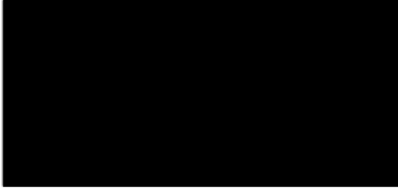


18 June 2020



Thank you for your request, dated 20 May 2020, for information about the housing development at Wood Street Wainuiomata. I respond to your questions below in the order they were asked.

1. *When will resource consent be applied for*

Once we have shared the revised plans, we will then lodge Resource Consent.

2. *Who are the service providers required*

Selection of a Transitional Housing Provider is undertaken by the Ministry of Housing and Urban Development (HUD) from the (approved) Provider Panel. While provider capability has already been assessed for those organizations approved onto the Provider Panel, some of the considerations for selection to deliver for a specific property include locality and geographic coverage of the Provider, current capacity, alignment of their delivery to the intended cohort/tenants, performance (if any) in delivery of Transitional Housing and general suitability. Further information is available on the HUD website at:

<https://www.hud.govt.nz/community-and-public-housing/partner-with-us/>

3. *Why only transitional housing*

In response to feedback from the community, Kāinga Ora is currently working through options for a mixed model of permanent public housing and transitional housing at Wood Street, Wainuiomata. This includes options to lease or purchase the land. We are making progress but it will take some time to work through these options, and when we have further developed our plans based on feedback, we will share these with the community.

4. *Why only a 10 year lease, and what is being done to remediate this*

See above answer

5. *Who will be living in these transitional houses. how has kianga ora meet its obligation with local council in regards to homing local families and where is the solid place for them to move on to.*

Kāinga Ora is working with the Council on the development through the resource consent process, as well as engaging with a range of other council staff, such as community development and senior leaders.

The people living in these homes will be people and whānau who need somewhere warm, dry and safe to live while they look for a longer-term home. Many will already have been living, working or going to school locally. Others may be from nearby areas or districts. Before referring them to a transitional housing provider, the Ministry of Social Development will talk

with each family or individual to understand their situation and make sure it's the right option for them.

Transitional housing is managed by experienced contracted providers who are responsible for making sure families are looked after and receive the support they need, such as budgeting advice or other social services, and help them find a permanent home. This could include public (state) housing or private rental.

The Wood Street homes are part of a cross-agency response to help get people into warm, dry and secure housing. Kāinga Ora is increasing the supply of public housing as well. Throughout the Hutt Valley, Kāinga Ora is delivering more public housing at scale and pace, with up to 270 new state homes being built over the next two-to-three years.

6. *What research into amenities availability and local impact has been conducted*

The site has been selected, working alongside our partners, and through the Resource Consent process for availability and practicality. It is vacant crown land, readily developable with access to services such as water and electricity, and in an area of high need.

There is an urgent and immediate need to get people out of emergency accommodation, like motels, and into transitional housing where a specialist provider can work with them to identify long-term housing options. This available land provides an opportunity for us to deliver this much needed housing, with the right support services.

Working with our partners and providers, Kāinga Ora and HUD will discuss the proposed development with local police, schools and primary health providers between now and the expected completion of the project.

In the placement process for people, access to local services for families is carefully considered on a case-by-case basis. We will be working through this in more detail with those organisations to ensure they have the support they need. Because many families may already live in or near Wainuiomata, it's not yet clear what the impact on services will be.

7. *Where is the evidence transitional housing is effective in its aim*

There are already other similar complexes operating across New Zealand with families living quietly and safely. These are good quality, well managed homes and they are of benefit to our communities because they are helping people achieve independence.

HUD has the lead responsibility for transitional housing supply, including funding, policy, contract initiation, purchase, and negotiation. For further information please see the HUD website at: <https://www.hud.govt.nz/community-and-public-housing/increasing-public-housing/transitional-housing/>

8. *How can the density "decrease" be labeled as such when the population total remains the same, if not higher.*

The decrease in density refers to the number of houses planned for the site.

9. *What were the results of Andrews meeting with the ministers "in a few weeks time"*

We are in ongoing conversations with officials about revising plans for the proposed development at Wood Street.

10. How can the expense (especially in the current climate) be justified for only a 10 year lease

Leasing vacant land, and delivering quality, warm dry homes that can be built off site and relocated to another location at a later date is one way we can increase the supply of housing at scale and pace to efficiently meet the increasingly urgent demand for public housing.

11. How does this development meet Kāinga Ora's own legislation that states, supporting tenants - to be well connected to their communities, ensuring that the housing it develops is appropriately mixed (with public, affordable, and market housing) and is of good quality and having early and meaningful engagement with communities affected, or to be affected, by housing and urban development (being of that affected community i can assure you i dont feel meaningfully engaged with, quite the opposite)

There is an urgent need in the Hutt Valley to get people and whānau out of emergency accommodation and into warm, dry homes. We acknowledge that the speed the Wood Street development is proposed to happen can be unsettling for some people. We're committed to keeping the community informed and responding to feedback as this important work progresses. Kāinga Ora – Homes and Communities is continuing to review its plans for the site based on community feedback, including two public meetings. We are currently working through options for a mixed model of permanent public housing and transitional housing at Wood Street, Wainuiomata. This includes options to lease or purchase the land

12. what work has been conducted in regards to iwi representation or stakes

The plan for Wood Street has been discussed kano ki te kano (face to face) with representatives of the Port Nicholson Settlement Trust and other senior members of Taranaki Whanui ki Te Upoko o Te Ika. We will continue to work with them as options for the site are developed.

Yours sincerely



Rachel Kelly
Manager Government Relations Unit