

20 July 2020



Thank you for your requests, under the Official Information Act 1982 (OIA) received 25 June 2020, regarding the proposed Kāinga Ora housing development at Wood Street, Wainuiomata. My responses to your questions are listed below, in the order provided.

1. *I request under the Official Information Act a copy of all feedback provided by residents of the Wainuiomata community in regards to the proposed transitional housing development on Wood Street, Wainuiomata. This includes feedback received in any form of writing, and notes from any conversations, meetings and phone calls where feedback was provided. I acknowledge the names of the people providing feedback will be redacted, but I would appreciate if you could identify what part of the community they represent against their feedback e.g. iwi, health service, school, resident of the street, resident of the wider community etc.*
  - It would be a substantial task for Kāinga Ora to collate and process all feedback received from residents of the Wainuiomata community, particularly if this is to include conversations, meetings and phone calls. This would have a significant and unreasonable impact on the team required to carry out the task and its abilities to carry out its other functions. I am therefore declining this aspect of your request under section 18(f) of the OIA as it would amount to substantial collation. I do not consider that charging for the information or further extending the timeframe to respond would enable Kāinga Ora to provide the information. Further, I note that much of the information could not be disclosed as it has been provided in confidence by private third parties and contains personal information. However, Kāinga Ora published a *Questions and Answers* sheet on 5 December 2019 which is representative of the feedback from residents. This was provided to you on 22 January 2020. Kāinga Ora is also publishing anonymised responses to OIA requests about Wood Street on our website, which can be found at: <https://kaingaora.govt.nz/publications/official-information-requests/>
2. *Do Kainga Ora intend to include private housing in the development on Wood Street, and if not, why not?*
  - These homes will be delivered to meet the urgent need for public housing in the area. Kāinga Ora is not looking to deliver market or affordable homes in our plans for this development. When looking at redevelopments, we consider many factors relevant to an area to ensure it develops an appropriate mix of good quality public, affordable, and market housing so we build the right types of homes in the right places. For the site at Wood Street, delivering around 30-35 permanent homes for public housing will help make best use of the land and meeting housing need in the area.
  - The most recent information about the plans for Wood Street is contained in the Wood Street Development update, attached at Appendix 1.

3. *When will Kainga Ora next meet with the Wainuiomata community about the proposed development?*
  - When Kāinga Ora is in a position to provide the community with an updated version of plans, we will share these ahead of lodging Resource Consent. We will keep the community updated as plans progress.
4. *How widely do Kainga Ora distribute hard copies of their updates on this development? I myself am a resident of Wood Street and did not receive a copy of at least two of the updates in my mailbox. These need to be distributed widely within the community.*
  - Please see the attached Map at Appendix 2. This shows the area of our initial community letter drop. We also have a residents' email list of people who have requested electronic communication.
5. *Do Kainga Ora consider their consultation with the Wainuiomata community has been inclusive, proactive, genuine and satisfactory?*
  - I refer you to a letter from Hon Dr Megan Woods, Minister of Housing to Member of Parliament, Ginny Andersen (attached as Appendix 3) which addresses this question and, to a large extent, some of those that follow.

*Kāinga Ora advises that it has noted the community's preference for a mix of transitional and permanent public housing and that following engagement with the community, including two public meetings, it is continuing to review its plans for the site based on the ongoing community feedback.*

*Another issue raised in January was the possibility of Kāinga Ora purchasing the site, instead of leasing it. Kāinga Ora is making progress in both these areas, however, given the issues involved it will take a little longer for it to present any revised plans to the community.*

*In the meantime Kāinga Ora advises that it will continue to listen to and work with the community, acknowledging the preference for Wood Street development to be a mix of transitional and permanent housing. This also includes working closely with local iwi collective, Taranaki Whanui ki Te Upoko o Te Ika.*

6. *Do Kainga Ora consider their consultation with local iwi has been inclusive, proactive, genuine and satisfactory? Has this consultation been with mandated representatives of the iwi?*
  - Please see my previous answer
7. *Do Kainga Ora consider their consultation with wider stakeholders has been inclusive, proactive, genuine and satisfactory? Who do Kainga Ora consider to be stakeholders in this development?*
  - Please see my previous answer.
8. *What risks have been identified for the development and how does Kainga Ora track, rate and mitigate these?*
  - Kāinga Ora has robust processes to identify and mitigate risks on all of our developments. However, with Wood Street plans still evolving during the consultation period, our risks are still being finalised. I am declining this aspect of your request under section 18(g) of the OIA as the information is not held.
9. *Does Kainga Ora believe they have followed their own legislation to date in regards to the proposed development, and if not how do they intend to rectify this?*
  - I am declining this aspect of your request under section 18(g) of the OIA as the information is not held.

10. *What recommendations have been made to Ministers to date in regards to this proposed development?*

- On 22 January 2020, in response to an earlier OIA request, you were advised that:

*With regard to requests for Briefings to Ministers, Cabinet Minutes and Aides Memoirs, we have been advised that this information will be proactively released by the Ministry of Housing and Urban Development. As this information will soon be publicly available, we are declining to provide it here under section 18(d) of the OIA.*

[REDACTED] you were provided with a link to that information.

[REDACTED] Minister of Housing has been provided with some advice via weekly Ora and a status update from the Ministry of Housing and Urban Development (HUD). Although this information is not generally published, I provide the relevant excerpts in Appendices 4 and 5.

- Advice has also been provided to Ministers Hon Woods and Hon Faafoi regarding Written Parliamentary Questions (WPQs) about Wood Street. This information is withheld, in line with usual practice regarding WPQs, under section 9(2)(f)(iv) of the OIA to protect the confidentiality of advice tendered by officials. However, I refer you to the Ministers' answers to the WPQs published on the Parliamentary website. I consider that publication of the answers balances the public interest in any withheld information.
- The relevant WPQs are: 4043, 1291, 1292, 1293, 1294, 1295, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1314, 1315 and 1316 (2020). They can be found at:  
<https://www.parliament.nz/en/sitesearch?term=Written+Parliamentary+questions>

11. *What decisions and feedback have Ministers provided to date in regards to the Wood Street development?*

- I am declining this aspect of your request under section 18(g) of the OIA as the information is not held.

12. *What is the role and responsibilities of the Senior Stakeholder Relationship Manager in this development? Is this role supposed to be able to respond to questions from the community and ensure that the voice of the community is heard?*

- The role of the stakeholder relationship manager is to be a point of contact for the community and stakeholders around developments, and to share information received with the wider team responsible for the development.

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

Yours sincerely



Rachel Kelly  
Manager Government Relations

## **Appendices**

1. Wood Street Development update
2. Wood Street Engagement Map
3. Letter to Ginny Anderson
4. Excerpts from Kāinga Ora weekly briefings
5. Excerpts from Ministry of Housing and Urban Development status update