

13 February 2024

s9(2)(a)



Thank you for your email of 9 January 2024 to Kāinga Ora – Homes and Communities, requesting information about the proposed Wood Street, Wainuiomata development under the Official Information Act 1982 (the Act). I have answered your questions below.

***1. Information regarding which Iwi and or Mana Whenua organisation that Kāinga Ora have engaged with surrounding the former Woodhatton Primary School site located on Wood Street in Wainuiomata.***

Kāinga Ora has engaged with Te Ātiawa/Taranaki Whānui on the Wood Street development.

***2. Information, correspondence & briefings surrounding the acquisition of the land by Kāinga Ora.***

***3. Reports, briefings & information on any analysis of the infrastructure that connects to the site. This might include but not limited to: Water, Plumping, Electrical, Roothing, Transport, Drainage, Storm Water etc.***

Regarding your questions 2 and 3, as we have advised in our previous responses to you, Kāinga Ora has been in the process of purchasing and considering options for the site at Wood Street over the past four years. Due to the significant scope of your request, I am declining your request under section 18(f) of the Act as “the information requested cannot be made available without substantial collation or research.”

I considered whether fixing a charge, or extending the time limit to respond, would enable us to make this information available to you. However, it was determined that this would not remove the reasons for declining your request.

***4. Information regarding how the housing will be allocated to tenants and who will be appointed to manage housing allocations.***

The Ministry of Social Development (MSD) decides who qualifies for public housing, based on need. When someone applies for public housing, MSD carries out a thorough assessment to determine their eligibility. Once MSD has completed the eligibility process, Kāinga Ora and other community housing providers assess the properties that are available, and place people into homes from the MSD public housing register based on need and the suitability of available homes for them and their whānau.

The Kāinga Ora placement process is designed to ensure customers are matched with homes that suit their specific needs. When one of our homes becomes available, we take

care to match people to homes who are likely to live well together and make good neighbours. Before placing a customer in a Kāinga Ora home, we talk to them about both their housing needs and connections to schooling, the community, and other groups, to help us make a suitable housing match.

**5. All letter, correspondence and information that has been provided to local residents in close proximity to the proposed development site including information on which streets/houses received the information.**

Kāinga Ora has shared three community updates since purchasing the Wood Street property: September 2022, January 2023 and May 2023. These updates are attached.

The updates were shared with residents, businesses, and education providers in close proximity to the Wood Street development. These included those residing on Burdan Avenue, Faulke Avenue, Peel Place, Wood Street up to the Peel Place intersection, Willow Grove, Herbert Street, the Wainuiomata Primary School, and all of the businesses at the main road and Moore's Valley intersection.

Up to date information on Kāinga Ora developments in the Wellington region can be found at [www.kaingaora.govt.nz/wellington](http://www.kaingaora.govt.nz/wellington).

Kāinga Ora also publishes responses to many of its OIA requests. Some of these relate to Wood Street and contain a significant amount of information and relevant documents. They can be found through the following link: <https://kaingaora.govt.nz/publications/oia-and-proactive-releases/responses-to-oia-requests/>

You have the right to seek an investigation and review by the Ombudsman of this response. Information about how to make a complaint is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz) or Freephone 0800 802 602.

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, appearing to read 'R Kelly', with a long horizontal flourish extending to the right.

pp.

Rachel Kelly  
**Manager Government Relations**

5 September 2022

Kia ora,

### **Kāinga Ora finalising purchase of 56 Wood St for permanent public housing**

We're getting in touch as we are pleased to confirm Kāinga Ora – Homes and Communities is going through the final stages of purchasing the land at 56 Wood St so we can deliver much needed permanent, public housing for families in need. We have an unconditional contract in place, and expect to take over ownership of the site at the end of September.

We know it has been some time since we last updated the community, and we apologise for this. It has taken much longer to work through the purchasing process than we expected or would have hoped. We acknowledge this may have been unsettling, and want to thank you for your patience.

#### **Plans for the site**

With changes from the original plans, as well as the current housing need context and taking into account community feedback, the homes will now all be used for public housing, and none for transitional housing.

From November 2019 we undertook an initial, and widespread, round of community and stakeholder engagement on plans for Kāinga Ora to lease the vacant land at 56 Wood St and deliver homes for transitional housing which could be relocated later. This engagement included talking with a range of people and groups and holding two public information sessions. Following this, we committed to make a number of changes including decreasing the number of homes, adding more greenspace, and providing a mix of transitional and public housing.

It is still our intention to deliver around 35 homes along with a shared community room and green space. We are reviewing the previous plans that took into account community feedback to make sure these are still fit-for-purpose. We are committed to keeping you updated and sharing the plans ahead of lodging Resource Consent. All going well we will look to lodge Resource Consent in early 2023, and we will keep the community updated on when work is likely to start.

#### **The process to purchase the site**

This change from the original proposal of leasing the land to deliver homes which could be relocated, to purchasing the land and constructing permanent homes has taken us time to work through. We have engaged with iwi and a number of government agencies to work

through all potential treaty settlement matters on the land, and worked closely with Port Nicholson Block Settlement Trust to investigate how we might work together. It has been important to take the time to go through this process thoroughly and carefully. Now we are able to purchase the site and, we have an agreement that Kāinga Ora will continue to work with mana whenua on the development.

Our aim is for this development and the families who will live here to be a part of, and help enable, a thriving community. We want to again thank the community for their patience as we worked through the purchasing process. We now believe we have the foundations for a good housing solution that best meets the needs of the community, mana whenua and the people and families in urgent need of a place to call home.

Please contact us with any questions, and we're committed to keeping you updated as plans for the site progress.

Ngā mihi

A handwritten signature in blue ink, appearing to read 'Jo Burleigh', is positioned above the printed name.

Jo Burleigh

Phone: 0800 801 601 and ask to be transferred  
Email: [wellingtondevelopment@kaingaora.govt.nz](mailto:wellingtondevelopment@kaingaora.govt.nz)

Released under the Official Information Act 1982

26 January 2023

Kia ora neighbour,

### **Housing near you at 56 Wood Street, Wainuiomata**

Last year on 5 September 2022, we wrote to you to let you know Kāinga Ora had finalised the purchase of 56 Wood St for permanent public housing, with the intention of building 35 homes for whanau. *Kāinga Ora – Homes and Communities* is looking at how we could redevelop this site.

### **Who is Kāinga Ora?**

We are New Zealand's largest residential landlord and largest client of residential building services. We partner with other agencies, local government and iwi, as well as private partners, to deliver the Government's housing priorities and help develop sustainable, inclusive and thriving communities.

### **What's happening?**

We are in the early stages of exploring how this site could be redeveloped, for medium density public housing, and expect to offer a range of different sized homes. You may have noticed some activity on the sites, including contractors on the property doing site investigation and survey work. This work helps to inform any upcoming resources or building consents.

### **Keeping in touch**

We're committed to being good neighbours and keeping the community informed on what's planned for in the neighbourhood. As soon as the early draft site plans have been developed, we will share this with you and invite you to share your thoughts.

### **For more information**

Check out our website links to learn more about developments happening throughout New Zealand and what's planned for your area:

<https://kaingaora.govt.nz/developments-and-programmes/what-were-building/public-housing-developments/>

<https://kaingaora.govt.nz/developments-and-programmes/our-work-in-communities/planned-developments/> and scroll down to Wainuiomata

If you wish to discuss this in more detail, feel free to contact me:

**Jo Burleigh:** Senior Stakeholder Relationship Manager

**Email:** [wellingtondevelopments@kaingaora.govt.nz](mailto:wellingtondevelopments@kaingaora.govt.nz)

**Phone:** 0800 801 601 (please ask to be transferred)

Nga mihi,

*Jo Burleigh*

Jo Burleigh  
Senior Stakeholder Relationship Manager  
Kāinga Ora



## Questions?

The development plan is still in the design stage, and we will be lodging resource consents shortly. As we progress, we will keep you in the loop, as well as engaging with our local stakeholders.

If you have any further questions or would like to offer feedback, please email us with your suggestions:

**Jo Burleigh**  
Senior Stakeholder  
Relationship Manager

**Email:**  
[wellingtondevelopments@kaingaora.govt.nz](mailto:wellingtondevelopments@kaingaora.govt.nz)

**Phone: 0800 801 601**  
(please ask to be transferred)

For more information on this development visit:  
[www.kaingaora.govt.nz](http://www.kaingaora.govt.nz) - enter 'Wood Street'



[www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)

## Keeping disruption to a minimum

Kāinga Ora have met with Wood Hatton Playcentre to discuss plans for the development, including control of noise and dust. Kāinga Ora will continue to meet with Wood Hatton Playcentre prior to and during construction to make sure that any effects from noise and dust are minimised.

We will ensure that site and traffic management plans are in place for this development. These provide rules and guidelines for what happens during construction. The plans will cover items like the hours during which work can be carried out, where contractors can park their vehicles and the control of dust and noise. When the construction phase begins, we expect building activity to take place between 7:00am and 6:00pm Monday to Friday and 8:00am to 5:00pm on Saturdays, but not on Sundays and public holidays.

## Who will live in the new homes?

Kāinga Ora will match these new homes to individuals and families on the Ministry of Social Developments Housing Register, with the highest priority for a public housing home of that size and in that location. The size of the homes means they'll be suitable for small, medium, and large size families.

## Supporting customers

We work hard to ensure people are placed in homes that best meet their needs, to live well in their home and thrive in their community. This includes being good neighbours and connecting with their communities. Kāinga Ora is also looking at new ways of how we support customers and help them connect to support services when and if they need them.



Potential community space

 **Kāinga Ora**  
Homes and Communities

# New Housing coming to Wainuiomata

MAY 2023



## Kia ora Neighbour,

To help meet the need for housing in Lower Hutt, Kāinga Ora - Homes and Communities is looking at building new warm, dry homes in your neighbourhood.

## Keeping the community updated

In September 2022, we wrote to you to let you know that we were purchasing the old Wood Hatton Primary School site at **56 Wood Street, Wainuiomata** to develop public housing. In January 2023, we wrote to you to let you know we were in the early stages of exploring how this site could be redeveloped. We are now able to share with you the proposed designs.

## Next steps

The development plan is still in the design stage, and we will be lodging resource consents shortly. As we progress, we will be keeping you in the loop, as well as engaging with our local stakeholders.

If you have any questions, concerns or want to talk with us before our next update, please get in touch.

## What is the timeline?

All of the dates are indicative and best-case scenario. Our approximate timeline for construction is below:

Resource consent submitted	From June 2023
Construction begin	From late 2023
Construction completed	2025



[www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)

 **Kāinga Ora**  
Homes and Communities



## Community feedback:

Earlier community feedback received has been very helpful for shaping this design. We have identified where the community suggestions have been incorporated.

## What we are looking at building

We're looking at building 40 public housing homes with a mix of single or double storey 2, 3 and 4-bed homes, with the single storey homes at the front and along the left boundary of the site. 14 homes are standalone in nature, while 26 are duplex typologies. All of the 40 new homes will be built to Healthy Homes standards. This development aims to provide a number of homes that have full universal design elements which can become accessible homes.

The 40 homes are an increase from the original 35 to ensure the best use of the land. We have taken a thoughtful approach to the design to deliver these much-needed homes for the community.

## Design and identity

### “Inviting atmosphere into the site for wider community to utilise new facilities”

The development is centred on a communal open space with plenty of activity for residents and the community. It takes into consideration the natural location, amenities, and the built environment. A 2-way loop road leads residents and visitors to each home. The layout of homes around the open space creates a sense of openness and community. We are working with Mana Whenua to produce the iwi cultural narrative that will include design features in the central open spaces and community features.

## Greenspace and common area

### “More Green Space”

The central communal space offers a range of activities for families and the community to enjoy. We propose to include māra kai (food gardens), māra hupara (traditional nature play), seating and barbecue facilities. A central building with outlook and connection to these outdoor spaces is proposed. The development encourages active living and provides green recreational space for sport and exercise, as well as integrated cycling tracks and a playground.

## Community room design

### “futureproof the community space and enable additional capacity to cater for the wider community”

The community space is likely to provide an open plan area for meetings and gatherings, designed with a natural flow out to the outdoor communal open spaces. We will look to include kitchen/cooking facilities, storage and toilets in this space allowing for flexibility and accessibility. We are exploring opportunities for community groups to host regular activities in this shared location.

## Landscaping

### “Inviting atmosphere on site”

Landscape planting will be reflective of the riparian and forested ecologies that surround and historically surrounded the site. The proposed podocarp forest-inspired planting will be particularly beneficial to wildlife for the abundant range of fruits that they provide, while riparian-style planting will be well suited to onsite water management systems (i.e. swales). Tree selection and placement will be carefully considered to ensure that their sizes at maturity will be appropriate.



Please note - these plans may change during the planning process.

## Edible landscapes

### “include more fruit trees into the landscaping design”

Fruit trees will be incorporated where suitable. Fruit tree species will include citrus, pip, and stone fruits suited to the local growing conditions. We will look to provide communal raised gardens for herbs and vegetables adjacent to the proposed community space. In collaboration with Mana Whenua, rongoā species will also be allowed for across the site.



## Safety at night

The overall master planning of the development provides open spaces, pedestrian routes, communal and play areas. Lighting is integrated into the landscape design further enhancing the safety of the development.

## Parking

### “Plenty of off-street parking”

All two-bedroom homes are provided with one private off-street carpark and all three-four bedroom homes are provided with two private carparks each.

## Colour palettes on homes

### “Neutral colours better fit with the current look of the neighbourhood and area”

Colours will draw inspiration predominantly from the natural context, utilising neutral and earthy colours. This will create an environment that is visually cohesive with not only the surrounding homes, but also the significant green backdrop to the site.

## Traffic calming

### “slowing traffic on Wood Street and through the new development”

Slowing vehicles through road design incorporating tight radius, raised crossings and road bumps, narrowed aisle width, and other traffic calming measures, will maximise safety for residents within the site. The thresholds between roads and playground / lawn parts of the central open space receive particular consideration for safety in the landscape architectural design. Roading engineers will review the proposed designs prior to and during the Resource Consenting process.