

1 November 2021

s9(2)(a)

Thank you for your Official Information Act 1982 (OIA) request received 15 September 2021, regarding the proposed housing development on Wood Street, Wainuiomata. My responses to your questions are listed below.

- 1) *What actions has Kainga Ora taken between April 2020 and today in regards to this development? Please provide a summary of what meetings have been held with other agencies, contractors, iwi etc and the dates and topics of these, as well as what other actions have been taking place to progress this.*
 - a) I can advise that Kāinga Ora Homes and Communities has been meeting with representatives of the Port Nicholson Block Settlement Trust (PNBST) to discuss, amongst other things, options for Wood Street. Other considerations around developing the land at Wood Street, and the final mix of housing have been on hold while these negotiations take place. The meetings have been informal and without minutes. The dates of meetings since April 2020 are:
 - 27 February 2020
 - 17 April 2020
 - 21 July 2020
 - 3 December 2020
 - 5 March 2021
 - 9 March 2021
 - 16 March 2021
 - 14 April 2021
 - 27 April 2021
 - 17 June 2021
 - 29 July 2021
 - 04 August 2021
- 2) *What is the forward plan including expected milestones for this development? When will the land be purchased? When will construction start? When is construction intended to be complete by? When will tenants start moving in?*
 - a) I am declining this aspect of your request under section 18(g) of the OIA as the information is not held by Kāinga Ora. As previously advised, Kāinga Ora cannot progress this development until it has secured the land. We will provide an update to the community as soon as we have progress to report.
- 3) *What are the latest plans for this development? How many houses will there be? Will there be a mix of transitional, permanent state homes and Kiwibuild as repeatedly requested by the community?*
 - a) I am declining this aspect of your request under section 18(g) of the OIA, per my response to question two.

4) *What is Kainga Ora's plan for engaging with the local community again to discuss their latest proposal for this site and address community concerns? When will this communication begin? I note there has been a lengthy gap in communications which again is not ideal for building a trusting relationship with the community.*

a) I am declining this aspect of your request under section 18(g) of the OIA per my response to question two.

5) *Please also provide all Ministerial briefings and internal memos generated between May 2020 and today that include mention of the proposed transitional housing development at Wood Street Wainuiomata. If this part of the request will take longer, please respond to the earlier parts first and don't let this hold up the response.*

a) Kāinga Ora has provided a range of advice to the Minister of Housing, Hon Dr Megan Woods, about Wood Street since May 2020. Two updates have been included in the Weekly Report to her office. I provide those updates as excerpts here:

- *Excerpt from Weekly Report for the period ending 19 June 2020*

Wood Street, Wainuiomata - Transitional Housing Village

Kāinga Ora- Homes and Communities is currently working through options for a mixed model of permanent public housing and transitional housing. We are working with LINZ on options to purchase the land, and are engaging with Port Nicholson Block Settlement Trust.

As plans progress we will be in touch with the community. We have had ongoing conversations with stakeholders and members of the community, and in late May 2020 we sent a letter to stakeholders and the community advising that we were still working through these options, and that we will share these revised plans based on community feedback ahead of lodging consent.

When we are in a position to share these plans, we will look at options for the best way to share these.

- *Excerpt from Weekly Report for the period ending 13 August 2021 Report*

Wood Street update

Kāinga Ora has been in discussions with the Port Nicholson Block Settlement Trust regarding the Wood Street site. During the discussions the Trust floated a number of ideas, each proving not to be workable for a variety of reasons, including potential purchase or lease terms and timing.

Discussions concluded last week with an agreement that Kāinga Ora and the Trust would not work together on Wood Street, and Kāinga Ora could move to purchase Wood Street and develop it by itself. Kāinga Ora and the Trust would continue to explore development and partnership opportunities elsewhere in their area of interest in Wellington and Hutt Valley.

*Te Arawhiti and Land Information New Zealand have been advised that discussions with the Trust have concluded and Kāinga Ora will start the purchase/transfer process. On 12 August 2021, the engagement team will meet and plan updating the community.**

**NB: Since the above item was provided to the Minister, Te Arawhiti has advised that it intends to consult with other iwi who may have an interest in the land at Wood Street. This consultation will need to be completed before Kāinga Ora can start the purchase/transfer process.*

- b) Some briefings have been delivered verbally, on an informal basis. No record has been kept of these briefings, which I therefore decline to provide under section 18(e) of the OIA as the information does not exist.
- c) Kāinga Ora has also provided the Minister with advice and draft answers to 31 Written Parliamentary Questions (WPQs) about Wood Street since May 2020. These are listed below. The individual questions and answers can be searched on the Parliamentary website at: <https://www.parliament.nz/en>.

WPQ 04043 (2020), WPQ 12242 (2020), WPQ 12244 (2020), WPQ 12246 (2020), WPQ 13202 (2020), WPQ 13219 (2020), WPQ 16589 (2020), WPQ 16590 (2020), WPQ 16591 (2020), WPQ 16592 (2020), WPQ 1973 (2021), WPQ 4408 (2021), WPQ 6312 (2021), WPQ 6314 (2021), WPQ 6315 (2021), WPQ 6316 (2021), WPQ 6317 (2021), WPQ 6318 (2021), WPQ 6319 (2021), WPQ 6320 (2021), WPQ 6332 (2021), WPQ 12931 (2021), WPQ 12932 (2021), WPQ 12933 (2021), WPQ 12940 (2021), WPQ 15886 (2021), WPQ 18185 (2021), WPQ 22287 (2021), WPQ 33078 (2021), WPQ 41658 (2021), WPQ 41660 (2021)

The Minister's answers to all of the above WPQs are publicly available; please note that some answers are incorporated into others. I have appended transcripts of all responses containing information.

I am withholding the background advice and draft answers to the WPQs which were provided to the Minister under section 9(2)(f)(iv) of the OIA to protect the confidential advice of officials. With regard to the public interest in the withheld information, I consider that this is met by the publication of the answers.

- d) On 30 September 2021, the attached Ad Hoc Briefing was provided to the Minister about Wood Street. Information has been withheld under section 9(2)(g)(i) of the OIA to protect the free and frank advice of officials, and section 9(2)(a) of the OIA on grounds of privacy. I do not consider that the public interest in this information outweighs the need to withhold it.

You have the right to seek an investigation and review by the Ombudsman of my decision on your OIA request. Information about how to make a complaint is available at 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, with your personal information removed, at: <https://kaingaora.govt.nz/publications/official-information-requests/>

Yours sincerely



Rachel Kelly
Manager Government Relations

Answers to Written Parliamentary Questions

- Published date: 24 June 2020
 - WPQ 12242 (2020). Chris Bishop to the Minister of Housing (24 Jun 2020): What is Kāinga Ora currently doing with regard to the proposals for emergency housing in Wood St?
 - Hon Dr Megan Woods (Minister of Housing) replied: Kāinga Ora – Homes and Communities advises me that, based on community feedback, officials are continuing to work through options for purchasing the land, and a mixed model of permanent public housing and transitional housing. This is taking some time to work through, however, Kāinga Ora plans to provide an update on progress to stakeholders and the community soon. Kāinga Ora will also share the revised plans with the community before lodging Resource Consent.

- Published date: 26 June 2020
 - WPQ 13202 (2020). Chris Bishop to the Minister of Housing (26 Jun 2020): Is Kāinga Ora exploring the idea of building private housing on the land in Wood St, Wainuiomata, currently proposed for emergency housing?
 - Hon Dr Megan Woods (Minister of Housing) replied: Kāinga Ora – Homes and Communities advises me that it is revising its plans, based on community feedback, and looking at options to purchase the land and deliver a mix of permanent, public and transitional housing.

- Published date: 26 June 2020
 - WPQ 13219 (2020). Chris Bishop to the Minister of Housing (26 Jun 2020): Is a notified resource consent process required if Kāinga Ora proceeds to build emergency housing in Wood St, Wainuiomata?
 - Hon Dr Megan Woods (Minister of Housing) replied: Kāinga Ora – Homes and Communities advises me that it is in the process of revising its plans for Wood Street. As the layout is not yet finalised, Kāinga Ora is not in a position to confirm whether a notified consent is required.

- Published date: 27 November 2020
 - WPQ 16589 (2020). Chris Bishop to the Minister of Housing (27 Nov 2020): What briefings, listed by title and date, if any, has she received from officials on Kāinga Ora's proposed Wood St development in Wainuiomata?
 - Hon Dr Megan Woods (Minister of Housing) replied: I have received the following briefings from Kāinga Ora – Homes and Communities regarding the Wood Street housing development in Wainuiomata:
 - Weekly Report (period ending 31 January 2020)
 - Ad hoc email update (sent 25 February 2020)
 - Weekly Report (period ending 28 February 2020)
 - Ad hoc email update (sent 5 March 2020)
 - Weekly Report (period ending 19 June 2020).

- Published date: 27 November 2020
 - WPQ 16590 (2020). Chris Bishop to the Minister of Housing (27 Nov 2020): What is Kāinga Ora currently doing with regard to the proposals for emergency housing in Wood St?
 - Hon Dr Megan Woods (Minister of Housing) replied: Kāinga Ora – Homes and Communities is continuing to work through the option of purchasing the land in Wood Street, Wainuiomata, to deliver a combination of permanent public housing and transitional housing on the site.

- Published date: 23 February 2021
 - WPQ 4408 (2021). Chris Bishop to the Minister of Housing (23 Feb 2021): What progress, if any, has been made on Kāinga Ora's proposal to build emergency housing in Wood St?
 - Hon Dr Megan Woods (Minister of Housing) replied: Kāinga Ora – Homes and Communities is continuing to work through the option of purchasing the land in Wood Street, Wainuiomata, to deliver transitional and public housing on the Wood Street site. This involves working closely with the Port Nicholson Block Settlement Trust on how it will deliver these new homes

to help ensure the best outcome in meeting urgent housing need in the area, as well as working alongside the community to address concerns that the Member will be aware of.

- Published date: 8 March 2021
 - WPQ 6332 (2021). Chris Bishop to the Minister of Housing (08 Mar 2021): Further to her answer to Reply 4408 (2021), when can residents expect an update on when construction will begin and the nature of the development?
 - Hon Dr Megan Woods (Minister of Housing) replied: Announcements are anticipated in the near future.
- Published date: 13 April 2021
 - WPQ 12931 (2021). Chris Bishop to the Minister of Housing (13 Apr 2021): Further to her answer to Reply 4408 (2021), what papers, if any, has she received relating to the Wood St transitional housing development?
 - Hon Dr Megan Woods (Minister of Housing) replied: I have received no further papers since my response to WPQ 4408.
- Published date: 13 April 2021
 - WPQ 12932 (2021). Chris Bishop to the Minister of Housing (13 Apr 2021): Further to her answer to Reply 4408 (2021), has Kāinga Ora – Homes and Communities been meeting with the Port Nicholson Block Settlement Trust relating to delivering transitional and public housing on the Wood Street site; if so, what are the dates of all meetings that have been held to date?
 - Hon Dr Megan Woods (Minister of Housing) replied: Kāinga Ora – Homes and Communities has held eight meetings with representatives of the Port Nicholson Block Settlement Trust (PNBST) discussing the Wood Street site, on the following dates:
 - 27 February 2020
 - 17 April 2020
 - 21 July 2020
 - 03 December 2020
 - 05 March 2021
 - 09 March 2021
 - 16 March 2021
 - 14 April 2021
- Published date: 13 April 2021
 - WPQ 12933 (2021). Chris Bishop to the Minister of Housing (13 Apr 2021): Further to her answer to Reply 4408 (2021), why is Kāinga Ora – Homes and Communities working with the Port Nicholson Block Settlement Trust on transitional and public housing on the Wood Street site; and did Kāinga Ora – Homes and Communities approach the Port Nicholson Block Settlement Trust to discuss working with them, or was it the other way around?
 - Hon Dr Megan Woods (Minister of Housing) replied: Following discussions with Land Information New Zealand and Te Arawhiti (Office for Māori Crown Relations), Kāinga Ora contacted the Port Nicholson Block Settlement Trust to reach an agreement with PNBST on Wood Street before the site's classification as a deferred settlement property was removed from its title.
- Published date: 3 May 2021
 - WPQ 15886 (2021). Chris Bishop to the Minister of Housing (03 May 2021): Further to her answer to question for written answer 6332 (2021); when can an announcement be expected?
 - Hon Dr Megan Woods (Minister of Housing) replied: An announcement will be made once negotiations have concluded and details have been finalised.

- Published date: 13 May 2021
 - WPQ 18185 (2021). Chris Bishop to the Minister of Housing (13 May 2021): Further to her answer to Reply 15886 (2021), when are negotiations expected to conclude and who are the negotiations between?
 - Hon Dr Megan Woods (Minister of Housing) replied: Negotiations with Kāinga Ora and Taranaki Whānui ki Te Upoko o Te Ika (Port Nicholson Block Settlement) Trust are ongoing, and Kāinga Ora remains committed to informing stakeholders and the community of outcomes and decisions from these negotiations once they have been finalised.

- Published date: 31 May 2021
 - WPQ 22287 (2021). Chris Bishop to the Minister of Housing (31 May 2021): Further to her answer to 12932 (2021), has Kāinga Ora – Homes and Communities been meeting with the Port Nicholson Block Settlement Trust relating to delivering transitional and public housing on the Wood Street site; if so, what are the dates of all meetings that have been held to date?
 - Hon Dr Megan Woods (Minister of Housing) replied: Further to my answer to 12932 (2021) Kāinga Ora – Homes and Communities has held one further meeting with representatives of the Port Nicholson Block Settlement Trust discussing the Wood Street site, on 27 April 2021.

- Published date: 2 August 2021
 - WPQ 33078 (2021). Chris Bishop to the Minister of Housing (02 Aug 2021): What further progress, if any, has been made on Kāinga Ora’s proposal to build emergency housing in Wood St?
 - Hon Dr Megan Woods (Minister of Housing) replied: Discussions between Kāinga Ora and Taranaki Whānui ki Te Upoko o Te Ika (Port Nicholson Block Settlement) Trust on potential partnership opportunities for the Wood Street site are ongoing, and good progress is being made.

- Published date: 16 September 2021
 - WPQ 41658 (2021). Chris Bishop to the Minister of Housing (16 Sep 2021): Is it still the intention of Kainga Ora to develop the land on the former Wood Hatton School in Wood St, Wainuiomata for transitional and/or emergency housing, if so, what progress can she report and what are the next steps in this project?
 - Hon Dr Megan Woods (Minister of Housing) replied: Next steps in this project are being finalised and an update is expected in the coming weeks.