

12 May 2025

s 9(2)(a)

Tēnā koe s 9(2)(a)

I write in response to your request dated 26 March 2025, for information under the Official Information Act (1982):

"I'd like to request, under the OIA, copies of the following documents in fully searchable format.

These periodic reports from Kāinga Ora updating the Minister on Dixon Street:

Minister's Status Report 14 February – 20 February 2025

Minister's Status Report 4 January – 17 January 2025

Monthly report to the Minister – January 2025

As well as the following papers from Kāinga Ora:

Update on Dixon St divestment, dated 28/01/2025

Update on Dixon Street, dated 18/02/2025".

The 11-storey, 117 unit building in Wellington's CBD was designed by the Housing Construction Department of the Ministry of Works under government architect Gordon Wilson in 1940. It is listed as a Category 1 Historic Place on the New Zealand Heritage List/Rārangi Kōrero maintained by Heritage New Zealand Pouhere Taonga (HNZPT), reflecting its historic significance. The building has also been scheduled as a heritage building in the Wellington City District Plan since 1994.

A Detailed Seismic Assessment was completed in October 2020 which determined the building has a strength of 40 percent New Building Standard (NBS). This is above the legal threshold for being considered "earthquake prone" (less than 34 percent NBS) but remains an earthquake risk. Kāinga Ora's policy seeks, where practical, to achieve 67 percent NBS. This is to reduce the risk to occupants and assets from earthquakes.

Kāinga Ora has been looking at options for the future of this building since 2021, as many components of the building (including the building services and roof) are reaching the end of their useful life and require replacement. Additionally, the units do not meet current standards of living, including Healthy Homes standards and acoustic performance.

All the customers who were living in the Dixon Street complex have now been moved into other Kāinga Ora homes and the building is secured while decisions are made on its future.

Kāinga Ora is currently working through internal processes regarding 134 Dixon Street. I am therefore withholding the information requested under section 9(2)(j) of the Act to "enable a Minister of the Crown or any public service agency or organisation holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)".

It is proposed to proactively release the Minister's Status Reports in the near future, however, redactions have not yet been finalised for this release.

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).

Please note that Kāinga Ora proactively releases our responses to official information requests where possible. Our response to your request may be published at kaingaora.govt.nz/publications/official-information-requests/ with your personal information removed.

Nāku iti noa, nā



Rachel Kelly
Manager – Government Services