Regulations 2019. The regulations sets out standards for various aspects of a house (e.g. ceiling insulation, underfloor insulation, ventilation, heating, draughts, and moisture barriers) to comply with. However, the standards listed do not have to be met if it is not reasonably practical. For example, in some houses it is not possible to get into the space under the floor to fit insulation or moisture barriers without removing the floor itself. The regulations use the term exemption to describe these situations. Houses with exemptions still meet the requirements of the regulation.

There are 263 houses that are used by the NZDF for residential tenancy that are exempt from one or more of the component standards under Part 2, subparts 2-6, of the Residential Tenancies (Healthy Homes) Regulations 2019. This is because it is not reasonably practicable to complete the work. Enclosure 1 provides a breakdown of these properties by location and by exemption.

You have the right, under section 28(3) of the OIA, to ask an Ombudsman to review this response to your request. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Please note that responses to official information requests are proactively released where possible. This response to your request will be published shortly on the NZDF website, with your personal information removed.

Yours sincerely

AJ WOODS

Air Commodore

Chief of Staff HQNZDF

Enclosure

1. Properties used by the NZDF for residential tenancy with exemptions

Enclosure 1

Table 1. The number of houses in Burnham used by the NZDF for residential tenancy with exemptions, broken down by exemption.

	Ceiling	Underfloor	Ventilation	Moisture
House 1		x		
House 2		x		x
House 3		x		
House 4				x
House 5		x		
House 6		x		x
House 7		x		
House 8		x		x
House 9		x		x
House 10				x
House 11		x		
House 12		x		
House 13		x		
House 14		x		
House 15		x		
House 16	x			
House 17		x		x
House 18		x		x
House 19		x		x
House 20	x	x		
House 21		x		x
House 22		x		
House 23				x

Table 2. The number of houses in Devonport used by the NZDF for residential tenancy with exemptions, broken down by exemption.

	Ceiling	Underfloor	Ventilation	Moisture
House 1	x	x		x
House 2	x	x		
House 3		x		
House 4	x	x		x
House 5		x		x
House 6	x			
House 7	x			
House 8	x			
House 9		x		x
House 10		x		x
House 11	x			
House 12		x		x
House 13	x			
House 14		x		x
House 15	x			

House 16	x	x		
House 17		x		
House 18		x		
House 19	x			
House 20		x		
House 21		x		x
House 22	x			
House 23	x			
House 24	x			
House 25	x			
House 26	x	x		

Table 3. The number of houses in Linton used by the NZDF for residential tenancy with exemptions, broken down by exemption.

	Ceiling	Underfloor	Ventilation	Moisture
House 1		x		x
House 2		x		x
House 3		x		

Table 4. The number of houses in Ohakea used by the NZDF for residential tenancy with exemptions, broken down by exemption.

	Ceiling	Underfloor	Ventilation	Moisture
House 1	x			
House 2		x		
House 3		x		X
House 4		x		
House 5		x		
House 6				x
House 7		x		x
House 8		x		
House 9	x			
House 10				x
House 11				x
House 12	x		x	
House 13	x			
House 14				x
House 15				x
House 16		x		
House 17				x
House 18		x		x
House 19				x
House 20		x		
House 21				x
House 22		x		
House 23				x
House 24		x		
House 25		x		

House 26				x
House 27				x
House 28				x
House 29		x		
House 30			x	
House 31		x		
House 32				x

Table 5. Number of houses in Papakura used by the NZDF for residential tenancy with exemptions, broken down by exemption.

	Ceiling	Underfloor	Ventilation	Moisture
House 1		x		
House 2		x		x
House 3		x		x
House 4		x		x
House 5		x		x
House 6		x		
House 7		x		x
House 8		x		x
House 9		x		x
House 10		x		x
House 11		x		x
House 12		x		
House 13				x
House 14				x
House 15				x
House 16				x
House 17		x		
House 18				x
House 19		x		x
House 20		x		x
House 21		x		x
House 22		x		x
House 23		x		
House 24				x
House 25		x		
House 26		x		
House 27	x	x		x
House 28		x		
House 29		x		
House 30		x		x
House 31		x		x
House 32		x		x
House 33		x		x
House 34		x		x
House 35		x		x
House 36		x		x
House 37				x

House 38		x		x
House 39		x		x
House 40		x		x
House 41				x
House 42		x		x
House 43		x		x
House 44		x		x
House 45				x
House 46		x		
House 47		x		
House 48		x		x
House 49				x
House 50				x
House 51		x		
House 52		x		x
House 53		x		x
House 54		x		x
House 55		x		x
House 56		x		x
House 57		x		x
House 58		x		x
House 59		x		
House 60				x
House 61		x		x
House 62		x		x
House 63				x
House 64		x		x
House 65				x
House 66		x		x
House 67		x		x

Table 6. Number of Houses in Trentham used by the NZDF for residential tenancy with exemptions, broken down by exemption.

	Ceiling	Underfloor	Ventilation	Moisture
House 1		x		
House 2				x
House 3				x
House 4				x
House 5				x
House 6				x
House 7	x	x		x
House 8	x	x		x
House 9	x	x		x
House 10		x		
House 11				x
House 12				x
House 13				x
House 14		x		

House 15				x
House 16				x
House 17				x
House 18				x

Table 7. Number of houses in Waiouru used by the NZDF for residential tenancy with exemptions, broken down by exemption.

	Ceiling	Underfloor	Ventilation	Moisture
House 1	x			
House 2		x		
House 3		x		
House 4		x		
House 5				x
House 6		x		
House 7		x		
House 8				x
House 9		x		
House 10		x		
House 11		x		
House 12		x		x
House 13		x		
House 14				x
House 15	x	x		x
House 16	x	x		x
House 17		x		
House 18		x		
House 19				x

Table 8. Number of houses in Whenuapai used by the NZDF for residential tenancy with exemptions, broken down by exemption.

	Ceiling	Underfloor	Ventilation	Moisture
House 1				x
House 2		x		x
House 3	x	x		x
House 4		x		
House 5		x		x
House 6		x		
House 7		x		x
House 8		x		x
House 9		x		
House 10		x		
House 11		x		x
House 12	x	x		x
House 13		x		
House 14		x		x
House 15		x		x
House 16		x		x

RELEASED UNDER THE OFFICIAL INFORMATION ACT 1982

House 17	x	x		x
House 18		x		x
House 19	x	x		x
House 20		x		
House 21		x		x
House 22		x		
House 23		x		x
House 24	x	x		
House 25	x	x		x
House 26		x		x
House 27	x	x		x
House 28		x		x
House 29	x	x		x
House 30		x		
House 31		x		x
House 32	x	x		x
House 33	x	x		x
House 34		x		x
House 35		x		x
House 36	x	x		x
House 37	x	x		x
House 38		x		x
House 39	x	x		x
House 40		x		x
House 41	x	x		x
House 42	x	x		x
House 43		x		x
House 44		x		x
House 45	x	x		x
House 46		x		x
House 47		x		x
House 48		x		x
House 49		x		x
House 50	x	x		x
House 51	x	x		x
House 52		x		x
House 53		x		
House 54		x		x
House 55	x	x		x
House 56		x		x
House 57		x		x
House 58		x		x
House 59		x		x
House 60		x		x
House 61		x		x
House 62		x		x
House 63		x		x
House 64		x		x
House 65		x		x

House 66		x		
House 67		x		x
House 68	x	x		x
House 69		x		x
House 70		x		x
House 71		x		x

Table 9. Number of houses in Woodbourne used by the NZDF for residential tenancy with exemptions, broken down by exemption.

	Ceiling	Underfloor	Ventilation	Moisture
House 1				x
House 2		x		
House 3		x		
House 4				x