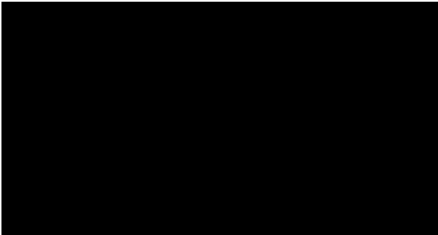


24 JUN 2019



Response to your requests for official information

Thank you for your requests on 30 May 2019 for information from Housing New Zealand, made under the Official Information Act 1982 (the Act). This response covers all three requests.

State home numbers over the past ten years

The information that you have requested on state home numbers over the past ten years in Glen Innes, Marfell, Hastings, Tauranga, Porirua, and Wellington, is provided to you in full. This information is attached as Appendix 1.

Eastern Porirua Community Regeneration

Responses to the information you have requested about the Eastern Porirua Community Regeneration are provided below.

1. *Can HLC and/or HNZ please provide a map of the current plan for redevelopment and indicate which streets and areas, exactly, will be affected by the redevelopment, including which houses will be demolished, where new houses will be built, and the size, type and price of those homes. Or, if this is not possible, please provide any and all information that indicates where the redevelopment has been planned to take place and a map of where state houses are located in Porirua.*

As planning is just getting underway there is currently no map of the development. This part of your request is refused under section 18(e) of the Act, which states that a request may be refused if the document alleged to contain the information does not exist or, despite reasonable efforts to locate it, cannot be found.

The development in eastern Porirua will transform the suburbs of Ranui, Cannons Creek, Waitangirua and Ascot Park. The partnership with Ngāti Toa in west Porirua will renew public housing in Titahi Bay, Mana and Tawa.

Details of the masterplan, including the precise locations of new builds, will be determined after comprehensive community engagement and planning. Feedback will be sought on housing, getting around the area, parks and open spaces, shopping and town centre, and community services. Community engagement began on 22 June 2019.

The exact properties to be demolished will be determined through the planning process. The condition of properties and whether they are fit-for-purpose will be considered, as well as how to make the best use of Housing New Zealand land. Houses that are demolished will be replaced with warm, dry, fit for purpose homes.

There will be a range of housing sizes and types. These will be a mix of public, market and Kiwibuild homes. Houses will range between one to five bedrooms, and will included terraced

and free-standing housing as well as apartments. Further detail on the exact housing mix will be determined after community engagement and planning. It is expected that about 2,000 Housing New Zealand properties will be renewed and there will be around 2,000 extra affordable and market homes, including KiwiBuild homes. The upper price limit for KiwiBuild homes outside of Auckland and Queenstown is currently \$500,000 (including GST).

The exact location of Housing New Zealand properties in Porirua have been withheld under section 9(2)(a) of the Act, to protect the privacy of natural persons; in this case our tenants. However, a list of the streets in Porirua where Housing New Zealand has properties has been provided to you (Appendix 2).

2. *Where the funding for the Eastern Porirua Community Regeneration will come from?*

Full details of funding, including transport and education aspects of the programme, will be looked at through a detailed business case that is expected to be approved in early 2020.

Housing New Zealand's Board has agreed in principle to financing the master development and public housing components of the regeneration programme, through revenue (such as rents), and by using external lending to cover the remaining amount required. After completion of the project, external lending would be paid off using the expected annual surplus generated from the public housing.

3. *Who are all the partners of the redevelopment and what are their roles?*

Housing New Zealand is the owner and manager of the land and public housing, and will fund the programme. Housing New Zealand also manages the tenancies and the tenants needs.

HLC, formerly Hobsonville Land Company, is the developer. HLC manages the entire programme, from the planning and design of homes, streets and neighbourhoods, through to the building programme and engagement of the local and wider community.

The Porirua City Council will work with HLC to ensure the programme aligns with the Council's Growth Strategy and District Plan review.

As mana whenua of Porirua, Ngāti Toa Rangatira has a special position of historical and cultural importance within the local community. To enable the Eastern Porirua Community Regeneration programme to proceed, Ngāti Toa Rangatira has agreed to the exchange of rights on a number of Housing New Zealand properties in eastern Porirua. In return Ngāti Toa Rangatira will upgrade public housing in west Porirua, while managing 900 Housing New Zealand properties and tenancies in that area.

The Treasury developed the Eastern Porirua Community Regeneration business case, in consultation with a range of other government departments, before handing the project over to HLC to deliver.

Joint Crown, Porirua City Council and Ngāti Toa representatives will also make up a Regeneration Board who will provide oversight and own the vision, spatial strategy, and relationships between key partners. The Board will also make recommendations to Ministers and delivery entities (Housing New Zealand, HLC, Ngāti Toa and the Porirua City Council) to shape master planning, community engagement, and the provision of social services. The Regeneration Board will own the key strategic and political risks to the project.

4. *Who is responsible for approving the Eastern Porirua Community Regeneration business case and the appropriation of funding?*

Cabinet indicated their support for the implementation of the Eastern Porirua Community Regeneration business case and public housing expenditure in October 2018.

Approval will be sought from the Housing New Zealand Board to initiate the regeneration programme and approve the required funding.

5. *Who are making the ongoing decisions relating to how community consultation is run?*

The HLC Project Team, in consultation with Porirua City Council and Ngāti Toa Rangatira, will decide how community consultation on the programme is run.

6. *Who are making the ongoing decisions relating to which partners are brought on board?*

The HLC Project Team, in consultation with Porirua City Council and Ngāti Toa Rangatira, will decide which partners are brought on board for the programme.

7. *Who are making the ongoing decisions relating to who tenders are offered?*

The HLC Project Team will decide who the tenders will be offered to.

8. *Who developed the Eastern Porirua Community Regeneration business case?*

The Treasury developed the Eastern Porirua Community Regeneration business case, in consultation with other government agencies.

9. *What people/organisations were consulted prior to the Eastern Porirua Community Regeneration business case?*

The Treasury used statistical data and previous community consultation to inform the business case at a high level, and provide an evidence base to secure funding for the programme.

The following government agencies and organisations worked with Housing New Zealand, HLC, Ngāti Toa Rangatira and the Porirua City Council on the initial scoping work required getting Cabinet approval for the programme:

- Treasury
- Te Puni Kōkiri
- Ministry of Business, Innovation and Employment
- Ministry of Social Development
- Ministry of Education.

10. *Which Ministers are directly involved with this project and what are their roles?*

Hon Phil Twyford, Minister for Housing and Urban Development, is the shareholding Minister for the proposed master development and public housing expenditure, including community infrastructure.

The Minister for Housing and Urban Development is accountable to the Crown and responsible for the actions and performance of Housing New Zealand as a Crown Entity.

In April 2019 Minister Twyford set his expectations for Housing New Zealand for the 2019/20 year. As part of this set of expectations Housing New Zealand is expected to provide warm, dry and safe housing for our tenants, and help address the national housing shortage by delivering more state, affordable and market housing.

The development in eastern Porirua is one of the ways that Housing New Zealand will achieve this.

11. *Who can we go to with our concerns?*

For project management related enquiries or concerns you can call the project team on 0800 524 353, or email info@poriruadevelopment.co.nz.

Housing New Zealand tenants should call Housing New Zealand on 0800 801 601, or email enquiries@hnzc.co.nz.

12. *Is there any guarantee that all state housing residents will be able to remain in Porirua East throughout and after the process?*

In 2018 Housing New Zealand created a policy of offering rehoused tenants the opportunity to return to the community they were moved from, should they want to. A full policy is currently under development.

The basic principles, which will also apply to tenants affected by the Porirua development, are below.

- Housing New Zealand will use best endeavours to rehouse tenants in the same area while construction of new homes is underway.
- Where the new home is a short term solution, Housing New Zealand will put the family back into a permanent home in the same community as soon as possible.
- In some instances Housing New Zealand may not have a permanent home immediately available in the same community. In those cases Housing New Zealand will work to find an acceptable home for them, and then move them back to their community as soon as possible.
- Returning to the community will be the tenant's choice. If they are happy and settled in their temporary home, Housing New Zealand will not move them unnecessarily.

Housing New Zealand will also help to facilitate moves by covering all reasonable costs associated with the move.

In rare cases state housing residents may not be able to remain in the Porirua area. In these instances Housing New Zealand will work with the tenant to find suitable housing in an area close by.

You have the right to seek an investigation and review by the Ombudsman of the decision to decline information. Information about how to make a complaint is available at www.ombudsman.parliament.nz or by calling freephone 0800 802 602.

I trust the attached information is helpful. For more information about the Porirua development please visit <https://poriruadevelopment.co.nz>.

Yours sincerely



Rachel Kelly
Manager Government Relations

Appendix 1: Information on state home numbers over the past ten years in Glen Innes, Marfell, Hastings, Tauranga, Porirua, and Wellington

The areas of Glenn Innes and Marfell are defined by Statistical Area Unit (SAU) from 2009 to 2012 and by Census Area Unit (CAU) from 2013 to 2018. This is due to a change in the naming convention used by Statistics New Zealand. However, the geographical areas are the same.

The areas of Hastings, Tauranga, Porirua, and Wellington are all defined by Territorial Local Authority (TLA).

Social housing stock numbers 2009 to 2012

Area	30/06/2009	30/06/2010	30/06/2011	30/06/2012
Glen Innes	1,227	1,226	1,223	1,183
Hastings District	1,406	1,408	1,401	1,378
Marfell	153	150	150	150
Porirua City	2,726	2,720	2,704	2,699
Tauranga City	1,213	1,216	1,247	1,250
Wellington	1,911	1,905	1,913	1,929

Note: 2009 to 2012 data is for social housing properties, excluding Community Group Housing, garages, car parks, land and shops.

Social housing stock numbers 2013 to 2018

Area	30/06/2013	30/06/2014	30/06/2015	30/06/2016	30/06/2017	30/06/2018
Glen Innes	1,159	1,141	1,115	*112	110	110
Hastings District	1,316	1,280	1,226	1,207	1,196	1,186
Marfell	150	149	149	145	139	139
Porirua City	2,691	2,684	2,666	2,661	2,637	2,637
Tauranga City	1,256	1,244	1,245	1,234	**191	191
Wellington City	1,993	2,025	1,892	1,874	1,810	1,828

Note: 2013 to 2018 data is for all social housing properties, excluding Community Group Housing, garages, car parks, land and shops, emergency and transitional housing.

* On 31 March 2016 Housing New Zealand transferred 2,869 properties, along with related tenancy and property management, to Tamaki Regeneration Limited.

** On 1 April 2017 Housing New Zealand transferred 1,140 properties, along with related tenancy and property management, to Accessible Properties Limited.

Appendix 2: Streets in the Porirua Territorial Land Area with Housing New Zealand Properties

The information provided below was current as at 31 May 2019.

Aberfeldy Street, Cannons Creek, Porirua 5024	Durham Street, Cannons Creek, Porirua 5024
Albion Street, Waitangirua, Porirua 5024	Durville Street, Cannons Creek, Porirua 5024
Almora View, Ascot Park, Porirua 5024	D'Urville Street, Cannons Creek, Porirua 5024
Aparangi Crescent, Elsdon, Porirua 5022	Esk Place, Cannons Creek, Porirua 5024
Arahura Crescent, Waitangirua, Porirua 5024	Excellency Terrace, Ascot Park, Porirua 5024
Arene Grove, Titahi Bay, Porirua 5022	Exploration Way, Whitby, Porirua 5024
Arero Place, Titahi Bay, Porirua 5022	Falcon Street, Cannons Creek, Porirua 5024
Astrolabe Street, Cannons Creek, Porirua 5024	Fantame Street, Cannons Creek, Porirua 5024
Awarua Street, Elsdon, Porirua 5022	Fawn Street, Cannons Creek, Porirua 5024
Beaumaris Crescent, Ascot Park, Porirua 5024	Flora Street, Cannons Creek, Porirua 5024
Beauzami Crescent, Ascot Park, Porirua 5024	Gear Terrace, Porirua East, Porirua 5024
Bedford Street, Cannons Creek, Porirua 5024	Gloaming Hill, Titahi Bay, Porirua 5022
Bellona Place, Cannons Creek, Porirua 5024	Gloucester Street, Cannons Creek, Porirua 5024
Berkshire Grove, Cannons Creek, Porirua 5024	Hampshire Street, Cannons Creek, Porirua 5024
Bromley View, Porirua East, Porirua 5024	Hazard Grove, Cannons Creek, Porirua 5024
Brown Grove, Porirua East, Porirua 5024	Hereford Street, Cannons Creek, Porirua 5024
Caduceus Place, Ascot Park, Porirua 5024	Herewini Street, Titahi Bay, Porirua 5022
Calliope Crescent, Cannons Creek, Porirua 5024	Hicks Close, Whitby, Porirua 5024
Calliope Crescent, Cannons Creek, Porirua 5024	Hiwi Crescent, Titahi Bay, Porirua 5022
Carbine Place, Ascot Park, Porirua 5024	Hollow Close, Titahi Bay, Porirua 5022
Cardiff Crescent, Cannons Creek, Porirua 5024	Hukatai Street, Elsdon, Porirua 5022
Carnavon Place, Cannons Creek, Porirua 5024	Ian Graves Close, Titahi Bay, Porirua 5022
Castor Crescent, Cannons Creek, Porirua 5024	Iris Grove, Cannons Creek, Porirua 5024
Chaffey Crescent, Titahi Bay, Porirua 5022	Jackson Terrace, Porirua East, Porirua 5024
Champion Street, Cannons Creek, Porirua 5024	Jillett Street, Titahi Bay, Porirua 5022
Champion Street, Porirua East, Porirua 5024	John Street, Titahi Bay, Porirua
Chapel Street, Elsdon, Porirua 5022	Justine Street, Cannons Creek, Porirua 5024
Cheshire Street, Cannons Creek, Porirua 5024	Kahika Grove, Elsdon, Porirua 5022
Chew Place, Porirua East, Porirua 5024	Kaituna Street, Waitangirua, Porirua 5024
Cleat Street, Waitangirua, Porirua 5024	Kalingo Street, Waitangirua, Porirua 5024
Conclusion Street, Ascot Park, Porirua 5024	Kapiti Crescent, Titahi Bay, Porirua 5022
Corinna Street, Waitangirua, Porirua 5024	Keel Place, Whitby, Porirua 5024
Cornwall Crescent, Cannons Creek, Porirua 5024	Keith Hart Grove, Titahi Bay, Porirua 5022
Cumberland Grove, Cannons Creek, Porirua 5024	King Crescent, Porirua East, Porirua 5024
Dalray Place, Ascot Park, Porirua 5024	Kokiri Crescent, Waitangirua, Porirua 5024
Derby Place, Cannons Creek, Porirua 5024	Komata Grove, Waitangirua, Porirua 5024
Desert Gold Street, Ascot Park, Porirua 5024	Kotuku Street, Elsdon, Porirua 5022
Devon Place, Cannons Creek, Porirua 5024	Kura Street, Titahi Bay, Porirua 5022
Dido Place, Cannons Creek, Porirua 5024	Leicester Street, Cannons Creek, Porirua 5024
Dimock Street, Titahi Bay, Porirua 5022	Levant Street, Cannons Creek, Porirua 5024
Dorset Grove, Cannons Creek, Porirua 5024	Lincoln Grove, Cannons Creek, Porirua 5024
Downes Street, Titahi Bay, Porirua 5022	Loongana Street, Waitangirua, Porirua 5024
Driver Crescent, Cannons Creek, Porirua 5024	Maher Place, Porirua East, Porirua 5024
Dumont Place, Cannons Creek, Porirua 5024	Mahinawa Street, Elsdon, Porirua 5022

Main Road, Titahi Bay, Porirua 5022
Mana Avenue, Titahi Bay, Porirua 5022
Mana Esplanade, Mana, Porirua 5026
Manaaki Way, Titahi Bay, Porirua 5022
Marne Grove, Waitangirua, Porirua 5024
Martin Street, Porirua East, Porirua 5024
Matatiro Street, Titahi Bay, Porirua 5022
Mawhare Street, Titahi Bay, Porirua 5022
Mckillop Street, Porirua East, Porirua 5024
Mexted Crescent, Porirua East, Porirua 5024
Miranda Street, Cannons Creek, Porirua 5024
Mitchell Grove, Porirua East, Porirua 5024
Morere Street, Titahi Bay, Porirua 5022
Moult Street, Titahi Bay, Porirua 5022
Mungavin Avenue, Cannons Creek, Porirua 5024
Murphy Place, Titahi Bay, Porirua 5022
Mutarangi Grove, Elsdon, Porirua 5022
Natone Street, Waitangirua, Porirua 5024
Ngahue Crescent, Elsdon, Porirua 5022
Niagara Street, Waitangirua, Porirua 5024
Niger Street, Cannons Creek, Porirua 5024
Norfolk Grove, Cannons Creek, Porirua 5024
Northumberland Street, Cannons Creek, Porirua 5024
Omapere Street, Waitangirua, Porirua 5024
Opapa Street, Titahi Bay, Porirua 5022
Owhiti Street, Titahi Bay, Porirua 5022
Paenui Street, Titahi Bay, Porirua 5022
Passive Grove, Ascot Park, Porirua 5024
Penguin Grove, Waitangirua, Porirua 5024
Penryn Drive, Mana, Porirua 5026
Pikarere Street, Titahi Bay, Porirua 5022
Piko Street, Titahi Bay, Porirua 5022
Pohutukawa Grove, Titahi Bay, Porirua 5022
Pukaki Grove, Waitangirua, Porirua 5024
Rakihau Place, Titahi Bay, Porirua 5022
Rangituhi Crescent, Elsdon, Porirua 5022
Roiri Way, Titahi Bay, Porirua 5022
Sasanof View, Ascot Park, Porirua 5024

Sievers Grove, Cannons Creek, Porirua 5024
Sombrero View, Ascot Park, Porirua 5024
Somerset Place, Cannons Creek, Porirua 5024
Spur Grove, Titahi Bay, Porirua 5022
Staysail Place, Waitangirua, Porirua 5024
Stemhead Lane, Waitangirua, Porirua 5024
Stevens Crescent, Porirua East, Porirua 5024
Stipulate Place, Ascot Park, Porirua 5024
Suffolk Place, Cannons Creek, Porirua 5024
Surprise Place, Cannons Creek, Porirua 5024
Swansea Street, Cannons Creek, Porirua 5024
Syntax Place, Ascot Park, Porirua 5024
Takapuwahia Drive, Elsdon, Porirua 5022
Tau Grove, Elsdon, Porirua 5022
Taupiri Crescent, Titahi Bay, Porirua 5022
Te Arawi Street, Elsdon, Porirua 5022
Te Pene Avenue, Titahi Bay, Porirua 5022
Te Puke Street, Titahi Bay, Porirua 5022
The Spinney, Titahi Bay, Porirua 5022
Thompson Grove, Porirua East, Porirua 5024
Tireti Road, Titahi Bay, Porirua 5022
Toporoa View, Ascot Park, Porirua 5024
Triton Place, Cannons Creek, Porirua 5024
Tuki Street, Titahi Bay, Porirua 5022
View Road, Titahi Bay, Porirua 5022
Waihemo Street, Waitangirua, Porirua 5024
Waiho Terrace, Elsdon, Porirua 5022
Waihora Crescent, Waitangirua, Porirua 5024
Waiuta Street, Titahi Bay, Porirua 5022
Warspite Avenue, Cannons Creek, Porirua 5024
Westmeath Street, Waitangirua, Porirua 5024
Whanga Crescent, Titahi Bay, Porirua 5022
Whenua View, Titahi Bay, Porirua 5022
Whitehouse Road, Titahi Bay, Porirua
Wiltshire Place, Cannons Creek, Porirua 5024
Windley Street, Porirua East, Porirua 5024
Worcester Place, Cannons Creek, Porirua 5024
Yemen Place, Ascot Park, Porirua 5024
York Place, Cannons Creek, Porirua 5024