

6 December 2024

s 9(2)(a)

I write in response to your request dated 10 November 2024, for information under the Official Information Act 1982 (the Act) relating to the Dixon Street apartment complex. Specifically, you requested the following:

1. Any documents including business cases, assessments, architectural drawings, relating to refurbishing the Dixon Street flats.
2. The estimated cost to refurbish the Dixon Street flats.
3. Any briefings to the Minister or the Kāinga Ora board regarding the Dixon Street flats since 17 November 2023.
4. Any documentation relating to plans to sell the site.

In relation to part one and part four, I am declining these under section 18(f) of the Act, 'the information cannot be made available without substantial collation and research'. Our preliminary scoping of these parts of your request indicated a large volume of documents and emails. We considered attempting to identify and provide key documents or emails in scope of your request, or alternatively restricting the timeframe of our searches, however this has proved impractical given the volume of information potentially in scope. As required by section 18(A) of the OIA, consideration was given to fixing a charge and further extending the timeframe, but we have determined that neither option would assist in making the information available to you.


Kāinga Ora is still considering its options for the site, one of which being divestment. Therefore, with respect to part two, this information is withheld under section 9(2)(j) of the Act, to enable Kāinga Ora: "to carry on, without prejudice or disadvantage, negotiations." I have considered the public interest pursuant to section 9(1) of the Act. I do not consider the reason for withholding of the information from this response is outweighed by public interest considerations in making that information available.

With respect to part three, Kāinga Ora is still considering and consulting on its preferred options for 134 Dixon Street, and final decisions have not been made. As the future of the building is under active consideration, Kāinga Ora is withholding for the time being documents which discuss preferred options under section 9(2)(f)(iv) of the OIA, '*to protect the confidentiality of advice tendered by Ministers of the Crown and officials.*' Additionally, as the briefing contains information pertaining to the property's estimated cost for refurbishment, the response proposes to withhold this briefing under section 9(2)(j) of the Act to enable Kāinga Ora: "to carry on, without prejudice or disadvantage, negotiations". I have considered the public interest pursuant to section 9(1) of the Act. I do not consider the withholding of the information from this response is outweighed by public interest considerations in making that information available.

You have the right to seek an investigation and review by the Ombudsman of this decision. There is Information about how to make a complaint at <https://www.ombudsman.parliament.nz> or by freephone on [0800 802 602](tel:0800802602).

In the event that the organisation does proceed with a sale on the open market, we will provide potential purchasers with information about the building, including all information required by law.

Nāku iti noa, nā



Daniel Soughtton
Deputy Chief Executive – Central