

26 JUN 2018



Thank you for your email of 30 May 2018 in which you make the following request:

Under the Official Information Act could I please request all current plans HNZ has for developments across the country.

Specifically, where current sites are being redeveloped, where new sites are being earmarked/worked on for future development, or where old/current sites are being sold or demolished. Plans could include development already underway, or in the initial phases.

Could you please itemise the developments on an Excel spreadsheet and please include the address, the current number of residences at the site and number of tenants, what the new number of residences is intended to be and what the maximum tenancy occupation will be, what the total cost of development is expected to be and when the development is expected to be started and finished.

Housing New Zealand provides information about our redevelopments on our website at: <https://www.hnzc.co.nz/housing-developments-and-programmes/>

The content includes information on

- our current developments in Auckland and the rest of New Zealand
- location of developments by city, suburb and street
- the number of properties currently at the sites and number to be built
- developments that are completed and in development, and estimated start and completion dates.

Your request for this information is declined under section 18(d) of the Official Information Act (the Act): *"that the information requested is or will soon be publicly available."*

I am declining your requests for:

- the information to be provided in an Excel spreadsheet
- the current number of tenants at the site
- maximum tenancy occupation

These requests are declined under section 18(f) of the Act because it would involve substantial collation or research. A manual process would be required to cross reference each property under development or planned development with the tenancy information.

Further, collating all the requested information into a spreadsheet would have a significant resource requirement.

I have considered extending the timeframe and charging to make this information available but I do not consider it would remove the grounds for refusal.

I also wish to clarify that not all the requested redevelopment details will be captured in our website. Again, to provide you with all details within the scope of your request would require substantial collation or research.

In regard to the maximum tenant occupation of each development, I can advise that Housing New Zealand uses the Canadian National Occupancy Standard, for which one criterion is that there should be no more than two people per bedroom.

I am declining to provide you with information about the cost of each development under section 9(2)(j) of the Act: *"enable a Minister of the Crown or any department or organisation holding the information to carry on, without prejudice or disadvantage, negotiations including commercial and industrial negotiations."*

I trust that the information on our website will provide you with most of the information you require. 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 or freephone 0800 802 602.

Yours sincerely

A handwritten signature in blue ink that reads "Rachel Kelly". The signature is written in a cursive, flowing style.

Rachel Kelly
Manager Government Relations